PHILADELPHIA REDEVELOPMENT AUTHORITY

1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107

BOARD MEETING
WEDNESDAY, APRIL 8, 2015

Open Session – 4:00 P.M.

AGENDA

APPROVAL OF BOARD MINUTES

Meeting of March 11, 2015

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II. DEVELOPMENT

(a) Mantua Urban Renewal Area
Westview Development Partners, LLC
3509 Haverford Avenue
Modification to Resolution No. 2014-70
for Selection of Redeveloper

(b) West Parkside Urban Renewal Area
Centennial Village LP
1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street);
1702 N. 52nd Street; 1706-10 N. 52nd Street;
1712-16 N. 52nd Street; 1718-26 N. 52nd Street
(Including 5216 Parkside Avenue); 1719-29 N. 52nd Street (Including 5178 Parkside Avenue);
1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (Including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue
Selection of Redeveloper

(c) American Street Industrial Corridor Urban Renewal Area
American Studios Phila, LLC
1300 N. American Street
First Amendatory Agreement

III. HOUSING FINANCE / NSP

(a) Allegheny West Homes – Preservation Project
Allegheny I Housing Limited Partnership
2804 N. Bambrey Street, 2823 N. Bambrey Street
2827 N. Bambrey Street, 2833 N. Bambrey Street
2843 N. Bambrey Street, 2847 N. Bambrey Street
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2908 N. Bonsall Street, 2909 N. Bonsall Street
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2924 N. Taylor Street and 3132 N. 27th Street
Non-Recourse Construction Permanent Loan Agreement
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(b) Winchester Apartments
SBG Management Services, Inc.
4804-06 Chester Avenue
Consent of Sale and Assumption of Existing Debt

IV. REAL ESTATE

(a) 6916 Grosbeak Place
Amicable Acquisition

(b) Vacant Property Review Committee
Conveyance of Properties
A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, March 11, 2015 commencing at 4:03 p.m. in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

The following members of the Board of Directors reported present: Jennifer Rodriguez, Vice Chairman (acting Chairman), Rob Dubow, Treasurer, and Alan Greenberger, 2nd Vice Chair.

The following member of the Board of Directors not present: James Cuorato, Chairman.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, Tania Nikolic, Peilin Chen, Brian Romano, Jessie Lawrence, Robert LaBrum and Elizabeth Bonaccorso.

Also in attendance: Susie Jarmon, OHCD, John Haak, City Planning Commission; Deborah McColloch, OHCD, Paul Glover, Resident, Saul Behar, University City Science Center and Valerie Allen, Ballard Spahr.

ANNOUNCEMENTS

Ms. Rodriguez announced that Ms. Smyler has resigned from the Board of Directors. Ms. Smyler has been appointed to General Counsel for Governor Wolf. Ms. Smyler’s resignation letter will be attached to the minutes of this meeting. Ms. Rodriguez, on behalf of the Board, thanked Ms. Smyler for her dedicated work as a Board member and her contributions to several of the Board’s subcommittees.

Ms. Rodriguez stated that the Board held an Executive Session on February 27, 2015 to discuss personnel matters.

Prior to voting by the Board, Ms. Smyler provided the public opportunity to comment on each agenda item.

MINUTES

Ms. Rodriguez called for a motion to approve the minutes of the Board meeting of February 11, 2015.

Upon motion made and duly seconded, the minutes of February 11, 2015 were approved.
ADMINISTRATIVE

Mr. Abernathy presented "Item I – Neighborhood Transformation Initiative (NTI) 2015 Bond Issue" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Abernathy stated today’s action by the Board would allow the Authority to issue up to One Hundred Thirty-One Million Dollars ($131,000,000) of Revenue Refunding Bonds, Series 2015 (City of Philadelphia Neighborhood Transformation Initiative). This would reduce the interest rate thereby reducing the annual debt service to be paid by the City. Mr. Abernathy stated this would provide for significant savings.

Mr. Abernathy stated that Ms. Allen from Ballard Spahr is present to answer any questions.

Mr. Abernathy responded that the closing date is scheduled for April 15, 2015.

Board Action

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

RESOLUTION NO. 2015-20

PHILADELPHIA REDEVELOPMENT AUTHORITY

Adopted: March 11, 2015

APPROVING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL SERVICE AGREEMENT BY AND BETWEEN THE AUTHORITY AND THE CITY OF PHILADELPHIA; AUTHORIZING AND DIRECTING THE ISSUANCE OF UP TO $131,000,000 TOTAL AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY’S REVENUE REFUNDING BONDS, SERIES 2015A (AMT) (CITY OF PHILADELPHIA NEIGHBORHOOD TRANSFORMATION INITIATIVE) AND REVENUE REFUNDING BONDS, SERIES 2015B (NON-AMT); AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A FIFTH SUPPLEMENTAL INDENTURE SECURING SUCH BONDS; AUTHORIZING AND DIRECTING THE REDEMPTION OF THE 2005 BONDS; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; AUTHORIZING
AND APPROVING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND ANY SUPPLEMENT THERETO AND DEEMING FINAL SUCH PRELIMINARY OFFICIAL STATEMENT; AUTHORIZING AND APPROVING THE EXECUTION, DELIVERY AND DISTRIBUTION OF AN OFFICIAL STATEMENT AND ANY SUPPLEMENT THERETO; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF THE BONDS; PROVIDING FOR THE PRINCIPAL AMOUNT, PROVISIONS FOR REDEMPTION AND MATURITY OF, AND RATES OF INTEREST ON, THE BONDS; AUTHORIZING INVESTMENT OF BOND PROCEEDS BY THE TRUSTEE; APPOINTING CO-BOND COUNSEL AND THE CO-FINANCIAL ADVISORS TO THE AUTHORITY; REQUESTING THE TRUSTEE TO AUTHENTICATE THE BONDS; AUTHORIZING INCIDENTAL ACTION TO BE TAKEN BY OFFICERS OF THE AUTHORITY; AND REPEALING INCONSISTENT RESOLUTIONS

WHEREAS, the Philadelphia Redevelopment Authority (formerly known as the Redevelopment Authority of the City of Philadelphia) (the "Authority") is a public body and a body corporate and politic, exercising public powers of the Commonwealth of Pennsylvania (the "Commonwealth") as an agency thereof, created under and pursuant to the Pennsylvania Urban Redevelopment Law, Act No. 385 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 991), as amended and supplemented (the "Authority Law"); and

WHEREAS, the Authority exists and operates under the Authority Law for the public purposes of the elimination of blighted areas through economically and socially sound redevelopment of such areas, as provided by the Authority Law, in conformity with the comprehensive general plan of The City of Philadelphia (the "City"), for residential, recreational, commercial, industrial or other purposes, and otherwise encouraging the provision of healthful homes, a decent living environment and adequate places of employment of the people of the City of Philadelphia; and

WHEREAS, under the Authority Law the Authority has all powers necessary or appropriate to carry out and effectuate the purposes and provisions of the Authority Law, including, inter alia, the powers to cooperate with the City; to act as agent for the City for the public purposes set out in the Authority Law; to acquire real property by eminent domain; to own, hold, clear, improve and manage real property; to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the Authority; to make loans to any purchaser or owner of a residential housing or a commercial or an industrial project for the purpose of financing the purchase, construction, rehabilitation, demolition or equipping of a residential housing or a commercial and industrial redevelopment program; and to issue bonds of the Authority for any of its corporate purposes; and

WHEREAS, the City is authorized by the Pennsylvania Redevelopment Cooperation Law, Act No. 383 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 982), as amended and supplemented (the "Redevelopment Cooperation Law") to enter into agreements with the Authority respecting action to be taken by the City pursuant to any of the powers granted by the Redevelopment Cooperation Law; to make such appropriations...
to the Authority as are deemed necessary to assist the Authority in carrying out its public purposes; and to designate the Authority as the City’s agent within the Authority’s field of operation to perform any specified activity or to administer any specified program which the City is authorized by law to do in furtherance of the public purposes specified in the Authority Law, including, without limitation, redevelopment, renewal, rehabilitation, housing, conservation, urban beautification or comprehensive programs for the development of entire sections or neighborhoods; and

**WHEREAS**, the Authority (i) has undertaken, at the direction and with the cooperation of the City, a comprehensive neighborhood transformation program for revitalization, renewal, redevelopment and transformation of blighted areas within the City to promote the health, safety and welfare of the residents of the City (the "Program") and (ii) has previously issued its revenue bonds to finance the costs of the Program; and

**WHEREAS**, at the request of the City, to finance the Program, the Authority has determined to issue up to $131,000,000 aggregate principal amount of the Authority’s Revenue Refunding Bonds, Series 2015A (AMT) (City of Philadelphia Neighborhood Transformation Initiative) and Revenue Refunding Bonds, Series 2015B (Non-AMT) (City of Philadelphia Neighborhood Transformation Initiative) (together, the "2015 Bonds"), for the purpose of (i) currently refunding all or a portion of the Redevelopment Authority of the City of Philadelphia Qualified Redevelopment Revenue Bonds, Series 2005B (AMT) (City of Philadelphia Neighborhood Transformation Initiative) originally issued in the principal amount of $44,040,000, and all or a portion of the Redevelopment Authority of the City of Philadelphia Revenue Bonds, Series 2005C (City of Philadelphia Neighborhood Transformation Initiative) originally issued in the principal amount of $81,305,000 (the "2005 Bonds"); and (ii) paying the costs of issuance of the 2015 Bonds; and

**WHEREAS**, at the request of the City, the Authority has determined to use the Authority’s existing funds to redeem the remaining outstanding 2005 Bonds, if any; and

**WHEREAS**, the Authority will issue the 2015 Bonds under a Trust Indenture dated as of April 15, 2002, as previously amended and supplemented (the "Trust Indenture"), and as further supplemented by a Fifth Supplemental Indenture to be dated as of April 1, 2015 (the "Fifth Supplemental Indenture" and, together with the Trust Indenture, the "Indenture"), by and between the Authority and TD Bank, N.A., as successor trustee (the "Trustee"); and

**WHEREAS**, pursuant to a service agreement dated as of April 15, 2002, as previously amended and supplemented (the "Original Service Agreement"), and as further supplemented by a Fourth Supplemental Service Agreement (the "Fourth Supplemental Service Agreement" and, together with the Original Service Agreement, the "Service Agreement"), the City will pay to the Authority a Service Fee in consideration of the Authority’s agreement to undertake the Program; and

**WHEREAS**, the Authority has determined to sell the 2015 Bonds pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the Authority and the Underwriters identified therein (the "Underwriters") for whom Goldman, Sachs & Co. is acting as Representative (the "Representative"); and
WHEREAS, pursuant to the Bond Purchase Agreement, the City will deliver to the Authority and the Underwriters a Letter of Representations (the "Letter of Representations") at the time of execution and delivery of the Bond Purchase Agreement; and

WHEREAS, the Underwriters propose to offer the 2015 Bonds for sale pursuant to a Preliminary Official Statement and a final Official Statement; and

WHEREAS, the Fourth Supplemental Service Agreement, Fifth Supplemental Indenture, the Bond Purchase Agreement, the Official Statement and the 2015 Bonds are collectively referred to herein as the "Bond Documents"; and

WHEREAS, certain action is required to be taken by the Authority as a prerequisite to the issuance and sale of the 2015 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Authority that:

Section 1. The form of the Fourth Supplemental Service Agreement submitted at this meeting (a copy of which shall be filed with the records of the Authority), is hereby approved and the Chairman, Vice Chairman or Executive Director is hereby authorized and directed to execute, acknowledge and deliver to the City, and the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Fourth Supplemental Service Agreement in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by such officers’ execution thereof.

Section 2. The form of the Fifth Supplemental Indenture submitted at this meeting (a copy of which shall be filed with the records of the Authority), providing, together with the Trust Indenture, for the issuance of the 2015 Bonds, is hereby approved, and the Chairman, Vice Chairman or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Fifth Supplemental Indenture in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by such officers’ execution thereof.

Section 3. The Authority hereby authorizes and approves the execution and delivery of the Bond Purchase Agreement (including acceptance of the Letter of Representations attached thereto) by the Chairman, Vice Chairman or Executive Director, for purchase of the 2015 Bonds by the Underwriters, containing such terms and provisions as the Chairman, Vice Chairman or Executive Director, in consultation with counsel, shall approve, such approval to be evidenced by such officers’ execution thereof.

Section 4. The Authority hereby authorizes and approves the Preliminary Official Statement in respect of the 2015 Bonds and authorizes the Chairman, Vice Chairman or Executive Director to deem final the Preliminary Official Statement, and to sign and deliver a final Official Statement on behalf of the Authority in such form with such changes therein and any supplements thereto as counsel may advise and the officer executing the same may approve,
such approval to be evidenced by the execution thereof. The distribution of the Preliminary
Official Statement and the final Official Statement, and any supplements thereto, in connection
with the offering and sale of the 2015 Bonds is hereby approved.

Section 5. The issuance of the 2015 Bonds is authorized and approved. The
2015 Bonds are hereby authorized and directed to be prepared for delivery in accordance with
the terms of the Bond Purchase Agreement. The form of the 2015 Bonds contained in the form
of the Fifth Supplemental Indenture is hereby approved; and the 2015 Bonds shall be in
substantially the form so approved, with such changes therein as counsel may advise and the
Authority officers executing and delivering the 2015 Bonds may approve, the approval of such
officers to be conclusively evidenced by such execution. The Chairman, the Vice Chairman or
the Executive Director are hereby authorized and directed to execute the 2015 Bonds by their
manual or facsimile signatures, and the corporate seal of the Authority or the facsimile thereof is
hereby adopted and authorized to be imprinted thereon or affixed thereto and shall be attested by
the manual or facsimile signature of the Secretary, Assistant Secretary or Senior Deputy
Executive Director. The Chairman, Vice Chairman or Executive Director is authorized and
directed to deliver the 2015 Bonds to the Trustee for authentication under the Fifth Supplemental
Indenture herein authorized and, when authenticated, to deliver them or cause them to be
delivered to the Representative pursuant to the Bond Purchase Agreement against receipt of the
purchase price therefor and to deposit the amounts so received with the Trustee as provided in
the Fifth Supplemental Indenture, to be held and applied by the Trustee as provided in the
Indenture.

Section 6. The 2015 Bonds shall be issued in one or more series and in the
aggregate principal amount not to exceed $131,000,000 shall mature on the date (not later than
16 years from the date of issuance) and in the series and amounts, shall be dated and numbered,
in the denominations, and in the registered form carrying the exchangeability privileges, be
payable in the medium of payment on the dates and at such places, bear interest at the rates (not
to exceed 6% per annum), be subject to mandatory and optional redemption prior to maturity and
be entitled to the priorities in the revenues and receipts of the Authority, all as provided in the
Indenture.

