PHILADELPHIA REDEVELOPMENT AUTHORITY

1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107

BOARD MEETING
WEDNESDAY, SEPTEMBER 9, 2015

Open Session – 4:00 P.M.

AGENDA

APPROVAL OF BOARD MINUTES

Meeting of August 12, 2015

I. ADMINISTRATIVE

(a) Approval to Establish a Defined Contribution Pension Plan for PRA Employees

(b) Norris Square Park Sidewalks
NTI QRB Funding

(c) George W. Childs Elementary School
School District of Philadelphia
NTI Grant Funding

(d) PHIL Program
Forsyth Street Advisors, LLC
Amendment to Professional Services Agreement

II. DEVELOPMENT

(a) Model Cities Urban Renewal Area
FINANTA
203-205 W. Susquehanna Avenue
Selection of Redeveloper

(b) New Kensington Fishtown Urban Renewal Area
1507 Frankford City Associates, LP
1507 Frankford Avenue
Selection of Redeveloper
(c) Kumas Homes LLC
641 Cantrell Street
Selection of Developer

(d) Roberto Rivera
1864 E. Westmoreland Street
Selection of Developer and Self-Amortizing Loan

(e) West Fairhill/East Tioga/Hunting Park Urban Renewal Area
William E. Gonzalez
809 W. Tioga Street
Selection of Redeveloper

(f) East Kensington Redevelopment Area
Maria Velez
3142 Weikel Street
Selection of Redeveloper and Self-Amortizing Loan

(g) Model Cities Urban Renewal Area
BMK Properties, LLC
816-832 N. 15th Street, 815-19 N. 15th Street, 825-831 N. 15th Street, 824-826 Burns Street, 1500-1512 Parrish Street, 1522-1524 Parrish Street and 1536-1538 Parrish Street
Selection of Redeveloper

(h) Southwest Schuylkill Redevelopment Area
Aisha Oliver
5944 Greenway Avenue
Selection of Redeveloper

(i) Model Cities Urban Renewal Area
Habitat for Humanity Philadelphia, Inc.
Selection of Redeveloper
AGENDA
Board Meeting of September 9, 2015
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(j) Model Cities Urban Renewal Area (55)
New Urban Ventures, LLC
621-45 N. 10th Street including 923-929 Mt.
Vernon Street & 922-926 Wallace Street, 918
Mt. Vernon Street including 917-23 Green Street
& 601-11, 615-619 N. 10th Street, 642-52 N. 11th
Street and 1006-1020 Mt. Vernon Street
Third Amendment to Redevelopment Agreement

(k) West Parkside Urban Renewal Area (60)
Community Ventures/Centennial Village LP
1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue
& 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street;
1712-16 N. 52nd Street; 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) & 5238 Parkside Avenue
Option Agreement, NTI Loan & Pre-Development Grant

III. HOUSING FINANCE / NSP

(a) Union Hill Homes Homeowners (67)
NTI Grant Funding

(b) Paschall Senior Housing, Inc. (69)
6901 Woodland Avenue a/k/a 2125 S. 70th Street
Modification - Consent for Sponsorship Change

IV. REAL ESTATE

Vacant Property Review Committee (71)
Conveyance of Properties

V. ADD ON ITEM
PHIL Program
Authorization to Defease all Bonds Related to the PHIL Program
A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, August 12, 2015 commencing at 4:14 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: James Cuorato, Chairman; Beverly Coleman, Secretary; Rob Dubow, Treasurer; Jennifer Rodriguez, Vice Chairman and Alan Greenberger, 2nd Vice Chair.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Peilin Chen, Jessie Lawrence, Bob LaBrum, Melvis Dunbar, Michael Maenner and Julia Guerrero.

Also in attendance: Jihad Ali, Tioga United; Joe Danihel, Citizen; and Deborah McColloch, OHCD.

ANNOUNCEMENTS

Prior to voting by the Board, Mr. Cuorato provided the public opportunity to comment.

MINUTES

Mr. Cuorato called for a motion to approve the minutes of the Board meeting of July 8, 2015.

Upon motion made and duly seconded, the minutes of July 8, 2015 were approved.

ADMINISTRATIVE

Ms. Guerrero presented "Item I (a) – Authorizing Amendment to the Program and Policies and Procedures of Percent for Art Program" in substance consistent with the Fact Sheet attached hereto.
Additional Comments and Discussion

Ms. Rodriguez, on behalf of the Board, suggested that an artist should be included on the committee. Ms. Guerrero responded the inclusion of an artist on the panel would be a good idea.

Mr. Ali asked how does the education fund work and how does the public apply. Ms. Guerrero stated that the policy states that the project will be designed by an artist, not the public, and there is no public application process. Ms. Guerrero agreed to clarify the policy language to make this clear.

Board Action

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

RESOLUTION NO. 2015-79

PERCENT FOR ART PROGRAM – RESOLUTION AUTHORIZING THE AMENDMENT TO THE PROGRAM POLICIES AND PROCEDURES

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved expanded Policies and Procedures for the operation of its Percent for Art Program by Resolution No. 12,382, adopted on April 18, 1984; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a second amendment to the Percent for Art Program Policies and Procedures, by Resolution No. 13,022, adopted on October 8, 1986; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a third amendment to the Percent for Art Program Policies and Procedures, by Resolution No. 13,146, adopted on May 12, 1987; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fourth amendment to the Percent for Art Program Policies and Procedures, by Resolution No. 19,044, adopted on August 10, 2010; and

BE IT RESOLVED, By the Board of Directors of the Philadelphia Redevelopment Authority, that the attached Policies and Procedures for the Percent for Art Program, dated August 12, 2015, are hereby established effective immediately.

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.
FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

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

Ms. Chen presented "Item I (b) – NTI Grant Agreement with Friends of Chester A. Arthur School Education Foundation" in substance consistent with the Fact Sheet attached hereto.

Board Action

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

RESOLUTION NO. 2015-80

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF $110,000 TO THE FRIENDS OF CHESTER A. ARTHUR SCHOOL EDUCATION FOUNDATION TO FUND THE RENOVATION OF THE SCHOOL YARD

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of One Hundred Ten Thousand Dollars ($110,000) to the Friends of Chester A. Arthur School Education Foundation to fund the site preparation and design costs related to the renovation of the school yard.

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

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman, Mr. Greenberger and Mr. Dubow.
Ms. Chen presented "Item I (c) – NTI QRB Grant Funding with City Parks and Recreation" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato asked who would perform the work to be done under the Grant Agreement. Ms. Chen stated that the work would be performed by the City of Philadelphia's Parks and Recreation Department.

Ms. Rodriguez asked if there would be any planting of any new trees. Ms. Chen stated that only removal would be done under this Grant Agreement.

Board Action

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

RESOLUTION NO. 2015-81

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH THE CITY OF PHILADELPHIA FOR THE REMOVAL OF DANGEROUS STREET TREES WITHIN THE FIRST COUNCIL DISTRICT QRB AREA

WHEREAS, The Capital Budget of the City of Philadelphia for the Fiscal Year 2015 – 2016 will provide authority to the City Parks and Recreation Department to undertake the removal of dangerous trees, related work and administrative expenses; and

WHEREAS, staff has presented at this meeting, and considered by the Authority, a budget for this project for the year beginning July 1, 2015, in the amount not to exceed One Hundred Thousand Dollars ($100,000) of Qualified Redevelopment Bond ("QRB") 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 AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman, Mr. Greenberger and Mr. Dubow.
Ms. Chen presented "Item I (d) – NTI QRB Funding with City Capital Project Office" in substance consistent with the Fact Sheet attached hereto.

Board Action

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

**RESOLUTION NO. 2015-82**

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH THE CITY OF PHILADELPHIA FOR THE RENOVATION & SITE PREPARATION WORK RELATED TO BENSON PARK

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 this project for the year beginning July 1, 2015 in the amount not to exceed Seventy-Two Thousand One Hundred Thirty Dollars ($72,130) of Qualified Redevelopment Bond ("QRB") 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 AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman, Mr. Greenberger and Mr. Dubow.
Mr. Maenner presented "Item I (e) – Approval of General Contractor Service Agreement with Simiano Construction Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger stated that these are good projects.

Mr. Dubow asked if these were QRB projects. Mr. Maenner responded yes.

Mr. Ali asked what the OEO requirements be for this project. Mr. Maenner stated that the levels have not been set yet but that they would be placed into the contract. Mr. Ali then asked if the public will see the general contractors past performance. Mr. Maenner stated that information will be made public and that the levels are typically set at 18% and 7%.

