

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, JANUARY 11, 2017**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

- (a) Meeting of December 14, 2016

**I. EXECUTIVE DIRECTOR’S REPORT**

**II. ADMINISTRATIVE**

**Page**

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|-----|--|------|
| (a) | 1001 Vine Street, LP<br>1001-1011 Vine Street and<br>314 N. 10th Street<br><b>Amendment to Redevelopment Agreement</b>   | (1)  |
| (b) | RT HeadHouse Development Corporation<br><b>Appointment of the Board of Directors</b>   | (5)  |
| (c) | Piers 12-24, Penn’s Landing<br><b>Authorizing a Lease Agreement and Third<br/>Amendment to Redevelopment Contract for<br/>Certain Lands Within the Bed of the<br/>Delaware River Beneath and Adjacent to<br/>Piers 12-24, Penn’s Landing</b> | (7)  |
| (d) | D’Angelo Bros., Inc.<br><b>Construction Services Contract for<br/>Excavation, Removal &amp; Disposal of<br/>Concrete and Asphalt at Various Publically<br/>Owned Properties</b>  | (11) |

## **AGENDA**

Board Meeting of January 11, 2017

Page -2-

### **III. DEVELOPMENT**

- (a) Mantua Urban Renewal Area (13)  
Westview Development Partners, LLC  
3509 Haverford Avenue  
**Amendment to Redevelopment Agreement**
  
- (b) Kingsessing Urban Renewal Area (17)  
City Block Acquisition V, LLC  
6024-6026 Greenway Avenue  
**Selection of Redeveloper**
  
- (c) New Kensington-Fishtown Urban Renewal Area (23)  
Brickstone Group, LLC  
2068 E. Boston Street  
**Amendment to Redevelopment Agreement**

### **IV. REAL ESTATE**

- Vacant Property Review Committee (27)  
**Conveyance of Properties**

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

**BOARD MEETING MINUTES**

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A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, December 14, 2016, commencing at 4:02 P.M., in the offices of the Division of Housing and Community Development, located on the 17th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

**ROLL CALL**

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

The following members of the Board of Directors were not present: Cynthia Figueroa, 2<sup>nd</sup> Vice Chair and Assistant Secretary; and Rob Dubow, Treasurer.

The following members of the Authority staff were present: Gregory Heller, Ryan D. Harmon, Esquire, David Thomas, Zena Holland, Susan Callanen, Jessie Lawrence, Tracy Pinson-Revier, Tania Nikolic, Mary Fogg and Elizabeth Bonaccorso.

Also in attendance: Jacqueline Dunn, City Finance; Jamila Davis, DHCD; Claudia Vargas, Philadelphia Inquirer; and Frederick Purnell, DHCD.

**ANNOUNCEMENTS**

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



**MINUTES**

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of November 9, 2016.

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



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller stated that the PRA Board meeting schedule for 2017 was finalized and would be advertised in accordance with the Sunshine Act. The advertisement will take place sometime next week. Mr. Heller further stated that the location of the meeting would return to the PRA office located on the 16th floor.



## **ADMINISTRATIVE**

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

### *Additional Comments and Discussion*

Mr. Cuorato asked if the Land Bank is disposing of properties. Ms. Fadullon replied yes. Ms. Callanen stated that the Land Bank has issued three (3) Requests for Proposals ("RFP's"). Of the three RFP's that have been issued, two (2) of them have been awarded and one (1) was anticipated to be awarded by the end of the December. Ms. Callanen stated that approximately fourteen (14) properties are under agreement.

### **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. 2016-129**

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**

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

**2nd Councilmanic District Properties**

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

### **5th Councilmanic District Properties**

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

### **7th Councilmanic District Properties**

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

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



**Mr. Harmon presented "Item II (b) – Approval to Transfer of City Significant Lien Dollars to Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Harmon advised the Board that the Authority was requested by the City of Philadelphia to transfer the funds. Mr. Bumb asked if the funding was the amount left over from NTI. Ms. Fadullon stated that none of the original bond funds remain and that these funds are recycled dollars.

Mr. Heller stated that today's action by the Board would allow the Authority to transfer such funds to Land Bank, to be used at the direction of the City.

**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. 2016-130**

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

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

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

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

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

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



**Mr. Harmon presented "Item II (c) – Professional Services Contract with Interface Studio LLC to Complete a Planning and Feasibility Study for Undeveloped Parcels in Eastwick" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Heller stated that the community is very excited and staff has been mindful to the community concerns with the selection process. Mr. Heller stated there have been two (2) community meetings and a steering committee has been created with four (4) community representatives, one (1) business representative and staff.

Mr. Heller advised the Board that the Authority received eight (8) submissions and Interface Studio LLC was selected because of their environmental and historical experience and ability to interact with the community. Mr. Heller stated the project is scheduled to begin in January, 2017. The Planning and feasibility study will take nine (9) to ten (10) months to complete.

Mr. Cuorato asked if the Airport was paying any portion of the fee. Mr. Heller replied the Airport is paying for half of the cost of the study and that a separate agreement would be prepared with respect to the Airport's payment.

Mr. Cuorato asked if there are any rights of first refusal with respect to the Authority parcels. Mr. Heller responded that, per the terms of the Settlement Agreement executed in 2015, the City of Philadelphia does have a right of first refusal on the Authority parcels. The remaining parcels included in the study are owned by the School District of Philadelphia.

Mr. Cuorato asked if staff is aware of the intentions of the City/Airport with respect to the Authority parcels, if any. Mr. Heller replied that although the Authority is not aware of any intentions at this time, any purchaser of the Authority parcels will be required to adhere to the findings of this study.

**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. 2016-131**

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

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

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

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

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

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

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

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

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



**Mr. Harmon presented "Item II (d) – Approval to Reserve PHIL Loan Proceeds for Credit Enhancement Facility Related to Workforce Housing Construction Loans" in substance consistent with the attached Fact Sheet hereto.**

Additional Comments and Discussion

Mr. Heller informed the Board that this is an exciting project. This is the first true partnership with the Philadelphia Land Bank. The Authority will create a reserve escrow account in the amount of One Million Dollars (\$1,000,000). This funding will be used to assist developers with obtaining construction loans by guaranteeing repayment of a portion of such loans.

Mr. Heller stated that terms are being finalized and the Authority will be charging a fee.

Mr. Bumb asked if this would impact the PHIL program. Mr. Heller replied that the PHIL bond program has been terminated and is no longer being utilized.

Mr. Cuorato commended Mr. Heller and staff for being creative and finding a way to use this funding to spur development.

**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. 2016-132**

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

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

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

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

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



## **DEVELOPMENT**

**Ms. Pinson-Reviere presented "Item III (a) – Selection of Redeveloper with Cantrell Place, LP" in substance consistent with the attached Fact Sheet hereto.**

### *Additional Comments and Discussion*

Ms. Pinson-Reviere informed the Board members that Cantrell Place, LP is an entity affiliated with Presby's Inspired Life Apartments, LLC. Ms. Pinson-Reviere stated past projects included Presbyterian Mantua Apartments and Presby's Wynnefield Place.

Ms. Fadullon stated this project would be back before the Board for housing financing.

### **Board Action**

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

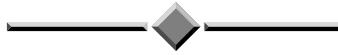
### **RESOLUTION NO. 2016-133**

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

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Cantrell Place, LP is hereby selected as Redevelopers of 427, 429, 431, 433, 435, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446-448, 447, 449, 451, 453 and 455 Cantrell Street; 502-504, 506, 508, 510-512, 514, 516, 518, 520, 522, 523, 525, 527, 529 and 531 Cantrell Street, 519 and 521 Winton Street and 2116 South 5th Street, located within the Whitman Redevelopment Area and Whitman Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty-Seven Dollars (\$37.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



**Mr. Lawrence presented "Item II (b) along with Items II (c) and II (d) due to the fact that these items are related to each other" in substance consistent with the Fact Sheets attached hereto.**

*Additional Comments and Discussion*

Mr. Lawrence stated the next three (3) items are all from the same applicant; who will be developing one (1) project in three (3) different phases. Mr. Lawrence further stated that three (3) different redevelopment agreements were prepared because there are three (3) separate entities.

Ms. Fadullon asked how many units will be built on each parcel. Mr. Lawrence responded that there will be ten (10) triplexes on each parcel.

**Board Action**

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

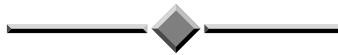
**RESOLUTION NO. 2016-134**

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

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that 1520 Venango LLC is hereby selected as Redeveloper of 1520-40 W. Venango Street located within the Tioga Redevelopment Area, Central Tioga Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Two Thousand Dollars (\$72,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



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

**RESOLUTION NO. 2016-135**

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

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Vista Apartments LLC is hereby selected as Redeveloper of 1600-20 W. Venango Street located within the Tioga Redevelopment Area, Central Tioga Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Two Thousand Dollars (\$72,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



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

**RESOLUTION NO. 2016-136**

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

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Venango Court LLC is hereby selected as Redeveloper of 1621-31 W. Venango Street located within the Tioga Redevelopment Area, Central Tioga Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Two Thousand Dollars (\$72,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



**Ms. Callanen presented "Item III (e) – Sale of Renovated Single Family Property at 1637 S. 24th Street" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Heller asked what the previous offer amount was. Ms. Callanen replied that the previous offer was \$155,000, with a seller assist in the amount of \$2,500.