Section 7. The Authority hereby authorizes and directs the redemption of the
2005 Bonds on the earliest practicable redemption date after the date of issuance of the 2015
Bonds. The officers of the Authority are hereby authorized to cause notice of redemption to be
given in accordance with the terms of the 2005 Bonds and to take such other action and execute
such other documents as shall be necessary or desirable to effect the refunding and redemption of
the 2005 Bonds.

Section 8. The Authority hereby appoints Ballard Spahr LLP and Turner
Law, P.C. as Co-Bond Counsel and Public Financial Management Inc. and Acacia Financial
Group, Inc. as the Authority’s co-financial advisors in connection with the issuance of the 2015
Bonds.

Section 9. The Trustee is hereby requested to authenticate the 2015 Bonds
and to deliver them to or upon the order of the Chairman, Vice Chairman or Executive Director.
Section 10. The Trustee shall be, by virtue of this Resolution and without further authorization from the Authority, authorized, directed and requested to invest and reinvest all moneys available therefor by it pursuant to the Indenture, which by the terms of the Indenture may be invested, or to deposit and redeposit such moneys in such accounts as may be permitted by the Indenture, all subject to the terms and limitations contained in the Indenture.

Section 11. Any of the officers of the Authority are hereby authorized and directed to appoint such other professional advisers or underwriters for the 2015 Bonds and to execute and deliver such other documents and instruments and to take such other action as may be necessary or appropriate in order to effectuate the execution, delivery and performance by the Authority of the Bond Documents and the consummation of the transactions contemplated thereby, the undertaking of the Program, and the issuance and sale of the 2015 Bonds, all in accordance with the foregoing Sections hereof.

Section 12. 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.

Section 13. This Resolution shall take effect immediately upon its adoption. All prior resolutions or parts thereof inconsistent herewith are hereby repealed.

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

DEVELOPMENT

Mr. LaBrum presented "Item II (a) – Thirteenth Amendment to Redevelopment Agreement" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. LaBrum stated today’s action by the Board would extend the construction completion date under the Redevelopment Agreement with the University City Science Center (“UCSC”) until January 1, 2023, with respect to only the remaining two (2) undeveloped parcels (Parcels 13A and 13C).

Mr. Greenberger stated that the parcel located at 34th & Market was never developed and inquired as to whether that was one of the parcels. Mr. LaBrum replied that it was not and that the Authority previously issued Certificate of Completions to UCSC and included the parcel located at 34th & Market. The Authority is no longer overseeing that project. The 34th & Market Street parcel is now being used as a surface parking lot. Mr. LaBrum stated that UCSC proposed two (2) parking lots at 34th & Market Streets and 36th & 38th Streets, neither of which were one of the undeveloped parcels being proposed for extension here.
Board Action

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

RESOLUTION NO. 2015-21

RESOLUTION APPROVING A THIRTEENTH AMENDATORY AGREEMENT WITH UNIVERSITY CITY SCIENCE CENTER RE: PARCEL NOS. 13A AND 13C, LOCATED IN THE UNIVERSITY CITY URBAN RENEWAL AREA, UNIT NO. 3

WHEREAS, the Philadelphia Redevelopment Authority, entered into a Redevelopment Agreement with University City Science Center ("UCSC") dated November 26, 1965, for the development of certain parcels of property located within the University City Urban Renewal Area, Unit No. 3, including Parcel Nos. 13A and 13C.

WHEREAS, the parties subsequently executed First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh and Twelfth Amendatory Agreements, and other Extension Agreements;

WHEREAS, the Redeveloper has completed construction on approximately 18 of the original 20 parcels conveyed subject to the Redevelopment Agreement;

WHEREAS, the Redeveloper has requested a further extension to complete construction on the remaining two undeveloped parcels of land; and

WHEREAS, the Authority has determined that it is in the best interest of the parties to further amend the Redevelopment Agreement in order to better effectuate the purpose and undertakings of the parties thereto.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that approval is hereby given for:

1. The extension of the completion of construction date for Parcel Nos. 13A and 13C to January 1, 2023.
2. The required payment to the Authority of an administrative fee in the amount of One Hundred Thousand Dollars ($100,000).

FURTHER RESOLVING, the Executive Director to execute and deliver any documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to the Executive Director and in a form acceptable to General Counsel.

Voting for the foregoing resolution: Ms. Rodriguez, Mr. Greenberger and Mr. Dubow.
Mr. Romano presented "Item II (b) – Selection of Redeveloper - BMK Properties, LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Rodriguez pointed out that the MBE/WBE/DBE goals were not listed in the package. Mr. Greenberger stated that this information used to be included in the packages with past performances as well. Mr. Abernathy stated that the ranges should be listed in the packages. Ms. Nikolic further stated moving forward staff will include this information.

Ms. Nikolic stated that MBE/WBE/DBE goals for this project are as follows: 18%, 7% and 2% (best faith effort).

Board Action

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

RESOLUTION NO. 2015-22

RESOLUTION SELECTING BMK PROPERTIES, LLC AS REDEVELOPER OF 942 N. MARSHALL STREET, 948 N. MARSHALL STREET, 950 N. MARSHALL STREET, 962 N. MARSHALL STREET, 981 N. MARSHALL STREET, 983 N. MARSHALL STREET, 985 N. MARSHALL STREET, 987 N. MARSHALL STREET, 993 N. MARSHALL STREET, 995 N. MARSHALL STREET, 996-998 N. MARSHALL STREET, 1010 N. MARSHALL STREET AND 1012 N. MARSHALL STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that BMK Properties, LLC is hereby selected as Redeveloper of 942 N. Marshall Street, 948 N. Marshall Street, 950 N. Marshall Street, 962 N. Marshall Street, 981 N. Marshall Street, 983 N. Marshall Street, 985 N. Marshall Street, 987 N. Marshall Street, 993 N. Marshall Street, 995 N. Marshall Street, 996-998 N. Marshall Street, 1010 N. Marshall Street and 1012 N. Marshall 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 Two Hundred Thousand Dollars ($200,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper’s approved plans; further authorizing the execution, delivery and recording of the Redevelopment
Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

Mr. Lawrence presented "Item II (c) – Selection of Redeveloper and Self-Amortizing Loan with Josefina Vazquez" in substance consistent with the Fact Sheet attached hereto.

**Board Action**

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

**RESOLUTION NO. 2015-23**

RESOLUTION SELECTING JOSEFINA VAZQUEZ AS REDEVELOPER OF 3110 N. PERCY STREET LOCATED IN THE WEST FAIRHILL/EAST TIOGA/HUNTING PARK REDEVELOPMENT AREA, WEST FAIRHILL/EAST TIOGA/HUNTING PARK URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

**BE IT RESOLVED,** by the Philadelphia Redevelopment Authority, that Josefina Vazquez is hereby selected as Redeveloper of 3110 N. Percy Street, located within the West Fairhill/East Tioga/Hunting Park Redevelopment Area, West Fairhill/East Tioga/Hunting Park Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Three Thousand Two Hundred Forty-Nine Dollars ($3,249.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper’s approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

**BE IT FURTHER RESOLVED,** that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of $3,249 for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority’s Land Disposition Policy.
FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

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

REAL ESTATE

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

Additional Comments and Discussion

Ms. Rodriguez raised a concern with regards to 2606 N. Orianna Street being conveyed in the amount of $23,514.00. Ms. Jarmon responded that the correct amount for the above mentioned property is $6,473.88. Ms. Jarmon stated that the $23,514.00 figure represented three (3) properties combined.

Ms. Rodriguez stated for the record that the conveyance amount for 2606 N. Orianna Street would reflect the correct amount of $6,473.88.

Board Action

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

RESOLUTION NO. 2015-24

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

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

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

WHEREAS, certain of the properties identified below will be conveyed for nominal consideration and others, all as identified below, will be conveyed at fair market value as determined by the City of Philadelphia’s Office of Housing and Community Development.
NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for a consideration of $1.00:

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
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<tbody>
<tr>
<td>2862 Amber Street</td>
<td>Prince Pulido</td>
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<tr>
<td>4209 Hicks Street</td>
<td>Irene Hagens</td>
</tr>
<tr>
<td>2819 North Hutchinson Street</td>
<td>Blanca I. Roman</td>
</tr>
<tr>
<td>1907 Turner Street</td>
<td>Philadelphia Redevelopment Authority</td>
</tr>
</tbody>
</table>

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:

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<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Price</th>
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<tr>
<td>2863 Amber Street</td>
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<td>1315 South Dorrance Street</td>
<td>Aldoric Angenant Pough</td>
<td>$10,314.00 (LAMA)</td>
</tr>
<tr>
<td>1901 East Huntingdon Street</td>
<td>Robert William Wetherington &amp; Rachael Dawn Kerns–Wetherington, h/w Equity</td>
<td>$15,000.00 PMM + $1,644.00</td>
</tr>
<tr>
<td>2606 North Orianna Street</td>
<td>Maribel Morales</td>
<td>$6,473.88 (LAMA 2012)</td>
</tr>
<tr>
<td>2261 East William Street</td>
<td>Carlos Gonzalez</td>
<td>$13,001.00 (LAMA)</td>
</tr>
<tr>
<td>2605 North 31st Street</td>
<td>Bette L. Walker-Jackson</td>
<td>$3,084.00 (LAMA 2012)</td>
</tr>
</tbody>
</table>

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.

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</thead>
<tbody>
<tr>
<td>2303 Federal Street</td>
<td>Anthony D. Gamble, Sr. &amp; Pietra N. Gamble, h/w</td>
<td>$27,424.00 (LAMA 2012)</td>
</tr>
</tbody>
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FURTHER RESOLVING that for each of the foregoing conveyances, the Philadelphia Redevelopment Authority will provide a loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the
obligation will be forgiven in its entirety at the end of the 10 year period that the buyer remains in compliance with the Authority’s Land Disposition Policy.

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<td>$2,658.09 (LAMA)</td>
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<td>Charles Missimer &amp; known as 170 Hermitage Street</td>
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<td>421 South 51st Street</td>
<td>Adam John Butler</td>
<td>$21,450.00 (LAMA)</td>
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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. Rodriguez, Mr. Greenberger and Mr. Dubow.
OLD BUSINESS

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

NEW BUSINESS

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

ADJOURNMENT

There being no further business to come before the Board, Ms. Rodriguez declared the meeting adjourned at 4:18 P.M.

___________________________
SECRETARY TO THE BOARD
January 15, 2015

Mayor Michael Nutter
Office of the Mayor
Room 215 City Hall
Philadelphia, PA 19107
(Hand Deliver)

Dear Mayor Nutter,

Regrettably, I must resign from the Board of Directors of the Philadelphia Redevelopment Authority. It has been a great privilege to serve the Authority and I am extraordinarily proud of the Authority’s achievements. Unfortunately, my recent appointment as General Counsel to our new Governor requires that I withdraw from the Board.

The Authority is vital to the revitalization of Philadelphia neighborhoods and I look forward to its continued success.

Very truly yours,

Denise J. Smyler

Cc: Brian Abernathy, Executive Director (Via email)
In 2002, the Authority, at the direction and with the cooperation of the City, developed the Neighborhood Transformation Initiative (NTI) program (the “Program”). The Program is designed for the revitalization, renewal, redevelopment and transformation of blighted areas within the City to promote the health, safety and welfare of the residents of the City. In consideration of the Authority’s agreement to undertake the Program and issue its revenue bonds to finance the costs of the Program, the City agreed to pay to the Authority a service fee equal to the amount of required debt service in accordance with the Service Agreement dated as of April 15, 2002, as previously amended and supplemented (the “Service Agreement”).


The City has requested the Authority to issue up to $131,000,000 of Revenue Refunding Bonds, Series 2015 (City of Philadelphia Neighborhood Transformation Initiative) (the “2015 Bonds”) in one or more series, for the purpose of refunding a portion of the 2005 Bonds. The refunding will reduce the interest rate thereby reducing the annual debt service to be paid by the City.

The Board is requested to adopt a resolution to approve the issuance of the 2015 Bonds, the redemption of the 2005 Bonds, the preparation, distribution and deeming final of the Preliminary Official Statement, the preparation, execution and delivery of the final Official Statement, and the execution of the 2015 Bonds, a Fifth Supplemental Indenture between the Authority and the trustee, a Fourth Supplemental Service Agreement between the Authority and the City and the Bond Purchase Agreement, between the Authority and the underwriters.

A proposed form of Resolution is attached.
NAME OF DEVELOPER/APPLICANT: University City Science Center

Nature of Transaction: Authorizing the Thirteenth Amendment to the Redevelopment Agreement with University City Science Center (UCSC) extending the completion of construction date for two undeveloped parcels (Parcel Nos. 13A and 13C) from January 1, 2021 to January 1, 2023. USCS shall pay an administrative fee in the amount of $100,000 upon full execution of this Amendatory Agreement.

Mailing Address: 3711 Market Street, 8th Floor, Philadelphia, PA 19104

PROPERTY INFORMATION: Parcel Nos. 13A and 13C

Description: Approx. 74,920 sq. ft., lot Zoning: CMX4 Use: Commercial Mixed-Use

COMMENTS OR OTHER CONDITIONS:

The Authority entered into a Redevelopment Agreement with UCSC in 1965 for approximately twenty (20) parcels in the University City Urban Renewal Area, Unit No. 3. Parcel Nos. 13A and 13C are the last two undeveloped parcels. UCSC will provide the Authority with site plans, proof of financing and an EOP Plan upon finalizing their development proposal for the parcels.

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

Prepared by: Robert LaBrum
Reviewed by: Tania Nikolic
NAME OF DEVELOPER/APPLICANT: BMK Properties, LLC

Nature of Transaction: Selection of developer to construct fourteen (14) single-family homes, in the East Poplar neighborhood, to be sold to households with incomes at 80%-100% AMI.

Legal Entity/Other Partners (if applicable): Lawrence McKnight

Mailing Address: 3010 Richmond Street, Philadelphia, PA 19134

PROPERTY INFORMATION:

942 N. Marshall Street (CMX-2) 985-87 N. Marshall Street (CMX-2)
948 N. Marshall Street (CMX-2) 993 N. Marshall Street (CMX-2)
950 N. Marshall Street (CMX-2) 995 N. Marshall Street (CMX-2)
962 N. Marshall Street (CMX-2) 996-98 N. Marshall Street (CMX-2)
981 N. Marshall Street (CMX-2) 1010 N. Marshall Street (CMX-2)
983 N. Marshall Street (CMX-2) 1012 N. Marshall Street (CMX-2)

Use: Residential

Disposition Value: $200,000

These parcels were listed in a Workforce Housing Request for Proposals (RFP) to develop on the 900 and 1000 blocks of North Marshall Street with targeted pricing of 80%-100% AMI.