Board Action

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

RESOLUTION NO. 2015-83

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN AGREEMENT WITH SIMIANO CONSTRUCTION, INC. FOR THE REHABILITATION OF THREE (3) PUBLICLY-OWNED VACANT SCATTERED SITE STRUCTURES FOR HOMEOWNERSHIP IN THE POINT BREEZE NEIGHBORHOOD

WHEREAS, the Authority owns certain real property consisting of three vacant, residential homes located in the Point Breeze section of Philadelphia which it seeks to rehabilitate for sale of affordable homeownership, namely 1637 S. 24th Street, 1734 S. 24th Street and 2325 Watkins Street (the "Properties");

WHEREAS, the Authority issued a Request for Proposals ("RFP") seeking responses from qualified general contractors willing and capable of performing the rehabilitation of the Properties;

WHEREAS, Simiano Construction, Inc. ("Simiano") submitted its Response to the RFP wherein Simiano presented extensive experience and knowledge in the construction and development of homeownership units;

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 General Contractors Service Agreement with Simiano Construction, Inc. for the rehabilitation of
three vacant, residential homes located in the Point Breeze section of Philadelphia which it seeks to rehabilitate for sale of affordable homeownership, namely 1637 S. 24th Street, 1734 S. 24th Street and 2325 Watkins Street (the "Properties").

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

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

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

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Mr. Harmon presented "Item I (f) – Appointment of Authority Employees to Serve as Officers of Housing Opportunities Program Philadelphia, Inc. ("HOPP")" in substance consistent with the Fact Sheet attached hereto.

**Board Action**

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

**RESOLUTION NO. 2015-84**

**RESOLUTION APPOINTING CERTAIN AUTHORITY EMPLOYEES TO SERVE AS OFFICERS OF HOUSING OPPORTUNITIES PROGRAM PHILADELPHIA, INC.**

**WHEREAS**, the Board desires to appoint certain Philadelphia Redevelopment Authority employees to serve as officers of Housing Opportunities Program Philadelphia, Inc. ("HOPP") for fiscal year 2016.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that the following employees of the Authority are appointed to serve in the following officer positions for HOPP:

<table>
<thead>
<tr>
<th>Authority Position</th>
<th>HOPP Officer Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tania Nikolic</td>
<td>President</td>
</tr>
<tr>
<td>Peilin Chen</td>
<td>Vice President</td>
</tr>
<tr>
<td>David Thomas</td>
<td>Treasurer</td>
</tr>
</tbody>
</table>
FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

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

DEVELOPMENT

Mr. LaBrum presented "Item II (a) – Selection of Redeveloper - Sansom Street Development, LP" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato stated that this is a terrific project and is located in a great area.

Mr. Ali asked if there was a change in policy since no past performance of the redeveloper is listed. Mr. Abernathy replied that staff typically hasn't shown past performance unless the Authority finances the project.

Board Action

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

RESOLUTION NO. 2015-85

RESOLUTION SELECTING SANSOM STREET DEVELOPMENT, LP AS REDEVELOPER OF 4611, 4612-4620, 4613, 4619, 4621 SANSOM STREET AND 125, 127-129, 133-135 S, 46TH STREET LOCATED IN THE 45TH AND SANSOM REDEVELOPMENT AREA, 45TH AND SANSOM URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Sansom Street Development, LP is hereby selected as Redeveloper of 4611, 4612-4620, 4613, 4619, 4621 Sansom Street and 125, 127-129 and 133-135 S. 46th Street, located within the 45th and Sansom Redevelopment Area, 45th and Sansom Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent
under the law and circumstances; approving a disposition price of Four Hundred Ninety-Nine Thousand Five Hundred Dollars ($499,500.00); 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 AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

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

Mr. Lawrence presented "Item II (b) – Selection of Redeveloper, 1365 Developers LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato asked if this was an expansion of their existing business. Mr. Lawrence responded that it was not an expansion of the business but simply the addition of another location.

Ms. Rodriguez asked if this was near the Authority's other properties on Cadwallader Street. Mr. Lawrence replied no.

Mr. Ali asked why the developer doesn't have to show who makes up the developer's board of directors and why there is no follow-up on compliance. Mr. Greenberger stated that this developer is a limited liability company and does not have a board of directors. Mr. Abernathy stated that compliance is managed by the Office of Housing and Community Development.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:
RESOLUTION NO. 2015-86

RESOLUTION SELECTING 1365 DEVELOPERS LLC AS REDEVELOPER OF 1361-1365 GERMANTOWN AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 1365 Developers LLC is hereby selected as Redeveloper of 1361-1365 Germantown Avenue, located within the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eighty-Five Thousand Five Hundred Dollars ($85,500.00); 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 AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

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

Mr. Cuorato stated that at this time Mr. Dubow left the meeting due to another commitment.

Mr. Lawrence presented "Item II (c) – Selection of Redeveloper & Self-Amortizing Loan Agreement with Margaret McDermott" in substance consistent with the Fact Sheet attached hereto.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:
RESOLUTION NO. 2015-87

RESOLUTION SELECTING MARGARET MCDERMOTT AS REDEVELOPER OF 2208 E. NORRIS STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Margaret McDermott is hereby selected as Redeveloper of 2208 E. Norris Street, located within the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown 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 Thousand Six Hundred Twenty-Two Dollars ($30,622.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Thirty Thousand Six Hundred Twenty-Two Dollars ($30,622.00) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

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

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman and Mr. Greenberger.
Ms. Nikolic presented "Item II (d) – Selection of Redeveloper & Self-Amortizing Loan Agreement with George Johnston" in substance consistent with the Fact Sheet attached hereto.

Board Action

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

RESOLUTION NO. 2015-88

RESOLUTION SELECTING GEORGE JOHNSTON AS REDEVELOPER OF 8 E. PALMER STREET LOCATED IN THE NEW KENSINGTON/FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON/FISHTOWN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that George Johnston is hereby selected as Redeveloper of 8 E. Palmer Street, located within the New Kensington/Fishtown Area, New Kensington/Fishtown 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 Six Hundred Forty Dollars ($34,640.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Thirty-Four Thousand Six Hundred Forty Dollars ($34,640.00) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the ten (10) year period the buyer remains in compliance with the Authority's Land Disposition Policy.

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman and Mr. Greenberger.

Ms. Nikolic presented "Item II (e) – Sale of Renovated Single Family Property at 1159 S. Cleveland Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Nikolic informed the Board that the Authority would be making a profit. Mr. Greenberger stated this was good work performed by the Authority.

Mr. Ali asked if the applicant was qualified because of income. Ms. Nikolic stated that this was a market-rate transaction and there were no income qualifications.

Board Action

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

RESOLUTION NO. 2015-89

RESOLUTION AUTHORIZING THE SALE OF 1159 S. CLEVELAND STREET, LOCATED IN THE POINT BREEZE PHILADELPHIA NEIGHBORHOOD

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is given for the sale of property owned by the Authority located at 1159 S. Cleveland Street, Philadelphia, PA, to Chelsea Burns for the purchase price of Two Hundred Fifty Thousand Dollars ($250,000); the purchase being consistent with the fair-market value of the property.

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

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman and Mr. Greenberger.
Mr. LaBrum presented "Item II (f) – Amicable Acquisition Using NTI QRB Funding of 519-21 N. 62nd Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato asked where the church is located on the site plan. Mr. LaBrum identified the church's location on the site plan for the board.

Mr. LaBrum informed the Board that staff is working with the auto body shop (as identified on the site plan) to acquire an additional adjacent property.

Board Action

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

RESOLUTION NO. 2015-90

RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION OF 6157 W. GIRARD AVENUE, 6161 W. GIRARD AVENUE AND 519-21 N. 62ND STREET FOR A PURCHASE PRICE NOT TO EXCEED $110,000, WITH NTI QRB FUNDING TO BE USED AS THE ACQUISITION FUNDING SOURCE

WHEREAS, Elton Lee Tunnell is the owner of 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62nd Street, Philadelphia, PA (together, the "Properties") and has offered the Properties for sale;

WHEREAS, the Authority has agreed, subject to Board approval, to purchase the Properties for One Hundred Thousand ($100,000) Dollars, which Elton Lee Tunnell has agreed to be the fair market value of the Property; and

WHEREAS, acquisition funding source is Neighborhood Transformation Initiative ("NTI") Qualified Redevelopment Bond ("QRB") funding and purchase of the Property will further the public purposes of the City by assisting in future redevelopment of this area.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to purchase from Elton Lee Tunnell, the property located at 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62nd Street, Philadelphia, PA (together, the "Properties") under terms and conditions as stated in an Agreement of Sale between the parties, with NTI QRB funding in an amount not to exceed One Hundred Ten Thousand Dollars ($110,000) to be used as the acquisition funding source.
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 purpose and intents.