Ms. Fadullon asked the reason why the pervious deal fell through. Ms. Callanen responded the applicant purchased a car three (3) weeks prior to the scheduled settlement date and no longer could obtain mortgage financing.

**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. 2016-137**

**RESOLUTION AUTHORIZING THE SALE OF 1637 S. 24<sup>th</sup> STREET**

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

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

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

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



**HOUSING FINANCE / NSP**

**Ms. Holland presented "Item IV – Loan Modification with Mt. Airy, USA" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Fadullon asked how the outstanding dollars would be used. Ms. Holland stated that the funds would be used to pay down the line of credit. Ms. Holland stated that settlement is scheduled for this coming Monday.

**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. 2016-138**

**RESOLUTION AUTHORIZING THE AUTHORITY TO AMEND THE AUTHORITY'S LOAN WITH MT. AIRY, USA TO MODIFY THE AUTHORITY'S LIEN POSITION**

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

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

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

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

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

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

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

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

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



## **REAL ESTATE**

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

### *Additional Comments and Discussion*

Mr. Cuorato asked how the purchase price was reached and if an appraisal was ordered on 3222-3258 H Street. Ms. Fadullon replied the property is being disposed at nominal consideration with a self-amortizing mortgage.

Mr. Heller stated this property was tabled three (3) months ago. An appraisal was ordered and it went before the Real Estate Review Committee. The Real Estate Review Committee decided the property should be disposed at nominal consideration with a self-amortizing mortgage.

Mr. Bumb asked if a health center will be developed on this parcel. Mr. Heller replied yes. Mr. Bumb asked if an EOP is needed. Mr. Heller responded not at this time; however, one could be required for financing in the future.

### **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. 2016-139**

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and

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

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

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

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

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

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



**NEW BUSINESS**

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



**OLD BUSINESS**

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



**ADJOURNMENT**

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:31 P.M.

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SECRETARY TO THE BOARD



## BOARD FACTSHEET

Meeting of December 14, 2016

Conveyance of City Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2<sup>nd</sup>, 5<sup>th</sup> and 7<sup>th</sup> Councilmanic District Offices.
- Pursuant to (i) City Council Resolution No. 160929 adopted on October 27, 2016 and City Council Resolution No. 161031 adopted on December 1, 2016 (with respect to the 2<sup>nd</sup> Councilmanic District Office), (ii) City Council Resolution No. 160924 adopted on October 27, 2016 and City Council Resolution No. 161024 adopted on December 1, 2016 (with respect to the 5<sup>th</sup> Councilmanic District Office), and (iii) City Council Resolution No. 160931 adopted on October 27, 2016 and City Council Resolution No. 161034 adopted on December 1, 2016 (with respect to the 7<sup>th</sup> Councilmanic District Office), the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

## PROPERTY INFORMATION:

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

**EXHIBIT "A"**

**2nd Councilmanic District Properties**

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

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

**5th Councilmanic District Properties**

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

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

**7th Councilmanic District Properties**

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

2511-21 N. Fairhill Street

2543-51 N. Fairhill Street

3220 Hartville Street

2758-60 Helen Street

437 W. Ontario Street

2517 Potter Street

2506-22 N. Reese Street

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

2537 N. Lee Street



**BOARD FACTSHEET**

Meeting of December 14, 2016

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

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

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

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

Proposed Resolution is attached.

Prepared by: Ryan Harmon



## BOARD FACTSHEET

Meeting of December 14, 2016

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

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

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

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

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

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

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

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

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

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

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

Proposed Resolution is attached.

Prepared by: Ryan Harmon



## BOARD FACTSHEET

Meeting of December 14, 2016

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

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

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

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

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

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

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

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

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

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

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

Proposed Resolution is attached.

Prepared by: Ryan Harmon



## BOARD FACTSHEET

Meeting of December 14, 2016

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

**NAME OF DEVELOPER/APPLICANT:** Cantrell Place, LP

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

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

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

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

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

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

**Zoning:** RSA-5

**Use:** Residential

**Disposition Value:** \$37.00

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in Spring, 2016, with construction completion within eighteen (18) months thereafter.

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

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

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

**BOARD FACTSHEET**

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

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**NAME OF DEVELOPER/APPLICANT:** 1520 Venango LLC

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

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

**Mailing Address:** 8510 Parkwood Lane, Philadelphia, PA 19128

**PROPERTY INFORMATION:** 1520-40 W. Venango Street

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

**Disposition Value:** \$72,000

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

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

## Item III (b)

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

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

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

**BOARD FACTSHEET**

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

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**NAME OF DEVELOPER/APPLICANT:** Vista Apartments LLC

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

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

**Mailing Address:** 8510 Parkwood Lane, Philadelphia, PA 19128

**PROPERTY INFORMATION:** 1600-20 W. Venango Street

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

**Disposition Value:** \$72,000

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

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

### Item III (c)

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

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

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

**BOARD FACTSHEET**

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

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**NAME OF DEVELOPER/APPLICANT:** Venango Court LLC

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

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

**Mailing Address:** 8510 Parkwood Lane, Philadelphia, PA 19128

**PROPERTY INFORMATION:** 1621-31 W. Venango Street

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

**Disposition Value:** \$72,000

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

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

## Item III (d)

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

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of December 14, 2016

Sale of Renovated Single Family Property

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

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

**Mailing Address:** 2829 Magee Avenue, Philadelphia, PA 19149

**PROPERTY INFORMATION:** 1637 S. 24<sup>th</sup> Street, 19145

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

**Sale Price:** \$151,500

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

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

**COMMENTS OR OTHER CONDITIONS:**

Staff recommends approval of this offer.

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

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

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic



## **BOARD FACTSHEET**

Meeting of December 14, 2016

Loan Modification

Mt. Airy, USA

Located at

6513 Germantown Avenue and 6614-24 Germantown Avenue Unit D

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

### **NATURE OF TRANSACTION:**

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

### **BACKGROUND INFORMATION:**

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

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

### **BOARD ACTION REQUESTED:**

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

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

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

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

Proposed Resolution is attached

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



## BOARD FACTSHEET

Meeting of December 14, 2016

City of Philadelphia Vacant Property Review Committee

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

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

### PROPERTY INFORMATION:

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

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



**BOARD FACTSHEET**

Meeting of January 11, 2017  
1001-1011 Vine Street and 314 N. 10<sup>th</sup> Street  
Amendment to Redevelopment Agreement

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

**Nature of Transaction:** By Resolution No. 2014-103, adopted on November 12, 2014, the Board authorized the selection of 1001 Vine Street, LP, (the "**Vine LP**"), as redeveloper of 1001-1011 Vine Street and 314 N. 10<sup>th</sup> Street (the "**Parcel**"), located in the Franklin Urban Renewal Area.

By Resolution No. 2015-119, adopted on October 14, 2015, the Authority and Redeveloper entered into a First Amendment to Redevelopment Agreement dated November 5, 2015 (the "**First Amendment**"), which, among other things, (i) extended the time of settlement to not later than March 30, 2016, (ii) extended the construction commencement date to not later than July 1, 2016, and (iii) extended the construction completion date to not later than July 1, 2018.

By Resolution No. 2016-34, adopted on March 9, 2016, Resolution No. 2016-83, adopted July 13, 2016, and Resolution No. 2016-122, adopted on November 9, 2016, the Board approved extensions to settlement date, construction commencement date and construction completion date. The most recent extension extended the settlement deadline to December 31, 2016, the construction commencement deadline to March 1, 2017, and the construction completion deadline to March 1, 2019.

The applicant has requested approval to obtain an extension on the settlement, commencement and completion of this project as they continue to finalize financing for total development costs. PRA staff is confident that the developer will be in position to close and develop this property upon granting this extension.

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

1. Extension of this project's settlement deadline to March 3, 2017;
2. Extension this project's construction commencement deadline to May 1, 2017; and
3. Extension this project's construction completion deadline to May 1, 2019.

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

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

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

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

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

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

**BACKGROUND:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

Proposed Resolution is attached.

Prepared by:            Ryan Harmon

**RESOLUTION NO.**

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

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

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

**WHEREAS**, pursuant to Resolution No. 2015-119, adopted on October 14, 2015, the Authority and Redeveloper entered into a First Amendment to Redevelopment Agreement dated November 5, 2015 (the "First Amendment"), which, among other things, (i) extended the time of settlement to not later than March 30, 2016, (ii) extended the construction commencement date to not later than July 1, 2016, and (iii) extended the construction completion date to not later than July 1, 2018;

**WHEREAS**, pursuant to Resolution No. 2016-34, adopted on March 9, 2016, Resolution No. 2016-83, adopted July 13, 2016, and Resolution No. 2016-122, adopted on November 9, 2016, the Board approved extensions to settlement date, construction commencement date and construction completion date. The most recent extension extended the settlement deadline to December 31, 2016, the construction commencement deadline to March 1, 2017, and the construction completion deadline to March 1, 2019;

**WHEREAS**, in order to finalize its financing, the Redeveloper has again requested an extension of time to take title to the property to March 3, 2017; and

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

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

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

a. the time for conveyance of title of the property as stated in paragraph 1.6 of the Redevelopment Agreement, as previously amended, shall be extended to March 3, 2017.

b. the time for commencement of construction as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to May 1, 2017.

