

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, APRIL 12, 2017**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

- (a) Meeting of March 8, 2017

**I. COMMUNICATIONS**

**Page**

- (a) Reappointment Letter for James Cuorato from the  
Honorable James F. Kenney
- (b) Position Appointment of Ms. Duque-Buckley (1)

**II. EXECUTIVE DIRECTOR’S REPORT**

**III. ADMINISTRATIVE**

- (a) **Approval of New Land Disposition Policy** (2)
- (b) **Conveyance of City Properties to  
Philadelphia Land Bank** (22)
- (c) **Haddington Community Center Roof Replacement** (26)  
5331 Haverford Avenue  
Robert Ganter Contractors, Inc.  
**Construction Agreement**

**IV. DEVELOPMENT**

- (a) Belmont Unit No. 3 Urban Renewal Area (29)  
AJR Endeavors, LLC  
4016-4024 Powelton Avenue  
(including 46-48 Wiota Street)  
**Selection of Redeveloper**

## **AGENDA**

Board Meeting of April 12, 2017

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- (b) Mantua Urban Renewal Area (35)  
LM Real Estate, Inc.  
3715 Mount Vernon Street  
**Selection of Redeveloper**
- (c) Cecil B. Moore Urban Renewal Area (41)  
Temple Nests III LP  
1405 Jefferson Street & 1407 Jefferson Street  
**Selection of Redeveloper**
- (d) Model Cities Urban Renewal Area (47)  
1511-1515 Brown Street LLC  
1513 Brown Street  
**First Amendment to Redevelopment Agreement**
- (e) Yung King Lau (51)  
1029-1031 Mount Vernon Street &  
1026-1028 Lemon Street  
**Modification to Resolution No. 2015-50**
- (f) 8306-10 State Road (54)  
Dominick A. Cipollini, Jr.  
**Selection of Redeveloper**
- (g) Westrum BT2, L.P. (60)  
1408-24 N. 31st Street, 1415-37 N. 31st Street,  
& 1421-27 N. 32nd Street (including 3129-45  
W. Master Street)  
**Second Amendatory Agreement**

### **V. HOUSING FINANCE / NSP**

- Cantrell Place, LP (70)  
Philadelphia Presbytery Homes, Inc.  
Property Addresses Exhibit "A"  
**Non-Recourse Construction/Permanent  
Loan Agreement**

### **VI. REAL ESTATE**

- Vacant Property Review Committee (82)  
**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, March 8, 2017, commencing at 4:07 P.M., in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

### ROLL CALL

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

After taking the Oath of Office, the following new member of the Board of Directors was present: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following members of the Authority staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Tania Nikolic, David Thomas, Brian Romano, and Elizabeth Bonaccorso.

Also in attendance: Jacqueline Dunn, Finance Department, Vanessa Beale Difo, Byron L. Cooper, Michael Tsarfati, Ho S. You, 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 February 8, 2017.

Upon motion made and duly seconded, the minutes of February 8, 2017 were approved.



### COMMUNICATIONS

Ms. Fadullon presented the letter of resignation from Ms. Figueroa. Ms. Fadullon thanked Ms. Figueroa on behalf of the Board and the Authority staff for her past months of service on the Board.

Ms. Fadullon then presented the letter dated February 6, 2017 from the Honorable James F. Kenney, Mayor of the City of Philadelphia, to Ms. Maria Duque-Buckley appointing Ms. Duque-Buckley to the Board of the Philadelphia Redevelopment Authority with a term to expire on March 28, 2020.

Ms. Fadullon announced that the first order of business was administering the oath of office to Ms. Duque-Buckley as the newest member of the Authority's Board of Directors.

Mr. Harmon then administered the swearing in of Ms. Duque-Buckley, after which she was greeted with words of welcome and good wishes by the members of the Board and staff.



### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller acknowledged the Authority staff and thanked them for their dedicated work.

Mr. Heller stated that a ribbon-cutting ceremony for the MLK adult center will be held on April 4, 2017; at 11:00 a.m.<sup>1</sup> Staff has been working with the Council President's Office.

Next, Mr. Heller stated that a community meeting took place on Monday, March 6, 2017, regarding the 800-830 Vine Street Request for Proposals ("RFP"). Mr. Heller stated that over three hundred people were in attendance.

Finally, Mr. Heller stated that submissions are due to the Authority for proposals to develop parcels on the 3600 blocks of Haverford, Wallace and Mt. Vernon Streets by March 17, 2017.



### **ADMINISTRATIVE**

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

#### **Board Action**

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

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<sup>1</sup> Subsequent to the March 8, 2017 Board meeting, the ribbon-cutting ceremony was postponed and is in the process of being rescheduled.

**RESOLUTION NO. 2016-16**

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**

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

**5th Councilmanic District Properties**

1601 N 33rd St  
1603 N 33rd St  
1607 N 33rd St  
3225-31 W Oxford St

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



**DEVELOPMENT**

**Mr. Romano presented "Item IV – Selection of Redeveloper with Willie Mundy, Jr." in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussions*

Ms. Fadullon asked if applicants pay the difference at settlement when the sale price exceeds \$15,000. Mr. Romano replied that is correct.

**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. 2016-17**

**RESOLUTION SELECTING WILLIE MUNDY, JR. AS REDEVELOPER OF 1604 PAGE STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN OF \$15,000**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Willie Mundy, Jr. is hereby selected as Redeveloper of 1604 Page Street, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent

under the law and circumstances; approving a disposition price of Nineteen Thousand One Hundred Sixty-Eight Dollars (\$19,168); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

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



## **REAL ESTATE**

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

### *Additional Comments and Discussion*

Mr. Harmon informed the Board members that the property located at 2315 Jasper Street was being pulled as staff is awaiting receipt of additional sale information. Ms. Fadullon confirmed for the record that 2315 Jasper Street is to be deleted from the attached resolution.

### **Board Action**

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

**RESOLUTION NO. 2017-18**

**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>
439 East Cambria Street	Harold Raael Terrero	\$ 3,000.00 (Appraisal)
1239 West Sedgley Avenue	Lela M. Stroman	\$14,121.57 (LAMA)
1734 Wagner Avenue	Henry Long	\$ 2,500.00 (Appraisal)
1736 Wagner Avenue	Henry Long	\$ 2,500.00 (Appraisal)

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
3731-33 Brandywine Street	Casablanca Investors, LLC	\$63,000.00 (Appraisal)
1932 East Dauphin Street	Christopher P. Sheffield	\$18,634.00 (LAMA 2012)
1948 East Harold Street	SMITH FISHTOWN LLC	\$ 5,500.00 (AUCTION)
2443 Jasper Street	SMITH FISHTOWN LLC	\$47,500.00 (AUCTION)



**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, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



**ADD ON ITEM**

**Mr. Harmon presented "Item VI – Resolution Approving a Modification to Resolution No. 2015-146" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Harmon informed the Board that today's action will correct the street address of the property, which was inadvertently listed incompletely in the prior Board package. Mr. Harmon stated all other terms and conditions will remain the same.

**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. 2017-19**

**RESOLUTION APPROVING A MODIFICATION TO RESOLUTION NO. 2015-146**

**BE IT RESOLVED, BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY**, that the modification to the following resolution is hereby approved and, to the extent applicable, shall supplement or replace the originally adopted resolution.

1. Resolution No. 2015-146 adopted on December 9, 2015 is hereby modified to correct the address of the property owned by the Philadelphia Redevelopment Authority, which was identified in the resolution as the Master Street Premises, from 435 Master Street, Philadelphia, Pennsylvania to 427-35 Master Street, Philadelphia Pennsylvania.

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



**OLD BUSINESS**

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



**NEW BUSINESS**

Ms. Fadullon inquired if there was any new business for the Board. Mr. Cooper addressed the Board with regards to the Authority properties that were formerly the site of sinking homes located in the Logan section of the City of Philadelphia, particularly regarding 804 W. Wyoming Street. Ms. Fadullon advised Mr. Cooper to provide his contact information to Mr. Harmon after the meeting.

Mr. Tsarfati addressed the Board and stated that he resides at 437 Belgrade Street and purchased 439 Belgrade Street as a side yard. Mr. Tsarfati informed the Board members that his original long-term goal was to build a single-family dwelling on the sideyard parcel. Mr. Tsarfati stated that he was unaware of the twenty-five (25) year development restriction in his original agreement as he did not fully read the agreement at the time of execution. Ms. Fadullon stated that his options are limited to those set forth by the Board in Resolution No. 19,524, adopted on December 11, 2013. Mr. Tsarfati requested that the Authority obtain an independent appraisal which would identify the current market value of the property. Mr. Heller stated that the Authority would obtain an appraisal. Mr. Tsarfati stated that he would determine how he would like to proceed after seeing the appraisal and that he would follow up with Mr. Harmon.



**ADJOURNMENT**

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

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SECRETARY TO THE BOARD



**BOARD FACTSHEET**

Meeting of March 8, 2017

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with 5<sup>th</sup> Councilmanic District Offices.

**PROPERTY INFORMATION:**

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

EXHIBIT "A"

**5th Councilmanic District Properties**

1601 N 33rd St

1603 N 33rd St

1607 N 33rd St

3225-31 W Oxford St

**BOARD FACTSHEET**

Meeting of March 8, 2017

Selection of Redeveloper and Self-Amortizing Loan

1604 Page Street

**NAME OF DEVELOPER/APPLICANT:** Willie Mundy, Jr.

**Nature of Transaction:** Selection of developer to develop the adjacent lot for side yard/garden use; property located in the New Kensington-Fishtown Urban Renewal Area.

**Mailing Address:** 1602 Page Street, Philadelphia, PA 19121

**PROPERTY INFORMATION:** 1604 Page Street

**Description:** 816 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Side Yard/Garden

**Disposition Price:** Nineteen Thousand One Hundred Sixty-Eight Dollars (\$19,168), of which Fifteen Thousand Dollars (\$15,000) will be paid pursuant to a ten (10) year self-amortizing mortgage.

Property value was established by the LAMA upfront pricing model. Mr. Mundy has been taking care of this lot for over ten (10) years and has been a party to a Garden Agreement with the Authority for the previous few years.

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage on \$15,000 of the disposition price, which decreases by 10% each year. This mortgage is non-payable, unless the applicant sells, changes the use, or otherwise seeks to encumber the property within the ten (10) year period from the date of the mortgage.

**COMMENTS OR OTHER CONDITIONS:**

Per Chapter 17-1600 of the Philadelphia Code, the City has determined that an Economic Opportunity Plan is not required for this transaction given the improvement budget is under One Hundred Thousand Dollars (\$100,000).

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

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic



## BOARD FACTSHEET

Meeting of March 8, 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) **Self-amortizing Mortgage Disposition:** The following four (4) 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>
439 E. Cambria Street	Harold Rael Terrero	\$ 3,000.00 (Appraisal)
1239 W. Sedgley Avenue	Lela M. Stroman	\$14,121.57 (LAMA)
1734 Wagner Avenue	Henry Long	\$ 2,500.00 (Appraisal)
1736 Wagner Avenue	Henry Long	\$ 2,500.00 (Appraisal)

- 2) **Fair Market Disposition:** The following five (5) properties will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
3731-33 Brandywine Street	Casablanca Investors, LLC	\$63,000.00 (Appraisal)
1932 East Dauphin Street	Christopher P. Sheffield	\$18,634.00 (LAMA 2012)
1948 East Harold Street	SMITH FISHTOWN LLC	\$ 5,500.00 (AUCTION)
2315 Jasper Street	Jose A. Perez	\$36,915.66 (LAMA)
2443 Jasper Street	SMITH FISHTOWN LLC	\$47,500.00 (AUCTION)



**BOARD FACTSHEET**

Meeting of March 8, 2017  
Model Cities Urban Renewal Area  
435 Master Street, L.P.  
427-35 Master Street and 1401-25 N. 5th Street  
Lease Agreement and Redevelopment Agreement

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**APPLICANT/REDEVELOPER/TENANT:** 435 Master Street, L.P., a Pennsylvania limited partnership ("**435 LP**").

**PROPERTY INFORMATION:**

1. 427-35 Master Street, Philadelphia, PA (the "**Master Street Premises**");
2. 1401-25 N. 5th Street, Philadelphia, PA (the "**5th Street Premises**").

**REQUEST:**

1. Modification of Resolution No. 2015-146 adopted on December 9, 2015

**BACKGROUND:**

In December 2015, the Board selected 435 Master Street, L.P. as the Redeveloper and Tenant of 435 Master Street. That resolution incorrectly identified the address of the Master Street Premises. The property address for the Master Street Premises was identified in the resolution as 435 Master Street, Philadelphia, PA, but the correct address is 427-35 Master Street, Philadelphia, PA.

In addition, Core Realty was incorrectly identified as the owner of the 5<sup>th</sup> Street Premises. Umbrella Factory, L.P. is the actual owner of the 5<sup>th</sup> Street Premises.

Proposed Resolution is attached

Prepared By: Ryan Harmon

**From:** Anne Fadullon [mailto:Anne.Fadullon@Phila.gov]  
**Sent:** Wednesday, February 08, 2017 10:41 AM  
**To:** Gregory Heller; Harmon, Ryan  
**Subject:** FW: Philadelphia Redevelopment Authority

FYI

**From:** Michael Marsico  
**Sent:** Wednesday, February 08, 2017 10:40 AM  
**To:** Anne Fadullon <[Anne.Fadullon@Phila.gov](mailto:Anne.Fadullon@Phila.gov)>  
**Subject:** FW: Philadelphia Redevelopment Authority

Here you go

**From:** Cynthia Figueroa  
**Sent:** Tuesday, February 07, 2017 8:38 PM  
**To:** Michael Marsico <[Michael.Marsico@Phila.gov](mailto:Michael.Marsico@Phila.gov)>  
**Cc:** Mary Marquart <[Mary.Marquart@phila.gov](mailto:Mary.Marquart@phila.gov)>  
**Subject:** RE: Philadelphia Redevelopment Authority

Mike

I formally resign from the PRA board.

Thanks for your email.

**Cynthia F. Figueroa**  
Commissioner  
Department of Human Services  
1515 Arch Street, 8th floor  
Philadelphia, PA 19102

Phone: 215-683-6000  
Fax 215-683-6023





# CITY OF PHILADELPHIA

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

JAMES F. KENNEY  
Mayor

February 6, 2017

Maria Duque-Buckley  
3025 Midvale Avenue  
Philadelphia, PA 19129

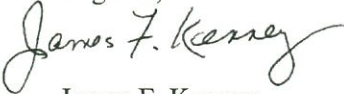
Dear Ms. Duque-Buckley,

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

Anne Fadullon, Chair, Philadelphia Redevelopment Authority will reach out to you in regard to the meeting schedule and orientation. All members of the Philadelphia Redevelopment Authority are required to attend Ethics Training and to file annual Financial Disclosure Statements with the City of Philadelphia and the State of Pennsylvania by May 1st, 2017. Please refer to the attached overview for instructions on completing these forms and any further responsibilities. If you have any questions, please contact my Chief Integrity Officer, Ellen Kaplan, at (215) 686-2178.

I appreciate you answering the call to service. Completion of any forms will act as an acceptance of your new position. If you have any questions, please contact Michael Marsico, Director of Boards and Appointments at (215) 686-2385.

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

Regards,  
  
James F. Kenney  
Mayor

CC: Anne Fadullon, Chair, Philadelphia Redevelopment Authority

**RESOLUTION NO.**

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

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

**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 April 12, 2017

Approval of New Land Disposition Policy

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**Nature of Request:** Approval of new land disposition policy.

In June, 2012, the PRA adopted the City's land disposition policy, which was later revised and again adopted by the Authority in December, 2014. Since then, a number of potential issues have been raised about the policy. As such, PRA staff, working in conjunction with the Land Bank, Philadelphia Housing Development Corporation and the City recommended a number of policy changes and have authored a new land disposition policy (the "2017 Disposition Policy"). The 2017 Disposition Policy is attached.

The 2017 Disposition Policy was submitted to City Council as part of the 2017 Strategic Plan, Performance Report, Acquisition Policies and Disposition Policies of the Philadelphia Land Bank (the "2017 Land Bank Strategic Plan") and was adopted by Council on March 9, 2017.

Please note – although authorization for approval of the 2017 Disposition Policy is being sought, the approval of any subsequent dispositions under the 2017 Disposition Policy will be submitted in accordance with, and remain subject to, the Pennsylvania Urban Redevelopment Law, 35 Pa.C.S §1701, *et seq.*, all applicable redevelopment area plans and all applicable urban renewal plans. Moreover, any current Board resolutions which impose additional obligations on applicants/developers/redevelopers will continue in full force and effect. The Board shall not be prohibited from authorizing future resolutions which may impose additional obligations than those identified in the 2017 Disposition Policy.

Additionally, although the 2017 Disposition Policy is silent as to the disposition of PRA properties located outside of redevelopment areas, the PRA is not required to seek City Council authorization for projects located outside of redevelopment areas.

Assuming the 2017 Disposition Policy is ultimately approved by the PRA Board, the 2017 Disposition Policy will go into effect immediately and will cover all projects/properties for which the PRA has not previously provided a draft redevelopment agreement, draft development agreement or reservation letter.

Proposed resolution and 2017 Disposition Policy attached.