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

HOUSING FINANCE / NSP

Mr. Thomas presented "Item III – Satisfaction of Note and Mortgage with FRP Community Housing Corporation, Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger asked if the requested action would result in the Authority receiving money now to settle on a loan that would come due at a future date. Mr. Thomas confirmed that there was no guaranty that the loan would be paid in the future and they would be receiving money now to avoid that risk.

Mr. Danihel sought confirmation that this action meant the Authority would be writing down a Two Million Five Hundred Thousand Dollar ($2,500,000) loan for Three Hundred Thousand Dollars ($300,000). Mr. Thomas confirmed and stated that the purpose and intent was to maintain affordability for the project.

Mr. Greenberger stated that under the current loan structure, the Authority was not entitled to receive any money until 2027. Mr. Greenberger further stated that there is a potential that the Authority may not achieve the goals of the project if the loan continues as is.

Mr. Danihel stated that he believed this decision is foolish and he doesn’t believe it to be responsible in a fiduciary sense. Mr. Greenberger indicated that it was the job of the Board to weigh the pros and cons of taking a reduced payment in satisfaction of the loan.

Mr. Ali stated that he believes the Board should take a closer look at the sources and uses for the project and believes that the Authority should issue an RFP to save the project. Mr. Thomas stated that there were deed restrictions that apply to this project and Mr. Abernathy stated that the Authority cannot RFP a private project. Mr. Abernathy further stated that the Authority wants to make the project contains income diversity and preserves affordability.
Mr. Ali asked the Board to reconsider. Mr. Cuorato stated that the fact that the mission of the will be maintained and the fact that the Authority is receiving money now indicate that this is in the Authority’s best interests.

Board Action

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

RESOLUTION NO. 2015-91

RESOLUTION AUTHORIZING THE ACCEPTANCE OF $300,000 FOR THE SATISFACTION OF A MORTGAGE AND A NOTE

WHEREAS, the Authority is the holder of a note with the FRP Community Housing Corporation Inc. ("FRP") in the amount of Two Million Five Hundred Thousand Dollars ($2,500,000) secured by a mortgage (the "Authority Loan") for the Winchester Apartments located at 4804-06 Chester Avenue (the "Project").

WHEREAS, pursuant to Resolution #2015-36 adopted April 8, 2015 the Authority authorized the sale of the Project and assumption of the existing Authority Loan to SBG Management Services, Inc. ("SBG").

WHEREAS, SBG has requested that the Authority accept Three Hundred Thousand Dollars ($300,000) as full repayment of the Authority Loan.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Authority accepts Three Hundred Thousand Dollars ($300,000) as full repayment of the Authority Loan.

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

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman, Mr. Greenberger and Mr. Dubow.
REAL ESTATE

Mr. Thomas presented "Item IV (a) – Relocation Assistance Grant for 6916 Grosbeak Place" in substance consistent with the Fact Sheet attached hereto.

Board Action

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

RESOLUTION NO. 2015-92

RESOLUTION AUTHORIZING THE APPROVAL AN INCREASE TO THE RELOCATION ASSISTANCE GRANT TO AN AMOUNT NOT TO EXCEED $18,500 ASSOCIATED WITH THE AMICABLE ACQUISITION OF 6916 GROSBEAK PLACE FROM MARY C. BUSH

WHEREAS, the Board at its meeting on April 8, 2015 (Resolution No. 2015-37) approved a Relocation Assistance Grant to Mary C. Bush to provide relocation assistance for incidental and moving expenses up to Fifteen Thousand Dollars ($15,000);

WHEREAS, the total incidental expenses related to the acquisition of the replacement home and the moving expenses increased to approximately Eighteen Thousand Five Hundred Dollars ($18,500);

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to provide increase the initial Relocation Assistance Grant by Three Thousand Five Hundred Dollars ($3,500) to a total amount not to exceed Eighteen Thousand Five Hundred Dollars ($18,500) for incidental and moving expenses.

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

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

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman, Mr. Greenberger and Mr. Dubow.
Item IV (b) – Conveyance of Properties” in substance consistent with the Fact Sheet attached hereto.

Mr. Cuorato stated that the Board is tabling all properties listed under Subsection 3 of the Fact Sheet ("Ten Year Mortgage") and Subsection 4 of the Fact Sheet ("Fair Market Disposition") and those properties would not be considered in this resolution.

Mr. Ali asked if the properties located at 5316 Market Street and 1704 North 52nd Street are tax credit projects. Mr. Abernathy responded that both properties are believed to be future tax credit projects.

Mr. Cuorato stated for the record that the resolution has been amended to reflect the changes implemented by the Board.

Board Action

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

RESOLUTION NO. 2015-93

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:
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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Price</th>
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</thead>
<tbody>
<tr>
<td>2432 West Firth Street</td>
<td>Robin Ann Henderson &amp; Bennie Lee Henderson, her mom</td>
<td>$3,779.01 (LAMA)</td>
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<tr>
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<td>Jacqueline Rodriguez, Jose M. Martinez III, Fernando Martinez, Anthony Martinez &amp; Jose Miguel Soto</td>
<td>$4,706.45 (LAMA)</td>
</tr>
<tr>
<td>1221 South St. Bernard Street</td>
<td>Carmen Williams Jones</td>
<td>$6,019.80 (LAMA)</td>
</tr>
<tr>
<td>5222 Wakefield Street</td>
<td>William Roosevelt Logan &amp; Patricia C. Logan, h/w</td>
<td>$4,433.00 (LAMA)</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.

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: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman and Mr. Greenberger
OLD BUSINESS

Mr. Cuorato inquired if there was any old business for the Board.

Mr. Ali raised a concern with regards to Tioga United for properties located at 1520-40 W. Venango Street, 1600-21 W. Venango Street and 1621-31 W. Venango Street. Mr. Ali asked if the Authority would solicit additional bids. Mr. Abernathy stated that the Authority would not be soliciting additional bids as this project was competitively bid.

NEW BUSINESS

Mr. Cuorato 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, Mr. Cuorato declared the meeting adjourned at 5:05 P.M.

SECRETARY TO THE BOARD
The Board is asked to consider a Resolution that would adopt a revised set of Policies and Procedures for the Authority’s Percent for Art Program.

In 1959, the Redevelopment Authority created the nation’s first Percent for Art Program, requiring redevelopers who build on land purchased from or assembled by the Authority to dedicate one percent of their construction costs to commissioning original site-specific fine art. Philadelphia’s reputation as a city filled with public art is well-deserved and the PRA led the way with the Percent for Art program that has commissioned iconic works of art, such as Claes Oldenburg’s Clothespin and Dennis Oppenheim’s Wave Forms.

In 2010, the staff and Committee engaged in a reexamination of the program and the Board approved a revised policy that allowed developers, in addition to permanent sculptural projects, to consider the commission of permanent or time-limited visual art or artwork that is performative, auditory, conceptual or experimental. The proposed revisions reflect improvements to the policy based on what has been learned over the last 5 years. The proposed key changes include:

- Changing the name of the program from the ‘Fine Art Program’ to the ‘Percent for Art Program’ to address various forms of art that reach beyond solely works of fine art. Additionally, references to ‘fine art’ are changed to ‘public art.’

- The ‘Fine Art Committee’ is changed to the ‘Public Art Committee.’ The number of members of the Committee will be reduced from 15 to 12. The Executive Director of the PRA, the Director of the Percent for Art Program and an invited community member are no longer considered appointed members of the Committee. Community representatives may be invited to join in the public art selection process as guests of the Committee and Developer.

- Changing the name of the Fund from ‘The Fine Art Development Fund’ to ‘The Fund for Art and Civic Engagement (FACE).’

- Maintenance, Conservation and Presentation section of the policy will change to state that the developer must pay for costs incurred though the sale, relocation, alteration, disposal or withdrawal of existing works of public art.
NAME OF Grantee: Friends of Chester A. Arthur School Education Foundation

Nature of Transaction: Approval of a Neighborhood Transformation Initiative ("NTI") grant in the amount of One Hundred Ten Thousand Dollars ($110,000) to the Friends of Chester A. Arthur for the site preparation and design costs related to the renovation of the Chester A. Arthur school yard. The school is located at 2040 Catharine Street.

The NTI funds will be in the form of NTI sales from Councilman Johnson’s office and the expenditure will be completed by December, 2015.

PROPERTY INFORMATION:

Description: The design work will be completed by SALT Landscape architects and is approximately Sixty-Six Thousand Dollars ($66,000). The balance of the funds will be used for site preparation. This grant is part of a larger school yard renovation project that will be supplemented with Philadelphia Water Department funds and local fundraising. This grant represents the first phase of work associated with this project.