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

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

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



**BOARD FACTSHEET**

Meeting of January 11, 2017

Appointment of the Board of Directors of RT HeadHouse  
Development Corporation

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**ENTITY:** RT HeadHouse Development Corporation

**Nature of Transaction:** Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2017, or until the appointment is terminated by the Authority Board:

James Cuorato  
David Thomas  
Ryan Harmon  
Angela Chandler  
Melvis Dunbar

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

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

**COMMENTS OR OTHER CONDITIONS:**

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

Proposed Resolution is attached.

**RESOLUTION NO.**

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

**BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2017 or until such time as the Authority shall terminate any such appointment:

James Cuorato  
David Thomas  
Ryan Harmon  
Angela Chandler  
Melvis Dunbar

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

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



## BOARD FACTSHEET

Meeting of January 11, 2017

Authorizing a Lease Agreement and Third Amendment to  
Redevelopment Contract for Certain Lands Within the Bed of the  
Delaware River Beneath and Adjacent to Piers 12-24, Penn's Landing

**NATURE OF THE TRANSACTION:** In 1990, the City of Philadelphia (the "City") leased to the Authority and the Authority leased to Delaware River Waterfront Corporation (f/k/a Penn's Landing Corporation) ("DRWC"), pursuant to Lease Agreements (the "Original Leases") and a Redevelopment Contract ("Original Redevelopment Contract"), certain piers along the Delaware River with the intention of developing those piers for residential and commercial uses. The Lease Agreements (each with a term of 99 years) and Redevelopment Contract were amended in 1999 and 2016 to, among other things, add additional piers and/or revise legal descriptions. The parties now desire to enter into a new Lease Agreement (herein, the "Riverbed Lease Agreement") and a Third Amendment to Redevelopment Agreement ("Third Amendment to Redevelopment Contract") to submit certain lands within the bed of the Delaware River beneath and adjacent to Piers 12-24 (the "Riverbed Property"), to the terms of the Original Leases and the Original Redevelopment Contract in preparation for those piers' future residential and commercial development. The Riverbed Property was inadvertently excluded from the Original Leases, as amended, and the Original Redevelopment Contract, as amended, and the Authority seeks authorization to include and subject the Riverbed Property to such documents.

**PROPERTY INFORMATION:** Certain lands within the bed of the Delaware River  
Beneath and adjacent to Piers 12-24

**Description:** CMX-3 zoning

**Annual Rent:**

Payable by the Authority to the City: \$1.00

Payable by DRWC to the Authority: \$1.00

Prepared by: Ryan Harmon

## RESOLUTION NO.

**CENTER CITY REDEVELOPMENT AREA, PENN'S LANDING PROJECT, RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LEASE AGREEMENT WITH THE COMMONWEALTH OF PENNSYLVANIA AND OTHER PARTIES AND A THIRD AMENDMENT TO REDEVELOPMENT CONTRACT WITH DELAWARE RIVER WATERFRONT CORPORATION, FORMERLY KNOWN AS PENN'S LANDING CORPORATION, FOR THE PURPOSE OF ASSISTING THE CITY OF PHILADELPHIA IN THE RENEWAL OF PIERS 12-24 AND TO CURE CERTAIN TITLE DEFECTS IN THE CURRENT LEASE AND REDEVELOPMENT AGREEMENT, AS PREVIOUSLY AMENDED, UNDER CERTAIN TERMS AND CONDITIONS**

**WHEREAS**, the City of Philadelphia (the "**City**"), as lessor, and the Redevelopment Authority, as lessee, entered into a Lease Agreement for Piers No. 12 North, No. 13 North, No. 15 North, No. 19 North and No. 24 North (the "**Pier 12-24 Premises**") and other parcels, dated April 17, 1990, effective as of January 1, 1990, recorded in the Philadelphia Department of Records in Deed Book FHS 1633, Page 500 (the "**City-Authority Master Lease**"), which was amended by (i) that certain Amendment to Lease Agreement, dated and effective May 12, 1999, recorded in Deed Book 1038, Page 564 (the "**1999 Amendment to City-Authority Master Lease**"), and (ii) that certain Second Amendment to Lease Agreement, dated July 28, 2016 and effective July 29, 2016, recorded as Document No. 53098812 (the "**2016 Amendment to City-Authority Master Lease**");

**WHEREAS**, the Redevelopment Authority, as lessor, and Delaware River Waterfront Corporation (formerly known as Penn's Landing Corporation) (herein, "**DRWC**"), as lessee, entered into a Lease Agreement for the Pier 12-24 Premises and other parcels, dated April 17, 1990, effective as of January 1, 1990, recorded in Deed Book FHS 1634, Page 082 (the "**Authority-DRWC Lease**"), which was amended by (i) that certain Amendment to Lease Agreement, dated and effective May 12, 1999, recorded in Deed Book 1038, Page 570 (the "**1999 Amendment to Authority-DRWC Lease**"), and (ii) that certain Second Amendment to Lease Agreement, dated and effective July 29, 2016, recorded as Document No. 53098813 (the "**2016 Amendment to Authority-DRWC Lease**");

**WHEREAS**, the Redevelopment Authority and DRWC entered into a Redevelopment Contract with respect to the Pier 12-24 Premises and other parcels, dated April 17, 1990, effective as of January 1, 1990, recorded in Deed Book FHS 1634, Page 001 (the "**Authority-DRWC Redevelopment Contract**"), which was amended by (i) that certain Amendment to Redevelopment Contract, dated and effective May 12, 1999, recorded in Deed Book 1038, Page 598 (the "**1999 Amendment to Authority-DRWC Redevelopment Contract**"), and (ii) that certain Second Amendment to Redevelopment Contract, dated and effective July 29, 2016, recorded as Document No. 53098814 (the "**2016 Amendment to Authority-DRWC Redevelopment Contract**");

**WHEREAS**, (i) the City-Authority Master Lease, as amended by the 1999 Amendment to City-Authority Master Lease and the 2016 Amendment to City-Authority Master Lease, (ii) the Authority-DRWC Lease, as amended by the 1999 Amendment to Authority DRWC Lease and the 2016 Amendment to Authority DRWC Lease, and (iii) the Authority-DRWC Redevelopment

Contract, as amended by the 1999 Amendment to Authority-DRWC Redevelopment Contract and the 2016 Amendment to Authority-DRWC Redevelopment Contract, are hereinafter collectively referred to as the "**Documents**";

**WHEREAS**, notwithstanding that the Documents intended to include certain lands within the bed of the Delaware River beneath and adjacent to Piers 12-24 (the "**Riverbed Premises**"), such lands were not included in the Documents or as part of the Pier 12-24 Premises and the Commonwealth of Pennsylvania (the "**Commonwealth**"), the City, the Redevelopment Authority, AAPOP 2, L.P. ("**AAPOP 2**"), which is a sublessee of the Pier 12-24 Premises, and DRWC (collectively, the "**Parties**") desire to correct this clerical error;

**WHEREAS**, the Parties have prepared a Lease Agreement (herein, the "**Riverbed Lease Agreement**") wherein the Commonwealth will lease to the Redevelopment Authority the Riverbed Premises, which Riverbed Lease Agreement provides that the Riverbed Premises will be deemed to be included in the Pier 12-24 Premises and subject to the terms and conditions of the Authority-DRWC Lease, as previously amended by the 1999 Amendment to Authority-DRWC Lease;

**WHEREAS**, the terms of the Riverbed Lease Agreement will mirror and otherwise be subject to the Authority-DRWC Lease, as previously amended by the 1999 Amendment to Authority-DRWC Lease and the 2016 Amendment to Authority-DRWC Lease, which states that the initial term will continue through April 16, 2089, including an additional ninety-nine (99) year option, with the rent being One Dollar (\$1.00) for the initial term;

**WHEREAS**, DRWC and APPOP 2 will join in the execution of the Riverbed Lease Agreement to evidence their agreement that the Authority-DRWC Lease, as previously amended by the 1999 Amendment to Authority-DRWC Lease and the 2016 Amendment to Authority-DRWC Lease, and all subleases thereunder, will be deemed to include the Riverbed Premises as part of the Pier 12-24 Premises; and

**WHEREAS**, the Redevelopment Authority and DRWC also desire to execute a Third Amendment to Redevelopment Contract ("**Third Amendment to Authority-DRWC Redevelopment Contract**") which will provide that the Riverbed Premises will be deemed to be included in the Pier 12-24 Premises and subject to the terms and conditions of the Authority-DRWC Redevelopment Contract, as previously amended by the 1999 Amendment to Authority-DRWC Redevelopment Contract and the 2016 Amendment to Authority-DRWC Redevelopment Contract.