**RESOLUTION NO.**

**RESOLUTION ADOPTING AUTHORITY'S NEW LAND DISPOSITION POLICY**

**WHEREAS**, the Authority owns a significant inventory of unused property throughout the City; and

**WHEREAS**, the Authority's inventory of unused property is often found in the same vicinity as property owned by other land-holding agencies in the City including the Philadelphia Housing Development Corporation, the Land Bank and the Department of Public Property; and

**WHEREAS**, the City seeks to develop more effective tools for the marketing and sale of its vacant and surplus property inventory; and

**WHEREAS**, the City has promulgated "Disposition Policies" to facilitate access to the City's surplus inventory as part of the 2017 Strategic Plan, Performance Report, Acquisition Policies and Disposition Policies of the Philadelphia Land Bank (the "2017 Land Bank Strategic Plan") and those policies have been considered favorably and approved by City Council on March 9, 2017;

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that all previously adopted disposition policies and programs are now ended for any new applicants and for those persons/entities that have not previously received a draft redevelopment agreement, draft development agreement or reservation letter, as applicable, from the Authority; and

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority adopt the City's "Disposition Policies" as contained in the 2017 Land Bank Strategic Plan; and

**BE IT FURTHER RESOLVED**, that the Executive Director, with the assistance of general counsel and staff, is empowered to promulgate such rules, regulations, and procedures as may be necessary to implement these policies.

**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.

## **Appendix 5: Disposition Policies**

### **Overview and General Information**

This policy is intended to create a unified and consistent approach to disposition of real property owned by City of Philadelphia, the Philadelphia Land Bank, the Philadelphia Redevelopment Authority and the Philadelphia Housing Development Corporation, and each has adopted this policy document. (For ease of use the City and these agencies are sometimes collectively referred to as “The City” throughout this document and property owned by the City and each of these agencies is sometimes collectively referred to as “City-owned property”). In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to the City and these agencies when disposing of surplus property as well as information to individuals and organizations considering the acquisition of property owned by the City or these agencies.

### **Guiding Principles**

The goals of this policy and the disposition of City-owned property are to:

- Encourage the development and reuse of vacant properties consistent with the Land Bank Strategic Plan, the City of Philadelphia’s Comprehensive Plan, Philadelphia 2035 and other City-adopted plans.
- Eliminate blight and revitalize neighborhoods
- Strengthen the City’s tax base
- Sell properties at fair market value if the proposed use is a strictly private one
- Support the production of affordable and workforce housing units
- Support and preserve open space and urban agriculture
- Support City goals by conveying properties at a discount if the proposed use will provide significant community benefits
- Convey land through a predictable, timely and transparent process
- Encourage timely development and discourage real estate speculation

The City and these agencies will consider these goals when making decisions regarding the disposition of their property.

### **Applicability**

The City, the Land Bank, Redevelopment Authority and Philadelphia Housing Development Corporation will remain responsible for their own decision-making and adherence to this policy during the disposition process. The City will make available to the public only those properties which are not dedicated to a public use or being held for particular City-desired programs or projects.

The City may elect not to convey a requested property. The City will communicate to any applicant who submitted a complete expression of interest and a complete property application for an available property the reason(s) why the property is not being sold.

Requests received for purchase of City property which were submitted before this policy becomes effective may be processed under the December 2014 “Policies for the Sale and Reuse of City Owned Property” if the land holding agency has committed the property to that applicant by issuing a Commitment Letter or presenting the applicant an agreement for sale and development of the property. This policy will become effective 30 days after adoption by Council.

### **Qualified Purchasers and Bids**

All purchasers of City-owned property must fulfill their commitments to the City and to their neighbors, which includes paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

A Qualified Purchaser is defined as an individual or organization who

- Does not owe back taxes to the City or is in a current payment agreement
- Is current with all other City-related obligations (e.g., PGW, Water Department) or is in a current payment agreement
- Does not own, or have an interest in, any property that is subject to any significant unremediated violation of City codes and ordinances

All purchasers must submit disclosures as required by the City. Failure to submit disclosures or to provide accurate information in the form requested will result in the denial of the application.

A Qualified Purchaser has submitted a Qualified Bid if the application adequately describes the purchaser's plans for the property. That use must be consistent with applicable City plans, including Philadelphia2035, and the applicant must demonstrate financial and operational capacity to carry out the plans. Plans that require zoning variances or other city land use approvals may be processed as a Qualified Bid if the underlying project proposal is supported by the landholding agency. The detail required of the applicant will be different depending on the proposed use. For example, the use description and capacity required for the purchase of a side yard will be different than that required for a large commercial or residential development.

### **Appropriate and Timely Development of Properties**

The City expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance. Generally, construction should commence within three months from the date of conveyance and should be completed as defined by agreement. To ensure that these expectations are met, the City will place conditions or restrictions on property it conveys to achieve the agreed-upon outcome and will monitor these agreements until construction is complete. Proposed uses must be consistent with the City of Philadelphia's Comprehensive Plan, Philadelphia2035 and other City-approved and accepted plans, and all new owners are required to comply with all City, state and federal codes, regulations and statutes.

### **Site Control: Options and Property Reservations**

The City recognizes that developers often require legally recognizable site control as part of the development process. The City may execute contingent agreements of sale, property reservation agreements or option agreements to allow developers to pursue financing and other approvals necessary for development.

Agreements or contracts for this purpose must meet the following conditions:

- The applicant must be a Qualified Purchaser
- For each proposed project, the City will determine the length of time it will allow for that agreement or contract and may renew the agreement or contract at its discretion
- The applicant may not occupy or use the property unless approved in writing by the City
- A fee will be due upon execution (nonprofits and city-supported projects may be exempt from a fee) and an additional fee may be imposed for extensions of the agreement or contract. **AFFORDABLE HOUSING DEVELOPMENT PROJECTS WILL BE EXEMPTED FROM PAYING A FEE**
- The contract terms will be public information

Site Control options will be issued only for those projects which the City deems feasible and which the City can recommend for approval by City Council after the developer secures the necessary entitlements, financing, tenants and/or approvals.

**Public Information**

In addition to standard property transaction records that are available to the public, the City will maintain and make available for public review and inspection:

- An inventory of real property owned by the City
- A record of all real property conveyed
- The price, the new owner and the use for which the property was conveyed

This information will be posted on the Land Bank’s website at [www.philadelphialandbank.org](http://www.philadelphialandbank.org).

**Property Conveyances to be Presented to Vacant Property Review Committee**

Each landholding agency is responsible for assuring that property transfers submitted to their respective approving body are compliant with this policy. Transactions that comply in all respects with this policy may be presented directly to the landholding agency Board of Directors or the Vacant Property Review Committee for final action.

Redevelopment Authority or Land Bank transactions which deviate from, or are not addressed in, this policy will be presented to the Vacant Property Review Committee at a regularly scheduled public meeting for its review and recommendation. Reviews are required, for example, for applicant requests related to pricing, non-conforming property uses and issues involving application or interpretation of this policy. The Committee will thereafter direct its recommendation to the Redevelopment Authority or the Land Bank Board of Directors and this recommendation will be documented in the records of that agency’s formal decision process; however, the final decision will be made by the agency itself.

Applicants whose proposed transactions require Committee review will be notified when their request is scheduled for consideration, and be given the opportunity to present information and documents to the Committee. As noted below under the General Sales provisions of this policy, when a purchaser offers less than the asking price for a property, and the City negotiates a final sales price, that sale price must receive approval from both the Vacant Property Review Committee and the landholding agency Board of Directors or the Commissioner of Public Property, as applicable.

The Land Bank shall establish an appeal process for its properties wherein an affected individual or an organization may request reconsideration of a decision made by the Land Bank and submit evidence relevant to determinations on general eligibility, eligibility for reduced or nominal pricing, the value of a property, and compliance with terms or conditions of sale. Any such appeal will be heard by the Vacant Property Review Committee and the Committee will make its recommendation to the Land Bank Board.

## **Ethics**

Home Rule Charter and Philadelphia Code requirements

The City of Philadelphia is committed to ethical and transparent processes for the disposition of property. All real estate transactions are governed by City and State laws and rules that generally prohibit, among other things, conflicts of interest, the disclosure of confidential information, and the representation of a person or organization by a City official or employee in a transaction with the City.

## **Financial Assistance**

Any grant, loan, tax incentive, bond financing subsidy (for land purchase or otherwise), or other form of assistance that is realized by or provided to a person in the amount of \$50,000 or more through the authority or approval of the City is by law considered Financial Assistance under Chapter 17-1400 of the Philadelphia Code. Financial Assistance recipients must meet eligibility requirements by disclosing their political contributions. Financial Assistance includes the transfer of City property for less than market value. Recipients of Financial Assistance must comply with campaign contribution limits and must disclose campaign contributions for five years after receiving Financial Assistance. They must also disclose solicitations for any reason from any City official. For more information on these requirements, please see [www.phila.gov/integrityworks](http://www.phila.gov/integrityworks). Any person inside or outside of City government with a concern that the disposition or administration of City property is unethical or violates the City's Financial Assistance requirements should contact the City's Chief Integrity Officer at (215) 686-2178 or Inspector General at (215) 686-1770.

## **City Council Approval**

Under law, the sale of property by the City, the Redevelopment Authority and the Land Bank must be approved by City Council before the property can be conveyed.

## **Public Notice of Land Bank Board Actions**

The Land Bank will provide public notice of proposed property conveyances before those transactions are considered for approval. This notice includes the physical posting of a notice at each property, notice to interested Registered Community Organizations and publication of proposed transactions on the Land Bank's website. These notices will be provided at least ten days before any action is taken.

## **Property Sales**

The City uses several processes to sell property.

### **General Sales**

The City will publish its property inventory on the City website [www.PhillyLandWorks.org](http://www.PhillyLandWorks.org) or [www.philadelphia-landbank.org](http://www.philadelphia-landbank.org), generally with a listing price. Individual requests for properties will be accepted and reviewed on an ongoing basis.

If the City receives more than one Qualified Bid for a property, the City may provide first preference to any Qualified Purchaser whose plan provides for a public purpose (see below). If no public purpose is proposed, the City will determine the most qualified applicant or may use a Competitive Sales approach to obtain the best offer for the property.



When a purchaser offers less than the asking price for a property, purchasers must submit counter-offers through a Counter Offer Bid Form, available online at [www.philadelphialandbank.org](http://www.philadelphialandbank.org). The Vacant Property Review Committee and the agency Board must approve the final sales price.

**Competitive Sales**

Competitive Sales will invite bids for City properties. Advertising such as broker listings, the use of the Multiple Listing Service, websites or other recognized methods may be used to encourage broad participation in the sale of selected properties.

Property prices will be established using an Automated Valuation Model, a competitive market analysis or an appraisal.

Properties will be placed on the market for a period of time sufficient to allow for broad engagement by potential buyers, but for no less than 30 days.

The City retains its rights to approve or reject a Qualified Bid based on clear criteria, including price. Competitive Sales may be used where the property's AVM is \$50,000 or more or where there are multiple applicants for a single parcel.

**Direct Sales**

**For-Profit Entities**

The City may direct the transfer of property or properties to a specific entity without a competitive process when that entity has acquired a significant amount of property adjacent to the City property and intends to develop all of the property together or when an entity operates a business adjacent to or across the street from the City property and desires to expand its business.

In the case of an entity desiring to develop its property in conjunction with City property, the entity must own at least 75% of the proposed development site and, after acquiring the City-owned properties, must own 100% of the development site. If the developer does not own at least 75% of the development site, the City may give the developer a preference in the competitive bidding process for the City-owned parcels.

If a business located adjacent to or across the street from City-owned property desires to use the City-owned property to expand their business, the City may consider the impact of the expanded business to the immediate surrounding community, job creation, wage level of jobs created and other factors to determine the desirability of the business expansion. Property that is transferred directly to a specific entity without a competitive process shall be transferred at fair market value as determined by an external, independent appraisal obtained within 90 days of the date the sale is approved by the City, unless a reduction in price is merited pursuant to other sections of this policy.

The project must meet all other requirements in this policy to ensure the entity is a Qualified Purchaser and the project is in compliance with feasibility requirements.

**Nonprofit Entities**

The City may direct the transfer of property to a specific nonprofit entity that is furthering the Division of Housing and Community Development or City Planning Commission plans, goals and initiatives for building sustainable and opportunity-rich communities. The types of community development projects that are eligible for directed sales are also eligible for nominal consideration and are noted below under the price reduction section of this policy.

**Individuals**

The City may direct the transfer of property or properties to an individual or household who is eligible to purchase land under the side or rear yard program.

**Requests for Proposals/Qualifications**

If the City has a specific planned use for one or more parcels, or if certain parcels are deemed of a significant scale and/or of neighborhood or City significance, a Request for Proposals (RFP) or Request for Qualifications (RFQ) may be issued to identify and select a potential developer. This format allows the City to explain the planned use and any restrictions that might be placed on the developer or successive owners of the property. An RFP/RFQ may be developed in consultation with City Council, the City Planning Commission or other stakeholders, as appropriate. It will be advertised to encourage broad participation. Selection criteria will be included in the RFP/RFQ and may include factors such as developer capacity and proposed development outcomes as well as the price. The issuance of an RFP/RFQ does not obligate the City to select a developer or a purchaser.

**Discontinued Programs**

The City may transfer property to applicants who applied for and were awarded property under discontinued City programs for 30 days following the approval of this policy by City Council. Thereafter no property transfers will be permitted under a discontinued program. All proposed transfers must be submitted to the Vacant Property Review Committee.

**Pricing****Listing Price**

The City will publish prices for properties when it is able to confidently reflect market pricing. The City may use an appraisal to establish the price of any property. For vacant structures, the cost of repair or demolition may be considered in determining price. Information regarding the Land Bank pricing model can be found on the Land Bank's website.

The Redevelopment Authority and the Land Bank will provide the selected Qualified Purchaser of its property a sale and development agreement that includes the price for which the property will be sold. If the Qualified Purchaser does not execute this agreement within six months of receiving it, the sale price commitment will expire. The City will provide the selected Qualified Purchaser of its property a commitment letter that includes the price for which its property will be sold. If the Qualified Purchaser does not settle with the City within six months of receiving the commitment letter, the sale price commitment will expire.

**Nominal and Discounted Pricing**

The City may choose to support certain projects that serve a public purpose by conveying a property at a discounted price, including for nominal consideration. If a property is identified for one of the following uses, the City will evaluate the proposal and property request to determine if the proposed project provides significant community benefits that would merit City support in the form of the reduction in price.

Certain properties acquired with funding from Qualified Redevelopment Revenue Bonds are not eligible for discounted pricing and must be sold to private parties at fair market value. The City will indicate on its website the properties subject to this requirement.

**The following programs qualify for discounted pricing:**

**Affordable and Workforce Housing**

Developments that provide affordable or workforce housing as defined under local or federal guidelines may acquire property for a discount or for nominal consideration. Such developments do not have to be directly subsidized by the City, state or federal government to qualify for discounted pricing. Restrictions or covenants to preserve affordability will be recorded against the property.

**Economic Development Projects**

Developments that advance the City's economic development goals as articulated in the City's Comprehensive Plan, Philadelphia 2035 and other City-approved and accepted plans may be eligible for discounted pricing. The project must be deemed to have significant economic impact on the City to qualify under this section. The Commerce Department may recommend that a reduction in the purchase price be considered for a proposal that is, or will be, the recipient of significant public financial assistance or investment. A recommendation for a reduction in the purchase price shall describe the relationship between public financial assistance or investment and the recommended reduction in purchase price.

**Community Development Projects**

Developments that propose significant incremental community benefits may be eligible for discounted and nominal pricing. Community benefits may include:

- Support for existing community facilities or provision of space for new community facilities such as libraries, recreation centers, health centers, computing centers, and playgrounds
- Significant improvements to community infrastructure including the greening of schoolyards or recreation center yards or other publicly owned parcels to achieve stormwater management, public recreation, community gardening goals or urban agriculture
- Creation of new infrastructure or support for existing infrastructure to improve safety and mobility for children, seniors, and other pedestrians, including sidewalk improvements, pedestrian plazas, traffic medians, or easements for trails

Religious Institutions are not eligible for discounted pricing. However, nonprofit organizations affiliated with religious institutions may be eligible for discounted pricing if the property will be used for secular purposes only, such as a publicly accessible community facility.

### **Discounted Pricing and Self-Amortizing Mortgages**

For properties conveyed for community development purposes, the City may deed restrict the property and/or provide a self-amortizing mortgage for the difference between the market value and the discounted price. The self-amortizing mortgage will ensure that if the property is resold to another party within 10 years, the buyer will not unduly benefit from the discounted price agreed to by the City. The Vacant Property Review Committee may recommend self-amortizing mortgages for other projects that meet public purposes.

The characteristics of the self-amortizing mortgage are:

- The length of the mortgage will be 10 years from the date of conveyance
- The City will determine the market value of the property on which the mortgage is placed
- The principal amount of the mortgage is the amount of the price reduction agreed to by the City
- The purchaser will not be required to make any payments on the mortgage if the property is used in conformance with the originally agreed-upon terms for the 10-year period
- The amount of the obligation will not decrease in the first 3 years. The principal balance of the mortgage will decrease evenly over the remaining 7 years, that is, years 4-10 on a pro rata basis
- Upon completion of the 10-year term the City will satisfy the mortgage if the buyer has not transferred the property and has complied with all agreements and restrictions affecting the property
- If the purchaser sells the property before the 10-year expiration date of the mortgage, the City must receive the remaining amount owed on the mortgage before the mortgage will be satisfied
- This mortgage may be assumed by the spouse, children or grandchildren of the original purchaser

### **Open Space Programs**

Open space programs include side/rear yards, individual gardens, community gardens and community-managed open spaces, and other uses.