A total of five (5) proposals were received, and based on staff review, BMK Properties submitted the most feasible and comprehensive proposal by providing workforce housing at the requests AMI for each parcel.

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 September 2015 with construction completion within 18 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 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan. The developer has done past projects with the PRA and has exceeded the EOP goals on every project completed to date.

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

Prepared by: Brian Romano, Project Manager
Reviewed by: Tania Nikolic
NAME OF DEVELOPER/APPLICANT: Josefina Vazquez

Nature of Transaction: Selection of applicant for 3110 N. Percy Street who is proposing to use adjacent lot for side yard use; property is located in the West Fairhill/East Tioga/Hunting Park Urban Renewal Area.

Mailing Address: 3108 N. Percy Street, Philadelphia, PA 19133

PROPERTY INFORMATION: 3110 N. Percy Street

Description: 674 sq. ft., vacant lot  
Zoning: RM1  
Use: Open Space

Disposition Value: $3,249 w/10-year amortizing mortgage

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

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a 10-year self-amortizing mortgage for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority’s Land Disposition Policy and will require no payment unless the owner sells the property within the 10-year period from the date of the mortgage.

COMMENTS OR OTHER CONDITIONS:

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under $250,000.

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

Prepared by: Jessie Lawrence, Project Manager
Reviewed by: Tania Nikolic
Nature of Transaction: PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by VPRC. The VPRC serves as an advisory committee and recommends to the City Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.

- The conveyance of these properties to the Grantees for reuse will relieve the City of the care, maintenance and management of the properties and help arrest blight in the neighborhoods and restore the properties to productive use.

- Properties and Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

1) Nominal Disposition: The following four (4) properties will be conveyed at nominal under the Gift Property Program.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>2862 Amber Street</td>
<td>Prince Pulido</td>
</tr>
<tr>
<td>4209 North Hicks Street</td>
<td>Irene Hagans</td>
</tr>
<tr>
<td>2819 Hutchinson Street</td>
<td>Blanca I. Roman</td>
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<tr>
<td>1907 Turner Street</td>
<td>Philadelphia Redevelopment Authority</td>
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2) Self-amortizing Mortgage Disposition: The following seven (7) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

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</tr>
<tr>
<td></td>
<td>Rachael Dawn Kerns-Wetherington +</td>
<td>1,644 equity (RE)</td>
</tr>
<tr>
<td></td>
<td>1,644 equity (RE)</td>
<td></td>
</tr>
</tbody>
</table>
3) **Ten Year Mortgage** – The following property will be conveyed at fair market value as determined by LAMA, with a mortgage that will be forgiven in its entirety at the end of the 10 year period provided the buyer remains in compliance with the Authority’s Land Disposition Policy.

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<td>Bette L. Walker – Jackson</td>
<td>$3,084.00 (LAMA 2012)</td>
</tr>
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</table>

4) **Fair Market Disposition**: The following twenty-three (23) 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:

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<th>Appraisal/LAMA Value</th>
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</table>

Item III
NAME OF CONTRACTOR: Domus, Inc.

Nature of Transaction: Approval of a Professional Services Contract with Domus, Inc. for the stabilization of the vacant structure located at 5820 Germantown Avenue. Known as the Germantown YMCA, the current structure has been vacant and, based on multiple engineer reviews, the PRA has been advised to stabilize and preserve the building immediately. The building is currently sealed and fenced to maintain safety and security. Work has already begun to secure the facility.

Contractor’s Mailing Address: 346 East Walnut Lane, Philadelphia, PA 19144

PROPERTY INFORMATION: 5820 Germantown Avenue, registered as an historic building by the City of Philadelphia

Contract Amount: Maximum contract compensation not to exceed $4,000,000

SELECTION PROCESS: Normal procurement policies require that a firm be selected by the way of a formal request for proposal; however, an exception has been granted, since the delay in awarding the contract “would cause a material threat to the public health or safety”. Per Philadelphia Code § 17-1406, the public safety concern warrants the waiver of the RFP Requirement due to the buildings current condition.

FINANCING: NTI QRB funds

COMMENTS OR OTHER CONDITIONS:

The rehab and stabilization work will address the preservation of this historically significant building by encapsulating the building to stop the further deterioration of the structure. Anticipated scope of work will address the following:

- Temporary requirements at the site to maintain safety-security
- Masonry stabilization and infill any roof openings and repair the roofing system as required to provide a water tight condition
- Rebuild any collapsed or unsafe floor systems including structure and decking as appropriate
- Installation of one Dry Standpipe (construction type) with a fire department connection
- Securing upper level windows and using VPS security screens on the lower level windows and doors (for security purposes)

Proposed Resolution is attached.

Prepared by: Mike Maenner
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH DOMUS, INC. FOR THE STABILIZATION OF 5820 GERMANTOWN AVENUE

WHEREAS, Domus, Inc., pursuant to Philadelphia Code §17-1406, was contacted to address the current condition of the building due to their extensive experience, their ability to address the work immediately and their experience with the scope of required work;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority’s Executive Director to enter into a Professional Service Contract with Domus, Inc. for the stabilization of 5820 Germantown Avenue, a Redevelopment Authority owned vacant structure, with a maximum compensation not to exceed $4,000,000.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution and Professional Service Contract necessary or desirable to carry out its purposes and intents.
NAME OF CONTRACTOR: Ray's Home Repair and Demolition, Inc.

Nature of Transaction: Approval of a Professional Services Contract with Ray’s Home Repair and Demolition, Inc. for the demolition of Fourteen (14) Redevelopment Authority owned vacant structures in the Mantua Urban Renewal Area. The properties were condemned under Mantua Condemnation No. 15 to complete the land assemblage for a supermarket development.

Contractor’s Mailing Address: 4719 Melon Street, Philadelphia, PA 19139

PROPERTY INFORMATION:

1. 3613 Haverford Avenue
2. 3615 Haverford Avenue
3. 3631 Haverford Avenue
4. 3603 Mount Vernon Street
5. 3607 Mount Vernon Street
6. 3609 Mount Vernon Street
7. 3622 Mount Vernon Street
8. 3624 Mount Vernon Street
9. 3626 Mount Vernon Street
10. 3628 Mount Vernon Street
11. 11.637 N. 37th Street
12. 12.639 N. 37th Street
13. 13.641 N. 37th Street
14. 14.643 N. 37th Street

Contract Amount: Maximum contract compensation not to exceed $270,000

SELECTION PROCESS: On February 6, 2015, a Request for Proposals (“RFP”) was issued seeking experienced demolition contractors to demolish seventeen (17) vacant structures located in the Mantua Urban Renewal Area. The Authority contacted contractors from the City of Philadelphia’s Master Demolition List and posted the RFP on the Authority’s website. During the RFP posting period, three of the structures were demolished by L&I.

The Authority received three bids: 1) Ashaw Construction Training Inc., 2) Ray’s Home Repair and Demolition Inc., and 3) USA Environmental Management, Inc. The lowest bidder, Ashaw Construction Training Inc., was removed from the list for failure to produce a current Tax Clearance Certification. After staff review, Ray’s Home Repair and Demolition, Inc., was selected due to their extensive demolition experience.

FINANCING: NTI QRB funds

COMMENTS OR OTHER CONDITIONS: The Contractor is MBE certified, 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. The demolition will be performed per the City’s Master Demolition Specifications and Procedures.

Proposed Resolution is attached.

Prepared by: Mike Maenner
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH RAY’S HOME REPAIR AND DEMOLITION, INC., FOR THE DEMOLITION OF FOURTEEN (14) AUTHORITY OWNED VACANT STRUCTURES IN THE MANTUA URBAN RENEWAL AREA

WHEREAS, the Authority issued a Request for Proposals (“RFP”) seeking responses from demolition contractors for the demolition of Redevelopment Authority owned vacant structures in the Mantua Urban Renewal Area;

WHEREAS, Ray’s Home Repair and Demolition, Inc. (“Ray’s”) submitted its response to the RFP wherein Ray’s stated that it has extensive experience on the scope of work required and overall approach necessary to complete the work;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority’s Executive Director to enter into a Professional Service Contract with Ray’s Home Repair and Demolition, Inc., for the demolition of fourteen (14) Redevelopment Authority owned vacant structures in the Mantua Urban Renewal Area, with a maximum compensation not to exceed $270,000.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution and Professional Service Contract necessary or desirable to carry out its purposes and intents.
Nature of Transaction: Approval to enter into agreements and/or initiate work in partnership with the City Capital Projects Office on renovations and site preparation on actively used publically owned properties.

The PRA, working with the City Capital Projects Office and City Council members, has identified eligible NTI QRB projects to begin work on immediately.

Contingent upon the completion of the refinancing of NTI QRB funds by the City, renovation and site preparation work will begin promptly on the following publically owned properties:

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Description</th>
<th>NTI Allocated</th>
<th>Lead</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palumbo Recreation Building</td>
<td>Renovation</td>
<td>$995,558</td>
<td>City Capital PRA Joint Project</td>
</tr>
<tr>
<td>Shot Tower Recreation Building</td>
<td>Renovation</td>
<td>$550,000</td>
<td>City Capital PRA Joint Project</td>
</tr>
<tr>
<td>Palumbo Park</td>
<td>Site Preparation</td>
<td>$41,000</td>
<td>City Capital Parks Project</td>
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<tr>
<td>Cianfrani Park</td>
<td>Site Preparation</td>
<td>$40,000</td>
<td>City Capital Parks Project</td>
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<tr>
<td>Firehouse Engine 11 @ 600 South St</td>
<td>Renovation</td>
<td>$168,419</td>
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<tr>
<td>Firehouse Engine 24 @ 1200 S 20th</td>
<td>Renovation</td>
<td>$225,000</td>
<td>City Capital Projects</td>
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<td>Marian Anderson Recreation Building</td>
<td>Renovation</td>
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<td>Wharton Sq. Recreation Building</td>
<td>Renovation</td>
<td>$125,000</td>
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<tr>
<td>Chew Recreation Building</td>
<td>Renovation</td>
<td>$72,000</td>
<td>City Capital PRA Joint Project</td>
</tr>
</tbody>
</table>

FUNDING: NTI QRB funds not to exceed $2,400,000

COMMENTS OR OTHER CONDITIONS:
These projects will directly address the maintenance and public improvement the City’s actively used public recreation facilities, parks, and fire stations.

Proposed Resolution is attached.

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH THE CITY OF PHILADELPHIA FOR THE RENOVATION & SITE PREPARATION WORK OF ACTIVELY USED CITY OWNED PROPERTIES

WHEREAS, The Capital Budget of the City of Philadelphia for the Fiscal Year 2015 – 2016 will provide authority to the City Capital Projects Office and Redevelopment Authority to undertake certain renovations and improvements, as well as related program management and administrative expenses; and

WHEREAS, staff has presented at this meeting, and considered by the Authority, a budget for services for the year beginning July 1, 2015 in the amount not to exceed $2,400,000 of Qualified Redevelopment Bond proceeds.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, approves the projects as presented and further authorizing the Authority to provide assistance and funding to the City Capital Budget Office and to enter into agreements consistent with the hereby approved projects.

FURTHER RESOLVED, that the staff of the Authority is authorized to submit the foregoing to the City of Philadelphia for certification upon appropriate execution by the Authority; it being determined that it is the best interest of the Authority; and further authorizing the preparation of any other documentation necessary or desirable to carry out the foregoing.

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.
**Nature of Transaction:** Approval to repair certain sidewalks owned by the Authority to alleviate tripping hazards and improve public walkways.

Contingent upon the completion of the refinancing of NTI QRB funds by the City, work will begin promptly to remove and replace sidewalks identified as requiring repairs.

**FUNDING:** NTI QRB funds not to exceed $45,000

**COMMENTS OR OTHER CONDITIONS:** Work will be completed by the PRA Maintenance Shop and the estimated cost is anticipated to be $12.00-$15.00 per square foot for removal and replacement of concrete sidewalk.

Proposed Resolution is attached.

**Prepared by:** Michael K. Maenner, Director of Design & Construction

**Reviewed by:** Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD TRANSFORMATION INITIATIVE QUALIFIED REDEVELOPMENT BOND PROCEEDS IN AN AMOUNT NOT TO EXCEED $45,000 TO COMPLETE SIDEWALK REPAIRS

WHEREAS, staff has presented at this meeting, and considered by the Authority, the undertaking of sidewalk repair and improvements, as well as related administrative and staff expenses to complete repairs to sidewalks owned by the Authority.

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to expend Neighborhood Transformation Initiative Qualified Redevelopment Bond proceeds in an amount not to exceed $45,000 to complete repairs to sidewalks owned by the Authority.

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

FURTHER AUTHORIZING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
NAME OF DEVELOPER/APPLICANT: South Street Headhouse District of Philadelphia

Nature of Transaction: Approval of a grant to South Street Headhouse District of Philadelphia to use $223,000 of NTI funds to perform repair work to deteriorating tree pits along South Street between Front Street to 8th Street and to use $1,363,000 of NTI funds to repair and upgrade the underground infrastructure to allow for lighting improvements along 4th Street between Lombard to Christian Street.

Contingent upon the completion of the refinancing of NTI QRB funds by the City, repair work will begin promptly on the tree pits along South Street. The 4th Street lighting project is currently under design in cooperation with the City Streets Department.

FUNDING: NTI funds not to exceed $1,586,000

COMMENTS OR OTHER CONDITIONS:
The repair work to the tree pits along South Street will address dangerous conditions and alleviate tripping hazards. The work will be completed immediately and South Street Headhouse District of Philadelphia has entered into an emergency contract with Seravalli, Inc. The project is subject to prevailing wage requirements and will be monitored by the Authority.

The 4th Street lighting improvement project will be publically bid in July 2015; all submissions will be reviewed by the City Streets Department, Authority, and South Street Headhouse District of Philadelphia prior to selection. The project is subject to prevailing wage requirements and will be monitored by the Authority.

Proposed Resolution is attached.

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon
RESOLUTION NO.

RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF $1,586,000 TO SOUTH STREET HEADHOUSE DISTRICT OF PHILADELPHIA FOR STREETSCEPE REPAIR WORK ALONG SOUTH STREET BETWEEN FRONT STREET AND 8TH STREET AND ALONG 4TH STREET BETWEEN LOMBARD STREET AND CHRISTIAN STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative funds in the amount of $1,586,000 to South Street Headhouse District of Philadelphia to be used to repair and improve tree pits along South Street between Front Street and 8th Street and improve lighting along 4th Street between Lombard Street and Christian Street.

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

FURTHER 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.
Request:

Approval of a contract amendment between the Authority and Stantec Consulting Services Inc. ("Stantec") for a contract amount not to exceed $60,000.

Background:

In March 2012, the Authority entered into a Contract for Professional Services (the “Contract”) with Stantec to remediate contamination discovered at an Authority-owned former gas station located at 1718-26 N. 52nd Street (the “Premises”). Site clearance by the Pennsylvania Department of Environmental Protection (“PADEP”) is required in order for the Authority to convey the Premises as part of the proposed development of the Centennial Village project, which is a low-income housing tax credit project that will include a 32-unit apartment building designed for seniors with first floor commercial/retail space. The Contract has been amended four prior times due to the extent of the contamination that has been discovered while conducting the remediation activities and the awarding of a grant by the Pennsylvania Department of Community and Economic Development. A fifth amendment to the Contract is necessary because additional environmental remediation is required to obtain site characterization and a release of liability from PADEP.

PADEP now requires an additional well be placed along 52nd Street and monitored an additional 6 months in order to conclude that all downgradient contamination has been contained. In order to complete the remediation of the Premises and submit all required reports and other documents required by PADEP, the contract amount must be increased up to an additional $60,000.

Proposed Resolution is attached.
RESOLUTION NO.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT FOR PROFESSIONAL SERVICES WITH STANTEC CONSULTING SERVICES INC. TO PERFORM ENVIRONMENTAL REMEDIATION AT 1718-26 N. 52ND STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby granted for the Authority to enter into an amendment to a Contract for Professional Services with Stantec Consulting Services Inc. to perform environmental remediation at 1718-26 N. 52nd Street, with a maximum compensation not to exceed $60,000.

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

FURTHER AUTHORIZING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
NAME OF DEVELOPER/APPLICANT: HeadHouse Retail Associates, L.P.

Nature of Transaction: Approval to enter into a grant agreement with HeadHouse Retail Associates, L.P. (HeadHouse Retail) to provide funding for a $10,000 Technical Assistance Panel (TAP) Agreement with ULI - the Urban Land Institute, Philadelphia District Council (ULI). The ULI will conduct a two (2) day panel assessment that evaluates opportunities to link the Reading Terminal Market to Market Street, via the HeadHouse, as well as opportunities to upgrade retail offerings and tenant mix. Transit access and pedestrian flow, as a result of the Gallery renovations, will also be evaluated.

The TAP will be conducted May 6 and May 7, 2015 and will culminate in a presentation of findings and recommendations.

FUNDING: NTI funds not to exceed $10,000.

COMMENTS OR OTHER CONDITIONS:
The PRA will be working in collaboration with the ULI and HeadHouse Retail Associates, L.P. to facilitate the TAP.

Proposed Resolution is attached.

Prepared by: Susan Callanen
Reviewed by: David Thomas
RESOLUTION NO.

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF $10,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P. TO FUND A TECHNICAL ASSISTANCE PANEL AGREEMENT WITH ULI - THE URBAN LAND INSTITUE, PHILADELPHIA DISTRICT COUNCIL

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of $10,000 to HeadHouse Retail Associates, L.P. to fund a Technical Assistance Panel Agreement with ULI - the Urban Land Institute, Philadelphia District Council.

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

**Nature of Transaction:** The Board is requested to modify Resolution No. 2014-70, approved July 9, 2014, selecting Westview Development Partners, LLC (“Westview”) as developer for 3509 Haverford Avenue located within the Mantua Urban Renewal Area. Westview has submitted revised plans to include commercial space on the first floor and two (2) – two (2) bedroom rental units on both the second and third floors. The change in usage has been approved by Councilwoman Blackwell’s office.

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

**Mailing Address:** 630 N 35th Street, Philadelphia, PA 19104

**PROPERTY INFORMATION:**

- **3509 Haverford Avenue**
- **Description:** 4,795 sq. ft., vacant lot
- **Zoning:** CMX-2
- **Use:** Mixed

**Disposition Value:** $34,557.00

Property value was established by the LAMA upfront pricing model and advertised for sale on www.PhillyLandWorks.org.

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in winter of 2014 with construction completion within the spring of 2016.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.
Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges
have been approved by the City at MBE – 15% and WBE – 7%. This developer is new
to the PRA, and therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager
Reviewed by: Tania Nikolic
RESOLUTION NO.

(AMENDING RESOLUTION NO. 2014-70)

MODIFICATION TO RESOLUTION NO. 2014-70 TO REFLECT CHANGES IN DEVELOPER PLANS FOR 3509 HAVERTOWN AVENUE, LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

WHEREAS, on July 9, 2014, by Resolution No. 2014-70 the Authority approved the redeveloper selection of Westview Development Partners, LLC as the Redeveloper of 3509 Haverford Avenue; and

WHEREAS, the plans have been revised from four (4) total units of rental housing to mixed use with commercial on the first floor and two (2) – two (2) bedroom rental units on the second and third floors; and

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, Resolution No. 2014-70 is modified to reflect the plan revision for 3509 Haverford Avenue 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 Thirty Four Thousand Five Hundred Fifty Seven Dollars ($35,557.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; 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 this Resolution necessary or desirable to carry out its purposes and intents.
Address: 3509 Haverford Avenue
NAME OF DEVELOPER/APPLICANT: Centennial Village LP

Nature of Transaction: Selection of developer to develop fifty-two (52) units of affordable housing and up to 8,000 sq. ft. of commercial space. The large project will occupy most of the majority of 1400 Block of N. 52nd Street and adjoining streets. The main site at the Southwest corner of 52nd Street and Parkside Avenue will be developed as a thirty (30) unit mixed use apartment building with offsite parking for nineteen (19) cars, along with a community garden and community space, management office, and first floor retail. The site on the east side of 52nd Street south of Viola Street will consist of four (4) - three (3) and four (4) bedroom, three (3) story single family homes, two (2) that will be PBV assisted and accessible with rear off street parking. The site on the east side of 52nd Street north of Viola Street will accommodate a mixed-use building with two (2) commercial spaces on the first floor, two (2) bi-level three (3) bedroom apartments and four (4) – one (1) bedroom units with rear access off street parking. On the southeast corner of 52nd and Parkside Avenue, a vacant three (3) story building nuisance bar will be rehabilitated with commercial on the first floor and two (2) – two (2) bedroom apartments on the second and third floors. These properties are located within the West Parkside neighborhood.

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

Mailing Address: 1501 Cherry Street, Philadelphia, PA 19102

PROPERTY INFORMATION: 1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1718-26 N. 52nd Street (Including 5216 Parkside Avenue); 1719-29 N. 52nd Street (Including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N.Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (Including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue

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

Use: Mixed Use

Disposition Value: $835,000.00

The PRA will be providing funding to Centennial Village LP to transact at the restricted appraised value. The value was established by restricted use appraisal and
properties were acquired by the PRA for the development of the Centennial Village Project.

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 the summer of 2015, with construction completion within twenty-four (24) 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 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 18% and WBE – 7% and a best faith effort for DBE. This developer has met past practice performance goals as has been recorded with the Office of Housing and Community Development.

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

Prepared by: Tracy Pinson-Reviere, Project Manager
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION SELECTING CENTENNIAL VILLAGE LP AS REDEVELOPER OF 1701-17 N. 52nd STREET (INCLUDING 5177-79 W. COLUMBIA AVENUE AND 5182 VIOLA STREET); 1702 N. 52ND STREET; 1706-10 N. 52ND STREET; 1712-16 N. 52ND STREET; 1718-26 N. 52ND STREET (INCLUDING 5216 PARKSIDE AVENUE); 1719-29 N. 52ND STREET (INCLUDING 5178 PARKSIDE AVENUE); 1718 N. CREIGHTON STREET; 1722-24 N. CREIGHTON STREET; 5218-20 PARKSIDE AVENUE; 5222-34 PARKSIDE AVENUE (INCLUDING 5231-37 W. COLUMBIA AVENUE) AND 5238 PARKSIDE AVENUE LOCATED IN THE PARKSIDE-LANCASTER REDEVELOPMENT AREA, WEST PARKSIDE URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Centennial Village LP is hereby selected as Redeveloper of 1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1718-26 N. 52nd Street (including 5216 Parkside Avenue); 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue, located within the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area, and approval is hereby given to the Redevelopment Agreement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eight Hundred and Thirty Five Thousand Dollars ($835,000.00); 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 Agreement and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to 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.

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<thead>
<tr>
<th>Type</th>
<th>Amount</th>
<th>Name of Source</th>
<th>Committed: Y/N</th>
<th>Documentation Attached: Y/N</th>
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<tbody>
<tr>
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<td>Limited Partnership Equity</td>
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<td>Acquisition Financing</td>
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<td>PRA</td>
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<td>Construction Financing</td>
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<td>Other</td>
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<td>Other</td>
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<td>Other</td>
<td>$311,132.00</td>
<td>General Partner Equity</td>
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<td><strong>Total Sources</strong></td>
<td><strong>$19,524,859.00</strong></td>
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Uses: Provide estimated costs to redevelop property

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<tr>
<th>Uses</th>
<th>Amount</th>
<th>Source of Estimate</th>
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<tr>
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<td>Holding Costs</td>
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<td>Legal Costs</td>
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<td><strong>Total Uses</strong></td>
<td><strong>$19,524,859.00</strong></td>
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</table>
Address: 5177-79 W. Columbia Avenue (Including side view - 1701 N. 52nd Street)

Address: 1701-17 N. 52nd Street

Address: 1719-29 N. 52nd Street (Including 5178 Parkside Avenue)
Address: 1702 and 1706-26 N. 52\textsuperscript{nd} Street

Address: 5216-32 Parkside Avenue (including side view of 1718-26 N. 52\textsuperscript{nd} Street)

Address: 5234 and 5238 Parkside Avenue

Address: 5231-37 W. Columbia Avenue
NAME OF DEVELOPER/APPLICANT: American Studios Phila, LLC

Nature of Transaction: By Resolution No. 19,207 adopted on September 26, 2011, the Board authorized the selection of American Studios Phila, LLC as redeveloper of 1300 N. American Street (formerly known as 1300 Cadwallader Street) located in the American Street Industrial Corridor Urban Renewal Area. Construction of this project never began as the developer experienced a number of issues obtaining zoning approvals that led to the delay of construction commencement. The applicant has since received the necessary approvals from the City’s Zoning Board of Adjustment, and PRA staff is now confident that the developer is in position to proceed with groundbreaking.

Today, the Board is asked to authorize a resolution that would extend this project’s construction completion deadline from September 30, 2014, to September 30, 2016, as financing has been finalized and settlement has already occurred.

Mailing Address: 1233B N. 3rd Street, Philadelphia, PA 19122

PROPERTY INFORMATION: 1300 N. American Street

Description: 2,860 sq. ft., vacant lot, ICMX  Use: None

COMMENTS OR OTHER CONDITIONS:

The project will consist of ground floor office space with four (4) market rate homeownership units. Construction is estimated to start in Spring 2015 and be completed by September 30, 2016. Total development costs are estimated at $1,233,700. There will be no extension fee.

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

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

Prepared by: Jessie Lawrence, Project Manager
Reviewed by: Robert LaBrum
RESOLUTION NO.

RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH AMERICAN STUDIOS PHILA, LLC, RE: 1300 N. AMERICAN STREET, NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 19,207, adopted September 26, 2011, American Studios Phila, LLC ("Redeveloper") was approved as Redeveloper of 1300 N. American Street;

WHEREAS, Redeveloper and the Authority executed a Redevelopment Agreement dated August 13, 2012 ("Redevelopment Agreement") for this property;

WHEREAS, the Redevelopment Agreement provides that the Redeveloper must complete construction by September 21, 2014;

WHEREAS, the Redeveloper has requested an extension of time to complete construction to September 30, 2016; 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 First Amendment to Redevelopment Agreement for 1300 N. American Street with American Studios Phila, LLC, to provide that the time for completion of improvements as stated in paragraph 12 of the Redevelopment Agreement shall be extended from September 21, 2014 to September 30, 2016.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
Address: 1300 N. American Street
BOARD FACTSHEET
Meeting of April 8, 2015
Allegheny West Homes Preservation Project
Located at scattered sites – See Exhibit “A”
Non-Recourse Construction/Permanent Loan Agreement

NAME OF SPONSOR/DEVELOPER: The Allegheny West Foundation

Nature of Transaction: Authorization for the Authority to enter into a non-recourse construction permanent loan agreement with Allegheny I Housing Limited Partnership in the amount of up to Two Hundred Fifty Thousand Dollars ($250,000) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the preservation rehabilitation of thirty-two (32) affordable rental units scattered throughout the Allegheny West neighborhood.

Legal Entity: Allegheny I Housing Limited Partnership

PROPERTY INFORMATION: Allegheny West Homes Preservation Project
Address: Scattered Sites – Exhibit “A”
Total Development Cost: $707,888 Total Construction Cost: $599,485
PRA Financing: Up to $250,000 CDBG Funds

FINANCING:

The Authority Loan in the amount of up to $250,000 will be structured with a term of thirty (30) years at 0% interest from the date of the loan closing. Beginning in year twenty-six (26), the Authority Loan will be reduced by twenty (20) percentage points each year until the loan is fully amortized, provided the project is used for low-income housing and complies with the conditions of the Authority Loan. The Authority Loan will be secured behind the mortgages secured in favor of Pennsylvania Housing Finance Agency.

COMMENTS OR OTHER CONDITIONS:

The City has approved the Economic Opportunity Plan for this project, and the City of Philadelphia Revenue Department has determined that the development team has no outstanding tax issues. The Philadelphia Planning Commission has issued an environmental clearance on the property. The Authority Housing Construction Department has approved the plans, specification, and construction costs for the project.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer
Reviewed by: David Thomas, Deputy Executive Director
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH ALLEGHENY I HOUSING LIMITED PARTNERSHIP IN AN AMOUNT UP TO TWO HUNDRED FIFTY THOUSAND DOLLARS ($250,000.00)

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Allegheny I Housing Limited Partnership under terms and conditions as follows:

1. The Authority is providing a construction/permanent loan in the amount up to Two Hundred Fifty Thousand Dollars ($250,000.00) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the preservation rehabilitation of thirty-two (32) affordable rental units located in the Allegheny West neighborhood, as more specifically identified on Exhibit "A". Upon completion, the units will be targeted to households with income at or below 80% of Area Median Income.