Value of Improvements: $110,000.

Proposed Resolution is attached.
Nature of Transaction: Approval to enter into agreements and/or initiate work in partnership with the City Parks and Recreation Department to remove dangerous street trees. The scope of work will include tree removal and tree pit repairs to identified dangerous street trees.

Funding: One Hundred Thousand Dollars ($100,000) in the form of Neighborhood Transformation Initiative ("NTI") QRB grant as agreed to by Councilman Mark Squilla’s office and the expenditure will be completed by December, 2015.

Comments or Other Conditions: This project will address the public improvement of walkways by removing dangerous street trees within the First Council District QRB area bounded by 12th Street, Delaware Avenue, South Street and Washington Avenue.

Proposed Resolution is attached.

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon
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 Benson Park located at 1443 N. Lawrence Street. The scope of work will include wall repair and replacement, site preparation, electrical trenching and installing transformers.

Funding: Seventy-Two Thousand One Hundred Thirty Dollars ($72,130) in the form of Neighborhood Transformation Initiative ("NTI") Qualified Redevelopment Bond ("QRB") funds from Councilwoman Quinones Sanchez’s office and the expenditure will be completed by December, 2015.

Comments or Other Conditions: This project will address the maintenance and public improvement of one of the City’s actively used public recreational park.

Proposed Resolution is attached.

Prepared by: Peilin Chen
Reviewed by: Tania Nikolic
NAME OF DEVELOPER/APPLICANT: Simiano Construction Inc.

Nature of Transaction: Approval to enter into a General Contractor Service Agreement with Simiano Construction Inc. ("Simiano") for the rehabilitation of three (3) Authority-owned vacant scattered site structures for affordable homeownership located within the Point Breeze neighborhood.

Mailing Address: 200 Clearfield St., Phila. Pa 19132

Selection Process: The Philadelphia Redevelopment Authority ("PRA") issued a Request for Proposals from qualified developers to manage the rehabilitation three (3) vacant structures. There were a total of three (3) proposals submitted. Simiano was selected because they provided the lowest qualified bid.

PROPERTY INFORMATION: 1734 S 24th Street, 1637 S 24th Street, 2325 Watkins Street

Description: Three (3) vacant parcels ranging in size from 850-1150/SF requiring full gut rehabs and reconstructed rear walls. Completed homes will be fully rehabilitated to market-quality, contemporary, and Energy Star at New Homes standards.

Zoning: R10A Use: Single Family Homeownership

FINANCING: The PRA will utilize Neighborhood Transformation Initiative ("NTI") District 2 Qualified Redevelopment Bond ("QRB") funds to pay for development costs with the assumption that a portion will remain as permanent subsidy. The permanent subsidy will be transferred to the homebuyers as a soft second mortgage with income restrictions and a fifteen (15) year affordability period.

Simiano is estimating total project costs of approximately $708,425.35, funded entirely with QRB funds. The estimate is assuming a construction cost of $182/ SF based on current Prevailing Wage rates, the PRA Basis of Design and the City of Philadelphia Small Building Specifications.

COMMENTS OR OTHER CONDITIONS: The source of funds for this project is QRB proceeds. QRB regulations require that the PRA retain ownership during rehabilitation. The PRA will enter into direct contracts with Simiano. EOE requirements will be imposed directly on Simiano through a contract between the PRA and Simiano.

Proposed Resolution and photographs are attached.

Prepared by: Mike Maenner
Reviewed by: Tania Nikolic
Request: Appointment of three (3) Philadelphia Redevelopment Authority ("Authority") employees to serve as officers of HOPP

Background: The bylaws of Housing Opportunities Program Philadelphia, Inc. require the Authority Board to annually appoint three (3) Authority employees to serve as officers of HOPP. The other two (2) officers will be City of Philadelphia employees who will be appointed by the City of Philadelphia. The Board is requested to appoint the following employees of the Authority to serve in the following officer positions for HOPP:

<table>
<thead>
<tr>
<th>Authority Position</th>
<th>HOPP Officer Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tania Nikolic</td>
<td>President</td>
</tr>
<tr>
<td>Peilin Chen</td>
<td>Vice President</td>
</tr>
<tr>
<td>David Thomas</td>
<td>Treasurer</td>
</tr>
</tbody>
</table>
NAME OF DEVELOPER/APPLICANT: Sansom Street Development, LP

Nature of Transaction: Selection of developer proposing to construct fourteen (14), two-bedroom market-rate triplexes.

Legal Entity/Other Partners: Charles D. Lomax

Mailing Address: 200 Highpoint Drive, Suite 215, Chalfont PA 18914

PROPERTY INFORMATION:

4611, 4612-4620, 4613, 4619, 4621 Sansom Street and 125, 127-129, 133-135 S. 46th Street

Description: 23,253 sq. ft. Land, Vacant Lots & Vacant Structures

Zoning: RM-1 & CMX-2 Use: Residential

Appraised Disposition Price: $499,500

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start by January, 2016, with construction completion within eighteen (18) months. Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes.

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE – 7%.

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

Prepared by: Brian Romano, Project Manager
Reviewed by: Robert M. LaBrum
BOARD FACTSHEET
Meeting of August 12, 2015
Selection of Redeveloper
1361-65 Germantown Avenue

NAME OF DEVELOPER/APPLICANT: 1365 Developers LLC

Nature of Transaction: Selection of developer proposing to develop a commercial building. The property will be developed into three (3) stories for multi-tenant occupancy.

Legal Entity/Other Partners: Charlie Abdo, Paul Maiello & Matt Pappajohn

Mailing Address: 4355 Orchard Street, Philadelphia PA 19124

PROPERTY INFORMATION: 1361-65 Germantown Avenue

Description: 2,850 sq. ft., vacant lot  Zoning: ICMX  Use: Commercial

Disposition Price: $85,500

The property was acquired at the request of the City Commerce Department for the expansion and retention of businesses on the American Street Industrial Corridor. Accordingly, the property was not marketed to the public. The value was established by an in-house appraisal.

FINANCING:

The developer is purchasing the property listed above and financing the construction; 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 by January, 2016, with construction completion within eighteen (18) months. Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes.

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE – 7%.

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

Prepared by: Jessie Lawrence, Project Manager
Reviewed by: Tania Nikolic
NAME OF DEVELOPER/APPLICANT: Margaret McDermott

Nature of Transaction: Selection of applicant for 2208 E. Norris Street who is proposing to use adjacent lot for side yard use; property is located in the New Kensington-Fishtown neighborhood.

Mailing Address: 2210 E. Norris Street, Philadelphia, PA 19125

PROPERTY INFORMATION: 2208 E. Norris Street

Description: 1,419 sq. ft., vacant lot  Zoning: RSA-5  Use: Open Space

Disposition Value: $30,622 w/10-year amortizing mortgage

Property value was established by the LAMA upfront pricing model and advertised for sale on www.PhillyLandWorks.org; the property was originally included in New Kensington CDC’s Open Space Management Program (“OSMP”). The applicant’s expression of interest was one of several submitted for this property and was chosen for disposition since she is the original OSMP applicant.

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
NAME OF DEVELOPER/APPLICANT:  George Johnston

Nature of Transaction:  Selection of applicant for 8 E. Palmer Street who is proposing to use adjacent lot for side yard use located in the New Kensington/Fishtown neighborhood.

Mailing Address:  10 W. Palmer Street, Philadelphia, PA 19125

PROPERTY INFORMATION:  8 E. Palmer Street, Philadelphia, PA 19125

Description:  3,114 sq. ft., vacant lot  Zoning:  RM-1  Use:  Open Space

Disposition Price:  $34,640.00 with 10-year amortizing mortgage

Property value was established by the LAMA upfront pricing model. There were three (3) other expressions of interest, all of which were closed out as current applicant was original Open Space Management Program ("OSMP") intended recipient.

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

FINANCING:

Applicant is currently maintaining and utilizing lot as personal side yard. Additional improvements are not anticipated, as such, additional expenses are not projected.

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 violations of City and L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under $250,000.

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

Prepared by:  Susan Callanen
Reviewed by:  Tania Nikolic
NAME OF DEVELOPER/APPLICANT: Chelsea Burns

**Nature of Transaction:** The Board is requested to authorize the sale of the Authority-owned renovated property located at 1159 S. Cleveland Street ("Property") in the Point Breeze neighborhood.