### **Side and Rear Program**

Goal: The City seeks to transfer surplus publicly owned vacant properties to responsible parties who will maintain the land to city codes and standards.

### **Eligible Areas/Properties/Applicants:**

The program-eligible areas are limited to US Census block groups where the median sales price of homes is less than \$75,000. The Land Bank will publish on its website a list of eligible areas on an annual basis. Median sales price for a census tract will be determined using OPA-recorded sales data for the prior six quarters. The eligibility of the area is determined at the time of the application.

Abutting lots sought by homeowners as side yards, outside of an eligible area, may be purchased at the Land Bank's established value of the property. The proposed use must conform to the City Planning Commission's recommendations for residential or accessory land use.

An applicant must be the owner of an abutting property and must be using that property as his/her primary residence at the point of application and settlement. The property to be acquired must share a common boundary at either the side or back of the applicant's property.

The property must be a vacant lot; properties with permanent structures are not eligible for this program. Properties with temporary or auxiliary structures, such as sheds, may be eligible at the discretion of the City. Applicants must not own any properties that are encumbered with outstanding taxes or municipal liens. Applicant must comply with all city building codes and health and safety ordinances on all properties the applicant owns within the City.

Applicants can only acquire one parcel from the City. Exceptions to this rule can be considered by the Vacant Property Review Committee where the combined size of the two sideyard parcels is less than 1440 square feet and if there is no other interested applicant for the additional parcel.

Parcels that create development opportunities, defined as abutting other publicly owned vacant land and/or tax delinquent vacant land, are not eligible for side/rear yards, unless the Vacant Property Review Committee in consultation with the Planning Commission determines that all City-owned abutting parcels are appropriate for side or rear yards.

If multiple applicants request a parcel under the Side/Rear Yard Program, the property will be offered to the Qualified Purchaser who submits a complete Expression of Interest first.

**Terms of Purchase:**

- Properties in eligible markets are available for nominal consideration
- Property owner must have a plan for how he/she will improve the property, including information on the proposed improvements, a budget demonstrating the anticipated costs and time for completing the work
- The City will place obligations in its deed to the purchaser to ensure that the property is improved and maintained in a manner that complies with all Philadelphia Codes.
- The applicant is encouraged to consolidate the parcels and obtain a single OPA account for the primary residence and side yard within one year.

Side Yard Exceptions: Exception to the eligible area policy will only be considered for long time owner-occupied property owners (defined as a resident who has lived in the home continuously for at least 7 years) if they are currently maintaining the vacant property. Side yards in these areas will have thirty (30) year mortgage placed on the property for the full fair market value and must be satisfied at the time of sale.

**Individual Garden Agreements**

Goal: The City supports the use of vacant land for urban agriculture that improves the quality of life in the City's neighborhoods.

The City can provide an individual or household temporary access to publicly owned land for the applicant to maintain that land for his or her personal use. The intent is to provide an interim use for the land to eliminate blight and improve safety until development is possible. An applicant must live within 500 feet of the property or up to 1,500 feet of the property with the approval of the Land Bank Board. The applicant is not required to be a homeowner. Individual gardens are temporary and the land remains available for development or available for the side yard/rear yard program if it meets the eligibility requirements.

Terms: The Individual Garden Agreement (IGA) will last for one year. Garden agreements can be renewed annually at the request of the applicant and at the discretion of the City. The City can terminate the agreement with cause, upon prior written notice to the other party. IGAs are available for \$25 per year.

**Additional requirements:**

The IGA will require the applicant to maintain the garden and to maintain the sidewalk space (public right of way) outside of the garden, including snow removal and removal of overgrowth.

**Acceptable Uses**

The applicant may enter and use the property for the following non-commercial, gardening purposes:

- To grow food, flowers, ornamental plants, and other landscaping
- To compost in rodent-resistant containers
- To place certain improvements to support the gardening use with the prior written approval of the City, such as tool sheds, fences, raised-beds, storm water storage containers, composting containers, signs and bulletin boards
- Children's play equipment that is non-permanent and shall be removed by the Gardener at the termination of the IGA
- Certain Uses Not Permitted (A complete list of prohibited uses will be included in the lease agreement)
- No permanent structures may be installed on the property
- Cars cannot be parked or repaired on the site
- Must agree not to grow any plants regulated or prohibited by federal laws on the lot

**Community Gardens and Community-managed Open Spaces**

Goal: The City of Philadelphia recognizes that community gardens encourage the productive use of vacant land, provide spaces for community building, socialization, educational, recreation and food production activities, particularly in areas of the City lacking access to quality and permanent open space. The City will support existing and established gardens that have capacity to sustain and maintain the land to ensure its viability.

**Definitions:**

A community garden is defined as one or more properties managed and maintained by a group of individuals to grow and harvest food or non-food items (such as flowers) for personal or group consumption, for donation, or for sale that is incidental in nature. A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (such as hand tool storage sheds) maintained and

used by the group. Community gardens may be used for recreational purposes, and improvements to facilitate such purposes may be allowed on a case-by-case basis upon review by the City and with community support. Community-managed open spaces are spaces available to the public and may be used for recreational purposes or passive activities.

Purpose: Gardens and Open Space requests must demonstrate how their project supports public priorities of:

- Eliminating blight
- Increasing access to produce for low-income populations
- Fostering neighborhood cohesion and a sense of community

The City makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use. Users are encouraged to take precautions against contaminants in the soil before consuming produce grown on site.

## Terms

### Types of Agreements:

**Purchase:** The City will consider selling publicly owned lots to garden organizations that commit to preserving and maintaining the land as a community garden or open space, particularly in areas with limited access to green space, fresh food and concentrations of low- and moderate-income households.

Gardens targeted for preservation must be in continuous operation (during the growing seasons) for at least five years before seeking ownership. The applicant must demonstrate to the satisfaction of the City the operational and financial capacity to maintain and manage the property. A signed letter of support by a Registered Community Organization, local Community Development Corporation, other civic association or a letter of support signed by the majority of the neighbors on the block or within a one block radius of the garden is required. Documented opportunities for neighborhood residents to access and benefit from the site is also a consideration.

Applicants with an established performance record seeking to work in the existing neighborhood can seek to acquire additional sites if they can also meet the above stated criteria.

Approved gardens will be conveyed with a deed restriction for nominal consideration. All sales agreements will have a reverter clause that allows the City to retake title if the property is no longer being operated as a garden.

### Lease:

Community gardens and community-managed Open Spaces are eligible for leases for up to one year in length, when approved by the Land Bank Board of Directors. In some instances where a proposed lessee seeks a term in excess of one year, the application must be approved by the Vacant Property Review Committee and City Council.

Gardeners can also work with existing nonprofit partners to lease land from the City for a one time application fee per lease, in recognition of the beneficial community impact. The City shall provide 60 day notice as if a lease will be terminated or a lease not renewed. The City can at any time at its sole discretion deny any lease or purchase agreement in the interest of preserving other development opportunities.

**Requirements for Community Gardens:**

- Leases may be held by nonprofit organizations or unincorporated nonprofit associations
- Entity must secure and maintain insurance acceptable to the City that names the landholding agency and the City as additional insureds
- Entity must provide maintenance and use plan which demonstrates its obligation to maintain the lot in a clean, safe, secure and sanitary condition, free of weeds, trash, debris, garbage, vermin and rats
- Entity must comply with all existing codes and rules regarding vacant lots
- Entity must obtain and pay for any and all permits and approvals required by the City to construct or operate the site
- Lot cannot be used to park, keep or store any motor vehicle, trailer, or boat at any time
- Lot cannot be used to keep pets, animals or livestock on the lot
- Lot cannot be used to store building materials to be used off site. If intended for onsite use, materials must be used within 14 days
- Entity must monitor all activities on the lot and not permit gardener or neighbors to convene, children to play, or community events to be held on the lot before 5 AM or after 10 PM
- Entity must maintain the area within the public right-of-way, including both snow removal and removal of trash and debris to allow for passable sidewalks
- Entity must agree not to grow any plants regulated or prohibited by federal laws on the lot
- Entities must agree in the lease to use the property at their own risk and accept the property "As-is"

**Acceptable Uses:**

The gardeners may enter and use the property only for the following non-commercial, gardening purposes:

- To grow food, flowers, ornamental plants, and other landscaping
- To compost in rodent-resistant containers
- Social and business activities of gardeners
- Construction improvements such as tool sheds, fences, raised beds, storm water storage containers, composting containers, signs and bulletin boards may be allowed with the prior consent of the City. All improvements will be discussed and agreed upon at the time of leasing.



**Appendix 6: Current Property Disposition Processes**

Landholding agencies property review processes

<u>Land Bank</u>	<u>VPRC</u>	<u>PRA</u>
(1) Request Received and Applicant Contacted to complete an application	(1) Request Received	(1) Request Received and Applicant Contacted
(2) Staff Review application package (project, financing, tax clearance & disclosures)	(2) Staff Review Applicant's Request	(2) Staff Review and obtain Tax Clearance & Disclosures
(3) City Council Support	(3) City Council Support	(3) City Council Support
(4) Vacant Property Review Committee	(4) Tax Clearance & Disclosures	(4) Staff Review of development package (project & financing)
(5) Draft Purchase Agreement to Applicant to execute (price & project defined)	(5) Vacant Property Review Committee	(5) Draft Redevelopment Agreement to Applicant to execute (price & project defined)
<b>(6) City Council Resolution</b>	(6) Offer Letter Signed by Applicant	(6) PRA Board Approval
(7) Land Bank Board Approval	<b>(7) City Council Resolution</b>	(7) Review by Planning Commission
(8) Documentation prep and review title report for settlement	(8) PRA Board Approval	<b>(8) City Council Resolution</b>
(9) Property Sold	(9) Deed Prep by VPRC staff	(9) Documentation prep and review title report for settlement
<b>Note:</b> All disposition requests are submitted through the <a href="http://philadelphialandbank.org">philadelphialandbank.org</a> website. The City's goal is to transfer all properties into the Land Bank. Until such time, the current flow charts highlights the processes managed by each land holding entity. Properties valued at greater than \$50,000 require a competitive bidding process. Requests for properties that are less than \$50,000 and where there is only one bid, follow the process outlined here.	(10) City Law Department Review of Deed	(10) Property Sold
	(11) Public Property Commissioner Signs Deed	
	(12) Documentation prep and PRA prep for settlement	
	(13) Property Sold	

## Appendix 7: Ethics Policies

A Member of the Land Bank Board who in the discharge of the Member's official duties has one of the following "Conflict Issues":

- (1) an adverse interest as defined in the State Adverse Interest Act (71 P.S. § 776.1 et seq.);
- (2) a conflict of interest as defined in the Public Officials and Employees Ethics Act (65 Pa.C.S.A. § 1101 et seq.); or
- (3) a conflict of interest or representation involving a business colleague as prohibited by the City Ethics Code (Philadelphia Code §§ 20-602(5), 20-607, 20-608(c))

shall take the following actions as soon as possible and before Land Bank action occurs to make public the nature and extent of the financial interest, contract interest, or business relationship at issue:

- (a) Prepare a letter that:
  - 1) includes the Member's name and position;
  - 2) identifies the relevant matter on which the Land Bank is taking action (such as specific property being considered for transfer);
  - 3) describes the circumstances (including relevant relationships and financial interests) giving rise to the Conflict Issue;
  - 4) describes the relevant duties that that would normally require the Member or the Land Bank to take official action;
  - 5) includes a statement that the Member disqualifies himself/herself from official action related to the Conflict Issue, including participating in preliminary discussions and review as well as final votes and decisions.
- (b) Cause one (1) copy of such letter to be delivered by certified mail to each of the following: the Chair of the Land Bank; the Executive Director of the Land Bank; the General Counsel of the Board of Ethics; and the Commissioner of the Department of Records.
- (c) Abstain from taking official action and remove himself/herself from the opportunity to influence in any manner the Land Bank's actions related to the Conflict Issue. This includes leaving the room while the Land Bank Board considers the matter.

The Chair of the Land Bank shall cause such letters to be read at the first public meeting after the disclosure letter has been sent and also to be attached to the meeting minutes. At subsequent meetings on which action is taken relating to the Member's Conflict Issue, the Chair shall note the Member's disclosed Conflict Issue and disqualification from related official action. The Chair shall exclude the Member from any participation, including votes, deliberations, and other official action related to the Member's Conflict Issue. When the Chair of the Land Bank is the individual filing a disclosure and disqualification letter, another officer of the Land Bank shall carry out the duties described for the Chair in this Paragraph.

The agenda for Land Bank meetings is set 10 days before the Board meeting. Upon receipt of a copy of the agenda, Members should review it for potential Conflict Issues, and if they discover any, should immediately follow this public disclosure and disqualification procedure.

In the event that a Member becomes aware of a conflict just before the Board meeting, that Member shall publicly announce his/her financial interest in the matter, state that he/she will not participate in the matter, leave the room during consideration of the matter and file the required letters within 5 days after the Board meeting.

Any Member who is unsure whether he or she has a Conflict Issue or who has questions about this procedure should contact the Land Bank's General Counsel.

## **Appendix 8: Summary of Public Comments**

After publishing the draft Strategic Plan on Dec. 21, 2016, the Land Bank received comments from the public at a hearing held on Jan. 5, 2017, and via email at [landbank@phila.gov](mailto:landbank@phila.gov). Those comments summarized in plain English (denoted in bold), and the Land Bank's responses, are below.

**(A) The target for the number of properties to be made available for the lowest income bracket of affordable housing should be increased.**

Following significant public comment on this topic the Land Bank revised the draft Strategic Plan to double the number of properties targeted for disposition for affordable housing for households below 30 percent of AMI. Because the capacity of the Land Bank to dispose of properties remains unchanged, the increase for below 30 percent of AMI was achieved by reductions in the properties targeted for 60-120 percent of AMI and non-income restricted.

**(B) Publicly owned land should be transferred to the Land Bank as quickly as possible.**

Interagency transfers are a very labor-intensive process. This plan proposes the transfer of all public owned land over five years. The transfer schedule in the Strategic Plan is a realistic timeline given current staffing levels.

**(C) The Land Bank should be more aggressive in acquiring privately held, tax delinquent properties where redevelopment opportunities exist.**

Acquiring privately held, tax-delinquent parcels requires funding, staffing and consensus with the Finance Department to complete the transaction. The current acquisition targets reflect anticipated funding and staffing levels. The Land Bank will prioritize acquisitions where redevelopment opportunities, including affordable housing and urban agriculture, exist over those where no redevelopment opportunity exists.

**(D) The Land Bank should be fully funded and staffed.**

The Land Bank's funding and staffing levels are a function of the annual budget process, not the strategic planning process.

**(E) There should be neighborhood level distribution goals for green space.**

The Philadelphia City Planning Commission, Office of Sustainability, Parks and Recreation Department and the Land Bank will continue to work to expand greenspaces in Identified areas of need.

**(F) The Land Bank should support accessible and visitable affordable housing.**

The Land Bank does support accessible and visitable affordable housing. Virtually all of the Land Bank property dispositions for affordable housing will also require a funding subsidy from the City that brings with it accessibility and visitability requirements.

**(G) The Land Bank should be easy, accessible, transparent and accountable.**

The Land Bank agrees with this statement and strives to meet this goal.

**(H) The Land Bank should be applauded for setting defined targets for levels of housing affordability.**

The Land Bank appreciates the comment.

**(I) The Affirmatively Furthering Fair Housing model should not be implemented.**

Affirmatively furthering fair housing is a requirement under federal law.

**(J) Land Bank properties should not be used for the highest use, as in how much money the City can make, but should be used for the people who live in the neighborhood.**

Both the acquisition and disposition targets of the Land Bank include uses with limited revenue generation potential such as affordable housing, side yards, gardens and urban agriculture.

**(K) The Plan has too much emphasis on using vacant lots as side yards and there should be stronger protections to enable the temporary use of side yards to be converted to permanent developed uses.**

Once a side yard is conveyed to an adjacent property owner the parcel can be used as the owner desires, subject to the zoning code. To ensure that realistic development opportunities are not lost to side yards, the disposition policy limits the conveyance of property for side yards in high opportunity neighborhoods.

**(L) Community Development Corporations should be at the forefront of determining future land uses.**

The Land Bank seeks to align its work to district plans and city-approved neighborhood plans, many of which were developed by a local CDC. In addition, more than 40 percent of properties conveyed by the Land Bank are anticipated to be for affordable housing. It is very likely that community development corporations will have a significant role in development of that housing.

**(M) There should be more notification about Land Bank meetings.**

The Land Bank seeks to provide sufficient public notice through its website, social media, newspaper advertising and meeting notices posted in its office.

**(N) Land acquired by PHA in Brewerytown by eminent domain should have been put into the Land Bank.**

PHA is acquiring properties for redevelopment efforts it is leading and so transferring properties into the Land Bank for future transfer back to PHA would not have been a good use of resources.

**(O) Tax delinquent commercial properties should be prioritized for acquisition.**

The Land Bank cannot acquire occupied properties, whether business or residential. Vacant commercial land will be considered in high opportunity areas.

**(P) The Vacant Property Review Committee should not be part of the Land Bank process.**

The participation of the Vacant Property Review Committee in the Land Bank process is outlined in the ordinance that created the Land Bank.