**NOW THEREFORE, BE IT RESOLVED**, that the Executive Director is authorized to execute:

1. a Lease Agreement (herein, the "**Riverbed Lease Agreement**") wherein (i) the Commonwealth will lease to the Redevelopment Authority the Riverbed Premises, which Riverbed Lease Agreement provides that the Riverbed Premises will be deemed to be included in the Pier 12-24 Premises and subject to the terms and conditions of the Authority-DRWC Lease, as previously amended by the 1999 Amendment to Authority-DRWC Lease and 2016 Amendment to Authority-DRWC Lease , and (2) DRWC and APPOP 2 agree that the Authority-DRWC Lease, as previously amended by the 1999

Amendment to Authority-DRWC Lease and the 2016 Amendment to Authority-DRWC Lease, and all subleases thereunder, will be deemed to include the Riverbed Premises as part of the Pier 12-24 Premises;

2. a Third Amendment to Redevelopment Contract ("**Third Amendment to Authority-DRWC Redevelopment Contract**") which will provide that the Riverbed Premises will be deemed to be included in the Pier 12-24 Premises and subject to the terms and conditions of the Authority-DRWC Redevelopment Contract, as previously amended by the 1999 Amendment to Authority-DRWC Redevelopment Contract and the 2016 Amendment to Authority-DRWC Redevelopment Contract; and
3. any and all documents, instruments and agreements as may be necessary, desirable, proper or contemplated to carry out the foregoing, including, if appropriate, any necessary Councilmanic action.

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



BOARD FACTSHEET  
Meeting of January 11, 2017  
Approval of Construction Services Contract  
Excavation, Removal and Disposal of Concrete and Asphalt

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**NAME OF CONTRACTOR:**

**Nature of Transaction:** Approval of a Construction Services Contract with D'Angelo Bros., Inc., for the excavation, removal and disposal of concrete and asphalt at various publically-owned properties throughout the City of Philadelphia.

**Contract Amount:** Not to Exceed Five Hundred Thousand Dollars (\$500,000)

**Contractor's Mailing Address:** 3700 South 26<sup>th</sup> Street, Philadelphia, PA 19145

**SELECTION PROCESS:**

The Authority issued a Request for Proposals dated December 2, 2016, for excavation, removal and disposal of concrete and asphalt. The Authority received two proposals. D'Angelo Bros., Inc., was chosen to be the most responsive bidder due to their pricing and experience as well as being a Philadelphia-based firm.

**FINANCING:**

The Authority has executed a Sub-Grant Agreement with the City of Philadelphia and PAID appropriating City capital funds for use in construction and improvement projects in and around the City.

Proposed Resolution is attached.

Prepared by: Robert LaBrum  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A CONSTRUCTION SERVICES CONTRACT WITH D'ANGELO BROS., INC., FOR THE EXCAVATION, REMOVAL AND DISPOSAL OF CONCRETE AND ASPHALT AT VARIOUS PUBLICALLY-OWNED PROPERTIES THROUGHOUT THE CITY OF PHILADELPHIA.**

**WHEREAS**, the Authority issued Request for Proposals ("RFP") seeking responses from qualified contractors for the excavation, removal and disposal of concrete and asphalt at various publically-owned properties throughout the City of Philadelphia.

**WHEREAS**, D'Angelo Bros., Inc., submitted its response to the RFP, outlining their extensive experience and D'Angelo Bros., 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 Construction Services Contract with D'Angelo Bros., Inc., for the excavation, removal and disposal of concrete and asphalt at various publically-owned properties throughout the City of Philadelphia, with a maximum compensation not to exceed Five Hundred Thousand Dollars (\$500,000).

**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 Construction Services Contract necessary or desirable to carry out its purposes and intents.

**BOARD FACTSHEET**

Meeting of January 11, 2017  
 Amendatory Agreement  
 3509 Haverford Avenue

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

**Nature of Transaction:** By Resolution No. 2014-70, adopted on July 9, 2014, and modified by Resolution No. 2015-32, adopted on April 8, 2015, the Board authorized the selection of Westview Development Partners, LLC ("Westview") as developer for 3509 Haverford Avenue to construct a three story building with commercial space on the first floor and two – two bedroom rental units on both the second and third floors.

After settlement, Westview began negotiations with a tenant who will be entering into a long-term lease at the site. The proposed tenant requires a larger commercial space than proposed in the approved site plan. In order to meet the needs of the tenant, Westview has submitted revised plans to reconfigure the commercial space on the first floor. Westview plans to construct an additional two-bedroom rental unit on the remainder of the first floor.

Today the board is requested to authorize a resolution to enable the following:

1. Approve revised plans;
2. Extend the construction start date to February 1, 2017;
3. Extend the construction completion date to February 1, 2018;

**Legal Entity & Principle Partners (if applicable):** Westview Development Partners, LLC

- Ricardo Young – Managing Member – 100%

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

**PROPERTY INFORMATION:** 3509 Haverford Avenue

**Description:** 4,795 sq. ft., vacant lot      **Zoning:** CMX-2      **Use:** Mixed Use

**Disposition Value:** \$34,557.00

**COMMENTS OR OTHER CONDITIONS:**

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan at 15% MBE and 7% WBE.

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Tania Nikolic

**RESOLUTION NO. 18,646**

**RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WESTVIEW DEVELOPMENT PARTNERS, LLC, RE: 3509 HAVERFORD AVENUE LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA**

**WHEREAS**, Pursuant to Resolution No. 2014-70, adopted on July 9, 2014, and modified by Resolution No. 2015-32, adopted on April 8, 2015, the Board authorized the selection of Westview Development Partners, LLC ("Westview") as developer for 3509 Haverford Avenue (the "Property");

**WHEREAS**, Westview and the Authority executed a Redevelopment Agreement dated May 20, 2015 ("Redevelopment Agreement") for the Property;

**WHEREAS**, Westview took title to the Property on May 17, 2016;

**WHEREAS**, the Redevelopment Agreement authorizes the Redeveloper to acquire and develop the real estate as a three story building with commercial space on the first floor and two – two bedroom rental units on both the second and third floors.

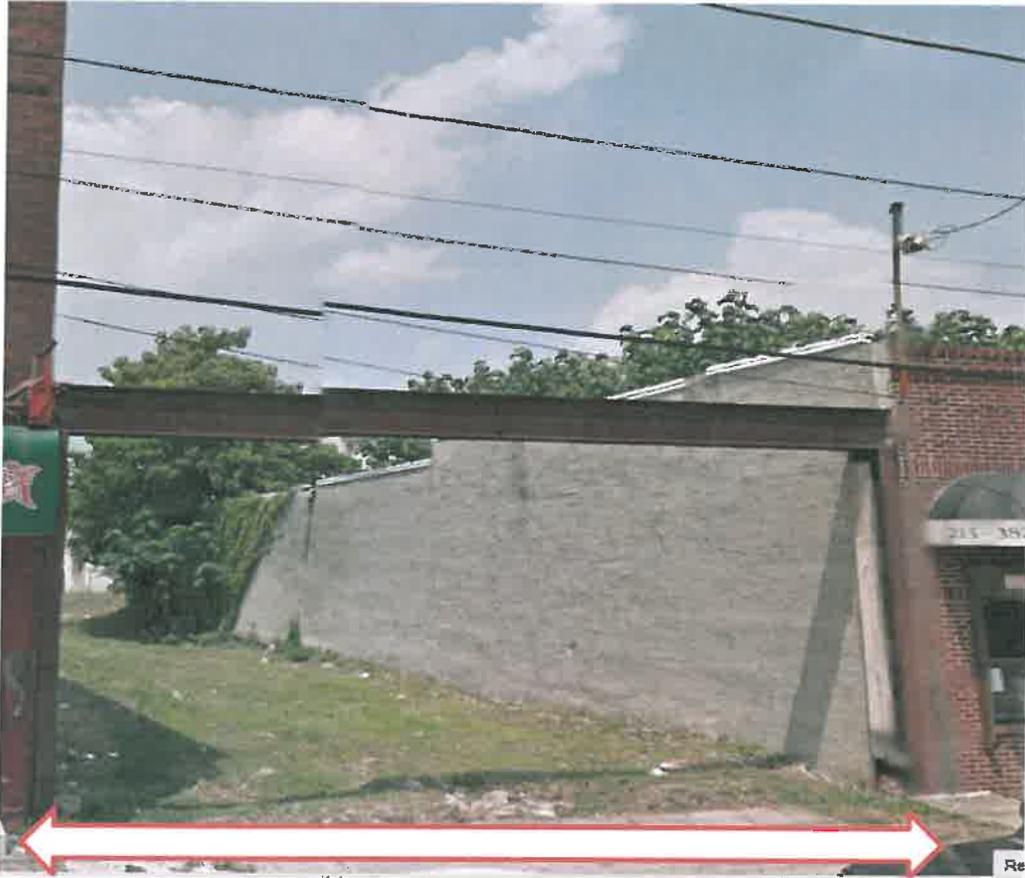
**WHEREAS**, the proposed tenant at the Property requires a larger commercial space than proposed in the previously approved site plan and, in order to meet the needs of the proposed tenant, Westview has submitted revised plans to reconfigure the commercial space on the first floor.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an Amendment to Redevelopment Agreement for 3509 Haverford Avenue, to:

1. Provide for the approval of the revised plans;
2. Extend the construction start date to February 1, 2017;
3. Extend the construction completion date to February 1, 2018.