2. The term of the Authority Loan will be for thirty (30) years at 0% interest from the date of loan closing. Beginning in year twenty-six (26), the Authority Loan will be reduced by twenty (20) percentage points each year until it is fully amortized, provided the project is used for low-income housing and complies with the conditions of the Authority Loan.

3. The Authority Loan will be secured behind the Pennsylvania Housing Finance Agency mortgages.

4. Disbursement of Authority Loan proceeds will be contingent upon the following:
   i. All necessary Authority approvals from various departments; and
   ii. Satisfactory tax status certification issued on all members of the development team.

FURTHER, authorizing the Executive Director, with the advice of General Counsel, to allow modifications and corrections to this Resolution which are necessary or desirable to carry out its purposes and intents and the execution and delivery of all documents necessary to carry out the foregoing.
### Philadelphia Redevelopment Authority
#### Project Fact Sheet

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Allegheny West Homes Preservation Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>Scattered sites - Exhibit “A”</td>
</tr>
<tr>
<td>OWNER</td>
<td>Allegheny I Housing Limited Partnership</td>
</tr>
<tr>
<td>GENERAL PARTNER</td>
<td>Allegheny West Rental Homes, Inc.,</td>
</tr>
<tr>
<td>DEVELOPER/SPONSOR</td>
<td>The Allegheny West Foundation (AWF)</td>
</tr>
<tr>
<td>GENERAL CONTRACTOR</td>
<td>Simiano Construction Company Inc.</td>
</tr>
<tr>
<td>TOTAL DEVELOPMENT COST</td>
<td>$707,888</td>
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<tr>
<td>TOTAL CONSTRUCTION COST</td>
<td>$599,485</td>
</tr>
<tr>
<td>PRA FINANCING</td>
<td>$250,000- CDBG</td>
</tr>
<tr>
<td>SCOPE OF CONSTRUCTION</td>
<td>Rehabilitation- Non-Prevailing Wage</td>
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</tbody>
</table>

#### PROJECT DESCRIPTION

The Allegheny West Homes Preservation Project involves the rehabilitation of 32 rental scattered two-story single-family homes in the Allegheny West neighborhood as listed on Exhibit “A”. The scope of work will consist of new roofs with insulation flashing and downspouts; exterior sealing of joints around the windows and doors; HVAC; masonry repairs, replacement of smoke detectors, with other miscellaneous items.

In 1991, the Allegheny West Foundation (AWF) received low-income housing tax credit allocation for the 32 properties. Since this time, the units have suffered deterioration and are in need of repairs. All units are currently occupied with households with income at or below 60% of area median income (AMI).

Allegheny I Housing Limited Partnership owns the preservation properties. The Limited Partner is Allegheny West Foundation (AWF), and the General Partner is Allegheny West Rental Homes, Inc., which is 100% owned by the AWF who has full control of the partnership with ownership of both the Limited Partner and General Partner.
DEVELOPER/OWNER DESCRIPTION

The Allegheny West Foundation (AWF) is a nonprofit community development corporation that is actively engaged in the revitalization of the Allegheny West neighborhood. For over 37 years, AWF has been working to rehabilitate housing and commercial real estate, attract new residents, improve quality of life, and restore pride within the neighborhood.

To date, AWF has rehabilitated more than 300 homes since its inception representing an investment of approximately $27 million in private and public funds. In addition, AWF has developed two low-income housing tax credit projects totaling 86 rental units representing an investment of $9.7 million in PHFA and private financing.

PROJECT FINANCING

The Authority is providing construction/permanent financing in the amount up to $250,000. The Loan will be structured with a term of 30 years at 0% interest from the date of the loan closing. Beginning in year 26, the Authority Loan will be reduced by 20 percentage points each year until the loan is fully amortized provided the project is used for low-income housing and complies with the conditions of the loan. This loan will be secured behind the Pennsylvania Housing Finance Agency (PHFA) financing in an aggregate amount of $1,348,688, consisting of a Primary Note in the amount of $528,688 secured by a Primary Mortgage and Security Agreement and a Support Note in the amount of $820,000 secured by a Support Mortgage and Security Agreement (“Support Mortgage”).

Pennsylvania Housing Finance Agency (PHFA) is providing replacement reserves in the amount $124,800.

Federal Home Loan Bank of Pittsburgh is providing financing in the amount of $333,088.

APPROVALS

- Environmental clearance from the Philadelphia City Planning Commission for the subject properties.

- Historical clearance from the Philadelphia Historical Commission for the subject properties.

- Construction Division approval of plans, specifications and cost

- The participation ranges for MBE 18%, WBE 7%, and DBE 2%, which has been approved by the Office of Economic Opportunity.

- Department of Revenue’s tax status clearance for all members of the Development Team.
EXHIBITS

- Officers and Directors
- Exhibit “A”
- Development Budget
- Operating Proforma
- EOP Approval
- Site Map
Allegheny West Homes Preservation Project
Project Development Team

OWNER
Allegheny I Housing Limited Partnership
2801 Hunting Park Avenue
Philadelphia, PA 19129

GENERAL PARTNER
Allegheny West Rental Homes, Inc.
2801 Hunting Park Avenue
Philadelphia, PA 19129

DEVELOPER/SPONSOR
The Allegheny West Foundation (AWF)
2801 Hunting Park Avenue
Philadelphia, PA 19129

ARCHITECT
CICADA Architecture/Planning, Inc.
40 W. Evergreen Avenue
Philadelphia, PA 19118

CONTRACTOR
Simiano Construction Co., Inc.
2001 Clearfield Street
Philadelphia, PA 19132

ATTORNEY
Regional Housing Legal Services
2 South Easton Road
Glenside, PA 19103

CONSTRUCTION MANAGER
Stone Consulting Group, Inc.
737 Bainbridge Street
Philadelphia, PA 19147

DEVELOPMENT CONSULTANT
Sherick Project Management
230 N. 2nd Street, Suite 3D
Philadelphia, PA 19106

PROPERTY MANAGER
The Allegheny West Foundation (AWF)
2801 Hunting Park Avenue
Philadelphia, PA 19129
Allegheny West Rental Homes, Inc.
Officers/Directors

Officers:
Ronald E. Hinton, Jr., President
Eugene J. Veneziale, Vice President
Ronald E. Hinton, Jr., Treasurer
Eleanor F. McDevitt, Secretary
Therea M. Milling, Assistant Treasurer/Assistant Secretary

Directors:
Ronald E. Hinton, Jr.
Eugene J. Veneziale
Pastor James H. Buck, Jr.
Eleanor F. McDevitt
Thera Martin Milling
Wanda Harrison
Exhibit “A”

2804 N. Bambrey Street
2823 N. Bambrey Street
2827 N. Bambrey Street
2833 N. Bambrey Street
2843 N. Bambrey Street
2847 N. Bambrey Street
2832 N. Bonsall Street
2904 N. Bonsall Street
2908 N. Bonsall Street
2909 N. Bonsall Street
2920 N. Bonsall Street
2925 N. Bonsall Street
2927 N. Bonsall Street
2929 N. Bonsall Street
2935 N. Bonsall Street
2940 N. Bonsall Street
2941 N. Bonsall Street
2943 N. Bonsall Street
2944 N. Bonsall Street
2968 N. Bonsall Street
3035 N. Bonsall Street
3052 N. Bonsall Street
2744 N. Hemberger Street
2746 N. Hemberger Street
3006 N. Judson Street
3032 N. Judson Street
2908 N. Ringgold Street
3000 N. Taney Street
2820 N. Taylor Street
2856 N. Taylor Street
2924 N. Taylor Street
3132 N. 27th Street
### Development Financing

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Percentage</th>
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<tr>
<td>PRA- CDBG</td>
<td>$250,000</td>
<td>35.32%</td>
</tr>
<tr>
<td>PHFA- Replacement Reserves</td>
<td>$124,800</td>
<td>17.63%</td>
</tr>
<tr>
<td>FHLB Pittsburgh</td>
<td>$333,088</td>
<td>47.05%</td>
</tr>
<tr>
<td><strong>Total Financing</strong></td>
<td><strong>$707,888</strong></td>
<td><strong>100.00%</strong></td>
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### Development Costs

**Construction Costs**

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<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tr>
<td>General Requirements</td>
<td>$28,320</td>
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<tr>
<td>Site Improvements</td>
<td>0</td>
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<tr>
<td>Structures</td>
<td>$471,651</td>
</tr>
<tr>
<td>Bond Premium</td>
<td>$5,018</td>
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<tr>
<td>Builders Profit &amp; Overhead</td>
<td>$39,997</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$54,499</td>
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<tr>
<td>Other:</td>
<td>0</td>
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<td><strong>Total Construction Costs</strong></td>
<td><strong>$599,485</strong></td>
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**Soft Costs**

<table>
<thead>
<tr>
<th>Item</th>
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<tr>
<td>Architectural - Design</td>
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</tr>
<tr>
<td>Architectural - Supervision</td>
<td>$11,240</td>
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<tr>
<td>Environmental Assessment</td>
<td>0</td>
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<td>Survey</td>
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<td>Permits</td>
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<td>Real Estate Taxes</td>
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<td>Construction Insurance</td>
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<td>Title &amp; Recording</td>
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<td>Market Study/Appraisal</td>
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<td>Legal - Development</td>
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<td>Cost Certification</td>
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<tr>
<td>Rent-Up/Marketing</td>
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<tr>
<td>Furniture &amp; Decoration</td>
<td>0</td>
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<tr>
<td>Zoning</td>
<td>0</td>
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<tr>
<td><strong>Soft Costs Subtotal</strong></td>
<td><strong>$44,050</strong></td>
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**Financing fees**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>PHFA Fees</td>
<td>-</td>
</tr>
<tr>
<td>PHFA Closing</td>
<td>0</td>
</tr>
<tr>
<td>Tax Credit Allocation Fee</td>
<td>0</td>
</tr>
<tr>
<td>Loan Fees</td>
<td>0</td>
</tr>
<tr>
<td><strong>Financing Fees Subtotal</strong></td>
<td><strong>-</strong></td>
</tr>
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</table>

**Total Soft Costs**

<table>
<thead>
<tr>
<th></th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Soft Costs</strong></td>
<td><strong>$44,050</strong></td>
</tr>
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---

**PRA Maximum Rates**

- 2.5% (nc)/5.0%(rehab) - 10.0%

---

39
### Project:
#### Allegheny West Homes Preservation Project

### Development Budget

<table>
<thead>
<tr>
<th>Item III (a)</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Property Acquisition</th>
<th>$ -</th>
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<tbody>
<tr>
<td>Total Replacement Costs</td>
<td>$ 643,535</td>
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#### Reserves

<table>
<thead>
<tr>
<th>Operating Reserve</th>
<th>$ -</th>
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<tbody>
<tr>
<td>Tax &amp; Insurance Escrow</td>
<td>0</td>
</tr>
<tr>
<td>Social Service Reserve</td>
<td>0</td>
</tr>
<tr>
<td>Transition Reserve</td>
<td>0</td>
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<tr>
<td>Other- PHFA Development Contingency</td>
<td>0</td>
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<table>
<thead>
<tr>
<th>Reserves Subtotal</th>
<th>$ -</th>
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<tr>
<td>Total Replacement Costs Plus Reserves</td>
<td>$ 643,535</td>
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<tr>
<td>Developer's Fee</td>
<td>$ 64,353</td>
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</table>

#### Syndication Fees

<table>
<thead>
<tr>
<th>Legal</th>
<th>$ -</th>
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<tbody>
<tr>
<td>Accounting</td>
<td>0</td>
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<tr>
<td>Bridge Loan Interest</td>
<td>0</td>
</tr>
<tr>
<td>Compliance Monitoring</td>
<td>0</td>
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</table>

| Syndication Fees Subtotal | $ - |

| Total Development Costs | $ 707,888 |

---

<table>
<thead>
<tr>
<th>Total Units</th>
<th>32</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Sq. Ft.</td>
<td>31,300</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>per unit</th>
<th>per sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Costs</td>
<td>$ 18,734</td>
<td>$ 19</td>
</tr>
<tr>
<td>Total Replacement Costs</td>
<td>$ 20,110</td>
<td>$ 21</td>
</tr>
<tr>
<td>Total Development Costs</td>
<td>$ 22,122</td>
<td>$ 23</td>
</tr>
<tr>
<td>Replacement Cost + Dev Fee</td>
<td>$ 22,122</td>
<td>$ 23</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Unit Mix</th>
<th>Blended per Unit Cost Allowable</th>
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<tbody>
<tr>
<td>0 Bdrm</td>
<td>$ 170,378 per unit</td>
</tr>
<tr>
<td>1 Bdrm</td>
<td>$ 196,447 per unit</td>
</tr>
<tr>
<td>2 Bdrm</td>
<td>$ 236,922 per unit</td>
</tr>
<tr>
<td>3 Bdrm</td>
<td>$ 303,288 per unit</td>
</tr>
<tr>
<td>4 Bdrm</td>
<td>$ 337,852 per unit</td>
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<tr>
<td>Totals</td>
<td>$ 241,069 per unit</td>
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</table>

<table>
<thead>
<tr>
<th>Cost per Unit Allowable</th>
<th>Cost per Unit for Project</th>
<th>Allowable</th>
<th>Waiver Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 20,110 per unit</td>
<td>Allowable</td>
<td>NO</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Cost per Square Foot Allowable</th>
<th>Cost per Sq. Ft. for Project</th>
<th>Allowable</th>
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</thead>
<tbody>
<tr>
<td>$ 225 psf</td>
<td>$ 23 psf</td>
<td>Allowable</td>
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</table>

120% of 221(d) Limit: 8.34%

#### HOME Maximum Subsidy

<table>
<thead>
<tr>
<th>Maximum 221(d) 3 limit</th>
<th>188,534 per unit</th>
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</thead>
<tbody>
<tr>
<td>OHCD HOME Funding</td>
<td>$ 7,813 per unit</td>
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#### Developer’s Fee Analysis/Maximum Developer’s Fee Allowable for Project

| Total Replacement Cost | $ 643,535 |
| less acquisition costs | - |
| Basis for Developer’s Fee | $ 643,535 |
| Total Fee Allowable | $ 64,354 |
| Developer Fee for Project | $ 64,354 |
| less reinvested dev. Fee | - |
| Net Developer’s Fee for Project | $ 64,353 |