**(Q) The acquisition policies should be changed to allow for acquisition of a single lot in strong market neighborhoods for affordable housing.**

The acquisition policies have been amended to make clear that acquisition of a single lot in strong market neighborhoods is permissible. In year one, the Land Bank prioritized parcels that are adjacent to existing publicly owned land to maximize the total land acquired and sold for redevelopment.

**(R) Land Bank policies should be implemented more transparently.**

The Land Bank strives to meet both the letter and the spirit of the transparency provisions in the ordinance that created it.

**(S) Community gardens should be eligible as a permanent use rather than as a transitional use until market-rate development is feasible.**

Community gardens are eligible as a permanent use. The Land Bank proposed disposition policies allow for property to be conveyed of for community gardens, as well as one- and five-year leases.

**(T) The Plan should include a reliable path for garden groups to access land for new gardens and for preservation-ready gardens to secure permanent land ownership or access.**

The Land Bank is currently working on a project with the Neighborhood Gardens Trust to achieve these goals.

**(U) The Land Bank should support community gardens through the acquisition of privately owned, tax delinquent parcels.**

The Land Bank's acquisition targets include properties for gardens and open space.

**(V) The Plan should include text and analysis around equity and food justice, be aligned with the Phila2035 goal to provide convenient access to healthy food and incorporate food security into analysis of need and opportunity.**

The Land Bank recognizes the importance of equity, food justice and food security, as well as convenient access to healthy food. It is for this reason that the Land Bank's disposition targets include nearly 200 properties for gardens and open space. In the interest of completing the 2016 Strategic Plan in a timely fashion, the Land Bank will consider this comment for the 2017 Strategic Plan.

**(W) There should be clarity around staffing of the Land Bank and the amount of time necessary to process property requests.**

Staffing is a function of the annual budget process. The amount of time necessary to process a property request is dependent on many factors, including the end use and the capacity of the requestor.

**(X) There should be assurances that once a property is in the Land Bank it cannot go to Sheriff's sale.**

Once a property is in Land Bank ownership it cannot go to Sheriff's sale.

**(Y) The Land Bank should show which Council Districts have put land into the Land Bank.**

Property ownership – Land Bank, City, Philadelphia Redevelopment Authority and Philadelphia Housing Development Corp. – by Council district is available at [phillylandworks.com](http://phillylandworks.com).

**(Z) The Land Bank should incorporate fair housing concerns as articulated in the City's Assessment of Fair Housing.**

The Strategic Plan does align the work of the Land Bank with the City's Assessment of Fair Housing (AFH). The AFH is a framework for ongoing housing and community development activities, and as such its goals and strategies are broad in nature. They are intended to inform decision-making, not set a series of targets to be met. That said, the Strategic Plan includes advancing the goals of Affirmatively Furthering Fair Housing, including creating affordable housing opportunities in strong markets.

**(AA) Mapping in the Plan should be revised to reflect eviction and housing quality data.**

While the work of the Land Bank can further the goal of producing affordable, accessible housing, it cannot address evictions or substandard housing conditions. Accordingly, maps reflecting eviction and housing quality data are not included in the Strategic Plan.

**(BB) There should not be another tax lien securitization.**

The City has not scheduled another tax lien securitization. The Land Bank will seek to be part of any discussion regarding any future tax lien securitization.

**(CC) Funding dedicated to the Housing Trust Fund should be doubled.**

Funding for the Housing Trust Fund is an issue beyond the purview of the Land Bank Strategic Plan.

**(DD) The Land Bank should commit in the Plan to participating in work in progress around mitigating environmental contamination on public land; analysis of existing garden data; and development of an urban agriculture strategic planning process.**

In FY17, the Land Bank began to collaborate with other City, nonprofit and community-based entities continue to address these issues. The Land Bank will continue to participate in these efforts.

**(EE) The Land Bank should prioritize the equitable distribution of a range of community beneficial uses and resources.**

The majority of the properties targeted for acquisition and disposition fall into categories that could be described as community beneficial uses.

**(FF) Section 8 and other affordable housing should not be forced on Northeast Philadelphia.**

The City of Philadelphia and the Land Bank support the availability of diverse housing options in all Philadelphia neighborhoods. The use of Housing Choice (Section 8) vouchers is governed by federal law.

**(GG) Abandoned and vacant properties in distressed neighborhoods should be a Land Bank priority, especially for acquisitions attached to an equitable housing plan.**

Properties for affordable housing comprise a significant amount of the Land Bank's target for acquisitions and dispositions.

**(HH) The Assessment of Fair Housing is a draft and the City did not follow Federal procedures in developing it, and thus it should not be aligned with the Land Bank Strategic Plan.**

The Assessment of Fair Housing (AFH) is a critical component of meeting the statutory requirement to affirmatively further fair housing, and as such the Land Bank has aligned its Strategic Plan with the AFH.

**(II) The comment period was too short and the time and location of the public hearing was inconvenient.**

The ability to provide comments on the Strategic Plan in person, via email and via U. S. Mail, the location of the public hearing at a central location conducive to public transit and the scheduling of the hearing to extend past usual business hours were all intended to provide the public with as much opportunity as possible to comment on the draft Strategic Plan.

**(JJ) The City cannot afford the discounts the Land Bank offers on properties sold for affordable housing.**

The City currently spends \$20 million annually to address public safety and maintenance concerns for abandoned blighted properties. The City also forgoes millions of dollars in tax revenue due to lack of payment by property owners. The Land Bank provides a strategy to address the blight and bring the land back to productive use, reducing public cost and increasing tax revenue. While the Land Bank has set aggressive targets for the acquisition and disposition of property for affordable housing, it also envisions a significant number of acquisitions and dispositions to support market-rate housing and business expansion where the sale price will be at fair market value.



**BOARD FACTSHEET**

Meeting of April 12, 2017

Conveyance of City Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 5<sup>th</sup> Councilmanic District Office.
- Pursuant to City Council Resolution No. 170211, adopted on March 9, 2017, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

**PROPERTY INFORMATION:**

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

EXHIBIT "A"

5th Councilmanic District Properties

836 N 16th St  
838 N 16th St  
1605 N 33rd St



**RESOLUTION NO.**

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

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

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

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

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

**WHEREAS**, pursuant to City Council Resolution No. 170211, adopted on March 9, 2017 (with respect to the 5<sup>th</sup> Councilmanic District Office), the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

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

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

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

**EXHIBIT "A"**

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

5th Councilmanic District Properties

836 N 16th St  
838 N 16th St  
1605 N 33rd St



BOARD FACTSHEET  
 Meeting of April 12, 2017  
 Approval of Construction Agreement  
 Robert Ganter Contractors, Inc.  
 Haddington Community Center Roof Replacement

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**NATURE OF TRANSACTION:**

The approval of a Construction Agreement between the Authority and Robert Ganter Contractors, Inc., for the Haddington Community Center Roof Replacement project located at 5331 Haverford Avenue.

**SELECTION PROCESS:**

On January 26, 2017, The Authority advertised the construction bid documents for the project. The Authority received two (2) bids from pre-qualified contractors. Robert Ganter Contractors, Inc. has been accepted as the lowest responsible bidder:

**Robert Ganter Contractors, Inc.**

595 Pumping Station Road  
 Quakertown, PA 18951  
 Total Base Bid: \$242,000  
 EOP: 10-15 % MBE; 7-10% WBE

**United States Roofing Corp.**

910 E. Main Street, Suite300  
 Norristown, PA 19401  
 Total Base Bid: \$303,960  
 EOP: 10-15 % MBE; 7-10% WBE

**BACKGROUND/FINANCING:**

The project will be funded with City Capital funds as outlined in the executed Subgrant Agreement between the Authority, City of Philadelphia and PAID. The Agreement allows for funds to be transferred to the Authority for various capital improvement projects.

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

Prepared by: Robert LaBrum

Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN AGREEMENT WITH ROBERT GANTER CONTRACTORS, INC., FOR CONSTRUCTION SERVICES FOR THE HADDINGTON COMMUNITY CENTER ROOF REPLACEMENT AT 5331 HAVERFORD AVENUE**

**WHEREAS**, the Authority advertised construction bid documents seeking responses from qualified contractors willing and capable of performing the Haddington Community Center Roof Replacement at 5331 Haverford Avenue (the "Property");

**WHEREAS**, Robert Ganter Contractors, Inc., submitted its response to the bids, outlining their extensive experience. Robert Ganter Contractors, 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 Agreement with Robert Ganter Contractors, Inc., for the Haddington Community Center Roof Replacement located at 5331 Haverford Avenue (the "Property"), with a maximum compensation not to exceed Two Hundred Sixty-Six Thousand Two Hundred Dollars (\$266,200), which represents the total base bid plus a ten percent (10%) contingency.

**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.

**Haddington Community Center**  
**5331 Haverford Avenue**



**BOARD FACTSHEET**

Meeting of April 12, 2017

Selection of Redeveloper – 4016-4024 Powelton Avenue  
(including 46-48 Wiota Street)

**NAME OF DEVELOPER/APPLICANT:** AJR Endeavors, LLC

**Nature of Transaction:** Selection of developer for the construction of eight (8) single family homes. Three (3) – 2,550 s.f. - 4 bedroom / 3.5 bathroom properties will be built on 4016-4024 Powelton Avenue. Five (5) – 2,215 s.f. - 3 bedroom / 2.5 bathroom properties will be built on 46-48 Wiota Street. The properties are located within the Belmont Unit No. 3 Urban Renewal Area.

**Legal Entity/Other Partners (if applicable):** AJR Endeavors, LLC

- James Robertson – Principle Member, 51%
- Anthony Fullard, Principle Member, 29%
- Rodney Ross, Principle Member, 20%

**Mailing Address:** 2441 South Garret Street, Philadelphia, PA 19445**PROPERTY INFORMATION:** 4016-4024 Powelton Avenue (Including 46-48 Wiota Street)**Description:** 11,670 sq. ft., vacant lot      **Zoning:** RSA-5      **Use:** Residential**Disposition Value:** \$465,400.00

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in Summer, 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

## Item IV (a)

City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with ranges at MBE – 15% and WBE – 10%.

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

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

**RESOLUTION NO.**

**RESOLUTION SELECTING AJR ENDEAVORS, LLC, AS REDEVELOPER OF 4016-4024 POWELTON AVENUE (INCLUDING 46-48 WIOTA STREET) LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, BELMONT UNIT NO. 3 URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that AJR Endeavors, LLC, is hereby selected as Redeveloper of 4016-4024 Powelton Avenue (including 46-48 Wiota Street), located within the West Philadelphia Redevelopment Area, Belmont Unit No. 3 Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Four Hundred Sixty-Five Thousand Four Hundred Dollars (\$465,400.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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



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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ 2,500,000.00	Robert Roskamp	Y	Y
Acquisition Financing	\$ 150,000.00	James Robertson	Y	Y
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 2,650,000.00</b>			

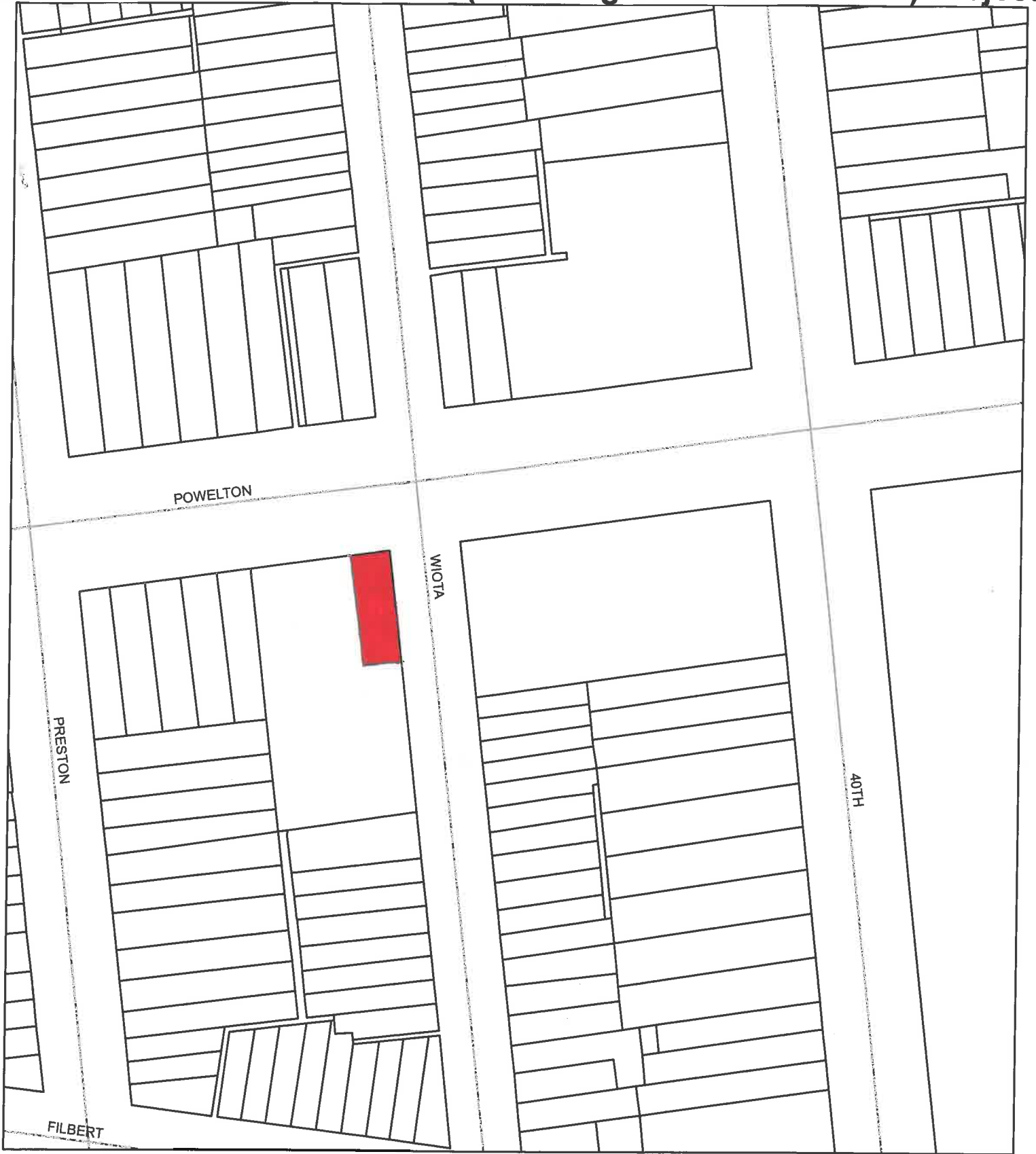
**Uses: Provide estimated costs to redevelop property**

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>		
Acquisition Cost (include closing cost)	\$ 475,000.00			
Holding Costs	\$ 10,000.00			
Construction Costs	\$ 2,105,000.00			
Design/Engineering Costs	\$ 50,000.00			
Legal Costs	\$ 10,000.00			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Uses</b>	<b>\$ 2,650,000.00</b>			



Address: 4016-24 Powelton Avenue (Including 46-48 Wiota Street)

# AJR Endeavors, LLC 4016-4024 Powelton Avenue (Including 46-48 Wiota Street) Project



Prepared by Tracy Pinson-Reviere  
March 24, 2017



**West Philadelphia Redevelopment Area  
Belmont Unit No. 3 Urban Renewal Area**

**BOARD FACTSHEET**

Meeting of April 12, 2017  
 Selection of Redeveloper  
 3715 Mount Vernon Street

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**NAME OF DEVELOPER/APPLICANT:** LM Real Estate, Inc.

**Nature of Transaction:** Selection of developer to construct a single family residential dwelling consisting of 4-bedrooms located within the Mantua Urban Renewal Area.

**Legal Entity/Other Partners (if applicable):** LM Real Estate, Inc.

- Sarah Piroli – President
- Ronald Piroli – Vice President

**Mailing Address:** 8401 Ardmore Avenue, Wyndmoor, PA 19038

**PROPERTY INFORMATION:** 3715 Mount Vernon Street

**Description:** 919 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Residential

**Disposition Value:** \$20,000.00

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in summer of 2017 with construction completion within twenty-four months.

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

Per Chapter 17-1602 of the Philadelphia Code, an Economic Opportunity Plan is not required for this project as it exclusively involves the development of a single-family home. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

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

**RESOLUTION NO.**

**RESOLUTION SELECTING LM REAL ESTATE, INC., AS REDEVELOPER OF 3715 MOUNT VERNON STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that LM Real Estate, Inc., is hereby selected as Redeveloper of 3715 Mount Vernon Street, located within the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Twenty Thousand Dollars (\$20,000.00); 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: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 23,000.00	Checking Account	Y	Y
Acquisition Financing	\$ 134,000.00	Rooklin Investments	Y	Y
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 157,000.00</b>			

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

Uses	Amount	Source of Estimate
Acquisition Cost (include closing cost)	\$ 21,500.00	Appraisal
Holding Costs	\$ 4,000.00	Financing Agreement
Construction Costs	\$ 125,000.00	General Contractor
Design/Engineering Costs	\$ 5,500.00	Studio III Estimate
Legal Costs	\$ 1,000.00	Financing Agreement
Other	\$ -	
Other	\$ -	
Other	\$ -	
<b>Total Uses</b>	<b>\$ 157,000.00</b>	



Address: 3715 Mount Vernon Street



# LM Real Estate, Inc. 3715 Mount Vernon Street Project



Prepared by Tracy Pinson-Reviere  
March 30, 2017



West Philadelphia Redevelopment Area  
Mantua Urban Renewal Area

**BOARD FACTSHEET**

Meeting of April 12, 2017

Selection of Redeveloper

1405 Jefferson Street and 1407 Jefferson Street

**NAME OF DEVELOPER/APPLICANT:** Temple Nests III LP

**Nature of Transaction:** Selection of redeveloper to construct a total of fifteen (15) multi-family units and one (1) management office on the parcels above along with one additional parcel that the developer currently owns.