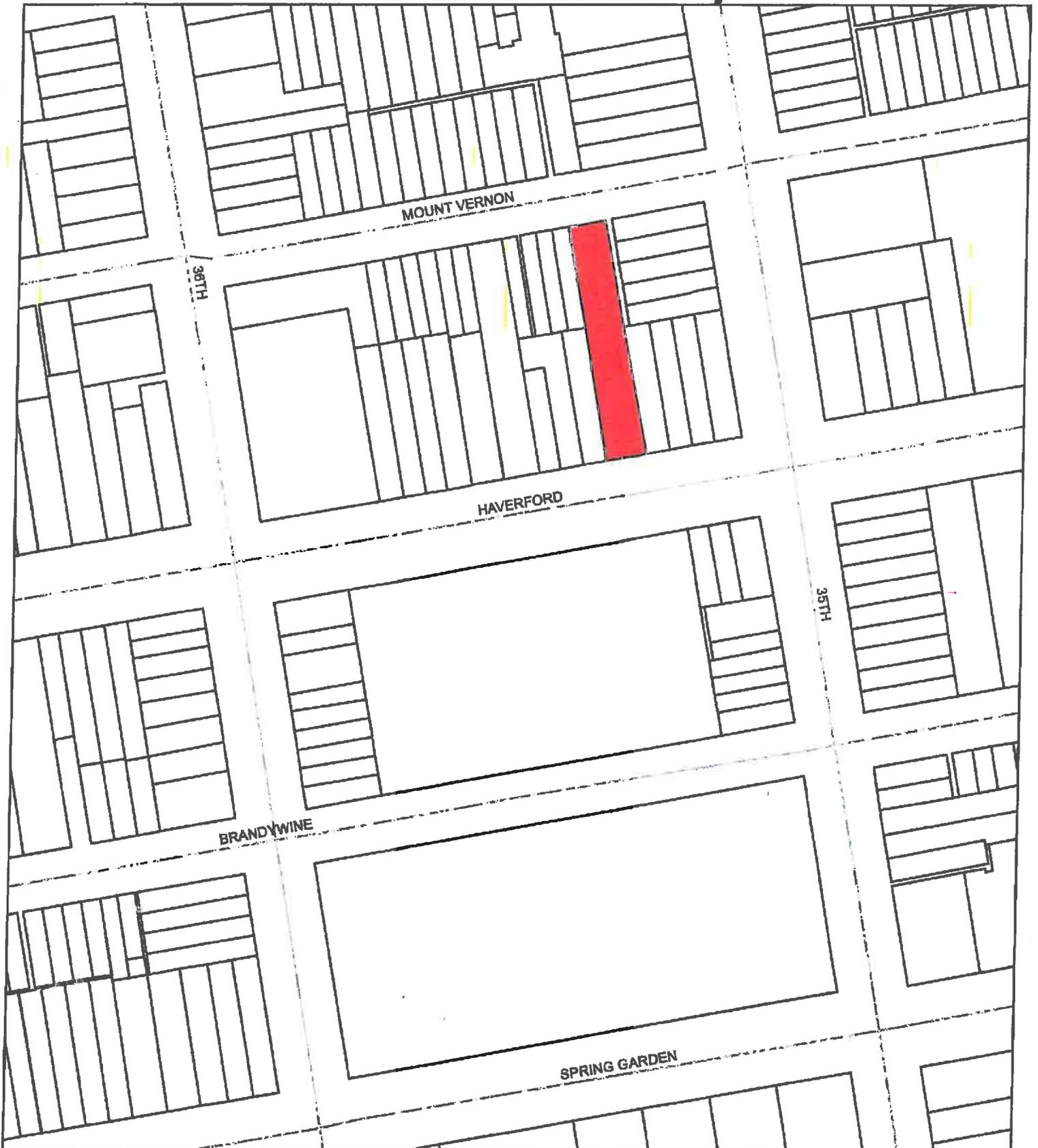
**FURTHER RESOLVING**, the preparation, execution and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel;

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



Address: 3509 Haverford Avenue

# Westview Development Partners, LLC 3509 Haverford Avenue Project



**BOARD FACTSHEET**

Meeting of January 11, 2017  
 Selection of Redeveloper  
 6024-6026 Greenway Avenue

**NAME OF DEVELOPER/APPLICANT:** City Block Acquisition V, LLC

**Nature of Transaction:** Selection of developer proposing to build two (2) single-family homes located in the Kingsessing neighborhood.

**Background:** The original developer, BVIR Community Development, LLC, operated by Justin Green, informed the PRA after settlement that he had been unsuccessful in obtaining a zoning variance to develop the properties into multi-family units and therefore the project was no longer financially feasible for Mr. Green's company. He requested that we assign or otherwise transfer the redevelopment agreement to a new developer, City Block Acquisition V, LLC. The Authority required Mr. Green to enter into a Cancellation Agreement with the PRA to bring the property back into PRA ownership before entering into any agreement with any other developer.

**Legal Entity/Other Partners (if applicable):** Allen Borovich – Managing Member

**Mailing Address:** 1033 N. 2<sup>nd</sup> Street, Philadelphia, PA 19123

**PROPERTY INFORMATION:** 6024-6026 Greenway Avenue

**Description:** 3,000 sq. ft., vacant structures    **Zoning:** RSA-3    **Use:** Residential

**Disposition Value:** \$37,000

**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 May, 2017, with construction completion within eighteen (18) months thereafter.

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

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

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

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

**RESOLUTION NO.**

**RESOLUTION SELECTING CITY BLOCK ACQUISITIONS V, LLC AS REDEVELOPER OF 6024-6026 GREENWAY AVENUE LOCATED IN THE NEW KINGSESSING REDEVELOPMENT AREA, KINGSESSING URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that City Block Acquisitions V, LLC is hereby selected as Redeveloper of 6024-6026 Greenway Avenue, located within the Kingsessing Redevelopment Area, Kingsessing Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Seven Thousand Dollars (\$37,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

**Project Financing:**

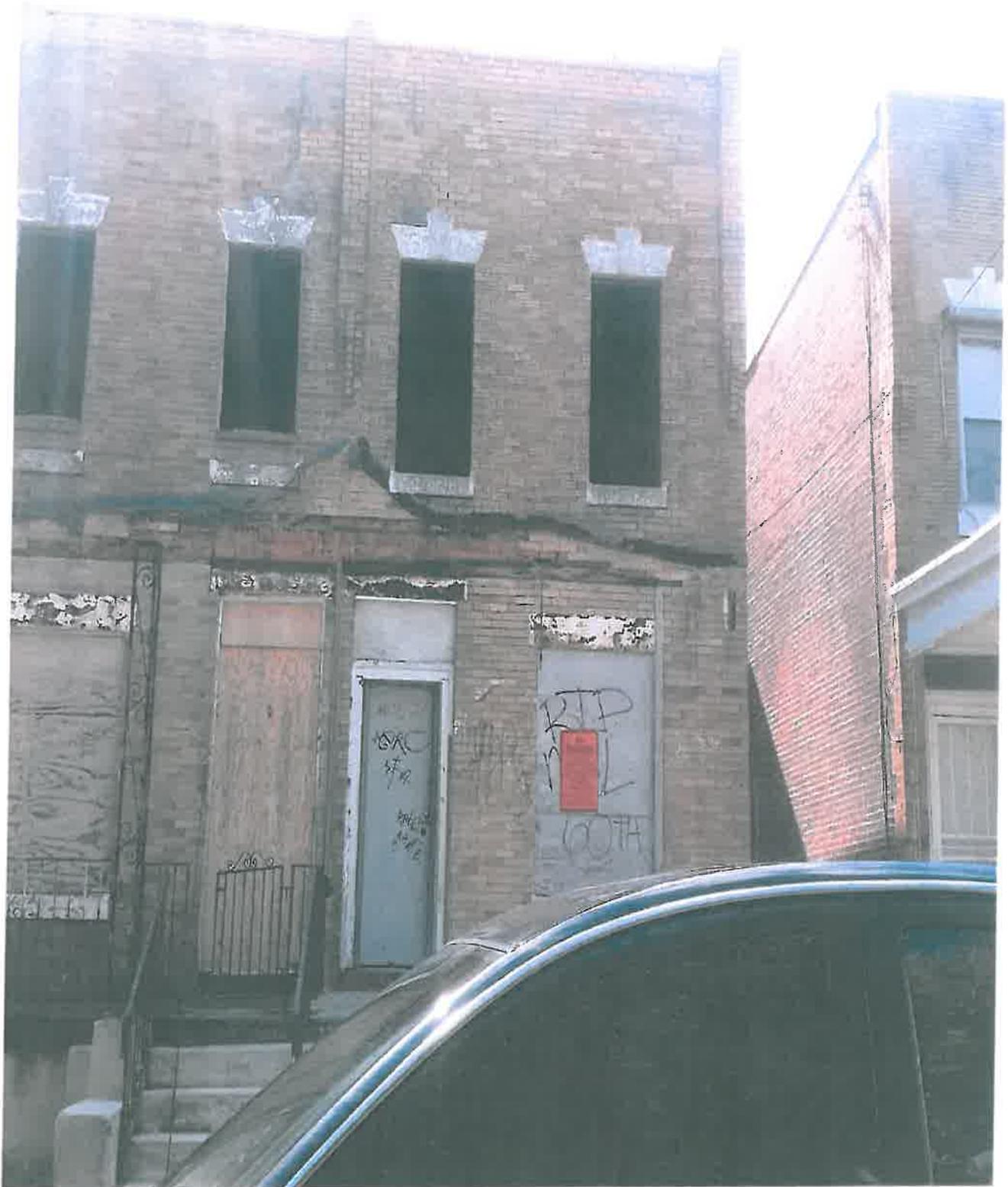
**Estimated Sources and Uses of Funds, sources must equal uses.**