**Mailing Address:** 1864 Rampart Lane, Lansdale, PA 19446

**PROPERTY INFORMATION:** 1159 S. Cleveland Street

**Description:** 1,100sq. ft.; 2 bedroom/1 full bath  
**Use:** Residential Single-Family

**Sale Price:** $250,000

The Property is a renovated single-family home in move-in condition. On July 10, 2015 the Property was listed for sale on the Multiple Listing Service for $254,900.

The Authority has received an agreement of sale from Chelsea Burns for $250,000 which included a seller concession of $5,000 and an outside brokerage commission of 3% or $7,500. The offer from Ms. Burns was the only offer received.

**COMMENTS OR OTHER CONDITIONS:**

The Authority staff recommends approval of this offer.

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

Proposed Resolution is attached with site map & photograph.
Amicable Purchase of Property
6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62nd Street

Seller: Elton Lee Tunnell

Nature of Transaction: The Board is requested to authorize the Philadelphia Redevelopment Authority ("PRA") to amicably acquire 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62nd Street (together, the "Properties") and to not expend beyond $110,000 of Neighborhood Transformation Initiative ("NTI") Qualified Redevelopment Bond ("QRB") funds to complete the purchase of the Properties.

PROPERTY INFORMATION:

6157 W. Girard Avenue and 6161 W. Girard Avenue:
Description: Residential “shell” properties; approx. 1,500 sq. ft. each.

519-21 N. 62nd Street:
Description: Vacant lot; approx. 4,345 sq. ft.

Sale Price: $100,000 w/closing cost

Through negotiations and research on comparable property sales, the $100,000 purchase price was established and agreed to by the seller.

COMMENTS OR OTHER CONDITIONS:

The Authority will acquire the Properties with NTI QRB funding. The Properties will ultimately be sold at fair market value to the Calvary Baptist Church via Redevelopment Agreement for the expansion of their church and community center.

Proposed Resolution is attached with site map & photograph.
BOARD FACTSHEET
Meeting of August 12, 2015
Satisfaction of Note and Mortgage
4804-06 Chester Avenue-Winchester Apartments

TRANSACTION SUMMARY

Authorize the Authority to accept Three Hundred Thousand Dollars ($300,000) as full repayment for the satisfaction of a Note and Mortgage.

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 (the "Project"). The Authority is the holder of a note and mortgage in the amount of Two Million Five Hundred Thousand Dollars ($2,500,000) which is deferred for thirty years (the "Authority Loan").

Pursuant to Resolution #2015-36 adopted April 8, 2015, the Authority authorized the sale of the Project and the assumption of the Authority Loan to SBG Management Services, Inc. ("SBG").

Due to the Authority debt on the Project, SBG is having difficulty obtaining financing for acquisition and capital improvement costs. SBG has requested that the Authority accept Three Hundred Thousand Dollars ($300,000) as full repayment of the Authority Loan. SBG will be required to maintain affordability for the Project for ten (10) years.

BOARD ACTION

- Authorize the Authority to accept Three Hundred Thousand Dollars ($300,000) as full payment of the Authority Loan.

The proposed resolution is attached
NAME OF DEVELOPER/APPLICANT: Philadelphia Redevelopment Authority ("PRA")

Nature of Transaction: The Board is being asked to approve the additional funds required for the relocation of the household associated with the amicable acquisition of 6916 Grosbeak Place from Mary C. Bush and increase the Relocation Assistance Grant to an amount not to exceed $18,500.

PROPERTY INFORMATION: 6916 Grosbeak Place

TOTAL RELOCATION ASSISTANCE: $18,500.00

The relocation assistance required approximately Eighteen Thousand Five Hundred Dollars ($18,500.00) for the payment of incidental expenses associated with the purchase of the replacement property and expenses for moving the household from the existing structure to its replacement home.

OUTLINE OF TRANSACTION & FINANCING:

The PRA acquired 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.

By Resolution No. 2015-37, adopted April 8, 2015, the PRA also provided a Grant to Mary C. Bush from NTI Tax Exempt Proceeds to cover incidental and moving expenses in an amount not to exceed Fifteen Thousand Dollars ($15,000). Due to certain unforeseen expenses, the Board is being asked to increase that initial grant by Three Thousand Five Hundred Dollars ($3,500) to an amount not to exceed Eighteen Thousand Five Hundred Dollars ($18,500.00).

Prepared by: Melvis Dunbar
Reviewed by: Ryan Harmon, General Counsel

Proposed Resolution is attached.
**BOARD FACTSHEET**  
Meeting of August 12, 2015  
City of Philadelphia Vacant Property Review Committee

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

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

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

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

**PROPERTY INFORMATION:**

1) **Nominal Disposition:** The following three (3) 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>5316 Market Street</td>
<td>WPRE IV, LP</td>
</tr>
<tr>
<td>1704 North 52nd Street</td>
<td>Philadelphia Redevelopment Authority</td>
</tr>
<tr>
<td>1155 South 54th Street</td>
<td>Liberian Association of Pennsylvania</td>
</tr>
</tbody>
</table>

2) **Self-amortizing Mortgage Disposition:** The following four (4) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<table>
<thead>
<tr>
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</thead>
<tbody>
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<tr>
<td>2836 North Hancock Street</td>
<td>Jacqueline Rodriguez, Jose M. Martinez III, Fernando Martinez, Anthony Martinez &amp; Jose Miguel Soto</td>
<td>$4,706.45 (LAMA)</td>
</tr>
</tbody>
</table>
3) **Ten Year Mortgage** – The following properties 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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>LAMA Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1306 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$17,374.00 (LAMA)</td>
</tr>
<tr>
<td>1308 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$17,047.97 (LAMA)</td>
</tr>
<tr>
<td>1310 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$18,978.16 (LAMA)</td>
</tr>
<tr>
<td>1312 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$20,069.94 (LAMA)</td>
</tr>
</tbody>
</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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>Appraisal/LAMA Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1321 South Dorrance Street</td>
<td>Distinguished Properties, LP</td>
<td>$12,948.00 (LAMA)</td>
</tr>
<tr>
<td>1914 Ellsworth Street</td>
<td>Haymon Construction LLC</td>
<td>$31,337.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2700 Federal Street</td>
<td>Germantown D &amp; E LLC</td>
<td>$22,000.00 (Appraisal)</td>
</tr>
<tr>
<td>2708 Federal Street</td>
<td>Daniel Tartaglini</td>
<td>$38,000.00 (Appraisal)</td>
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<td>1825 Ginnodo Street</td>
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<td>$149,307.90 (LAMA)</td>
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<td>for all six (6) lots.</td>
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<td>MAZALTOV Development, LLC</td>
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<td>1245 N. Leithgow Street (lot)</td>
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<td>1239-1249 N.</td>
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<td>1247 N. Leithgow Street (lot)</td>
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<td>Leithgow Street</td>
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<td>1249 N. Leithgow Street (lot)</td>
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<td>Haymon Construction LLC</td>
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<td>1929 Manton Street</td>
<td>Haymon Construction LLC</td>
<td>$19,523.00 (LAMA 2012)</td>
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<td>Wilson Drake Development, LLC</td>
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<td>2021 Oakford Street</td>
<td>Wilson Drake Development, LLC</td>
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<td>1130 South 24th Street</td>
<td>Jason M. Cutaiar</td>
<td>$19,374.00 (LAMA)</td>
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<tr>
<td>969 North 45th Street</td>
<td>Roberta Robinson</td>
<td>$6,978.00 (LAMA)</td>
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Request: The Board is requested to authorize the establishment of a defined contribution pension plan for all Authority employees hired after January 15, 2015 to be administered by ICMA Retirement Corporation.

Background: On January 14, 2015, the Board authorized a Collective Bargaining Agreement between the Authority and AFSCME Local 1971 with a term of July 1, 2004 through June 30, 2016. It further authorized the Executive Director and/or his designees to execute the agreement and take such action as is necessary to implement its terms. As such, both parties agreed that all employees hired after January 15, 2015 shall no longer be eligible to participate in the Defined Benefit Plan offered by the Authority and therefore, shall be entered into a newly created Defined Contribution Plan.

At a minimum, the Defined Contribution Plan shall have the following components:

- The Defined Contribution Plan shall be “tax qualified” under Section 401(a) of the Internal Revenue Code
- Employees hired after January 15, 2015 shall be automatically enrolled and required to contribute a minimum of 2% of their earned bi-weekly pay
- The PRA shall be required to match up to 5% of the employee’s contribution
- The DC Plan shall have a ten (10) year vesting period.

The decision to choose ICMA-RC was based solely on their mission and commitment to build retirement security for public sector employees. ICMA-RC serves over a million participant accounts and 9,000 plans across the country.
RESOLUTION NO.