**Legal Entity/Other Partners (if applicable):**

- The Nests at Temple III LLC – General Partner
  1. Thomas Citro – Managing Member of GP
  2. Donna Citro – Managing Member of GP
  3. Thomas E. Block – Managing Member of GP
- The Thomas E. Block Irrevocable Trust – Limited Partner

**Mailing Address:** 1504 N. Carlisle Street, Philadelphia, PA 19121 (Mgmt. Office)

**PROPERTY INFORMATION:** 1405-1407 Jefferson Street

**Description:** 3215 sq. ft., vacant lots      **Zoning:** CMX-2      **Use:** Residential

**Disposition Value:** \$190,000

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in August, 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 violations 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 TEMPLE NESTS III LP AS REDEVELOPER OF 1405 JEFFERSON STREET AND 1407 JEFFERSON STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, CECIL B. MOORE AVENUE URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Temple Nests III LP is hereby selected as Redeveloper of 1405 Jefferson Street and 1407 Jefferson Street, located within the North Philadelphia Redevelopment Area, Cecil B. Moore Avenue Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One Hundred Ninety Thousand Dollars (\$190,000.00); 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: Y/N	Documentation Attached: Y/N
Developer Equity	\$ -			
Acquisition Financing	\$ 300,000.00	Firsttrust Bank	Y	Y
Construction Financing	\$ 1,833,000.00	Firsttrust Bank	Y	Y
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 2,133,000.00</b>			

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

Uses	Amount	Source of Estimate
Acquisition Cost (include closing cost)	\$ 195,000.00	
Holding Costs	\$ -	
Construction Costs	\$ 1,700,000.00	Venco Building Group
Design/Engineering Costs	\$ 28,000.00	The Omni Group
Legal Costs	\$ 2,000.00	
Other	\$ 190,000.00	Furnishings
Other	\$ 18,000.00	Security System
Other	\$ -	
<b>Total Uses</b>	<b>\$ 2,133,000.00</b>	



# Cecil B. Moore Avenue URA 1405 and 1407 Jefferson Street



Amended January 2017

**BOARD FACTSHEET**

Meeting of April 12, 2017

First Amendment to the Redevelopment Agreement

1513 Brown Street

**NAME OF DEVELOPER/APPLICANT:** 1511-1515 Brown Street LLC

**Nature of Transaction:** The Board is asked to authorize a resolution that would amend the project scope from four (4) units to three (3) units and also allow for the construction completion date to be extended to September 25, 2018.

**PROPERTY INFORMATION:** 1513 Brown Street

**Description:** 1026 sq. ft., vacant lot      **Zoning:** RM1      **Use:** Residential

**ADMINISTRATIVE FEE:** \$750.00**COMMENTS OR OTHER CONDITIONS:**

By Resolution No. 2015-51, adopted on May 13, 2015, the Board authorized the selection of 1511-1515 Brown Street LLC as redeveloper of 1513 Brown Street. Construction never commenced as the developer was not approved to build four (4) residential rental units on the parcel. L & I required the developer decrease it to three (3) units.

Proposed Resolution and supporting information are attached (picture and map).

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic



**RESOLUTION NO.**  
**(Amending Resolution No. 2015-51, adopted May 13, 2015)**

**NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN  
RENEWAL AREA, RESOLUTION APPROVING A FIRST AMENDMENT TO THE  
REDEVELOPMENT AGREEMENT FOR 1513 BROWN STREET**

**WHEREAS**, Pursuant to Resolution No. 2015-51, adopted May 13, 2015, the Authority selected 1511-1515 Brown Street LLC as redeveloper of 1513 Brown Street (the "Parcel");

**WHEREAS**, the Authority and 1511-1515 Brown Street LLC executed a Redevelopment Agreement dated June 5, 2015, and went to settlement on December 10, 2015;

**WHEREAS**, 1511-1515 Brown Street LLC has requested that the Authority amend the Redevelopment Agreement to modify the number of residential rental units to be developed and to extend the construction completion date; and

**WHEREAS**, the Authority has carefully considered this request and other related factors.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an Amendment to Redevelopment Agreement for 1513 Brown Street, conditioned on receipt of the administrative fee, to:

1. Provide for reduction of required residential rental units to three (3) units;
2. Extend the construction completion date to September 25, 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 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.



# 1513 Brown Street



Amended April 2015

**BOARD FACTSHEET**

Meeting of April 12, 2017

Modification of Resolution No. 2015-50, adopted May 13, 2015

1029-1031 Mount Vernon Street and 1026-1028 Lemon Street

**NAME OF DEVELOPER/APPLICANT:** Yung King Lau**PROPERTY INFORMATION:**

- 1029-1031 Mount Vernon Street and 1026-1028 Lemon Street

**REQUEST:**

- Modification of Resolution No. 2015-50, adopted May 13, 2015

**BACKGROUND:**

On May 13, 2015, the Board selected Yung King Lau as the Redeveloper of 1029-1031 Mount Vernon Street and 1026-28 Lemon Street, to construct a single-family home.

After extensive research with the City Survey Division and Department of Records regarding the property legal description, it was discovered that there was an additional Seven Hundred Fifty-Six (756) square feet that the developer should be acquiring which was not included in the original fair market value appraised price of One Hundred Ninety-Five Thousand Dollars (\$195,000). Taking in account the additional square footage, the revised appraised value for the parcel was determined to be an additional Sixty-Thousand Dollars (\$60,000), for a revised total of Two Hundred Fifty-Five Thousand Dollars (\$255,000).

Because the Redevelopment Agreement has not been executed by all parties, changes will be made to that document rather than requiring an amendment. Developer is aware of and has agreed to the aforementioned modification.

Proposed Resolution is attached.

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**RESOLUTION NO.**  
**(Amending Resolution No. 2015-50 adopted on May 13, 2015)**

**RESOLUTION APPROVING A MODIFICATION TO RESOLUTION NO. 2015-50**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the following modifications to Resolution No. 2015-50, adopted on May 13, 2015, are hereby approved and, to the extent applicable, shall supplement the originally adopted resolution:

1. Modification to correct the square footage of the subject property to include an additional Seven Hundred Fifty-Six (756) square feet;
2. Modification to increase the disposition price from One Hundred Ninety-Five Thousand Dollars (\$195,000) to Two Hundred Fifty-Five Thousand Dollars (\$255,000).

**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 April 12, 2017

Selection of Developer

8306-10 State Road

**NAME OF DEVELOPER/APPLICANT:** Dominick A. Cipollini, Jr. (the "Developer")

**Nature of Transaction:** Per Resolution No. 2014-34, adopted on April 9, 2014, Developer was selected for the development of 8300-8310 State Road, a vacant, parcel bound by State Road, Pennypack Creek, the Delaware Expressway (I-95) and an industrial property abutting Ashburner Street (the "Original Parcel"). The Original Parcel, a remnant portion of an industrial park created by PIDC, contains approximately 88,961 square feet (or approximately 2.04 acres) and is severely impacted by alluvial soils created by the adjoining Pennypack Creek. Developer proposed to acquire the Original Parcel to construct a freestanding, double-face, non-accessory billboard.

Since the date of the original authorization by the Board, staff discovered that a majority of the Original Parcel abutting Pennypack Creek is undevelopable. As such, it was determined that the Original Parcel would be subdivided into two (2) parcels and the undevelopable parcel would be given to the City of Philadelphia Parks and Recreation Department to remain as open space. The remainder would be transferred to Developer for the same purpose as originally authorized - to construct a freestanding, double-face, non-accessory billboard.

The November 8, 2016 Survey District Plan, a copy of which is attached, provides for the subdivision of the Original Parcel into two (2) parcels, with Parcel "A" containing 36,026 square feet and Parcel "B" containing 52,935 square feet. Parcel "A" is the parcel to be transferred to Developer and Parcel "B" is expected to be transferred to the City of Philadelphia Parks and Recreation Department. The new street address for Parcel "A" is 8306-10 State Road, Philadelphia, Pennsylvania.

**Legal Entity/Other Partners:** Keystone Outdoor Advertising Co., Inc.

**PROPERTY INFORMATION:** 8306-10 State Road, Philadelphia, PA

**Description:** 36,026 sq. ft., vacant lot    **Zoning:** I-2    **Use:** Industrial

**Disposition Price:** \$50,000

The price, approved by the Authority, was established by an independent appraiser. Despite the fact that square footage of the Original Parcel has been reduced, the purchase price was not adjusted or reduced.

**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.

**COMMENTS OR OTHER CONDITIONS:**

Developer is responsible for securing all permits, authorizations and approvals for the project, including those from the Pennsylvania Department of Transportation relating to signage.

Commencement of construction of the proposed project is estimated to start in November, 2017, with construction completion within eighteen (18) months thereafter. Notwithstanding the above, Developer is entitled to terminate the Development Agreement if it is not able to obtain all permits and authorizations for the project or it is not able to resolve the issues, if any, relating to the "Existing Driveway Easement" as identified on the Survey Plan. Developer understands and agrees that it is required to take title to the parcel subject to the "Existing Driveway Easement."

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

Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is required for this project given the construction budget exceeds \$100,000. Developer has indicated that it may seek an exception from the Office of Economic Opportunity as it believes there are no viable diversity businesses for the relevant trade(s). This developer is new to the PRA, and therefore, no past performance has been recorded.

Proposed Resolution and supporting project information are attached (budget, survey plan and photographs).

Prepared by: Ryan Harmon



**RESOLUTION NO.**

**(Rescinding and Restating Resolution No. 2014-34, adopted April 9, 2014)**

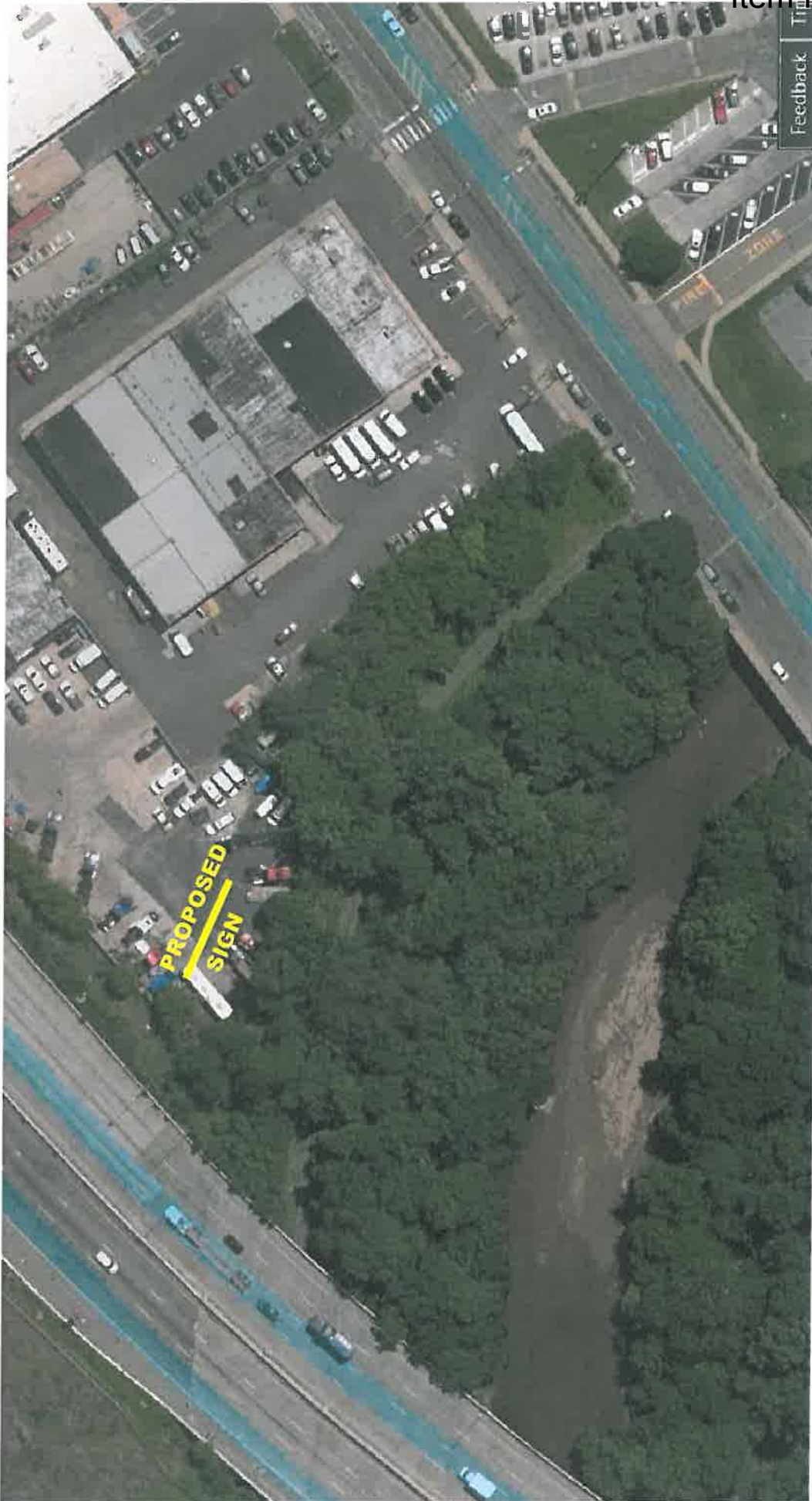
**RESOLUTION SELECTING DOMINICK A. CIPOLLINI, JR. AS DEVELOPER OF 8306-10 STATE ROAD**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Dominick A. Cipollini, Jr. is hereby selected as Developer of 8306-10 State Road and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Fifty Thousand Dollars (\$50,000); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer's approved plans; further authorizing the execution, delivery and recording of the Development Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

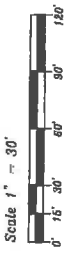
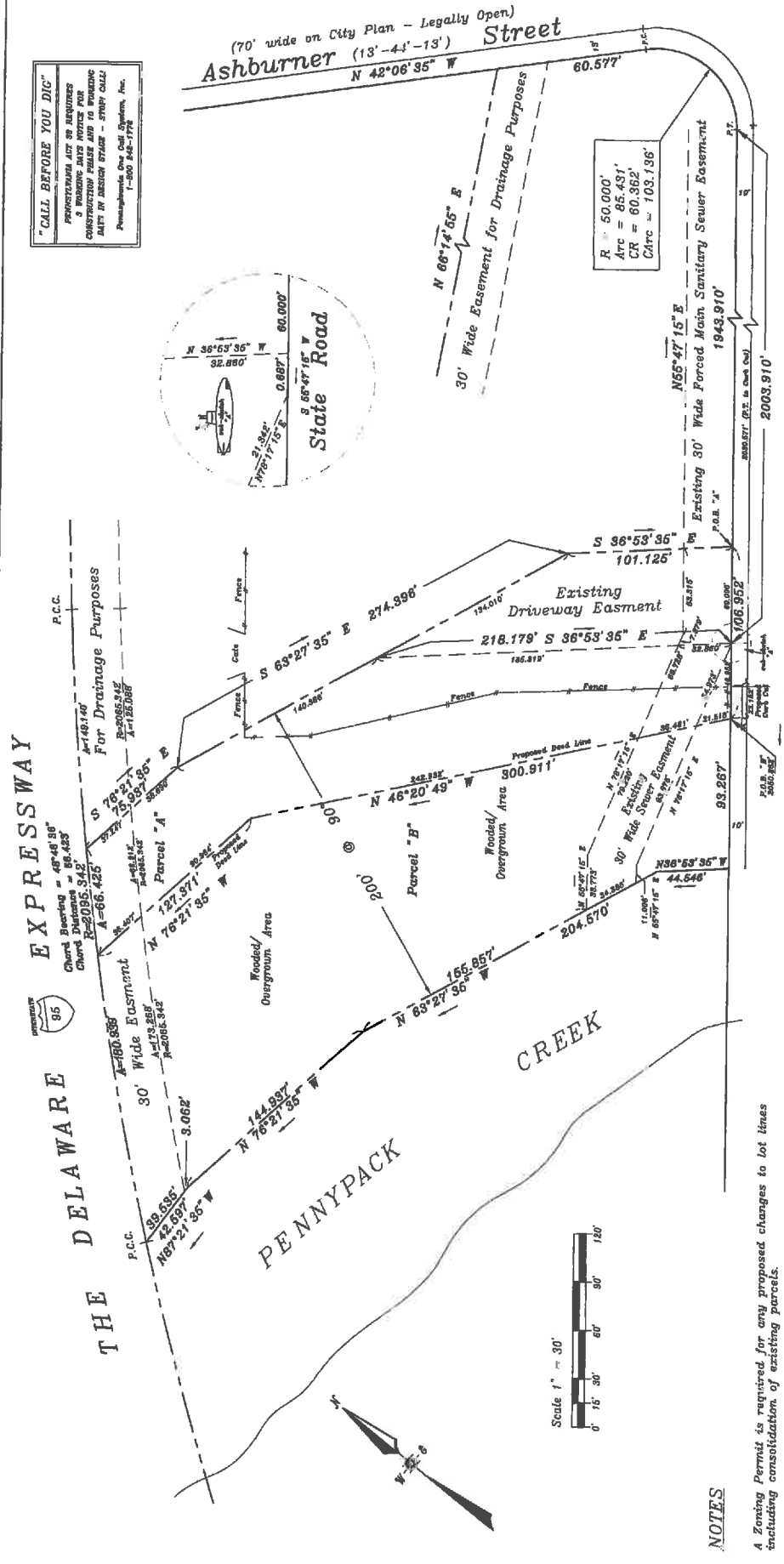
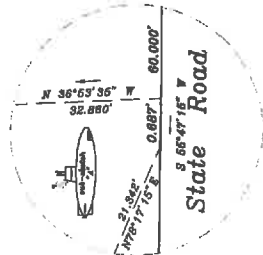
Item IV (f)







**"CALL BEFORE YOU DIG"**  
 PENNSYLVANIA LOT OR RIGHTS  
 & BOUNDARY DATA NOTICE FOR  
 CONSTRUCTION PURPOSES AND TO PREVENT  
 DAMAGE TO UNDERGROUND UTILITIES  
 CALL 800-488-1778  
 Pennsylvania One Call System, Inc.