Page 2 of 2
### Assumptions

#### Rental Income

<table>
<thead>
<tr>
<th>Type</th>
<th>20%-50%</th>
<th>50%-60%</th>
<th>Total</th>
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<tbody>
<tr>
<td>0 Bdr</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1 Bdr</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2 Bdr</td>
<td>19</td>
<td>11</td>
<td>30</td>
</tr>
<tr>
<td>3 Bdr</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>4 Bdr</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>20</td>
<td>12</td>
<td>32</td>
</tr>
<tr>
<td>% of Units</td>
<td>63%</td>
<td>38%</td>
<td>100%</td>
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</table>

#### Income from Operations

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<tr>
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<th>1</th>
<th>2</th>
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<th>4</th>
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<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14</th>
<th>15</th>
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</thead>
<tbody>
<tr>
<td>Gross Rental Income</td>
<td>$227,748</td>
<td>$232,303</td>
<td>$236,949</td>
<td>$241,888</td>
<td>$246,522</td>
<td>$251,452</td>
<td>$256,481</td>
<td>$261,611</td>
<td>$266,843</td>
<td>$272,180</td>
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<td>$283,176</td>
<td>$288,840</td>
<td>$294,616</td>
<td>$300,509</td>
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<tr>
<td>Vacancy</td>
<td>$11,387</td>
<td>$11,615</td>
<td>$11,847</td>
<td>$12,084</td>
<td>$12,326</td>
<td>$12,573</td>
<td>$12,824</td>
<td>$13,081</td>
<td>$13,342</td>
<td>$13,609</td>
<td>$13,881</td>
<td>$14,169</td>
<td>$14,442</td>
<td>$14,731</td>
<td>$15,025</td>
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<tr>
<td>Other -Rental/Operating subsidy</td>
<td>$6,864</td>
<td>$7,001</td>
<td>$7,141</td>
<td>$7,284</td>
<td>$7,430</td>
<td>$7,578</td>
<td>$7,730</td>
<td>$7,885</td>
<td>$8,042</td>
<td>$8,203</td>
<td>$8,367</td>
<td>$8,535</td>
<td>$8,705</td>
<td>$8,879</td>
<td>$9,057</td>
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<tr>
<td>EFFECTIVE GROSS INCOME</td>
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<td>$227,689</td>
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<td>$241,625</td>
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<td>$272,110</td>
<td>$277,552</td>
<td>$283,103</td>
<td>$288,785</td>
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#### Operating Expenses

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<tr>
<td>Management Fee</td>
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<td>$21,626</td>
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<td>Utilities</td>
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<td>NET OPERATING INCOME</td>
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<td>$4,874</td>
<td>$5,166</td>
<td>$5,458</td>
<td>$5,750</td>
<td>$6,042</td>
<td>$6,334</td>
<td>$6,626</td>
<td>$6,918</td>
<td>$7,210</td>
<td>$7,502</td>
<td>$7,794</td>
<td>$8,086</td>
<td>$8,378</td>
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<td>$4,582</td>
<td>$4,874</td>
<td>$5,166</td>
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<td>$6,042</td>
<td>$6,334</td>
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<td>$7,502</td>
<td>$7,794</td>
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<td>Supportive Service</td>
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<tr>
<td>Cash Flow After Supp Services</td>
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<td>$4,582</td>
<td>$4,874</td>
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<td>$7,794</td>
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<td>$8,378</td>
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</tbody>
</table>
MEMORANDUM

TO: Lynn Newsome, OHCD Compliance Director  
FROM: Zena Holland  
SUBJECT: MBE/WBE/DBE, EOP, and Section 3  
Allegheny West Homes Preservation Project  
DATE: 3/6/2015

Attached please find the MBE/WBE/DBE, EOP, and Section 3 for the Allegheny West Homes Preservation Project. If the Plan meets the OHCD's goals, please fill out the bottom half of this memorandum. Thank you.

Project Name: Allegheny West Homes Preservation Project  
Project Address: Various Properties (See Attachment)  
Owner: Allegheny I Housing Limited Partnership  
Developer/Sponsor: The Allegheny West Foundation (AWF)  
Unit Breakdown: 32- Rental Units  
PRA Funding Amount: $250,000 -CDBG  
Contractor: Simiano Construction Co., Inc.,  
Construction Cost: $599,485 (revised)  
Total Development Cost: $707,888 (revised)

I, Lynn Newsome, have reviewed the Affirmative Action Plan and approved the plan submitted by (the contractor) for (the project) for the following goals:

MBE Goals:  
WBE Goals:  
DBE Goals: Best Faith Effort

Lynn Newsome  
3/23/2015  
Date
**GENERAL CONTRACTOR'S PAST CONTRACTS WITH RDA:**
**SIMIANO CONSTRUCTION**

<table>
<thead>
<tr>
<th>Contract:</th>
<th>Date:</th>
<th>Projected MBE Goals:</th>
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</thead>
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<td>3902 Spring Garden Street</td>
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<tr>
<td>Forgotten Blocks III</td>
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<td>0%</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Contract:</th>
<th>Date:</th>
<th>Projected MBE Goals:</th>
<th>Achieved MBE:</th>
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<tbody>
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</tbody>
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<table>
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<tr>
<th>Projected WBE Goals:</th>
<th>Achieved WBE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>18%</td>
<td>22%</td>
</tr>
<tr>
<td>7%</td>
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</tr>
<tr>
<td>2%</td>
<td>0%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Projected DBE Goals:</th>
<th>Achieved DBE:</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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</table>
Allegheny West Rental Homes Preservation Project
TRANSACTION SUMMARY

The sale and assumption of Authority mortgage to permit the preservation of affordable rental units.

BACKGROUND

In 1997 the FRP Community Housing Corporation Inc. ("FRP") acquired Winchester Apartments which consists of thirty-nine (39) rental units located at 4804-06 Chester Avenue ("Project"). The Authority is the holder of a note and mortgage in the amount of $2,500,000 which is deferred for thirty (30) years.

PROPOSED PROJECT

FRP recently went through a transition in leadership and in its initial evaluation of the existing portfolio concluded they can no longer adequately maintain the Project. FRP is seeking the Authority’s consent for the sale of the Project to SBG Management Services, Inc. ("SBG"). SBG intends to provide much needed capital improvements and has agreed to assume the Authority’s mortgage which will ensure the Project maintains affordability for the remainder of the thirty year period.

BOARD ACTION

As a result the Board is asked to consent to the following:

- Sale of the property to SBG Management Services, Inc.
- Assumption of the Authority mortgage

The proposed resolution is attached
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY’S CONSENT TO THE SALE OF 4804-06 CHESTER AVENUE AND PERMIT THE ASSUMPTION OF THE EXISTING AUTHORITY MORTGAGE DEBT

WHEREAS, the FRP Community Housing Corporation Inc. (“FRP”) is the owner of Winchester Apartments located at 4804-06 Chester Avenue (the “Project”);

WHEREAS, the Authority is the holder of a note with FRP in the amount of $2,500,000 secured by a mortgage on the Project (the “Authority Loan”);

WHEREAS, FRP has requested the Authority’s consent to the sale of the Project to SBG Management Services, Inc. (“SBG”) and to the assumption of the Authority Loan by SBG; and

WHEREAS, the net proceeds from the sale of the Project will be used for capital improvements and to establish the necessary reserves for the remaining portfolio; and

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

- Permit the sale of the Project to SBG;
- Permit the assumption by SBG of the Authority Loan.

FURTHER, authorizing the Executive Director, with the advice of General Counsel, to allow modifications and corrections to this Resolution which are necessary or desirable to carry out its purposes and intents and the execution and delivery of all documents necessary to carry out the foregoing.
NAME OF DEVELOPER/APPLICANT: Philadelphia Redevelopment Authority

Nature of Transaction: The Board is being asked to approve the amicable acquisition of 6916 Grosbeak Place from Mary C. Bush

PROPERTY INFORMATION: 6916 Grosbeak Place

Description: 1,344sq. ft., 2 story 3-bedroom structure, RM1 zoning

Acquisition Price: $115,000.00

The acquisition price was established by the prices of recently sold or listed properties located within a few miles of the subject property.

Relocation Assistance: $15,000.00
The relocation assistance require up to Fifteen Thousand Dollars ($15,000.00) for the payment of incidental expenses associated with the purchase of a replacement property and expenses for moving the household from the existing structure to a replacement home.

OUTLINE OF TRANSACTION & FINANCING:

The PRA will acquire the property listed above from Mary C. Bush with the City of Philadelphia’s Department of Commerce funds (the “Commerce Funds”) being held by the Philadelphia Redevelopment Authority.

The PRA will provide a Grant to Mary C. Bush from NTI Tax Exempt Proceeds to cover incidental and moving expenses.

Proposed Resolution is attached with site map & photograph.

Prepared by: Melvis Dunbar
Reviewed by: Ryan Harmon, General Counsel
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION BY THE AUTHORITY OF 6916 GROSBEAK PLACE AND THE ASSOCIATED RELOCATION ASSISTANCE

WHEREAS, Mary C. Bush is the owner and occupant of 6916 Grosbeak Place, Philadelphia, PA (the "Property") and has offered the Property for sale;

WHEREAS, Mary C. Bush has requested assistance with the payment of incidental and moving expenses associated with the relocation of the household from the Property;

WHEREAS, the Authority has agreed, subject to Board approval, to purchase the Property for One Hundred Fifteen Thousand Dollars ($115,000), which staff has determined to be the fair market value of the Property; and

WHEREAS, the Authority has agreed, subject to Board approval, to provide relocation assistance for incidental and moving expenses up to Fifteen Thousand Dollars ($15,000), which staff has determined to be reasonable.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to purchase from Mary C. Bush, the Property under terms and conditions as stated in an Agreement of Sale between the parties and to provide relocation assistance for incidental and moving expenses in the amounts set forth above.

FURTHER AUTHORIZING the Authority to take all action necessary or desirable to acquire 6916 Grosbeak Place from Mary C. Bush and provide relocation assistance for incidental and moving expenses as well as the preparation, execution, acknowledgment and delivery of any documentation necessary or desirable in order to carry out the foregoing, including payment of all transaction fees, under terms acceptable to the Executive Director and in a form acceptable to 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.
EASTWICK REDEVELOPMENT AREA
EASTWICK URBAN RENEWAL AREA
6916 Grosbeak Place
**Nature of Transaction:** PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by VPRC. The VPRC serves as an advisory committee and recommends to the City Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.

- The conveyance of these properties to the Grantees for reuse will relieve the City of the care, maintenance and management of the properties and help arrest blight in the neighborhoods and restore the properties to productive use.

- Properties and Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

**PROPERTY INFORMATION:**

1) **Nominal Disposition:** The following nine (9) properties will be conveyed at nominal under the Gift Property Program.

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1228 West Hilton Street</td>
<td>Anna Mae Chandler</td>
</tr>
<tr>
<td>335 East Lehigh Avenue</td>
<td>Steven Tu Tran &amp; Mary Moc Tran, h/w</td>
</tr>
<tr>
<td>337 East Lehigh Avenue</td>
<td>Steven Tu Tran &amp; Mary Moc Tran, h/w</td>
</tr>
<tr>
<td>2527 North Leithgow Street</td>
<td>Jovanaaly M. Cortes</td>
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<tr>
<td>2143 East Monmouth Street</td>
<td>Lanery Ignacia Garcia</td>
</tr>
<tr>
<td>1915 North Philip Street</td>
<td>Sean A. Rivera &amp; Zaida Rodriguez</td>
</tr>
<tr>
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<td>Guillermo Alvarez, Jr.</td>
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<tr>
<td>3409 North 3rd Street</td>
<td>Lydia Colon Burgos</td>
</tr>
<tr>
<td>804 North 15th Street</td>
<td>Pelis V Mears</td>
</tr>
</tbody>
</table>
2) **Self-amortizing Mortgage Disposition:** The following fourteen (14) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>5454 Baltimore Avenue</td>
<td>Josephine Knowles</td>
<td>$5,877.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2009 East Dauphin Street</td>
<td>Francisco Rodriguez &amp; Elsa V. Rojas</td>
<td>$14,789.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2557 Emerald Street</td>
<td>Nian Hao Cheung</td>
<td>$7,823.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2561 North Hollywood Street</td>
<td>Bobby Leach</td>
<td>$2,585.00 (LAMA 2012)</td>
</tr>
<tr>
<td>1732 North Hope Street</td>
<td>Shehadeh A Amer &amp; Jacquelyn Faith Amer, h/w</td>
<td>$6,647.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2403 North Orianna Street</td>
<td>Ramon Garcia</td>
<td>$3,214.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2405 North Orianna Street</td>
<td>Ramon Garcia</td>
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<tr>
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<td>Debberie Burdine</td>
<td>$2,450.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2446 North Orkney Street</td>
<td>Carlos R. Perez</td>
<td>$4,102.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2912 Rutledge Street</td>
<td>Daniel Cancel Candelaria</td>
<td>$2,237.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2234 North 2(^{nd}) Street</td>
<td>Maria Flores</td>
<td>$7,693.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2124 North 4(^{th}) Street</td>
<td>Ana Mendez</td>
<td>$4,733.00 (LAMA 2012)</td>
</tr>
<tr>
<td>3042 North 5(^{th}) Street</td>
<td>Victor Calderon</td>
<td>$6,494.00 (LAMA)</td>
</tr>
<tr>
<td>3008 North 9(^{th}) Street</td>
<td>Elvin R. Aviles</td>
<td>$6,623.24 (LAMA)</td>
</tr>
</tbody>
</table>

3) **Fair Market Disposition:** The following twelve (12) 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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>Appraisal/LAMA Value</th>
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</thead>
<tbody>
<tr>
<td>249 West Cornwall Street</td>
<td>David Ramirez</td>
<td>$2,444.00 (LAMA 2012)</td>
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<td>2826 North Darien Street</td>
<td>Marisol Maldonado</td>
<td>$3,380.00 (LAMA 2012)</td>
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<tr>
<td>1321 South Dorrance Street</td>
<td>Distinguished Properties, LP</td>
<td>$12,948.00 (LAMA)</td>
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<tr>
<td>1249 North Hope Street</td>
<td>Brandon Bolstad &amp; Laura Bolstad, h/w</td>
<td>$13,371.00 (LAMA)</td>
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<tr>
<td>624 &amp; 626 Master Street</td>
<td>Steven Karpo</td>
<td>$19,968.00 (LAMA)</td>
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<tr>
<td>2924 Page Street</td>
<td>Vera Adams</td>
<td>$3,867.00 (LAMA 2012)</td>
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<tr>
<td>2226 &amp; 2228 Ridge Avenue</td>
<td>Robbie L Ridgeway &amp; Stephanie C Hardy</td>
<td>$17,309.00 (LAMA)</td>
</tr>
<tr>
<td>513 Sigel Street</td>
<td>Keith Lam</td>
<td>$12,719.00 (LAMA 2012)</td>
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<tr>
<td>1248 South 20(^{th}) Street</td>
<td>Distinguished Properties, LP</td>
<td>$16,539.00 (LAMA)</td>
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<tr>
<td>1130 South 24(^{th}) Street</td>
<td>Jason Cutaiar</td>
<td>$19,374.00</td>
</tr>
</tbody>
</table>
RESOLUTION NO.