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A "DEFINED CONTRIBUTION" MONEY PURCHASE RETIREMENT PLAN FOR EMPLOYEES

PLAN NUMBER 108231

WHEREAS, the Philadelphia Redevelopment Authority has employees rendering valuable services for the benefit of the Authority and the citizens of the City of Philadelphia; and

WHEREAS, the establishment of a money purchase retirement plan serves the interest of the Authority by enabling it to provide retirement security for its eligible employees and benefits employees by providing funds for retirement and funds for their beneficiaries in the event of death; and

WHEREAS, the Authority has determined that the establishment of a money purchase retirement plan will serve the above objectives; and

WHEREAS, the Authority desires that its money purchase retirement plan be administered by the ICMA Retirement Corporation ("ICMA") and that the funds held in such plan be invested in the VantageTrust, a trust established by public employers for the collective investment of funds held under their retirement and deferred compensation plans; and

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, as follows:

1. The Authority hereby establishes or has established a money purchase retirement plan (the "Plan") in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan & Trust, pursuant to the specific provisions of the Adoption Agreement.

2. The Plan shall be maintained for the exclusive benefit of eligible employees and their beneficiaries.

3. The Authority hereby authorizes the execution of the Declaration of Trust of VantageTrust, intending the execution to be operative with respect to any retirement or deferred compensation plan subsequently established by the Employer, if the assets of the plan are to be invested in the VantageTrust.

4. The Authority hereby agrees to serve as trustee under the Plan and to invest funds held under the Plan in the VantageTrust.

5. The Deputy Executive Director of Operations shall be the coordinator for the Plan; shall receive reports, notices, etc., from the ICMA Retirement Corporation or the VantageTrust; shall cast, on behalf of the Authority, any required votes
under the VantageTrust; may delegate any administrative duties relating to the Plan to appropriate departments.

6. The Authority hereby authorizes the Human Resources Director to execute all necessary agreements with the ICMA Retirement Corporation incidental to the administration of the Plan.

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.
**Nature of Transaction:** Approval to spend up to $608,870 in Neighborhood Transformation Initiative (“NTI”) funds on sidewalk repair at Norris Square. The park is bounded by N. Howard Street on the east, Diamond Street to the south, Hancock Street to the west and Susquehanna to the north.

The NTI funds will be in the form of NTI Qualified Revenue Bond (“QRB”) funds from Councilwoman Quinones Sanchez’s office and the expenditure will be completed by December, 2015.

**PROPERTY INFORMATION:**

**Description:** The work will be completed by the PRA Maintenance shop and will consist of replacing approximately 31,100 feet of concrete sidewalk on the perimeter of the park, not including curb or handicap corners.

**Value of Improvements:** $608,870

Proposed Resolution is attached.

Prepared by: Peilin Chen
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING APPROVAL TO USE NEIGHBORHOOD TRANSFORMATION INITIATIVE FUNDS IN THE AMOUNT OF UP TO $608,870 FOR THE REPAIR OF NORRIS SQUARE PARK SIDEWALKS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to use Neighborhood Transformation Initiative (“NTI”) Qualified Revenue Bond (“QRB”) funds in an amount not to exceed Six Hundred Eight Thousand Eight Hundred Seventy Dollars ($608,870) on sidewalk repairs for the Norris Square Park located in District 7.

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: School District of Philadelphia

Nature of Transaction: Approval of a Neighborhood Transformation Initiative ("NTI") grant not to exceed One Hundred Fifteen Thousand Dollars ($115,000) to the School District of Philadelphia for the renovation of the George W. Childs Elementary School and a corresponding grant agreement.

The NTI funds will be in the form of NTI sales from Councilman Johnson’s office and the expenditure will be completed by first quarter 2016.

Location: 1599 Wharton Street, Philadelphia, PA 19146

PROPERTY INFORMATION:

Description: The work will be completed by the maintenance staff of the School District. The costs include the labor and materials associated with renovation of the bathrooms and auditorium. The bathroom repairs will include plumbing repairs, replacement of all plumbing and electrical fixtures, new floors and ceiling.

Value of Improvements: One Hundred Fifteen Thousand Dollars ($115,000). Bids provided by the School District. The School District will approve acceptance of this grant and corresponding grant agreement at the September School Reform Commission meeting.

Proposed Resolution is attached.
RESOLUTION NO.

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT NOT TO EXCEED $115,000 TO THE SCHOOL DISTRICT OF PHILADELPHIA TO FUND THE RENOVATION OF THE GEORGE W. CHILDS ELEMENTARY SCHOOL AND CORRESPONDING GRANT AGREEMENT

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative (“NTI”) grant in the amount of One Hundred Fifteen Thousand Dollars ($115,000) to the School District of Philadelphia to fund the renovation of the George W. Childs School located at 1599 Wharton Street, Philadelphia, PA, and for the Authority to enter into a corresponding grant agreement reflecting such grant.

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.
George W. Childs Elementary School
Request:

Approval to amend a contract between the Authority and Forsyth Street Advisors, LLC (“Forsyth”) to increase the scope of work, extend the term, and increase the compensation amount up to a maximum of $250,000.

Background:

The Philadelphia Home Improvement Loan (“PHIL”) program was closed in FY14. In October 2013, the Authority issued a Request for Qualifications (“RFQ”) to engage a financial consultant to serve as financial advisor in connection with the defeasance of bonds related to the PHIL program (the “Bonds”) and the potential sale of pools of residential mortgage loans held by the Authority.

The Authority received three (3) responses and selected Forsyth as the most responsive bidder because of its experience and qualifications to perform the services stated in the RFQ.

The Authority entered into a professional services agreement (the “Agreement”) with Forsyth to: 1) review and collect necessary information on the PHIL program, the PHIL portfolio, and the Bonds; and 2) advise the Authority on the potential sale of the PHIL portfolio. The contract amount was $30,000.

An amendment to the Agreement is necessary so that Forsyth can provide a pro forma analysis to include sources and uses of funds for the defeasance of the outstanding Bonds in order to conform to certain regulatory requirements. Forsyth will also assist in the liquidation of the Mortgage Backed Securities and Guaranteed Investment Contract investments and coordinate the actions of the Authority, Bond Counsel, and Trustee to execute the defeasance. Forsyth will receive an additional compensation of $50,000 to perform the foregoing services.

Once the Bonds have been defeased, Forsyth will assist the Authority on all aspects of the remaining PHIL portfolio by either coordinating the sales of the remaining PHIL portfolio to qualified purchasers or securing a loan using the PHIL portfolio as collateral. Forsyth will receive an additional fee of 2% of the principal amount of any loans sold or 1% of the principal amount if the PHIL portfolio is collateralized.

The Agreement will also be amended to extend the term to December 31, 2015.

Proposed Resolution is attached.

Prepared by: David S. Thomas
RESOLUTION NO.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH FORSYTH STREET ADVISORS, LLC

WHEREAS, the Philadelphia Redevelopment Authority entered into an Agreement for Professional Services (the “Agreement”) dated August 18, 2014 with Forsyth Street Advisors, LLC to serve as financial advisor to the Authority in connection with the defeasance of bonds related to the Philadelphia Home Improvement Loan program and the potential sale of pools of residential mortgage loans held by the Authority.

WHEREAS, the Philadelphia Redevelopment Authority would like to amend the Agreement to increase the scope of work, extend the term, and increase the compensation amount.

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into an amendment to the Agreement for Professional Services with Forsyth Street Advisors, LLC to increase the scope of work, extend the term to December 31, 2015, and increase the compensation amount up to a maximum of Two Hundred and Fifty Thousand ($250,000) Dollars.

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: FINANTA

Nature of Transaction: Selection of applicant to develop these parcels along with other parcels already in their ownership for the construction of thirty-two (32) individual offices to house local small businesses and non-profit organizations in the Kensington neighborhood.

Legal Entity/Other Partners (if applicable): Luis Mora, President

Mailing Address: 1301 N. Second Street, Philadelphia, PA 19122

PROPERTY INFORMATION: 203-205 W. Susquehanna Avenue

Description: 1646 sq. ft., vacant lots  Zoning: CMX-2  Use: Commercial

Disposition Value: $17,141

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.

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 January, 2016, with construction to be completed within eighteen (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 with ranges at MBE – 18% and WBE – 7%.

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

Prepared by: Brian Romano, Project Manager
Reviewed by: Robert LaBrum
RESOLUTION NO.