**NOTES**

A Zoning Permit is required for any proposed changes to lot lines including consolidation of existing parcels.  
 Attention is called to the zoning requirements for 1-2 in the "Philadelphia Code," as amended.  
 Plan made in accordance with instructions of Joseph A. Felici.  
 All distances shown are Philadelphia District Standard (DS).  
 For all Flood Plain information please contact "The City Planning Commission."  
 This Survey and Plan was completed without the availability of a recent Title Report and is subject to any facts that may be disclosed by a full and accurate title search.  
 This Plan to be used for Title purposes only.  
 Property address: 8300-8310 State Road (OPA #652403805)

Parcel	Square Feet
Parcel "A"	35,026
Parcel "B"	52,805

**Survey And Plan**  
 Of Property  
 Made For  
 Keystone Outdoor Advertising, Co., Inc.  
 65th Ward  
 City of Philadelphia  
 Commonwealth of Pennsylvania

Michael A. Labrum, P.L.S.  
 PA. Registration No. SD-075218  
 Surveyor and Regulator  
 Fourth Survey District  
 1701 W. Bowler Street  
 Philadelphia, Pa. 19115  
 215-686-0550  
 November 8, 2016

Order # 44-17 Plan: C Checked by: M.A.L. Ref: Plans: V44-868, V44-869, V44-863, P-1168, P-1169, P-1101  
 C.P. # 282 (sheet 4) Registry Plat: 1987/138;  
**V44-1291**



## BOARD FACTSHEET

Meeting of April 12, 2017

Amendatory Agreement

1408-24 N. 31<sup>st</sup> Street, 1415-37 N. 31<sup>st</sup> Street and 1421-27 N. 32<sup>nd</sup> Street (incl. 3129-45 W. Master Street), Philadelphia, Pennsylvania

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**NAME OF DEVELOPER/APPLICANT:** Westrum BT2, L.P. ("Redeveloper")

**Nature of Transaction:** At the request of the Redeveloper, the Board is asked to authorize a resolution that (i) removes a prevailing wage obligation from a Redevelopment Agreement dated May 6, 2005 (the "Redevelopment Agreement"), as amended by that certain Ratification and First Amendment to the Redevelopment Agreement dated October 27, 2016 ("First Amendment") for the properties located at 1408-24 N. 31<sup>st</sup> Street, 1415-37 N. 31<sup>st</sup> Street and 1421-27 N. 32<sup>nd</sup> Street (incl. 3129-45 W. Master Street) (collectively, the "Parcels"), and (ii) provides that five percent (5%) of the rental units will be created and designated as "workforce housing", with rent restricted for ten (10) years to an amount equal to thirty percent (30%) of HUD's Philadelphia County income limits for people making one hundred percent (100%) Area Median Income.

The prevailing wage obligation imposes a requirement on the Redeveloper to complete, execute and submit a Plan of Compliance With Prevailing Wage Standards. The Authority has considered this request, the addition of a "workforce housing" component, the factors surrounding prevailing wage compliance applicability, and its alignment with current policy, which provides that if a developer pays fair market value for a property, prevailing wage compliance is not required.

Redeveloper has submitted a Social Impact Strategy dated April 4, 2017, a copy of which is attached. Pursuant to the Social Impact Strategy, Redeveloper has committed to the betterment of the local area and desires to provide benefits to the City of Philadelphia ("City"), and the existing residents of the Brewerytown area, in the following manner:

1. LOCAL EMPLOYMENT OPPORTUNITIES – DURING CONSTRUCTION.

a. Redeveloper will continue to encourage subcontractors to make their best efforts to employ local residents through the following practices:

i. Job posting on the Parcels regarding local hiring;

ii. Advise local CDC groups of Redeveloper's needs on a quarterly basis;

iii. If temporary labor is needed, Redeveloper will direct temporary labor companies to solicit temporary workers from the 19121 zip code using Philadelphia Works wherever possible.

2. MBE, WBE, AND DBE DESIGNATIONS AND REPORTING. Redeveloper will continue to strive to meet the prescribed percentages of certified Minority Business Enterprises ("MBE"), Woman Business Enterprises ("WBE"), or Disabled Business Enterprises ("DBE"), as agreed upon and currently reported on quarterly to the City's

Office of Economic Opportunity.

3. LOCAL EMPLOYMENT/ECONOMIC ADVANTAGES – POST CONSTRUCTION.

a. Ongoing Property Maintenance

i. Provided Redeveloper maintains ownership of the Parcels, Redeveloper will instruct its management company to use local residents/companies from the 19121 zip code to perform the following ongoing work, provided that rates/services are competitive:

- (1) Outside common area maintenance;
- (2) Interior cleaning services;
- (3) General building maintenance.

b. Retail/Commercial Component

i. Redeveloper will be constructing 8,000+ sq. ft. of retail/commercial space that will provide numerous opportunities for local employment. The addition of these new goods/services provides the vehicle for further economic investment while benefiting existing and new residents alike;

ii. Redeveloper would agree to provide a ten percent (10%) discount on the listed rent pricing for any locally owned and operated (Brewerytown proper) user for the spaces, provided that the tenant met commercially financial credit and qualifications;

iii. Redeveloper will work with the City to seek public-sector or philanthropic lease guarantees to help allow local businesses to pass underwriting by Redeveloper's lenders and investors for the lease of the space;

iv. This retail space will create opportunity for local employment and community needs. Retailers currently being considered include: Hair/Nail Salon, Pharmacy, Dry Cleaners, Banks, Laundromats, Medical Offices, and Phone Carriers.

c. Potential Local Resident Work Sharing Space

i. Redeveloper is currently seeking a "work space sharing" master tenant for approximately 6,000 sq. ft. of the 8,000 sq. ft. of retail/commercial space to allow local individuals and entities a location to operate in the neighborhood in a similar situation to what other areas such as Northern Liberties has done with "WeWork". The added advantage for Redeveloper's work space users/tenants would be access to the 31 Brewerytown amenity spaces creating a truly "live/work" environment;

ii. Redeveloper would also attempt to work into the lease with the "work space sharing" master lease the ability to allow pre-scheduled community meetings to be held in the leased space provided that it did not affect the viability of the tenants/workers.

4. COMMUNITY/NEIGHBORHOOD/PUBLIC SPACE ON 31ST STREET.

a. Redeveloper has incorporated approximately 4,000 sq. ft. of

## Item IV (g)

community space along 31st Street between Master and Jefferson Streets for community and the public use. While not yet designed, Redeveloper plans to work with the Philadelphia Mural Arts Program to create an artfully-designed, professionally-manicured and maintained public garden and park like setting that incorporates the long standing heritage of the Brewerytown community. It is contemplated that there will be multiple mediums of materials used, and Redeveloper plans on working with Mural Arts to use local artists, if possible, to create an environment that is both historically relevant and user friendly.

b. Redeveloper or any successor will maintain and monitor this area at no expense to the City, and would attempt to use local residents or firms from the 19121 zip code to provide ongoing maintenance provided competitive pricing.

5. WORKFORCE HOUSING. As stated above, five percent (5%) of the rental units will be designated as "workforce housing".

**Legal Entity/Other Partners (if applicable):** Westrum Urban, LLC

**Mailing Address:** 1300 Virginia Drive, Suite 215, Ft. Washington, PA 19034

**PROPERTY INFORMATION:** Parcel No. 6 (1408-24 N. 31<sup>st</sup> Street), Parcel No. 7 (1415-37 N. 31<sup>st</sup> Street), and Parcel No. 8 (1421-27 N. 32<sup>nd</sup> Street (including 3129-45 W. Master Street)), Philadelphia, Pennsylvania

**Description:** 174,000 sq. ft., vacant lots & building **Zoning:** RMX2 **Use:** Mixed-Use Residential

**ADMINISTRATIVE FEE:** \$7,440.00

### **BACKGROUND:**

By Resolution No. 17,436 adopted on February 10, 2004, the Board authorized the selection of Westrum BT 2, L.P. as redeveloper of the properties located at 1408-24 N. 31<sup>st</sup> Street, 1415-37 N. 31<sup>st</sup> Street, 1421-27 N. 32<sup>nd</sup> Street (incl. 3129-45 W. Master Street) and 1238-42 N. 31<sup>st</sup> Street, Philadelphia, Pennsylvania. Settlement occurred under (and as defined by) the Redevelopment Agreement and title to the aforementioned properties was conveyed to Redeveloper by Indenture dated July 29, 2005 (the "Vesting Deed"). Because of market constraints at the time, the Redeveloper could not secure financing to commence construction. In 2012, the Authority entered into a Cancellation Agreement with respect to the property located at 1238-42 N. 31<sup>st</sup> Street, Philadelphia, Pennsylvania (the "1238-42 property") and permitted the Redeveloper to include the 1238-42 property in another project.

In 2016, the Redeveloper secured necessary approvals and funding for a revised four-phased project on the properties remaining subject to the Redevelopment Agreement, namely the Parcels. By way of Resolution 2016-117, adopted on October 20, 2016, the Board authorized permission for the Authority to enter into the First Amendment to approve revised schematic plans for Phase 1 of the project, a requirement for the redeveloper to submit Final plans for this phase and each phase thereafter, a project commencement deadline of May 1, 2017, and a project completion deadline of May 1, 2019. The project will consist of four (4) buildings, ranging between four (4) and five (5) stories, with a total of Two Hundred Fifty-One (251) rental units and 5,900 sq. ft. of ground floor commercial space. Total development costs are estimated at Forty-Nine Million Dollars (\$49,000,000).

**COMMENTS OR OTHER CONDITIONS:**

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

Proposed Resolution and Redeveloper's April 4, 2017 Social Impact Strategy are attached.

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



**RESOLUTION NO.****RESOLUTION APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WESTRUM BT2, L.P. FOR THE PROPERTIES LOCATED AT 1408-24 N. 31ST STREET, 1415-37 N. 31ST STREET AND 1421-27 N. 32ND STREET (INCL. 3129-45 W. MASTER STREET), NORTH PHILADELPHIA REDEVELOPMENT AREA, BREWERYTOWN URBAN RENEWAL AREA**

**WHEREAS**, Pursuant to Resolution No. 17,436, adopted February 10, 2004, Westrum BT2, L.P. ("Redeveloper") was approved as Redeveloper of 1408-24 N. 31st Street, 1415-37 N. 31st Street, 1421-27 N. 32nd Street (incl. 3129-45 W. Master Street) and 1238-42 N. 31st Street, Philadelphia, Pennsylvania; and

**WHEREAS**, Redeveloper and the Authority executed a Redevelopment Agreement dated May 6, 2005 ("Redevelopment Agreement") for this property; and

**WHEREAS**, Pursuant to Resolution No. 2016-117, adopted on October 20, 2016, Redeveloper and the Authority executed a Ratification and First Amendment to Redevelopment Agreement dated October 27, 2016 ("First Amendment") for this property remaining subject to the Redevelopment Agreement, namely 1408-24 N. 31st Street, 1415-37 N. 31st Street and 1421-27 N. 32nd Street (incl. 3129-45 W. Master Street), Philadelphia, Pennsylvania; and

**WHEREAS**, the First Amendment provided that the Redeveloper was required to submit schematic plans for Phase 1 of the project for approval, submit Final Plans no later than forty-five (45) days prior to the commencement of construction of Phase 1 of the project and for each Phase thereafter, commence construction by May 1, 2017, and complete construction by May 1, 2019; and

**WHEREAS**, Redeveloper has requested the Authority to again amend the Redevelopment Agreement, as previously amended by the First Amendment, by (i) removing the prevailing wage obligation, and (ii) providing that five percent (5%) of the rental units will be created and designated as "workforce housing", with rent restricted for ten (10) years to an amount equal to thirty percent (30%) of HUD's Philadelphia County income limits for people making one hundred percent (100%) Area Median Income; 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 a Second Amendment to Redevelopment Agreement for 1408-24 N. 31st Street, 1415-37 N. 31st Street and 1421-27 N. 32nd Street (incl. 3129-45 W. Master Street), Philadelphia, Pennsylvania with Westrum BT2, L.P., to (i) remove the prevailing wage obligation, and (ii) provide that five percent (5%) of the rental units will be created and designated as "workforce housing", with rent restricted for ten (10) years to an amount equal to

thirty percent (30%) of HUD's Philadelphia County income limits for people making one hundred percent (100%) Area Median Income.

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

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




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*A Leading Residential Real Estate Developer*

April 04, 2017

Ryan Harmon  
 Philadelphia Redevelopment Authority  
 1234 Market Street, 16<sup>th</sup> Floor  
 Philadelphia, PA 19107

RE: 31Brewerytown Final Phase – Social Impact Strategy

***Master Plan History***

Westrum Development Company's and various entities such as Westrum BT2, L.P. ("Westrum") investment in the revitalization of Brewerytown began in the early 2000's with the purchase of approximately 16 acres worth of blighted properties, vacant factories, and former horse stables that occupied abandoned breweries, and warehouses. The intended purpose was to plan, design, and construct a master-planned, mixed-use development that both bolstered the local economy while rejuvenating and preserving the integrity of one of Philadelphia's most historic areas.

The original development plan provided new housing components in the form of for sale townhomes, stacked townhomes, condos, and loft style apartments as well as a retail component consisting of a 50,000 SF supermarket. This Plan was recognized by the Delaware Valley Smart Growth Alliance in 2007 as a "distinctive, mixed-use plan that will serve as an economic and social center of the community." It was also supported by the following local community groups:

1. The Brewerytown CDC
2. The West Girard Business Association
3. The Brewerytown-Sharswood Community Civic Association
4. The Fairmount CDC

Over the past decade, even with the worst recession in modern history, Westrum worked diligently to gain the necessary approvals and financing to continue the execution of the Master Plan. The main element of the Master Plan was the development of the supermarket, and the adjacent State operated Wine and Spirits store in 2012. This lone element was done at over a \$1.5 million financial loss to Westrum. However, the development of the Supermarket did fulfill Westrum's commitment, even though never obligated, to the needs and wants of the local neighborhood, local residents, CDCs, and to Council President Clarke to have fresh food available to the community.

Westrum has also provided over \$200,000 worth of community benefits in the following ways:

1. Purchased approximately 50 computers for the local CDC
2. Sponsored trips for local residents to various locations including amusement parks, ball games, and historical places within the city
3. Sponsored local events on the vacant parcels for fairs, flea markets, and job fairs for



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employment of local residents

4. Employed local residents in clean up and maintenance of properties both vacant and under construction, through local CDC, and independently
5. Provided continuous maintenance of undeveloped parcels for more than 10 years
6. Demolished vacant and blighted buildings between 31<sup>st</sup> & 32<sup>nd</sup> and Master Streets that housed drug addicts and transient people that caused problems in the neighborhood
7. Worked with the Mural Arts Program of Philadelphia to install the “Metamorphosis” display at the front of the Girard Avenue corridor to symbolize and promote the rebirth of the community

In May of 2016, the Master Plan for Brewerytown was updated and approved to include its final phase of development - 251 multifamily housing units, as well as retail space, resident amenity spaces, and public spaces. This revised plan was recently signed off by the Greater Brewerytown Community Development Corporation, “This development fits well within the Greater Brewerytown objectives to remove blight, support development and grow affordable housing with our neighborhood.”

### ***POSITIVE LOCAL IMPACT OF MASTER PLAN – FINAL PHASE***

As shown above, Westrum is committed to the betterment of the local area and desires to provide benefits to the city, and the existing residents of the Brewerytown area. To do that, Westrum will commit to the following in its final phase of construction of the Brewerytown Master Plan:

#### **1. LOCAL EMPLOYMENT OPPORTUNITIES – DURING CONSTRUCTION**

- a. Westrum Development Company has and will continue to encourage subcontractors to make their best efforts to employ local residents through the following practices:
  - i. Job posting on the site regarding local hiring
  - ii. Advise local CDC groups of our needs on a quarterly basis
  - iii. If temp labor is needed, direct the temp labor companies to solicit workers from the 19121 zip code using Philadelphia Works wherever possible

#### **2. MBE, WBE, AND DBE DESIGNATIONS AND REPORTING**

- a. Westrum has and will continue to strive to meet the prescribed percentages of certified Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), or Disabled Business Enterprises (DBE), as agreed upon and currently reported on quarterly to the City of Philadelphia Office of Economic Opportunity.