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

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

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

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

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1228 West Hilton Street</td>
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<td>-------------------------</td>
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**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:

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>249 West Cornwall Street</td>
<td>David Ramirez</td>
<td>$2,444.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2826 North Darien Street</td>
<td>Marisol Maldonado</td>
<td>$3,380.00 (LAMA 2012)</td>
</tr>
<tr>
<td>1321 South Dorrance Street</td>
<td>Distinguished Properties, LP</td>
<td>$12,948.00 (LAMA)</td>
</tr>
<tr>
<td>1249 North Hope Street</td>
<td>Brandon Bolstad &amp;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Laura Bolstad, h/w</td>
<td></td>
</tr>
<tr>
<td>624 &amp; 626 Master Street</td>
<td>Steven Karpo</td>
<td>$19,968.00 (LAMA)</td>
</tr>
<tr>
<td>2924 Page Street</td>
<td>Vera Adams</td>
<td>$3,867.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2226 &amp; 2228 Ridge Avenue</td>
<td>Robbie L. Ridgeway &amp;</td>
<td>$17,309.00 (LAMA)</td>
</tr>
<tr>
<td></td>
<td>Stephanie L. Hardy</td>
<td>for both lots Green space</td>
</tr>
<tr>
<td>513 Sigel Street</td>
<td>Keith Lam</td>
<td>$12,719.00 (LAMA 2012)</td>
</tr>
<tr>
<td>1248 South 20th Street</td>
<td>Distinguished Properties, LP</td>
<td>$16,539.00 (LAMA)</td>
</tr>
<tr>
<td>1130 South 24th Street</td>
<td>Jason Cutaiar</td>
<td>$19,374.00</td>
</tr>
</tbody>
</table>

**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.
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 624 – 626 West Master Street

SALES PRICE: $19,968.00

PROPERTY TYPE: STRUCTURE LOT X

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $19,968.00

APPRaised VALUE (if applicable): ____

APPLICANT NAME: Steven Karpo

APPLICATION DATE: ____

APPLICANT ADDRESS: _________

OWNER OCCUPANT: Yes / N

PROPOSED USE: _________

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _________

HAS THE PROPERTY’S PRICE BEEN REDUCED? Yes / N

WHY? ____________________________

______________________________

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1249 North Hope Street

SALES PRICE: $13,371.00 - SALES

PROPERTY TYPE: STRUCTURE ___ LOT X ___

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $13,371.00

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Brandon & Laura Bolstad, h/w

APPLICATION DATE: July 24, 2014

APPLICANT ADDRESS: 110 Thompson St, Unit B

Philadelphia, PA 19122

OWNER OCCUPANT: Y / No

PROPOSED USE: Rear yard

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 8

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No

WHY? ________________________________

Prepared by: Carolyn Tracy
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2561 North Hollywood Street
SALES PRICE: $2,585.00 – Self-Amortizing Mortgage

PROPERTY TYPE: STRUCTURE LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: $8,817.72 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Bobby Leach APPLICATION DATE: 03/26/2009

APPLICANT ADDRESS: OWNER OCCUPANT: Y / No

PROPOSED USE: STIMULATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No WHY?

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 249 West Cornwall Street
SALES PRICE: $2,444.00 (LAMA 2012)

PROPERTY TYPE: STRUCTURE X
LOT
CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $1,164.80
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: David Ramirez
APPLICATION DATE: April 28, 2011

APPLICANT ADDRESS: 
OWNER OCCUPANT: Y / N

PROPOSED USE: Parking
ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N
WHY?

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 335 & 337 East Lehigh Avenue
SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE LOT X CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $3,831.57 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Steven & Mary Tran APPLICATION DATE: September 22, 2004

APPLICANT ADDRESS: 333 East Lehigh Avenue OWNER OCCUPANT: Y / NO

PROPOSED USE: Sideyards ESTIMATED PROJECT COST: 

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / NO WHY?

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 513 SIGEL STREET
SALES PRICE: $11,477.00

PROPERTY TYPE: STRUCTURE     LOT X     CITY COUNCIL DISTRICT: 1st

LAMA SALE PRICE: $11,477.00
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: KEITH LAM
APPLICATION DATE: 08/29/14

APPLICANT ADDRESS: 1142 S. MARSHALL STREET
Philadelphia, PA 19147
OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD
ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 2

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No
WHY? __________________________________________

Prepared by: Lynda Peyton
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – February 11, 2015

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS: 804 North 15th Street</th>
<th>SALES PRICE: Nominal – OLD 1202A</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY TYPE: STRUCTURE</td>
<td>CITY COUNCIL DISTRICT: 5th</td>
</tr>
<tr>
<td>LOT X</td>
<td></td>
</tr>
<tr>
<td>LAMA SALE PRICE: $18,046.00</td>
<td>APPRAISED VALUE (if applicable): N/A</td>
</tr>
<tr>
<td>APPLICANT NAME: Pelis V Mears</td>
<td>APPLICATION DATE: September 16, 2003</td>
</tr>
<tr>
<td>APPLICANT ADDRESS:</td>
<td>OWNER OCCUPANT: Y / N</td>
</tr>
<tr>
<td>PROPOSED USE: Sideway</td>
<td>ESTIMATED PROJECT COST:</td>
</tr>
</tbody>
</table>

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 3

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Grantee
application received in 2003. Grantee is a part of the old 1202A program.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N  WHY? 

Prepared by: Carolyn Terney
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1130 S. 24TH STREET

SALES PRICE: $17,011.00 - SALES

PROPERTY TYPE: STRUCTURE_____ LOT X

CITY COUNCIL DISTRICT: ____2ND____

LAMA SALE PRICE: $19,374.00

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: JASON CUTAIAR

APPLICATION DATE: 01/02/15

APPLICANT ADDRESS: 1701 REED STREET

PHILA., PA. 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: SINGLE FAMILY HOME

ESTIMATED PROJECT COST: N/A

NEW CONSTRUCTION

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 9

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

SUPPORT LETTER FROM COUNCILMAN

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No

WHY? ________________________________

______________________________

Prepared by: Linda Porton
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1228 West Hilton Street

SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE X LOT

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $8,755.53

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Anna Mae Chandler

APPLICATION DATE: June 6, 1996

APPLICANT ADDRESS: 1228 West Hilton Street

OWNER OCCUPANT: Yes / N

PROPOSED USE: Housing

ESTIMATED PROJECT COST:

HOW MANY expressions of interest have been received for this property? 1

IF multiple expressions of interest were received, why was this applicant selected? This is an old gift property.

HAS THE property's price been reduced? Y / NO why? ____________________________

Prepared by: Carolyn Frazier
Item IV (b)

Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1732 North Hope Street
SALES PRICE: Mortgage - $6,647.00

PROPERTY TYPE: STRUCTURE  LOT X
CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $9,875.97
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Shehadeh & Jacquelyn Amer
APPLICATION DATE: June 6, 1996

APPLICANT ADDRESS: 1731 North Howard Street
OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard
ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N
WHY?

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1915 N. PHILLIP STREET  SALES PRICE: $6,716.00 - OLD GIFT

PROPERTY TYPE: STRUCTURE  LOT  X  CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $6,716.00  APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: SEAN A. RIVERA  APPLICATION DATE: 09/29/04

APPLICANT ADDRESS: 1912 NORTH 2ND STREET
Philadelphia, PA 19121

OWNER OCCUPANT: Y / No

PROPOSED USE: Rear yard  ESTIMATED PROJECT COST: N/A

HOW MANY.Expressions OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No  WHY?

Prepared by: 

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Item IV (b)

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2009 East Dauphin Street

SALES PRICE: Mortgage - $14,789.00

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $19,323.40

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Elsa V Rojas Pena

APPLICATION DATE: June 24, 2014

APPLICANT ADDRESS: 2007 East Dauphin Street

OWNER OCCUPANT: Y / NO

PROPOSED USE: Sideward

ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? Yes / N

WHY?

Prepared by: Casandra Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2124 NORTH 4TH STREET
SALES PRICE: $4,733.00 - MORTGAGE

PROPERTY TYPE: STRUCTURE LOT X
CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $4,733.00
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ANA MENDEZ
APPLICATION DATE: 05/28/14

APPLICANT ADDRESS: 2126 NORTH 4TH STREET
Philadelphia, PA 19122
OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD
ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No
WHY?

Prepared by: Linda Pinto
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS:  2143 E. MONMOUTH STREET       SALES PRICE:       OLD GIFT

PROPERTY TYPE: STRUCTURE       LOT  X       CITY COUNCIL DISTRICT:  1ST

LAMA SALE PRICE: $8,293.00       APPRAISED VALUE (if applicable):  N/A

APPLICANT NAME:  LANERY IGNACIA GARCIA       APPLICATION DATE:  08/27/13

APPLICANT ADDRESS:  2145 E. MONMOUTH STREET
Philadelphia, PA 19134       OWNER OCCUPANT:  Y / No

PROPOSED USE:  SIDEYARD       ESTIMATED PROJECT COST:  N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY?  1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?  N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED?  Y / No       WHY?  

Prepared by:  Andrea Patton
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2226 RIDGE AVENUE

SALES PRICE: $8,484.00 - SALE

PROPERTY TYPE: STRUCTURE ___ LOT ___ X ___ CITY COUNCIL DISTRICT: ____ 5TH _____

LAMA SALE PRICE: $8,482.00.00

APPRaised VALUE (if applicable): ___ N/A ___

APPLICANT NAME: ROBBIE RIDGEWAY.

STEPHANIE HARDY

APPLICATION DATE: ___ 12/22/14 ___

APPLICANT ADDRESS: 2224 RIDGE AVENUE

Philadelphia, PA 19121

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD ___

ESTIMATED PROJECT COST: N/A ___

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? ___ 2 ___

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? ___ N/A ___

APPLICANT IS ADJACENT TO PROPERTY

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No ___ WHY? ________________________________

______________________________

Prepared by: Linda Pigion
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2228 RIDGE AVENUE

SALES PRICE: $8,827.00.00 - SALE

PROPERTY TYPE: STRUCTURE ___ LOT X ___

CITY COUNCIL DISTRICT: ___ 5TH ___

LAMA SALE PRICE: $8,827.00.00

APPRaised VALUE (if applicable): ___ N/A ___

APPLICANT NAME: ROBBIE RIDGEWAY.

APPLICATION DATE: ___ 12/22/14 ___

STEPHANIE HARDY

APPLICANT ADDRESS: 2224 RIDGE AVENUE

Philadelphia, PA 19121

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? ___ 1 ___

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? ___ N/A ___

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No

WHY? ____________________________________________

________________________________________________

Prepared by: ___ Linda Peyton ___
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2234 NORTH 2ND STREET

SALES PRICE: $7,693.00 - MORTGAGE

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $7,693.00.00

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: MARIA FLORES

APPLICATION DATE: 09/06/05

APPLICANT ADDRESS: 2232 N 2ND STREET

Philadelphia, PA 19133

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No

WHY? 

Prepared by: Andrea Pajton
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2446 NORTH ORKNEY STREET       SALES PRICE: $4,102.00 MORTGAGE

PROPERTY TYPE: STRUCTURE     LOT X     CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $4,102.00       APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: CARLOS R. PEREZ.    APPLICATION DATE: 07/09/14

APPLICANT ADDRESS: 2443 NORTH 5TH ST.     OWNER OCCUPANT: Y / No
Philadelphia, PA 19133

PROPOSED USE: Rear yard       ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No     WHY?

Prepared by: viết

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Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2527 North Leithgow Street
SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE LOT X
CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $3,465.79
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Jovanaly M. Cortes
APPLICATION DATE: December 20, 2005

APPLICANT ADDRESS: 2524 North 4th Street
OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard
ESTIMATED PROJECT COST: 

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF multiple expressions of interest were received, why was this applicant selected?

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N
WHY?

Prepared by: Carolyn Tracey
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2557 EMERALD STREET       SALES PRICE: $7,823.00 MORTGAGE

PROPERTY TYPE: STRUCTURE       LOT X       CITY COUNCIL DISTRICT: 1ST

LAMA SALE PRICE: $7,823.00       APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: NIAN HAO CHEUNG       APPLICATION DATE: 08/27/13

APPLICANT ADDRESS: 2559 EMERALD STREET, Philadelphia, PA 19125

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD       ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 2

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No       WHY? ________________________________

Prepared by: Linda Patton
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2826 North Darien Street
SALES PRICE: $3,380.00 (LAMA 2012)

PROPERTY TYPE: STRUCTURE LOT X
CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $2,869.35
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Marisol Maldonado
APPLICATION DATE: August 16, 2013

APPLICANT ADDRESS:
OWNER OCCUPANT: Y / N

PROPOSED USE: Sideward
ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? YES / N
WHY?

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE April 8, 2015

PROPERTY ADDRESS: 2912 RUTLEDGE STREET  
SALES PRICE: $2,237.00 - MORTGAGE

PROPERTY TYPE: STRUCTURE  
LOT X  
CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $2,237.00  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: DANIEL CANCEL CANDELARIA  
APPLICATION DATE: 10/03/06

APPLICANT ADDRESS: 2929 W. NORRIS STREET  
Philadelphia, PA 19134

OWNER OCCUPANT: Y / No  
ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No  
WHY?

Prepared by: Lynda Peyton
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE - April 8, 2015

PROPERTY ADDRESS: 2924 PAGE STREET

SALES PRICE: $3,867.00 - SALES

PROPERTY TYPE: STRUCTURE ___ LOT X

CITY COUNCIL DISTRICT: 5TH

LAMA SALE PRICE: $3,867.00

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: VERA ADAMS

APPLICATION DATE: 09/25/14

APPLICANT ADDRESS: 2929 W. NORRIS STREET

Philadephia, PA 19121

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No

WHY?