RESOLUTION SELECTING FINANTA AS REDEVELOPER OF 203-205 W. SUSQUEHANNA AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that FINANTA is hereby selected as Redeveloper of 203-205 W. Susquehanna Avenue, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given of the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventeen Thousand One Hundred Forty-One Dollars ($17,141.00); 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 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.
### SOURCES

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<thead>
<tr>
<th>Type</th>
<th>Amount</th>
<th>Name of Source</th>
<th>Committed</th>
<th>Attached</th>
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<tr>
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### USES

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203-205 W. Susquehanna Avenue
203-205 W. Susquehanna Avenue
NAME OF DEVELOPER/APPLICANT: 1507 Frankford City Associates, LP

Nature of Transaction: Selection of developer to build a mixed-use property with commercial ground floor and residential on the 2nd and 3rd floors in the Kensington neighborhood.

Legal Entity/Other Partners (if applicable): Roland Kassis

Mailing Address: 820 N. 4th Street, Philadelphia, PA 19123

PROPERTY INFORMATION: 1507 Frankford Avenue

Description: 1241 sq. ft., vacant lot Zoning: CMX-2 Use: Mixed-use

Disposition Value: $61,500

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

FINANCING: The developer is purchasing the property. 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 January, 2016, with construction to be completed within eighteen (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 with ranges at MBE – 18% and WBE – 7%.

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

Prepared by: Brian Romano, Project Manager
Reviewed by: Robert LaBrum
RESOLUTION SELECTING 1507 FRANKFORD CITY ASSOCIATES, LP AS REDEVELOPER OF 1507 FRANKFORD AVENUE LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 1507 Frankford City Associates, LP is hereby selected as Redeveloper of 1507 Frankford Avenue, located within the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown 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 Sixty One Thousand Five Hundred Dollars ($61,500.00); 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 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.
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>
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<td>Other</td>
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<td><strong>Total Sources</strong></td>
<td><strong>$ 400,000.00</strong></td>
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Uses: Provide estimated costs to redevelop property

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<tr>
<th>Uses</th>
<th>Amount</th>
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<tr>
<td>Acquisition Cost (include closing cost)</td>
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<td>Holding Costs</td>
<td>$ 4,000.00</td>
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<td>Construction Costs</td>
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<td><strong>Total Uses</strong></td>
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1507 Frankford Avenue
Vacant Lot
1507 Frankford Avenue
NAME OF DEVELOPER/APPLICANT: Kumas Homes LLC

Nature of Transaction: Selection of developer proposing to construct a three story, single-family unit in the Whitman neighborhood.

Legal Entity/Other Partners (if applicable): Frank Kumas

Mailing Address: 1528 Wharton Street, Philadelphia, PA 19146

PROPERTY INFORMATION: 641 Cantrell Street

Description: 720 sq. ft., vacant lot

Zoning: CMX-2.5

Use: Residential

Disposition Value: $13,000.00

The property was advertised for sale on www.PhillyLandWorks.org but there were no expressions of interest. In June, 2015, the property was advertised for sale with several other city-owned properties and ultimately auctioned off with an opening bid of Seven Thousand Dollars ($7,000). The disposition value of this property was established by the applicant who was the highest bidder on the property.

FINANCING:

The developer will use its own funds to purchase the property and will be financing the improvements. 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:

Commencement of construction of the proposed project is estimated to start by early 2016, with construction to be completed within eighteen (18) months.

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 determined that an Economic Opportunity Plan is not required for this project given the construction budget is under $250,000.

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

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

RESOLUTION SELECTING KUMAS HOMES LLC AS DEVELOPER OF 641 CANTRELL STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Kumas Homes LLC is hereby selected as Developer of 641 Cantrell Street and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirteen Thousand Dollars ($13,000.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer’s approved plans; further authorizing the execution, delivery and recording of the Development Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER 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.
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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
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<tr>
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Uses: Provide estimated costs to redevelop property

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<td>Legal Costs</td>
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<td>Holding Costs</td>
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<tr>
<td>Financing Costs</td>
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<td></td>
</tr>
<tr>
<td>Other: ______________________</td>
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<tr>
<td><strong>Total Uses</strong></td>
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</table>
NAME OF DEVELOPER/APPLICANT: Roberto Rivera

Nature of Transaction: Selection of applicant for 1864 E. Westmoreland Street who is proposing to use adjacent lot for side yard use; property is located in the Kensington neighborhood.

Mailing Address: 1862 E. Westmoreland Street, Philadelphia, PA 19134

PROPERTY INFORMATION: 1864 E. Westmoreland Street

Description: 870 sq. ft., vacant lot

Zoning: RM1

Use: Open Space

Disposition Price: $6,599.00 w/ 10-year amortizing mortgage

Mortgage and Note value was established by the LAMA upfront pricing model. Applicant is the adjacent owner and there were no other expressions of interest for the property.

Transaction qualifies as a side yard conveyance as the applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage on disposition value which decreases ten percent (10%) annually. The mortgage is non-payable unless applicant sells within the ten (10) year period from 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 photograph).

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

RESOLUTION SELECTING ROBERTO RIVERA AS DEVELOPER OF 1864 E. WESTMORELAND STREET AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Roberto Rivera is hereby selected as Developer of 1864 E. Westmoreland Street and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Six Thousand Five Hundred Ninety-Nine Dollars ($6,599.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer’s approved plans; further authorizing the execution, delivery and recording of the Development Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Six Thousand Five Hundred Ninety-Nine Dollars ($6,599.00) for a term of ten (10) years at zero percent (0%) interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by ten percent (10%) each year for the ten (10) year period that the buyer remains in compliance with the Authority’s Land Disposition Policy.

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.
Address: 1864 E. Westmoreland Street
NAME OF DEVELOPER/APPLICANT: William E. Gonzalez

Nature of Transaction: Selection of applicant for 809 W. Tioga Street who is proposing to use adjacent lot for side yard use. The property is located in the Hunting Park neighborhood.

Mailing Address: 811 W. Tioga Street, Philadelphia, PA 19140

PROPERTY INFORMATION: 809 W. Tioga Street

Description: 545 sq. ft., vacant lot

Zoning: RM1

Use: Open Space

Disposition Value: $1,321.00

Property value was established by the LAMA upfront pricing model and advertised for sale on www.PhillyLandWorks.org; the applicant’s expression of interest was one of several submissions and was chosen since he is the adjacent owner.

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: Robert LaBrum
RESOLUTION NO.

RESOLUTION SELECTING WILLIAM E. GONZALEZ AS REDEVELOPER OF 809 W. TIOGA STREET LOCATED IN THE WEST FAIRHILL/EAST TIOGA/HUNTING PARK REDEVELOPMENT AREA, WEST FAIRHILL/EAST TIOGA/HUNTING PARK URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that William E. Gonzalez is hereby selected as Redeveloper of 809 W. Tioga 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 One Thousand Three Hundred Twenty One Dollars ($1,321.00); 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, 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.
Address: 809 W. Tioga Street
WEST FAIRHILL/EAST TIOGA/HUNTING PARK REDEVELOPMENT AREA
WEST FAIRHILL/EAST TIOGA/HUNTING PARK URBAN RENEWAL AREA
809 W. Tioga Street
NAME OF DEVELOPER/APPLICANT: Maria Velez

Nature of Transaction: Selection of applicant for 3142 Weikel Street who is proposing to use adjacent lot for side yard use. The property is located in the East Kensington Redevelopment Area.

Mailing Address: 3140 Weikel Street, Philadelphia, PA 19134

PROPERTY INFORMATION: 3142 Weikel Street, Philadelphia, PA 19134

Description: 784 sq. ft., vacant lot Zoning: RSA5 Use: Side yard

Disposition Price: $7,894.00 with ten (10) year amortizing mortgage

Mortgage and Note value was established by the LAMA upfront pricing model. Applicant is the adjacent owner and there were no other expressions of interest for the property.

Transaction qualifies as a side yard conveyance as the applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage on disposition value which decreases ten percent (10%) annually. The mortgage is non-payable unless applicant sells within the ten (10) year period from 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 violations of City and L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under $250,000.

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

Prepared by: Susan Callanen
Reviewed by: Robert LaBrum
RESOLUTION NO.

RESOLUTION SELECTING MARIA VELEZ AS REDEVELOPER OF 3142 WEIKEL STREET LOCATED IN THE EAST KENSINGTON REDEVELOPMENT AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Maria Velez is hereby selected as Redeveloper of 3142 Weikel Street, located within the East Kensington Redevelopment 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 Seven Thousand Eight Hundred Ninety Four Dollars ($7,894.00); 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 Seven Thousand Eight Hundred Ninety-Four Dollars ($7,894.00) for a term of ten (10) years at zero percent (0%) interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by ten percent (10%) each year for the ten (10) year period the buyer remains in compliance with the Authority’s Land Disposition Policy.