#### **3. LOCAL EMPLOYMENT /ECONOMIC ADVANTAGES – POST CONSTRUCTION**

- a. Ongoing Property Maintenance
  - i. Provided that Westrum owns the Property, Westrum will instruct its Property Management Company to use local residents/companies from the 19121 zip code to perform the following ongoing work, provided that rates/services are competitive:



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- a. Outside Common Area Maintenance
  - b. Interior Cleaning Services
  - c. General Building Maintenance
- b. Retail/Commercial Component
- i. Westrum will be constructing 8,000+ sq. ft. of retail/commercial space that will provide numerous opportunities for local employment. The addition of these new goods/services provides the vehicle for further economic investment while benefiting existing and new residents alike.
  - ii. Westrum would agree to provide a 10% discount on the listed rent pricing for any locally owned and operated (Brewerytown Proper) user for the spaces, provided that the tenant met commercially financial credit and qualifications.
  - iii. Westrum would be willing to work with the City to seek public-sector or philanthropic lease guarantees to help allow local businesses to pass underwriting by our lenders and investors for the lease of the space.
  - iv. This retail space will create opportunity for local employment and community needs. Retailers currently being considered include: *Hair/Nail Salon, Pharmacy, Dry Cleaners, Banks, Laundromats, Medical Offices, and Phone Carriers.*
- c. Potential Local Resident Work Sharing Space
- i. Westrum is currently seeking a “work space sharing” master tenant for approximately 6,000 sf of the 8,000 sf of retail/commercial space to allow local individuals and entities a location to operate in the neighborhood in a similar situation to what other areas such as Northern Liberties has done with “WeWork”. The added advantage for our work space users/tenants would be access to the 31 Brewerytown amenity spaces creating a truly “live/work” environment.
  - ii. Westrum would also attempt to work into the lease with the “work space sharing” master lease the ability to allow pre-scheduled Community meetings to be held in the leased space provided that it did not affect the viability of the tenants/workers.
4. COMMUNITY/NEIGHBORHOOD/PUBLIC SPACE ON 31<sup>ST</sup> STREET
- a. Westrum has incorporated approximately 4,000 sq. ft. of Community space along 31<sup>st</sup> Street between Master and Jefferson Streets for community and the public use. While not yet designed, Westrum plans to work with the Philadelphia Mural Arts Program to create an artfully-designed, professionally-manicured and maintained public garden and park like setting that incorporates the long standing heritage of the Brewerytown Community. It is contemplated that there will be multiple mediums of materials used, and Westrum plans on working with Mural Arts to use local artists, if possible, to create an environment that is both historically relevant and user friendly.
  - b. Westrum, or any successor will maintain and monitor this area at no expense to the city, and would attempt to use local residents or firm’s from the 19121 zip code to provide ongoing maintenance provided competitive pricing.



*A Leading Residential Real Estate Developer*

## 5. WORKFORCE HOUSING

- a. Five Percent (5%) of the housing units in the final three buildings of the community would be designated as “workforce housing”, under the following provisions:
  - i. Term of restriction – 10 years
  - ii. Unit Types – Studios and 1 bedroom units
  - iii. Qualifications –
    1. Base rents (including cost of water/electric utilities) will be restricted to an amount equal to 30% of HUD’s Philadelphia County income limits for people making 100% of Area Median Income (AMI).
    2. Tenant shall be required to pay for all other customary fees outside of base rents the same as other tenants.
    3. Tenant must financially qualify under landlord criteria in same fashion as other tenants
    4. Tenant must comply with all rules and regulations the same as other tenants.
  - iv. Base rents will escalate during the compliance period in the same amount as the HUD income limits escalate. However, under no circumstance will rents be required to reduce below the level established in year one of the compliance period, even if the HUD income levels decline.
  - v. The City will require income verification at initial lease up and then every five years thereafter. Verification will include proof of the rents charged by the property manager and the annual income of renters.

## 6. PROVIDING IMPORTANT GOODS, SERVICES, FACILITIES, CITY REVENUES, WHILE EXPANDING the TAX BASE

- a. The Brewerytown Master Plan (specifically its final Phase) will provide community beautification through extensive landscaping, hardscaping and the elimination of vacant parcels. The finished product will enhance resident safety and welfare through abundant street lighting, improved sidewalk systems, and improved ground water infiltration.

For over a decade, Westrum has remained invested in the social, economic, and cultural revitalization of this historic area of Philadelphia. We measure our success by the level in which we facilitate growth outside our borders and throughout the local landscape. We look forward to the successful completion of our Master Plan in Brewerytown and anticipate much continued growth for that neighborhood and the diverse residents of that region of the City.


**BOARD FACTSHEET**

Meeting of April 12, 2017

Non-Recourse Construction/Permanent Loan Agreement

Various Addresses as defined in Exhibit "A"

**NAME OF DEVELOPER:** Philadelphia Presbytery Homes, Inc.

**Nature of Transaction:** Authorization for the Authority to enter into a non-recourse construction/permanent loan agreement with Cantrell Place, LP in the amount of Two Million Two Hundred Thousand Dollars (\$2,200,000) (the "Authority Loan"). The proceeds of the Authority Loan will be used to assist in the new construction of sixty-one (61) affordable senior rental units.

**Legal Entity:** Cantrell Place, LP ("Borrower")

**PROPERTY INFORMATION:** Cantrell Place

**Address:** Various – see Exhibit "A" ("Properties")

**Total Development Cost:** \$16,900,150

**Total Construction Cost:** \$13,052,624

**PRA Financing:** \$2,200,000 HOME Funds

**FINANCING:**

The Authority Loan will be structured with a term of thirty-two (32) years at 0% interest from the date of the Authority Loan closing. During the Authority Loan period, no principal or interest will be required to be paid. The entire balance of the Authority Loan will be due and payable upon the 32<sup>nd</sup> anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position behind the construction loan financing provided by Capital One N.A. Upon payment of the construction loan, the Authority Loan will be in a first lien position.

**COMMENTS OR OTHER CONDITIONS:**

The Authority Housing Construction Department has reviewed and approved the plans, specification, and construction costs for the project.

The Authority Loan closing will be contingent on the City approval of the Economic Opportunity Plan, the City Planning Commission environmental clearance, and confirmation that all members of the development team have no outstanding tax issues.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer

Reviewed by: David S. Thomas, Deputy Executive Director

**RESOLUTION NO.****RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH CANTRELL PLACE, LP IN AN AMOUNT UP TO \$2,200,000**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Cantrell Place, LP ("Borrower"), under the following terms and conditions:

1. The Authority is providing a construction/permanent loan in the amount up to Two Million Two Hundred Thousand Dollars (\$2,200,000) (the "Authority Loan"). The proceeds of the Authority Loan will be used to assist in the new construction of sixty-one (61) affordable senior rental units located as defined in Exhibit "A" (the "Property"). Upon completion, the units will target households with income at or below 60% of Area Median Income.
2. The term of the Authority Loan will be for thirty-two (32) years at 0% interest from the date of the Authority Loan closing. During the Authority Loan term, no principal or interest will be required to be paid. The entire loan balance will be due and payable upon the 32<sup>nd</sup> anniversary of the Authority Loan closing.
3. The Authority Loan will be secured by a second lien position behind the construction loan financing provided by Capital One, N.A. Upon construction completion and repayment of the construction loan, the Authority Loan will be secured by a first lien position.
4. Closing on the Authority Loan will be contingent upon the following:
  - i. All necessary Authority approvals from various departments.
  - ii. Environmental clearance from the Philadelphia Planning Commission on the Property.
  - iii. Approval of the Economic Opportunity Plan from the City of Philadelphia.
  - iv. 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.



## Philadelphia Redevelopment Authority

### Project Fact Sheet

<b>PROJECT NAME</b>	Cantrell Place
<b>ADDRESS</b>	Exhibit "A"
<b>LIMITED PARTNER</b>	Cantrell Place, LP
<b>GENERAL PARTNER</b>	Cantrell Housing, Inc.
<b>DEVELOPER</b>	Philadelphia Presbytery Homes, Inc.
<b>SPONSOR</b>	Philadelphia Presbytery Homes & Services for the Aging
<b>GENERAL CONTRACTOR</b>	Domus, Inc.
<b>TOTAL DEVELOPMENT COST</b>	\$16,900,150
<b>TOTAL CONSTRUCTION COST</b>	\$13,052,624
<b>PRA FINANCING</b>	\$2,200,000 - HOME
<b>SCOPE OF CONSTRUCTION</b>	New Construction

#### **PROJECT DESCRIPTION**

The Cantrell Place development will consist of new construction creating sixty-one-(61) affordable one-(1) bedroom apartments units for seniors 62 years of age and older. The units will be located in two separate buildings across the street from another. One building will be a three-story building containing twenty-five-(25) units with the other four-story building containing thirty-six- (36) units. Both buildings will have an elevator. In addition, there will be a deck on the buildings providing the residents with outside seating and a vegetable garden. There will be a community room and laundry room in each building. There will be eight-(8) accessible units, four-(4) units for persons with hearing and vision impairments, and eight-(8) units for homeless seniors.

The project will receive Rental Assistance Demonstration (RAD) vouchers from the Philadelphia Housing Authority (PHA) to support the rents.

## **DEVELOPER/BORROWER DESCRIPTION**

The Borrower is Cantrell Place, LP, a Pennsylvania Limited Partnership (“Partnership”), which was formed for the sole purpose of developing this project. Philadelphia Presbytery Homes, Inc. (Presby) will serve as the developer, with Philadelphia Presbytery Homes & Services for the Aging serving as the sponsor.

Presby’s Inspired Life will be the service provider for the Cantrell Place. Presby has been providing services to the elderly in Philadelphia for more than 60 years. With more than 1,100 employees, of which 115 are in the affordable housing division, Presby has served over 3,000 affordable senior clients in the last year. Presby has completed many market-rate and affordable housing, and serves as a third party property manager for these properties.

## **PROJECT FINANCING**

**The Authority** is providing a non-recourse construction/permanent loan in the amount up to \$2,200,000 (“Authority Loan”). The Authority Loan will be structured with a term of 32 years at 0% interest from the date of the loan closing. During the Authority Loan period, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32<sup>nd</sup> anniversary of the loan closing. The Authority Loan will be secured by a mortgage behind the construction loan financing provided by Capital One, N.A. Upon payment of the construction loan, the Authority Loan will be in a first lien position.

**RBC Capital Markets** has reserved/allocated 99.99% interest in the Limited Partnership in an estimated amount of \$13,198,680. The project has received a reservation of Federal Low Income Rental Housing Tax Credits in the amount of \$1,200,000 from the Pennsylvania Housing Finance Agency (PHFA).

**Capital One, N.A.** will provide construction-bridge financing in the amount up to \$11,500,000. The construction term is 18 months from the date of loan closing. This loan will be secured in a first lien position during construction.

**The Commonwealth of Pennsylvania** will provide a Redevelopment Assistance Capital Program (RACP) grant in the amount of \$1,000,000.

**Reinvested Developer fee** in the amount up to \$64,485.

**Deferred Developer fee** in the amount up to \$436,985.

**COST CONTAINMENT POLICY**

The Authority implemented a Construction Cost Containment policy in an effort to contain the cost of publically funded housing developments which requires that, for projects with the estimated project replacement cost exceeding 120% of the Section 234-Condominium Housing basic mortgage limits, the developer must obtain bids for the construction contract utilizing the Authority maintained list of contractors. The Cantrell Place project was competitively bid based on the requirements, and the lowest responsive bid was selected.

**DISBURSEMENT OF LOAN PROCEEDS WILL BE CONTINGENT UPON:**

- Environmental clearance from the Philadelphia City Planning Commission.
- MBE/WBE approval by the Division of Housing and Community Development.
- Department of Revenue's tax status clearance for all members of the Development Team.

**EXHIBITS**

- Project Development Team
- Presby's Inspired Life – Board of Directors / Senior Executive Team
- Property Addresses - Exhibit "A"
- Development Budget
- Operating Proforma
- Site Plan

**Cantrell Place**  
**Project Development Team**

<b>OWNER</b>	Cantrell Place, LP 2000 Joshua Road Lafayette Hill, PA 19444
<b>GENERAL PARTNER</b>	Cantrell Housing, Inc. 2000 Joshua Road Lafayette Hill, PA 1944
<b>DEVELOPER</b>	Philadelphia Presbytery Homes, Inc. 2000 Joshua Road Lafayette Hill, PA 19444
<b>SPONSOR</b>	Philadelphia Presbytery Homes & Services for the Aging 2000 Joshua Road Lafayette Hill, PA 19444
<b>ARCHITECT</b>	Kramer Marks-Architects 27 S. Main Street Ambler, PA 19002
<b>CONTRACTOR</b>	Domus, Inc. 346 East Walnut Lane Philadelphia, PA 19144
<b>ATTORNEY</b>	Commonwealth Housing Legal Services 2 South Easton Road Glenside, PA 19038-7615
<b>SERVICE PROVIDER</b>	Presby's Inspired Life 2000 Joshua Road Lafayette Hill, PA 19444

**Presby's Inspired Life**  
**Board of Directors**

Alan Griffith, Board Chair  
Harry Dittmann  
Francis Maloney  
Kenneth McKeown  
William G. Young, Jr.,  
Dyann Paoline  
The Rev. Randy Barge  
Rev. Nancy Muth  
Bruce Castor  
Marilyn Dyson  
Joan Gibson  
G. Robert Overhiser

**Senior Executive Team**

Judee M. Bavaria, President and CEO  
Jennifer S. Kappen, Executive Vice President and CFO  
Michelle T. Bryk, Vice President of HR  
Vidhi Anderson, Executive Director of Housing and Land Development  
Bill Canteen, Executive Director of Affordable Housing  
Lynn Johnson-Porter, Vice President of Philanthropy and Mission Support

**Cantrell Place**  
**Exhibit "A"**

502 Cantrell Street  
504 Cantrell Street  
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453 Cantrell Street  
455 Cantrell Street  
519 Winton Street  
521 Winton Street  
2116 S. 5<sup>th</sup> Street

<b><u>Development Financing</u></b>			<b>PRA</b>
PRA HOME	\$ 2,200,000	13.02%	
Limited Partner Equity	13,198,680	78.10%	
RACP	1,000,000	5.92%	
Deferred Developer's Fee	436,985	2.59%	
Reinvested Developer's Fee	64,485	0.38%	
<b>Total Financing</b>	<b>\$ 16,900,150</b>	<b>100.00%</b>	

<b><u>Development Costs</u></b>			<b>PRA</b>
<b><u>Construction Costs</u></b>			<b>Maximum Rates</b>
General Requirements	\$ 652,862		
Site Improvements	683,869		
Structures	10,409,893		
Bond Premium	78,400		
Builders Profit & Overhead	576,457		
Construction Contingency	620,074	4.99%	2.5% (nc)/5.0% (rehab) - 10.0%
Permits	31,069		
<b>Total Construction Costs</b>	<b>\$ 13,052,624</b>		
<b><u>Soft Costs</u></b>			
Architectural - Design	\$ 454,667		\$ 467,937
Architectural - Supervision	151,556		\$ 155,979
Engineering Fees	101,400		
Environmental Assessment	34,500		
Survey	20,000		
Demolition Inspector	6,000		
Real Estate Taxes	19,201		
Construction Insurance	55,000		
Title & Recording	60,000		
Market Study/Appraisal	10,000		
Property Appraisal	10,000		
Legal - Development	70,000		
Cost Certification	15,000		
Rent-Up/Marketing	48,800		\$ 215,435
Furniture & Decoration	61,000		
Zoning	30,000		
Soil/Structural Report	20,000		
Environmental Audit	50,400		
<b>Soft Costs Subtotal</b>	<b>\$ 1,217,524</b>		
<b><u>Financing fees</u></b>			
PHFA Fees	\$ 75,500		
Tax Credit Allocation Fee	1,000		
PHFA Subsidy Layering Fee	2,000		
PHFA Construction Servicing Fee	6,500		
<b>Financing Fees Subtotal</b>	<b>\$ 85,000</b>		
<b>Total Soft Costs</b>	<b>\$ 1,302,524</b>		\$ 2,872,470

Property Acquisition	\$ 7,200	PRA
<b>Total Replacement Costs</b>	<b>\$ 14,362,348</b>	
<b>Reserves</b>		
Operating Reserve	\$ 237,855	
Tax & Insurance Escrow	74,201	
Social Service Reserve	0	
Transition Reserve	0	
<b>Reserves Subtotal</b>	<b>\$ 312,056</b>	
<b>Total Replacement Costs Plus Reserves</b>	<b>\$ 14,674,404</b>	
<b>Developer's Fee</b>	<b>\$ 1,500,000</b>	
<b>Syndication Fees</b>		
Legal	\$ 147,000	
Accounting	\$ 18,000	
Investor Due Diligence	\$ 40,000	
Bridge Loan Fees	175,000	
Bridge Loan Interest	265,446	
Compliance Monitoring	80,300	
<b>Syndication Fees Subtotal</b>	<b>\$ 725,746</b>	
<b>Total Development Costs</b>	<b>\$ 16,900,150</b>	

Total Units	61
Total Sq. Ft.	60,137

		per unit	per sq. ft.
Total Construction Costs	\$ 213,977	\$ 217	
Total Replacement Costs	\$ 235,448	\$ 239	
Total Development Costs	\$ 277,052	\$ 281	
Replacement Cost + Dev. Fee	\$ 260,038	\$ 264	