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

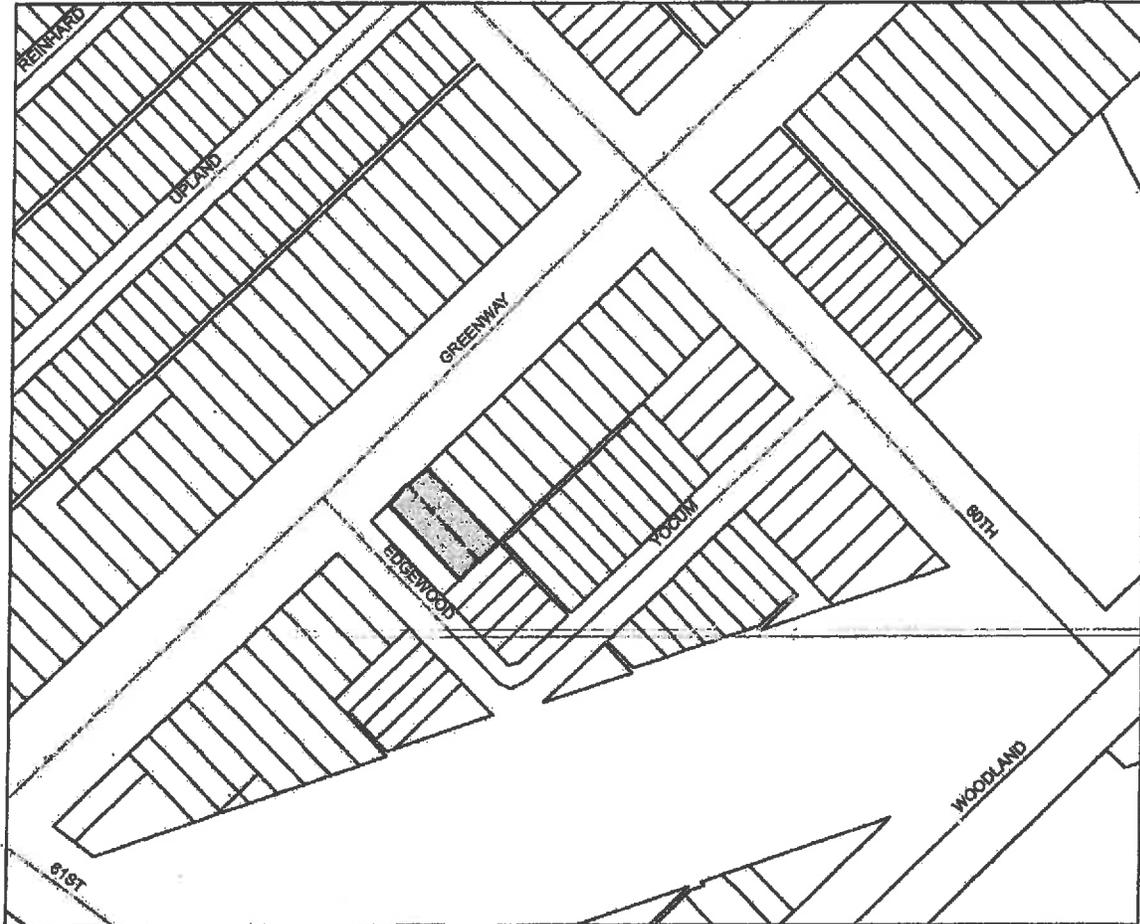
Type	Amount	Name of Source	Committed: Documentation	
			Y/N	Attached: Y/N
Developer Equity	\$ 250,000	cash		yes
Acq/Construction Financing	\$ NA			
Permanent Financing	\$ NA			
Grant	\$ NA			
Other	\$			
Other	\$			
Other	\$			
<b>Total Sources</b>	<b>\$ 250,000</b>			

Uses: Provide estimated costs to redevelop property

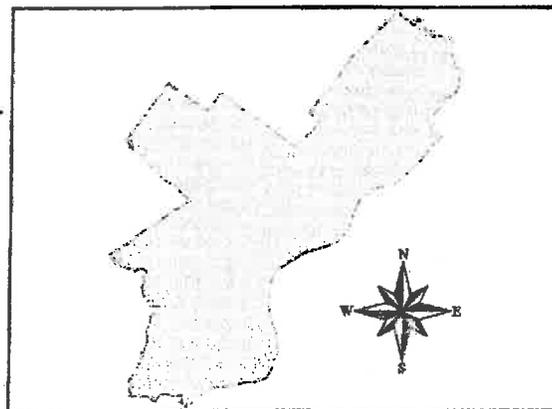
Uses	Amount	Source of Estimate
Purchase Price of Property	\$ 37,000	agreement of sale
Closing Costs (Title/Recording)	\$ 1500	
Construction Costs	\$ 130,000	
Design/Engineering Costs	\$ 800	
Legal Costs	\$ 0-	
Holding Costs	\$ 2000	
Financing Costs	\$ 0-	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 170,500</b>	



**6024-26 Greenway Avenue  
Kingsessing URA**



 **6024-26 Greenway Ave.**



**6024-6026 Greenway Avenue**

**BOARD FACTSHEET**

Meeting of January 11, 2017

Amendment to Redevelopment Agreement

2068 Boston Street

**NAME OF DEVELOPER/APPLICANT:** Brickstone Group, LLC

**Nature of Transaction:** By Resolution No. 2014-51, adopted May 14, 2014, the Board authorized the selection of Brickstone Group, LLC, as redeveloper of 2068 Boston Street located in the New Kensington-Fishtown Urban Renewal Area.

Settlement has occurred and title to the property was conveyed to the Redeveloper on August 21, 2014. After settlement, the developer decided that he wanted to develop a multi-family development and contacted City Council for approval. Council approved and the developer has gone through the necessary steps and has obtained zoning and building permit approvals.

The Redeveloper has requested the Board's approval of an amendment to the Redevelopment Agreement, which will (i) extend the date for completion of construction as provided in the Redevelopment Agreement, (ii) provide for the submission of revised Schematic Plans (as defined in the Redevelopment Agreement) changing the reuse from single-family to multi-family, and; (iii) require an Economic Opportunity Plan ("EOP").

**Legal Entity/Other Partners (if applicable):** Thomas Hewell**Mailing Address:** 1208 Marlborough Street, Philadelphia, PA 19125**PROPERTY INFORMATION:** 2068 Boston Street**Description:** 1102 sq. ft., vacant lot      **Zoning:** RSA-5      **Use:** Residential**Disposition Value:** \$32,000**COMMENTS OR OTHER CONDITIONS:**

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

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

Proposed Resolution is attached.

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA – RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BRICKSTONE GROUP, LLC**

**WHEREAS**, Pursuant to Resolution No. 2014-51, adopted on May 14, 2014, Brickstone Group, LLC ("Redeveloper") was approved as redeveloper of 2068 Boston Street, Philadelphia, Pennsylvania (the "Property"); and

**WHEREAS**, Redeveloper and the Authority executed a Redevelopment Agreement dated April 21, 2014, for the Property; and

**WHEREAS**, Settlement has occurred and title to the Property was conveyed to the Redeveloper on August 21, 2014; and

**WHEREAS**, The Redeveloper has requested the Board's approval of an amendment to the Redevelopment Agreement, which will (i) extend the dates for completion of construction as provided in the Redevelopment Agreement, (ii) provide for the submission of revised Schematic Plans (as defined in the Redevelopment Agreement) changing the reuse from single-family to multi-family; and (iii) require an Economic Opportunity Plan ("EOP")

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

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

- a. The time for completion of improvements as stated in paragraph twelve (12) of the Redevelopment Agreement shall be extended to October 31, 2017;
- b. Redeveloper will provide for the submission of revised Schematic Plans (as defined in the Redevelopment Agreement) changing the reuse from single-family to multi-family;
- c. An EOP will be required for the project.

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

**FURTHER 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.



# 2068 Boston Street New Kensington-Fishtown Urban Renewal Area





## BOARD FACTSHEET

Meeting of January 11, 2017

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.

<u>Address</u>	<u>Grantee</u>
2632 North 30 <sup>th</sup> Street	Cathy H. Scarborough

- 2) **Self-amortizing Mortgage Disposition:** The following six (6) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
1953 North Croskey Street	Charles M. Faulkner	\$6,740.73 (LAMA)
2129 North Dover Street	Sylvia Parker	\$9,086.61 (LAMA)
2501 West Seltzer Street	Andrew M. Lightner	\$5,377.38 (LAMA)
4620 Tackawanna Street	Sarah F. Harris	\$6,000.00 (Appraisal)
4620 Trenton Avenue	Joseph Robert Lawless	\$5,000.00 (RE Committee)
2008 North 3 <sup>rd</sup> Street	Robyn Joanne Mello	\$6,643.00 (LAMA)