Prepared by: Linda Dayton
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3008 North 9th Street

SALES PRICE: Mortgage - $6,623.24

PROPERTY TYPE: STRUCTURE

CITY COUNCIL DISTRICT: 7th

LOT X

LAMA SALE PRICE: $6,623.24

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Elvin R. Aviles

APPLICATION DATE: September 12, 2012

APPLICANT ADDRESS: 3010 North 9th Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N

WHY?

Prepared by: Carolynフリー
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3042 North 5th Street

SALES PRICE: Mortgage - $6,494.00

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $6,494.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Victor Calderon

APPLICATION DATE: November 13, 2007

APPLICANT ADDRESS: 3044 North 5th Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST: ____________

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? ____________

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N

WHY? ____________

Prepared by: Carolyn Terry
Item IV (b)

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3141 North Wendle Street

SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $3,465.79

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Guillermo Alvarez, Jr.

APPLICATION DATE: September 2, 2007

APPLICANT ADDRESS: 3143 North Wendle Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST: ____________

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N

WHY? _________________________________

Prepared by: Carolyn Terry
Item IV (b)

Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3409 North 3rd Street  
SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE Lot X  
CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $1,702.80  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Lydia Colon Burgos  
APPLICATION DATE: October 8, 2005

APPLICANT ADDRESS: 3411 North 3rd Street  
OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard  
ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N  
WHY?

Prepared by: Carolyn Terry
Item IV (b)

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 5454 BALTIMORE AVE. SALES PRICE: $5,877.00 -MORTGAGE

PROPERTY TYPE: STRUCTURE LOT X CITY COUNCIL DISTRICT: 3RD

LAMA SALE PRICE: $5,877.00 (2012) APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: JOSEPHINE KNOWLES APPLICATION DATE: 11/04/14

APPLICANT ADDRESS: 5456 BALTIMORE AVENUE Philadelphia, PA 19143 OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 8

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

SHE LIVES NEXT DOOR; SHE APPLIED WHEN THERE WAS A BUILDING, WAS RECENTLY DEMOLISHED

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No WHY?

Prepared by: Linda Peyton
Item IV (b)

Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1321 S. Dorrance
1248 S. 20TH STREET

SALES PRICE: $12,948.00 - SALES
SALES PRICE: $16,539.00 – SALES

PROPERTY TYPE: STRUCTURE LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: $12,948.00 – 1321 S. Dorrance ST. APRAISED VALUE (if applicable): N/A
$16,539.00 – 1248 S. 20TH STREET

APPLICANT NAME: DISTINGUISHED PROPERTIES, LP APPLICATION DATE: 11/10/14
c/o SANJIV K. JAIN

APPLICANT ADDRESS: 7715 CRITTENDEN STREET OWNER OCCUPANT: Y / No
Philadelphia, PA 19118

PROPOSED USE: NEW CONSTRUCTION ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 15

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?

RECEIVED SUPPORT LETTER FROM THE COUNCILMAN

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY?

Prepared by: Linda Peyton
Item IV (b)

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2315 NORTH ORKNEY STREET  SALES PRICE: $2,450.00 MORTGAGE

PROPERTY TYPE: STRUCTURE   LOT X   CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $2,450.00  APRAISED VALUE (if applicable): N/A

APPLICANT NAME: DEBBIE BURDINE  APPLICATION DATE: 07/22/14

APPLICANT ADDRESS: 2319 N. LAWRENCE STREET  OWNER OCCUPANT: Y / No

Philadelphia, PA 19133

PROPOSED USE: SIDEYARD  ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No  WHY?

Prepared by: [Signature]

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Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2403 NORTH ORIARNA STREET

SALES PRICE: $3,214.00 - MORTGAGE

PROPERTY TYPE: STRUCTURE ___ LOT x ___

CITY COUNCIL DISTRICT: __ 7TH __

LAMA SALE PRICE: $3,214.00

APPRaised VALUE (if applicable): ___ N/A __

APPLICANT NAME: RAMON GARCIA

APPLICATION DATE: 09/18/14

APPLICANT ADDRESS: 2407 NORTH ORIARNA ST.
Philadelphia, PA 19133

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / No

WHY? __________________________________________

Prepared by: Linda Pipton
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2405 NORTH ORIANNA STREET  
SALES PRICE: $3,491.00 - MORTGAGE

PROPERTY TYPE: STRUCTURE  
LOT: X  
CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: $3,491.00  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: RAMON GARCIA  
APPLICATION DATE: 09/18/14

APPLICANT ADDRESS: 2407 NORTH ORIANNA ST.  
Philadelphia, PA 19133  
OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD  
ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No  
WHY? __________________________________________________________

Prepared by: Lynda Peyton
<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tbody>
<tr>
<td>1228 W. Hilton St. / 43</td>
<td>Anna Mae Chandler</td>
<td>Private Rehabilitation</td>
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<tr>
<td>VPRC: 04/02/1996</td>
<td>1228 West Hilton Street</td>
<td>OLD Gift – occupying since June 29, 2001</td>
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<td>Philadelphia, PA 19140</td>
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<td>Adopted On: 02/26/2015</td>
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<tr>
<td>335 E. Lehigh Ave. / 07</td>
<td>Steven Tu Tran &amp; Mary Moc Tran, h/w</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>337 E. Lehigh Ave. / 07</td>
<td>333 East Lehigh Avenue</td>
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<tr>
<td>VPRC: 04/12/2005</td>
<td>Philadelphia, PA 19125</td>
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<td>City Council: 110619</td>
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<td>2527 N. Leithgow St. / 19</td>
<td>Jovanaaly M. Cortes</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 11/18/2014</td>
<td>2524 North 4th Street</td>
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<tr>
<td>City Council: 150130</td>
<td>Philadelphia, PA 19133</td>
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<td>Adopted On: 02/26/2015</td>
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<tr>
<td>2143 E. Monmouth St. / 25</td>
<td>Lanery Ignacia Garcia</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 11/18/2014</td>
<td>2145 East Monmouth Street</td>
<td>Side yard – OLD GIFT</td>
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<td>City Council: 150070</td>
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<td>Adopted On: 02/05/2015</td>
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<tr>
<td>1915 N. Phillip St. / 18</td>
<td>Sean A. Rivera &amp; Zaida Rodriguez</td>
<td>Private Lot Transfer</td>
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<td>VPRC: 07/08/2014</td>
<td>1912 North 2nd Street</td>
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<tr>
<td>City Council: 141042</td>
<td>Philadelphia, PA 19121</td>
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<td>Adopted On: 01/22/2015</td>
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### VACANT PROPERTY REVIEW COMMITTEE
**NOMINAL CONSIDERATION DISPOSITIONS**

**FACT SHEET**

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<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tbody>
<tr>
<td>3141 N. Wendle St. / 37</td>
<td>Guillermo Alvarez, Jr.</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 11/13/2007</td>
<td>3143 North Wendle Street</td>
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<tr>
<td>City Council: 150130</td>
<td>Philadelphia, PA 19133</td>
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<td>Adopted On: 02/26/2015</td>
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<tr>
<td>3409 N. 3rd St. / 19</td>
<td>Lydia Colon Burgos</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 04/15/2005</td>
<td>3411 North 3rd Street</td>
<td>Sideyard</td>
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<td>Philadelphia, PA 19140</td>
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<td>804 N. 15th St. / 15</td>
<td>Pelis V. Mears</td>
<td>Private Lot Transfer</td>
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<td>VPRC: 05/10/2005</td>
<td>806 North 15th Street</td>
<td>Sideyard – OLD 1202A</td>
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<td>Philadelphia, PA 19130</td>
<td>Deed Restriction for Green Space</td>
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### FAIR MARKET VALUE AS DETERMINED BY LAMA
**With SELF-AMORTIZING MORTGAGE DISPOSITIONS**

**FACT SHEET**

<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tbody>
<tr>
<td>5454 Baltimore Ave. / 51</td>
<td>Josephine Knowles</td>
<td>Private Lot Transfer</td>
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<td>VPRC: 11/18/2014</td>
<td>5456 Baltimore Avenue</td>
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<td>Philadelphia, PA 19143</td>
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<td>2009 E. Dauphin St. / 31</td>
<td>Francisco Rodriguez &amp; Elsa V. Rojas</td>
<td>Private Lot Transfer</td>
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<tr>
<td>City Council: 090503</td>
<td>Philadelphia, PA 19124</td>
<td>Mortgage $14,789.00 (LAMA 2012)</td>
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<tr>
<td>Adopted On: 06/11/2009</td>
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</table>
2557 Emerald St. / 31
Nian Hao Cheung
Private Lot Transfer
2559 Emerald Street
Sideyard - Mortgage
Philadelphia, PA 19125
City Council: 150070
Adopted On: 02/05/2015
LAMA value $7,823.00

2561 N. Hollywood St. / 28
Bobby Leach
Private Lot Transfer
2563 North Hollywood Street
Side yard – Mortgage
Philadelphia, PA
City Council: 130392
Adopted On: 05/16/2013
LAMA (2012) value - $2,585.00

1732 N. Hope St. / 18
Shehadeh N Amer &
Private Lot Transfer
Jacquelyn Faith Amer, h/w
Rear yard – Mortgage
1731 North Howard Street
Philadelphia, PA 19133
City Council: 150130
Adopted On: 02/26/2015
LAMA 2012 - $6,647.00

2403 N. Orianna St. / 19
Ramon Garcia
Private Lot Transfer
2407 North Orianna Street
“ “ “ - Sideyards
Philadelphia, PA 19133
City Council: 141042
Adopted On: 01/22/2015
2403 - $3,214.00 (LAMA 2012)
2405 - $3,491.00 (LAMA 2012)
<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
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<tr>
<td>2315 N. Orkney St. / 19</td>
<td>Debberie Burdine</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC:  08/12/2014</td>
<td>2318 North Lawrence Street</td>
<td>Sideyard - Mortgage</td>
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<td>City Council:  141042</td>
<td>Philadelphia, PA 19133</td>
<td>LAMA 2012 $2,450.00</td>
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<td>2446 N. Orkney St. / 19</td>
<td>Carlos R. Perez</td>
<td>Private Lot Transfer</td>
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<td>VPRC:  08/12/2014</td>
<td>2443 North 5th Street</td>
<td>Sideyard – Mortgage</td>
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<td>City Council:  141042</td>
<td>Philadelphia, PA 19133</td>
<td>LAMA 2012 - $4,102.00</td>
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<td>2912 Rutledge St. / 07</td>
<td>Daniel Cancel Candelaria</td>
<td>Private Lot Transfer</td>
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<td>VPRC:  09/09/2014</td>
<td>2914 Rutledge Street</td>
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<td>Philadelphia, PA 19134</td>
<td>LAMA 2012 - $2,237.00</td>
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<td>2234 N. 2nd St. / 19</td>
<td>Maria Flores</td>
<td>Private Lot Transfer</td>
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<td>VPRC:  09/10/2013</td>
<td>2232 North 2nd Street</td>
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<td>Philadelphia, PA 19133</td>
<td>LAMA 2012 $7,693.00</td>
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<td>2124 N. 4th St. / 19</td>
<td>Ana Mendez</td>
<td>Private Lot Transfer</td>
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<td>VPRC:  10/06/2014</td>
<td>2126 North 4th Street</td>
<td>Sideyard – Mortgage</td>
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<td>City Council:  141042</td>
<td>Philadelphia, PA 19122</td>
<td>LAMA 2012 - $4,733.00</td>
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<td>3042 N. 5th St. / 19</td>
<td>Victor Calderon</td>
<td>Private Lot Transfer</td>
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<td>VPRC:  12/09/2014</td>
<td>3044 North 5th Street</td>
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<td>City Council:  150130</td>
<td>Philadelphia, PA 19133</td>
<td>LAMA - $6,494.00</td>
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<td>3008 N. 9th St. / 37</td>
<td>Elvin R. Aviles</td>
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<td>3010 North 9th Street</td>
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<td>Philadelphia, PA 19133</td>
<td>LAMA - $6,623.24</td>
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**FAIR MARKET VALUE AS DETERMINED BY LAMA**  
With SELF-AMORTIZING MORTGAGE DISPOSITIONS  
**FACT SHEET**
<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>Appraised/LAMA Value</th>
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<tbody>
<tr>
<td>249 W. Cornwall St. / 19</td>
<td>David Ramirez</td>
<td>$2,444.00 (LAMA 2012)</td>
<td>Private Lot Transfer</td>
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<td>Philadelphia, PA 19140</td>
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<tr>
<td>2826 N. Darien St. / 37</td>
<td>Marisol Maldonado</td>
<td>$3,380.00 (LAMA 2012)</td>
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<td>Sideyard – owns</td>
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<td>2828 &amp; 2830 N. Darien Street</td>
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<td>1321 S. Dorrance St. / 36</td>
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<tr>
<td>1248 S. 20th St. / 36</td>
<td>c/o Sanjiv K. Jain</td>
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<tr>
<td>1249 N. Hope St. / 18</td>
<td>Brandon Bolstad</td>
<td>$13,371.00 (LAMA)</td>
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<td>VPRC: 08/12/2014</td>
<td>&amp; Laura Bolstad, h/w</td>
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<td>City Council: 140700</td>
<td>110 Thompson Street, Unit B</td>
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<tr>
<td>624 W. Master St. / 14</td>
<td>Steven Karpo</td>
<td>$19,968.00</td>
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<tr>
<td>626 W. Master St. / 14</td>
<td>1336 North Marshall Street</td>
<td>(for both)</td>
<td>Sideyard &amp; Garden</td>
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<td>Vera Adams</td>
<td>$3,867.00 (LAMA 2012)</td>
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<td>VPRC: 10/14/2014</td>
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<tr>
<td>2226 Ridge Ave. / 47</td>
<td>Robbie L. Ridgeway &amp; Stephanie C. Hardy</td>
<td>$8,482.00 (LAMA)</td>
<td>Private Lot Transfer</td>
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<tr>
<td>2228 Ridge Ave. / 47</td>
<td>2224 Ridge Avenue</td>
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<td>513 Sigel St. / 01</td>
<td>Keith Lam</td>
<td>$12,719.00 (LAMA 2012)</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 12/09/2015</td>
<td>1142 South Marshall Street</td>
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<tr>
<td>City Council: 150070</td>
<td>Philadelphia, PA 19147</td>
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<td>Adopted On: 02/05/2015</td>
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<tr>
<td>1130 S. 24th St. / 36</td>
<td>Jason Cutaiar</td>
<td>$19,374.00</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 11/18/2014</td>
<td>1701 Reed Street</td>
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<td>City Council: 150021</td>
<td>Philadelphia, PA 19146</td>
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<td>Adopted On: 01/29/2015</td>
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