\$ 225

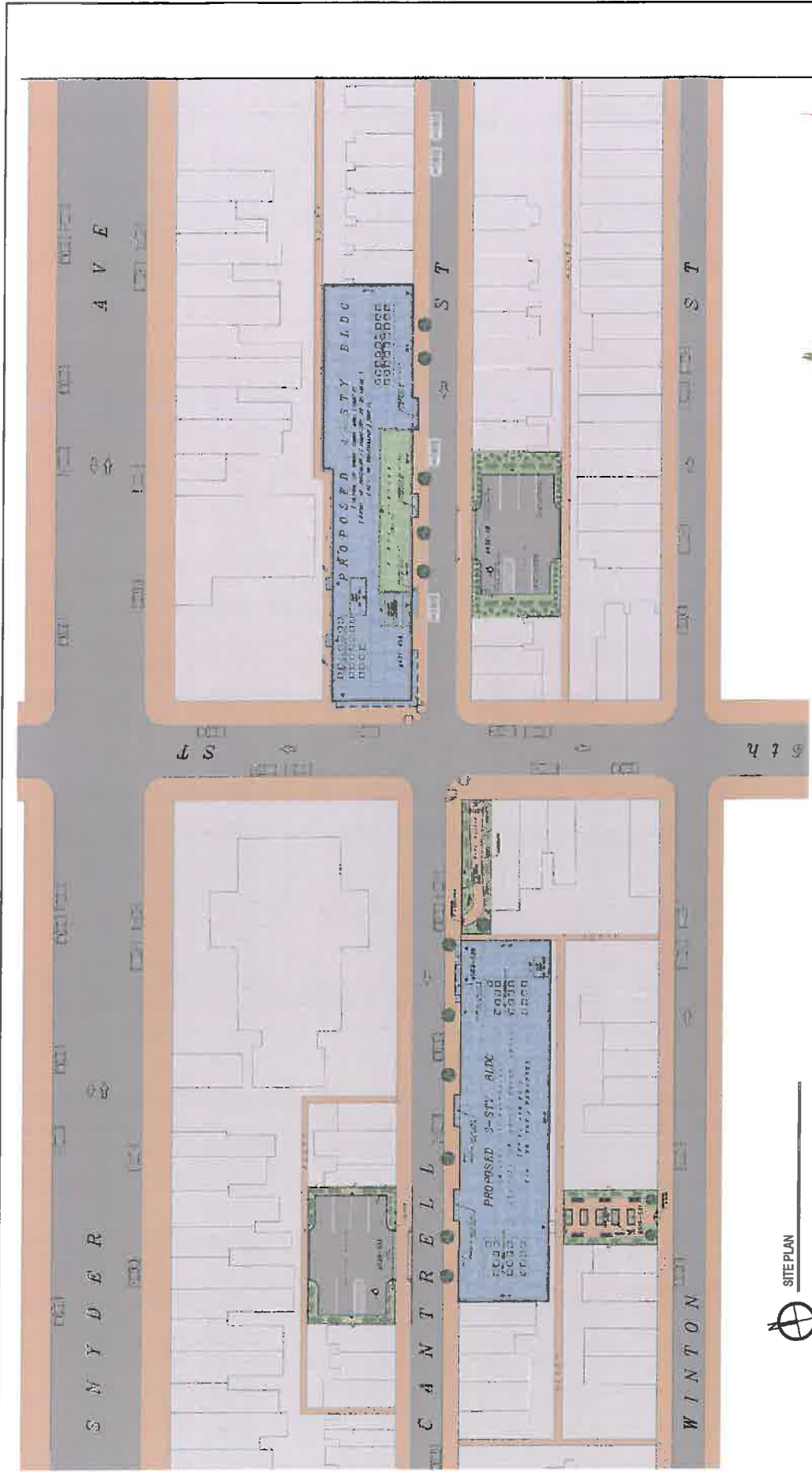
Cost Analysis					
Proposed Unit Mix					Blended per Unit Cost Allowable
0 Bdrm	0	units @	\$ 189,145	per unit	\$ -
1 Bdrm	61	units @	\$ 216,831	per unit	\$ 13,226,691
2 Bdrm	0	units @	\$ 263,661	per unit	\$ -
3 Bdrm	0	units @	\$ 341,094	per unit	\$ -
4 Bdrm	0	units @	\$ 374,414	per unit	\$ -
Totals	61				\$ 13,226,691
<b>Cost per Unit Allowable</b>			<b>\$ 216,831</b>	<b>per unit</b>	
<b>Cost per Unit for Project</b>			<b>\$ 235,448</b>	<b>per unit</b>	Not Allowable Waiver Required? YES
<b>Cost per Square Foot Allowable</b>			<b>\$ 225</b>	<b>psf</b>	
<b>Cost per Sq. Ft. for Project</b>			<b>\$ 264</b>	<b>psf</b>	Not Allowable
120% of 234-Condominium			<b>108.59%</b>		

<b>HOME Maximum Subsidy</b>			
Maximum 234- Condo-Elevator	160,615	per unit	allowable
OHCD HOME Funding	\$ 36,066	per unit	

<b>Developer's Fee Analysis/Maximum Developer's Fee Allowable for Project</b>			
Total Replacement Cost	\$ 14,362,348		
less acquisition costs	(7,200)		
Basis for Developer's Fee ==>	\$ 14,355,148		
<b>Total Fee Allowable</b>	<b>\$ 1,435,515</b>		Waiver Required? YES
<b>Developer Fee for Project</b>	<b>\$ 1,500,000</b>	Not Allowable	
less reinvested dev. Fee	\$ 64,485		
<b>Net Developer's Fee for Project</b>	<b>\$ 1,564,485</b>		

Scope of Construction: NC Elevator in Building? yes  
(rehab or nc) (yes or no)





SITE PLAN

# CANTRELL PLACE

DATE: 11.12.2015  
SCALE: 1/8" = 1'-0"



kramer + marks

- C E H I L E C C L E
- architecture interior design planning
- 27 s. main st. andler, pa 19002
- p-315.654.7722 f-315.654.5333 www.kramermarks.com

PLAN # 15200



⊕ SITE PLAN



kramer + marks

architecture interior design planning  
 27 s. main st. amherst, pa 15002  
 p-315-694-7722 f-315-694-5333 www.kramermarks.com

KVA

**CANTRELL PLACE**  
 DATE: 11/2/2015  
 2015/11/2

Item V



## BOARD FACTSHEET

Meeting of April 12, 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) **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>
2738 Eyre Street	Jeanette Mills	\$15,000.00 (Appraisal)
2945 N. 6 <sup>th</sup> Street	Irene Rosario Rosa	\$14,926.61(LAMA)
3304 N. 20 <sup>th</sup> Street	Ivan Hurt	\$14,753.52(LAMA)

- 2) **Fair Market Disposition:** The following eight (8) properties will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
2350 N. Fairhill Street	Wayne Plush	\$ 4,000.00 (Appraisal)
2315 Jasper Street	Jose A. Perez	\$53,000.00 (Appraisal)
2210 N. Lawrence Street	Alma B. Rios	\$ 6,000.00 (Appraisal)
2212 N. Lawrence Street	Alma B. Rios	\$ 6,000.00 (Appraisal)
2524 Mascher Street	Luis Emilio Garcia-Castro	\$ 9,000.00 (Appraisal)
1923 S. 6 <sup>th</sup> Street	Vincent J. Delmastro	\$55,000.00 (Competitive)
2754 N. 8 <sup>th</sup> Street	Victor Maldonado	\$10,000.00 (Appraisal)
1220 N. 16 <sup>th</sup> Street	Emmanuel Apostolic Church of God, Inc.	\$73,000.00 (Appraisal)

**RESOLUTION NO.****VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES**

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

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

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
2738 Eyre Street	Jeanette Mills	\$15,000.00 (Appraisal)
2945 N. 6 <sup>th</sup> Street	Irene Rosario Rosa	\$14,926.61(LAMA)
3304 N. 20 <sup>th</sup> Street	Ivan Hurt	\$14,753.52(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>
2350 N. Fairhill Street	Wayne Plush	\$ 4,000.00 (Appraisal)
2315 Jasper Street	Jose A. Perez	\$53,000.00 (Appraisal)
2210 N. Lawrence Street	Alma B. Rios	\$ 6,000.00 (Appraisal)
2212 N. Lawrence Street	Alma B. Rios	\$ 6,000.00 (Appraisal)
2524 Mascher Street	Luis Emilio Garcia-Castro	\$ 9,000.00 (Appraisal)
1923 S. 6 <sup>th</sup> Street	Vincent J. Delmastro	\$55,000.00 (Competitive)
2754 N. 8 <sup>th</sup> Street	Victor Maldonado	\$10,000.00 (Appraisal)
1220 N. 16 <sup>th</sup> Street	Emmanuel Apostolic Church of God, Inc.	\$73,000.00 (Appraisal)

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

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

VPRC Fact Sheet

Property Address: 1220 North 16<sup>th</sup> Street

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

Property Type:

Date approved by VPRC: 08/09/2016

- Structure
- Vacant Lot

Sales Price: \$73,000.00

Number of EOIs Received: 1

Type of Transaction:

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

RFP

Direct Sale (an appraisal is required)

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

Community Purpose

Affordable Housing

Garden/Park

Community/Health Center

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

Sales Price Based on:

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

Highest Bid

Appraised Value (for all direct sales)

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

Reduced by Real Estate Review Committee

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

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

Proposed Use:

Single-family home

Business

Side-yard

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

Other – Drug & Alcohol Ministry

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: Emmanuel Apostolic Church of God, Inc. Application Date: March 22, 2011

Applicant Address: 1218 North 16<sup>th</sup> Street; Philadelphia, PA 19122

VPRC Fact Sheet

Property Address: 2210 N. Lawrence Street

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

Property Type:

Date approved by VPRC: 12/13/2016

- Structure
- Vacant Lot

Sales Price: \$6,000.00

Number of EOIs Received: 1

Type of Transaction:

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

RFP

Direct Sale (an appraisal is required)

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

Community Purpose

Affordable Housing

Garden/Park

Community/Health Center

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

Sales Price Based on:

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

Highest Bid

Appraised Value (for all direct sales)

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

Reduced by Real Estate Review Committee

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

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

Proposed Use:

Single-family home

Business

Side-yard

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

Other – Garden

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: Alma B. Rios

Application Date: December 23, 2016

Applicant Address: 711 W. Erie Avenue; Philadelphia, PA 19133

VPRC Fact Sheet

Property Address: 2212 N. Lawrence Street

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

Property Type:

Date approved by VPRC: 12/13/2016

- Structure
- Vacant Lot

Sales Price: \$6,000.00

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

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: Alma B. Rios      Application Date: December 23, 2016

Applicant Address: 711 W. Erie Avenue; Philadelphia, PA 19133



VPRC Fact Sheet

Property Address: 2315 Jasper Street

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

Property Type:

Date approved by VPRC: 11/12/2013

- Structure
- Vacant Lot

Sales Price: \$53,000.00

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: Jose A. Perez

Application Date: February 20, 2006

Applicant Address: 2440 N. Hancock Street, Philadelphia, PA 19133

Applicant Owns: 2313 Jasper Street, Philadelphia, PA 19125

VPRC Fact Sheet

Property Address: 2350 N. Fairhill Street

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

Property Type:

Date approved by VPRC: 10/11/2016

- Structure
- Vacant Lot

Sales Price: \$4,000.00

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage?  Yes  No

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

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: Wayne Plush      Application Date: May, 9, 2016

Applicant Address: 2355 N. Fairhill Street; Philadelphia, PA 19133

Applicant Owns: 2348 N. Fairhill Street; Philadelphia, PA 19133

VPRC Fact Sheet

Property Address: 2754 North 8<sup>th</sup> Street

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

Property Type:

Date approved by VPRC: 07/12/2016

Structure       Vacant Lot

Sales Price: \$10,000.00

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 —

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: Victor Maldonado Application Date: June 27, 2016

Applicant Address: 2756 N. 8<sup>th</sup> Street; Philadelphia, PA 19133

VPRC Fact Sheet

Property Address: 1923 S. 6<sup>th</sup> Street

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

Property Type:

Date approved by VPRC: 02/14/2017

- Structure
- Vacant Lot

Sales Price: \$55,000.00

Number of EOIs Received: 14

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: Vincent J. Delmastro      Application Date: January 10, 2017

Applicant Address: 1306 Ellsworth Street, Philadelphia, PA 19134

VPRC Fact Sheet

Property Address: 2524 Mascher Street

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

Property Type:

Date approved by VPRC: 11/10/2015

- Structure
- Vacant Lot

Sales Price: \$9,000.00

Number of EOIs Received: 1

Type of Transaction:

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

RFP

Direct Sale (an appraisal is required)

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

Community Purpose

Affordable Housing

Garden/Park

Community/Health Center

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

Sales Price Based on:

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

Highest Bid

Appraised Value (for all direct sales)

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

Reduced by Real Estate Review Committee

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

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

Proposed Use:

Single-family home

Business

Side-yard

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

Other —

Is there a self-amortizing mortgage?  Yes  No

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

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: Luis Emilio Garcia-Castro Application Date: October 24, 2015

Applicant Address: 141 W. Susquehanna Avenue; Philadelphia, PA 19122

VPRC Fact Sheet

Property Address: 2738 Eyre Street

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

Property Type:

Date approved by VPRC: 02/14/2017

- Structure
- Vacant Lot

Sales Price: \$15,000.00

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage?  Yes  No

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

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: Jeanette Mills      Application Date: January 30, 2017

Applicant Address: 2736 Eyre Street; Philadelphia, PA 19121

VPRC Fact Sheet

Property Address: 2945 North 6<sup>th</sup> Street

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

Property Type:

Date approved by VPRC: 11/15/2016

- Structure
- Vacant Lot

Sales Price: \$14,926.61

Number of EOIs Received: 5

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: \_\_\_\_\_
- 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: Irene Rosario Rosa      Application Date: November 9, 2016

Applicant Address: 2943 N. 6<sup>th</sup> Street; Philadelphia, PA 19133

## VPRC Fact Sheet

Property Address: 3304 N. 20<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 11/15/2016 Structure  Vacant LotSales Price: \$14,753.52Number 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 —Is there a self-amortizing mortgage?  Yes  No

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

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

What are the EOP Goals?

MBE    %      WBE    %      DBE    %Applicant Name: Ivan Hurt Application Date: December 05, 2012Applicant Address: 3308 N. 20<sup>th</sup> Street; Philadelphia, PA 19140Applicant Owns: 3306 N. 20<sup>th</sup> Street



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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
2738 Eyre St. / 32 VPRC: 02/14/2017 City Council: 170294 Adopted On: 03/23/2017	Jeanette Mills 2736 Eyre Street Philadelphia, PA 19132	Private Lot Transfer Side Yard- Mortgage \$15,000.00 (Appraisal)
2945 N. 6 <sup>th</sup> St./ 19 VPRC: 11/15/2016 City Council: 170216 Adopted On: 03/09/2017	Irene Rosario Rosa 2943 N. 6 <sup>th</sup> Street Philadelphia, PA 19133	Private Lot Transfer Side Yard- Mortgage \$14,926.61 (LAMA)
3304 N. 20 <sup>th</sup> St. / 11 VPRC: 11/15/2016 City Council: 170273 Adopted On: 3/16/2017	Ivan Hurt 3308 N. 20 <sup>th</sup> Street Philadelphia, PA 19140	Private Lot Transfer Side Yard- Mortgage \$14,753.52 (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>
2350 N. Fairhill St. / 19 VPRC: 10/11/2016 City Council: 170177 Adopted On: 03/02/2017	Wayne Plush 2355 N. Fairhill Street Philadelphia, PA 19133	\$4,000.00 (Appraisal)	Private Lot Transfer
2315 Jasper St./ 31 VPRC: 11/12/2013 City Council: 170049 Adopted On: 02/02/2017	Jose A. Perez 2440 N. Hancock Street Philadelphia, PA 19133	\$53,000.00 (Appraisal)	Private Lot Transfer
2210 N. Lawrence St. / 19 2212 N. Lawrence St. / 19 VPRC: 12/13/2016 City Council: 170215 Adopted On: 03/09/2017	Alma B. Rios 711 W. Erie Avenue Philadelphia, PA 19133	\$6,000.00 (Appraisal) \$6,000.00 (Appraisal)	Private Lot Transfer Private Lot Transfer
2524 Mascher St./ 19 VPRC: 11/10/2015 City Council: 170176 Adopted On: 03/02/2017	Luis Emilio Garcia-Castro 141 W. Susquehanna Avenue Philadelphia, PA 19122	\$9,000.00 (Appraisal)	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>
1923 S. 6 <sup>th</sup> St. / 39 VPRC: 02/14/2017 City Council: 170270 Adopted On: 03/16/2017	Vincent J. Delmastro 1306 Ellsworth Street Philadelphia, PA 19134	\$55,000.00 (Competitive Bid)	Private Lot Transfer
2754 N. 8 <sup>th</sup> St./ 37 VPRC: 07/12/2016 City Council: 170115 Adopted On: 02/16/2017	Victor J. Maldonado 2756 N. 8 <sup>th</sup> Street Philadelphia, PA 19133	\$10,000.00 (Appraisal)	Private Rehabilitation
1220 N. 16 <sup>th</sup> St./ 47 VPRC: 08/09/2016 City Council: 160846 Adopted On: 10/06/2016	Emmanuel Apostolic Church Of God, Inc. c/o Bishop Robert Smith 1218 N. 16 <sup>th</sup> Street Philadelphia, PA 19122	\$73,000.00 (Appraisal)	Private Lot Transfer