**3) Fair Market Disposition:** The following eighteen (18) 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>
2560 East Auburn Street	Charles & Kayne Puchon	\$17,000.00 (Appraisal)
3716 Haverford Avenue	Casablanca Investors LLC	\$85,000.00 Appraisal)
3718 Haverford Avenue	Casablanca Investors LLC	\$85,000.00 Appraisal)
3720 Haverford Avenue	Casablanca Investors LLC	\$85,000.00 (Appraisal)
2255 North Howard Street	Tomas Sanchez	\$30,000.00 (Appraisal)
4614 Trenton Avenue	Joseph Robert Lawless	\$ 5,000.00 (RE Committee)
4616 Trenton Avenue	Joseph Robert Lawless	\$ 5,000.00 (RE Committee)
3340 N. 16 <sup>th</sup> Street	3300 N 16 <sup>th</sup> Street Developments LP	\$14,839.78(LAMA)
3342 N. 16 <sup>th</sup> Street	3300 N 16 <sup>th</sup> Street Developments LP	\$14,341.74 (LAMA)
3346 N. 16 <sup>th</sup> Street	3300 N 16 <sup>th</sup> Street Developments LP	\$14,427.64 (LAMA)
3320 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 8,964.82 (LAMA)
3327 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$10,261.60(LAMA)
3331 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$10,607.12 (LAMA)
3342 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 9,431.02 (LAMA)
3344 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 9,549.25 (LAMA)
3346 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 9,510.48 (LAMA)
3412 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$16,973.91 (LAMA)
3414 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$14,885.74 (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>
2632 North 30 <sup>th</sup> Street	Cathy H. Scarborough

**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>
1953 North Croskey Street	Charles M. Faulkner	\$6,740.73 (LAMA)
2129 North Dover Street	Sylvia Parker	\$9,086.61 (LAMA)
2501 West Seltzer Street	Andrew M. Lightner	\$5,377.38 (LAMA)
4620 Tackawanna Street	Sarah F. Harris	\$ 6,000.00 (Appraisal)
4620 Trenton Avenue	Joseph Robert Lawless	\$ 5,000.00 (RE Committee)
2008 North 3 <sup>rd</sup> Street	Robyn Joanne Mello	\$ 6,643.00 (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>
2560 East Auburn Street	Charles Joseph Puchon, Jr. & Kayne L Deissroth-Puchon, h/w	\$17,000.00 (Appraisal)
3716 Haverford Avenue	Casablanca Investors LLC	\$85,000.00 (Appraisal)
3718 Haverford Avenue	Casablanca Investors LLC	\$85,000.00 (Appraisal)
3720 Haverford Avenue	Casablanca Investors LLC	\$85,000.00 (Appraisal)
2255 North Howard Street	Tomas Sanchez	\$30,000.00 (Appraisal)
4614 Trenton Avenue	Joseph Robert Lawless	\$ 5,000.00 (RE Committee)
4616 Trenton Avenue	Joseph Robert Lawless	\$ 5,000.00 (RE Committee)
3340 N. 16 <sup>th</sup> Street	3300 N 16 <sup>th</sup> Street Developments LP	\$14,839.78(LAMA)
3342 N. 16 <sup>th</sup> Street	3300 N 16 <sup>th</sup> Street Developments LP	\$14,341.74 (LAMA)
3346 N. 16 <sup>th</sup> Street	3300 N 16 <sup>th</sup> Street Developments LP	\$14,427.64 (LAMA)
3320 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 8,964.82 (LAMA)
3327 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$10,261.60(LAMA)
3331 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$10,607.12 (LAMA)
3342 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 9,431.02 (LAMA)
3344 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 9,549.25 (LAMA)
3346 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Development LP	\$ 9,510.48 (LAMA)
3412 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$16,973.91 (LAMA)
3414 N. 17 <sup>th</sup> Street	3300-3400 N 17 <sup>th</sup> Street Development LP	\$14,885.74 (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: 2632 North 30<sup>th</sup> StreetCouncil District: 5<sup>th</sup>

Property Type:

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

Type of Transaction:

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

Sales Price Based on:

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

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: Cathy H. ScarboroughApplication Date: November 10, 1998Applicant Address: 2634 North 30<sup>th</sup> Street, Philadelphia, PA 19132

## VPRC Fact Sheet

Property Address: 1953 North Croskey StreetCouncil District: 5<sup>th</sup>

Property Type:

Date approved by VPRC: 08/09/2016 Structure  Vacant LotSales Price: \$6,740.73Number of EOIs Received: 1

Type of Transaction:

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

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: \_\_\_\_\_ OtherIs there a self-amortizing mortgage?  Yes  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$6,740.73Is 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: Charles M. FaulknerApplication Date: June 16, 2016Applicant Address: 1951 North Croskey Street; Philadelphia, PA 19121

## VPRC Fact Sheet

Property Address: 2129 North Dover StreetCouncil District: 5<sup>th</sup>

Property Type:

Date approved by VPRC: 07/12/2016 Structure  Vacant LotSales Price: \$9,086.61Number 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)? \$9,086.61Is 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: Sylvia ParkerApplication Date: July 19, 2016Applicant Address: 2127 North Dover Street; Philadelphia, PA 19121

VPRC Fact Sheet

Property Address: 2501 West Seltzer Street

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

Property Type:

Date approved by VPRC: 07/12/2016

- Structure
- Vacant Lot

Sales Price: \$5,377.38

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)? \$5,377.38

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: Andrew M Lightner

Application Date: May 12, 2016

Applicant Address: 2503 West Seltzer Street; Philadelphia, PA 19132

VPRC Fact Sheet

Property Address: 4620 Tackawanna Street

Council District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$6,000.00

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage?  Yes  No

If yes, how much is the mortgage (should be \$15,000 or less)? \$6,000.00

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

If yes, was an EOP signed?  Yes  No

What are the EOP Goals?

MBE     %      WBE     %      DBE     %

Applicant Name: Sarah F. Harris

Application Date: June 25, 2016

Applicant Address: 4622 Tackawanna Street, Philadelphia, PA 19124

## VPRC Fact Sheet

Property Address: 2008 North 3<sup>rd</sup> StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 09/13/2016 Structure Vacant LotSales Price: \$6,643.00Number 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)? \$6,643.00Is 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: Robyn Joanne MelloApplication Date: June 18, 2015Applicant Address: 2012 North 3<sup>rd</sup> Street, Philadelphia, PA 19122

VPRC Fact Sheet

Property Address: 2560 East Auburn Street

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

Property Type:

Date approved by VPRC: 07/12/2016

- Structure
- Vacant Lot

Sales Price: \$17,000.00

Number of EOIs Received: 6

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage?  Yes  No

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

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

If yes, was an EOP signed?  Yes  No

What are the EOP Goals?

MBE     %      WBE     %      DBE     %

Applicant Name: Charles Joseph Puchon, Jr. & Kayne L. Deissroth-Puchon, h/w

Application Date: February 2, 2016

Applicant Address: 2852 Almond Street, Philadelphia, PA 19134

VPRC Fact Sheet

Property Address: 1932 East Dauphin Street

Council District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 01/08/2013

- Structure
- Vacant Lot

Sales Price: \$18,634.00

Number of EOIs Received: 3

Type of Transaction:

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

Sales Price Based on:

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

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: Christopher P. Sheffield

Application Date: January 5, 2013

Applicant Address: 2218-20 Emerald Street, Philadelphia, PA 19125

VPRC Fact Sheet

Property Address: 3716 Haverford Avenue

Council District: 3<sup>rd</sup>

Property Type:

Date approved by VPRC: 09/13/2016

- Structure                       Vacant Lot

Sales Price: \$85,000.00

Number of EOIs Received: 3

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

- Single-family home  
 Business  
 Side-yard  
 Community Purpose; what is the community purpose: \_\_\_\_\_  
 Other – mixed use commercial and residential

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: Casablanca Investors LLC  
                           c/o Brahim Ighladen

Application Date: February 2, 2016

Applicant Address: 3615 Brandywine Street, Philadelphia, PA 19104

## VPRC Fact Sheet

Property Address: 3718 Haverford AvenueCouncil District: 3<sup>rd</sup>

Property Type:

Date approved by VPRC: 09/13/2016 Structure Vacant LotSales Price: \$85,000.00Number of EOIs Received: 3

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: \_\_\_\_\_ Other – mixed use commercial and residentialIs 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: Casablanca Investors LLC  
c/o Brahim IghladenApplication Date: February 2, 2016Applicant Address: 3615 Brandywine Street, Philadelphia, PA 19104

VPRC Fact Sheet

Property Address: 3720 Haverford Avenue

Council District: 3<sup>rd</sup>

Property Type:

Date approved by VPRC: 09/13/2016

- Structure                       Vacant Lot

Sales Price: \$85,000.00

Number of EOIs Received: 3

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: \_\_\_\_\_
- Other – mixed use commercial and residential

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: Casablanca Investors LLC  
c/o Brahim Ighliden

Application Date: February 2, 2016

Applicant Address: 3615 Brandywine Street, Philadelphia, PA 19104

VPRC Fact Sheet

Property Address: 2255 North Howard Street

Council District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 11/13/2014

- Structure
- Vacant Lot

Sales Price: \$30,000.00

Number of EOIs Received: 2

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage?  Yes  No

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

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

If yes, was an EOP signed?  Yes  No

What are the EOP Goals?

MBE     %      WBE     %      DBE     %

Applicant Name: Tomas Sanchez

Application Date: November 5, 2014

Applicant Address: 2253 North Howard Street, Philadelphia, PA 19133

## VPRC Fact Sheet

Property Address: 4614 Trenton AvenueCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 07/15/2015 Structure Vacant LotSales Price: \$5,000.00Number of EOIs Received: 1

Type of Transaction:

 LAMA Sale RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe purchasing 4616 Trenton Avenue

Sales Price Based on:

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

Proposed Use:

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

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

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

What are the EOP Goals?

MBE     %WBE     %DBE     %Applicant Name: Joseph Robert LawlessApplication Date: May 12, 2015Applicant Address: 4622 Trenton Avenue, Philadelphia, PA 19124

## VPRC Fact Sheet

Property Address: 4616 Trenton AvenueCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 07/15/2015 Structure  Vacant LotSales Price: \$5,000.00Number of EOIs Received: 1

Type of Transaction:

 LAMA Sale RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe purchasing 4614 Trenton Avenue

Sales Price Based on:

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

Proposed Use:

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

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

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

What are the EOP Goals?

MBE    %WBE    %DBE    %Applicant Name: Joseph Robert LawlessApplication Date: May 12, 2015Applicant Address: 4622 Trenton Avenue, Philadelphia, PA 19124

VPRC Fact Sheet

Property Address: 3340 North 16<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$14,839.78

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 – rental units / condos

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: 3300 N. 16<sup>th</sup> Street Developments LP

Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

## VPRC Fact Sheet

Property Address: 3342 North 16<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016 Structure  Vacant LotSales Price: \$14,341.74Number 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 – rental units / condosIs 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: 3300 N. 16<sup>th</sup> Street Developments LPApplication Date: May 5, 2016Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 3346 North 16<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$14,427.64

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 – rental units / condos

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: 3300 N. 16<sup>th</sup> Street Developments LP

Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

## VPRC Fact Sheet

Property Address: 3320 North 17<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016 Structure Vacant LotSales Price: \$8,964.82Number 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 – rental units / condosIs 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: 3300-3400 N. 17<sup>th</sup> Street Developments LP Application Date: May 5, 2016Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 3327 North 17<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$10,261.60

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 – rental units / condos

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: 3300-3400 N. 17<sup>th</sup> Street Developments LP      Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 3331 North 17<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$10,607.12

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 – rental units / condos

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: 3300-3400 N. 17<sup>th</sup> Street Developments LP      Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

## VPRC Fact Sheet

Property Address: 3342 North 17<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016 Structure  Vacant LotSales Price: \$9,510.48Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee 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 – rental units / condosIs 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: 3300-3400 N. 17<sup>th</sup> Street Developments LP Application Date: May 5, 2016Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

## VPRC Fact Sheet

Property Address: 3344 North 17<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016 Structure  Vacant LotSales Price: \$9,549.25Number 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: \_\_\_\_\_ Other – rental units / condosIs 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: 3300-3400 N. 17<sup>th</sup> Street Developments LP Application Date: May 5, 2016Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 3346 North 17<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$9,510.48

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 – rental units / condos

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: 3300-3400 N. 17<sup>th</sup> Street Developments LP      Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 3412 North 17<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$16,973.91

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 – rental units / condos

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: 3300-3400 N. 17<sup>th</sup> Street Developments LP      Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 3414 North 17<sup>th</sup> Street

Council District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 06/14/2016

- Structure
- Vacant Lot

Sales Price: \$14,885.74

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— rental units / condos

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: 3300-3400 N. 17<sup>th</sup> Street Developments LP      Application Date: May 5, 2016

Applicant Address: 5012 Erringer Place, Philadelphia, PA 19144

## VPRC Fact Sheet

Property Address: 4620 Trenton AvenueCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 07/15/2015 Structure  Vacant LotSales Price: \$5,000.00Number of EOIs Received: 1

Type of Transaction:

- LAMA Sale  
 RFP  
 Direct Sale (an appraisal is required)  
 Side-yard (must be to an adjacent property owner)  
 Community Purpose  
 Affordable Housing  
 Garden/Park  
 Community/Health Center  
 Other Please describe purchasing 4614 & 4616 Trenton Avenue

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage?  Yes  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$5,000.00Is the estimated project cost greater than \$250,000?  Yes  NoIf yes, was an EOP signed?  Yes  No

What are the EOP Goals?

MBE     %      WBE     %      DBE     %Applicant Name: Joseph Robert LawlessApplication Date: May 12, 2015Applicant Address: 4622 Trenton Avenue, Philadelphia, PA 19124

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

**ADDRESS/WARD**

2632 N. 30<sup>th</sup> St. / 28  
VPRC: 09/13/2016  
City Council: 161068  
Adopted On: 12/08/2016

**GRANTEE**

Cathy H. Scarborough  
2634 North 30<sup>th</sup> Street  
Philadelphia, PA 19132

**REUSE**

Private Lot Transfer  
Side yard – OLD GIFT

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
1953 N. Croskey St. / 32 VPRC: 08/09/2016 City Council: 161068 Adopted On: 12/08/2016	Charles M. Faulkner 1951 North Croskey Street Philadelphia, PA 19121	Private Lot Transfer Side yard – Mortgage \$6,740.73 (LAMA)
2129 N. Dover St. / 32 VPRC: 07/12/2016 City Council: 161068 Adopted On: 12/08/2016	Sylvia Parker 2127 North Dover Street Philadelphia, PA 19121	Private Lot Transfer Side yard – Mortgage \$9,086.61 (LAMA)
2501 W. Seltzer St. / 28 VPRC: 07/12/2016 City Council: 161068 Adopted On: 12/08/2016	Andrew M. Lightner 2503 West Seltzer Street Philadelphia, PA 19132	Private Lot Transfer Side yard – Mortgage \$5,377.38 (LAMA)
4620 Tackawanna St. / 23 VPRC: 06/14/2016 City Council: 161071 Adopted On: 12/08/2016	Sarah F. Harris 4622 Tackawanna Street Philadelphia, PA 19121	Private Lot Transfer Side yard – Mortgage \$6,000.00 – Appraisal
4620 Trenton Ave. / 23 VPRC: 07/14/2015 City Council: 161033 Adopted On: 12/01/2016	Joseph Robert Lawless 4622 Trenton Avenue Philadelphia, PA 19124	Private Lot Transfer Side yard –Mortgage \$5,000.00 (RE Committee)

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

**ADDRESS/WARD**

2008 N. 3<sup>rd</sup> St. /19  
VPRC: 09/13/2016  
City Council: 161033  
Adopted On: 12/01/2016

**GRANTEE**

Robyn Joanne Mello  
2012 North 3<sup>rd</sup> Street  
Philadelphia, PA 19122

**REUSE**

Private Lot Transfer  
Side yard – owns 2010  
Mortgage \$6,643.00 (LAMA)

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
2560 E. Auburn St. / 25 VPRC: 07/12/2016 City Council: 161080 Adopted On: 12/08/2016	Charles Joseph Puchon, Jr. & Kayne L Deissroth-Puchon, h/w 2852 Almond Street Philadelphia, PA 19134	\$17,000.00 (Appraisal)	Private Lot Transfer
3716 Haverford Ave. / 24 3718 Haverford Ave. / 24 3720 Haverford Ave. / 24 VPRC: 09/13/2016 City Council: 161064 Adopted On: 12/08/2016	Casablanca Investors LLC c/o Brahim Ighladen 3615 Brandywine Street Philadelphia, PA 19104	\$255,000.00 (Appraisal) for all three (3) \$85,000.00 each	Private Lot Transfer “ “ “ “
2255 N. Howard St. / 19 VPRC: 11/13/2014 City Council: 161062 Adopted on: 12/08/2016	Tomas Sanchez 2253 North Howard Street Philadelphia, PA 19133	\$30,000.00 (Appraisal)	Private Lot Transfer Side yard
4614 Trenton Ave. / 23 4616 Trenton Ave. / 23 VPRC: 07/15/2015 City Council: 161033 Adopted On: 12/01/2016	Joseph Robert Lawless 4622 Trenton Avenue Philadelphia, PA 19124	\$5,000.00 (RE Committee) \$5,000.00 (RE Committee)	Private Lot Transfer “ “

**VACANT PROPERTY REVIEW COMMITTEE**

**FAIR MARKET VALUE DISPOSITIONS**  
**FACT SHEET**

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
3340 N. 16 <sup>th</sup> St. / 11	3300 N 16 <sup>th</sup> Street Developments LP	\$14,839.78 (LAMA)	Private Lot Transfer
3342 N. 16 <sup>th</sup> St. /11	3300 N 16 <sup>th</sup> Street Developments LP	\$14,341.74 (LAMA)	“ “ “
3346 N. 16 <sup>th</sup> St. / 11	3300 N. 16 <sup>th</sup> Street Developments LP	\$14,427.64 (LAMA)	“ “ “
VPRC: 06/14/2016	c/o Anthony B. Miles		
City Council: 161086	5012 Erringer Place		
Adopted On: 12/08/2016	Philadelphia, PA 19144		
3320 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$8,964.82 (LAMA)	Private Lot Transfer
3327 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$10,261.60 (LAMA)	“ “ “
3331 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$10,607.12 (LAMA)	“ “ “
3342 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$ 9,431.02 (LAMA)	“ “ “
3344 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$9,549.25 (LAMA)	“ “ “
3346 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$9,510.48 (LAMA)	“ “ “
3412 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$16,973.91 (LAMA)	“ “ “
3414 N. 17 <sup>th</sup> St. / 11	3300-3400 N 17 <sup>th</sup> Street Developments LP	\$14,885.74 (LAMA)	“ “ “
VPRC: 06/14/2016	c/o Anthony B Miles		
City Council: 161086	5012 Erringer Place		
Adopted On: 12/08/2016	Philadelphia, PA 19144		