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.
3142 Weikel Street
EAST KENSINGTON REDEVELOPMENT AREA

3142 Weikel Street
BOARD FACTSHEET
Meeting of September 9, 2015
Selection of Redeveloper
816-832 N. 15th Street, 815-19 N. 15th Street, 825-831 N. 15th Street,
824-826 Burns Street, 1500-1512 Parrish Street, 1522-1524 Parrish
Street and 1536-1538 Parrish Street

NAME OF DEVELOPER/APPLICANT: BMK Properties, LLC

Nature of Transaction: Selection of developer to construct thirty-two (32) single-
family homes, in the Francisville 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:

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<thead>
<tr>
<th>Parcel</th>
<th>Description</th>
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<tbody>
<tr>
<td>816-832 N. 15th Street (IRMX)</td>
<td>815-19 N. 15th Street (IRMX)</td>
</tr>
<tr>
<td>825-831 N. 15th Street (IRMX)</td>
<td>824-826 Burns Street (IRMX)</td>
</tr>
<tr>
<td>1500-1512 Parrish Street (CMX-25)</td>
<td>1522-1524 Parrish Street (CMX-25)</td>
</tr>
<tr>
<td>1536-1538 Parrish Street (CMX-25)</td>
<td></td>
</tr>
</tbody>
</table>

Use: Residential

Disposition Value: $501,000

These parcels were listed in a Workforce Housing Request for Proposals (“RFP”) to
develop on the 1500 block of Parrish Street and 800 blocks of North 15th Street and
Burns 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 November, 2015, with construction to be completed within thirty-six (36)
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 set at MBE – 18%, WBE 7%. 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 (Sources & uses, site map and photograph).

Prepared by: Susan Callanen
Reviewed by: Robert LaBrum
RESOLUTION NO.


BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that BMK Properties, LLC is hereby selected as Redeveloper of 816-832 N. 15th Street, 815-19 N. 15th Street, 825-831 N. 15th Street, 824-826 Burns Street, 1500-1512 Parrish Street, 1522-1524 Parrish Street and 1536-1538 Parrish Street, located within 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 Five Hundred One Thousand Dollars ($501,000.00); 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 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.
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>
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Uses: Provide estimated costs to redevelop property

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<td>Financing Costs</td>
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1522-1524 Parrish Street, 1536-1538 Parrish Street and 816-32 N. 15th Street

825-831 N. 15th Street and 824-26 Burns Street

815-819 N. 15th Street
816-832 N. 15th Street, 815-19 N. 15th Street, 825-831 N. 15th Street, 824-826 Burns Street, 1500-1512 Parrish Street, 1522-1524 Parrish Street and 1536-1538 Parrish Street
NAME OF DEVELOPER/APPLICANT: Aisha Oliver

Nature of Transaction: Selection of applicant for 5944 Greenway Avenue to rehabilitate vacant structure into a single-family homeownership unit. The property is located in the Southwest Schuylkill Redevelopment Area.

Mailing Address: 2728 N 45th Street, Philadelphia, PA 19131

PROPERTY INFORMATION: 5944 Greenway Avenue, Philadelphia, PA 19142

Description: 1560 sq. ft., vacant structure  
Zoning: ICMX  
Use: Residential  

Disposition Price: $13,156.00

FINANCING:

The value was established by the LAMA upfront pricing model and there were no other expressions of interest for the property; documentation of available funds in the amount no less than total project costs has been provided (see attached sources and uses).

COMMENTS OR OTHER CONDITIONS:

Applicant has identified and is working with a licensed general contractor who estimates construction/rehabilitation completion within three (3) to four (4) months from commencement of work.

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

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

Prepared by: Susan Callanen
Reviewed by: Robert LaBrum
RESOLUTION NO.

RESOLUTION SELECTING AISHA OLIVER AS REDEVELOPER OF 5944 GREENWAY AVENUE LOCATED IN THE SOUTHWEST SCHUYLKILL REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Aisha Oliver is hereby selected as Redeveloper of 5944 Greenway Avenue, located within the Southwest Schuykill Redevelopment 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 Thirteen Thousand One Hundred Fifty-Six Dollars ($13,156.00; 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 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.
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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
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<th>Documentation</th>
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<td><strong>Total Sources</strong></td>
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Uses: Provide estimated costs to redevelop property

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<td>Financing Costs</td>
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<td>Other:____________________________</td>
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<td>Other:____________________________</td>
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<td></td>
<td>$40,503</td>
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</tr>
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</table>
5944 Greenway Avenue
5944 Greenway Avenue
NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc

Nature of Transaction: Selection of developer to construct twenty-one (21) single-family homes; located within the Model Cities Urban Renewal Area.

Mailing Address: 1829 N. 19TH Street, Philadelphia Street, 19121

PROPERTY INFORMATION:

2014 N. 16th Street (RM1) 2022-2026 N. 16th Street (RM1)
2016 N. 16th Street (RM1) 2028 N. 16th Street (RM1)
2018 N. 16th Street (RM1) 2029-2035 N. 16th Street (RM1)
2020 N. 16th Street (RM1) 2030-2036 N. 16th Street (RM1)
1601 Page Street (RM1) 1603-1605 Page Street (RM1)

Use: Residential

Disposition Value: $19.00

Per the City disposition policy, these parcels are being conveyed at nominal value for the production of affordable housing units.

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 November, 2015, with construction to be completed 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 City has approved the Economic Opportunity Plan with ranges at MBE – 18% and WBE – 7%.

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

Prepared by:  Susan Callanen
Reviewed by:  Robert LaBrum
RESOLUTION NO.

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS
REDEVELOPER OF 2014 N. 16TH STREET, 2016 N. 16TH STREET, 2018 N.
16TH STREET, 2020 N. 16TH STREET, 2022-2026 N. 16TH STREET, 2028
N. 16TH STREET, 2029-2035 N. 16TH STREET, 2030-2036 N. 16TH STREET,
1601 PAGE STREET AND 1603-1605 PAGE STREET LOCATED IN THE
NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN
RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for
Humanity, Inc is hereby selected as Redeveloper of 2014 N. 16th Street, 2016 N. 16th Street, 2018
N. 16th Street, 2020 N. 16th Street, 2022-2026 N. 16th Street, 2028 N. 16th Street, 2029-2035 N.
16th Street, 2030-2036 N. 16TH Street, 1601 Page Street and 1603-1605 Page Street, located
within North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and
approval is hereby given to the Redevelopment Contract and the proposed method of disposition
as most appropriate and prudent under the law and circumstances; approving a disposition price
of Nineteen Dollars ($19.00); 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, 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.
Project Financing:

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
<th>Name of Source</th>
<th>Committed:</th>
<th>Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Equity</td>
<td>$2,617,700.00</td>
<td>General Fund</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Acq/Construction Financing</td>
<td>$</td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Permanent Financing</td>
<td>$0</td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td>$0</td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$625,000.00</td>
<td>Food For Humanity</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$252,000.00</td>
<td>In Kind Donations</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$63,080.00</td>
<td>Boys &amp; Girls Club</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Total Sources</td>
<td>$3,457,700.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Uses: Provide estimated costs to redevelop property

<table>
<thead>
<tr>
<th>Uses</th>
<th>Amount</th>
<th>Source of Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchase Price of Property</td>
<td>$18,00</td>
<td>Record</td>
</tr>
<tr>
<td>Closing Costs (Title/Recording)</td>
<td>$9,500.00</td>
<td>Historical Cost</td>
</tr>
<tr>
<td>Construction Costs</td>
<td>$3,500,000.00</td>
<td></td>
</tr>
<tr>
<td>Design/Engineering Costs</td>
<td>$67,178.00</td>
<td></td>
</tr>
<tr>
<td>Legal Costs</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Holding Costs</td>
<td>$21,000.00</td>
<td></td>
</tr>
<tr>
<td>Financing Costs</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Total Uses</td>
<td>$3,457,700.00</td>
<td></td>
</tr>
</tbody>
</table>
2000 Block of N. 16\textsuperscript{th} Street (2014-2028 N. 16\textsuperscript{th} Street)

1601-1603 Page Street
NORTH PHILADELPHIA REDEVELOPMENT AREA
MODEL CITIES URBAN RENEWAL AREA
1601 & 1603-05 Page Street; and
2014, 2016, 2018, 2020, 2022-2026, 2028,
2029-2035 & 2030-2036 N. 16th Street
NAME OF DEVELOPER/APPLICANT: New Urban Ventures, LLC

Nature of Transaction: To approve a Third Amendment to the Redevelopment Agreement with New Urban Ventures to allow for the extension of the completion date to January 31, 2018.

Legal Entity/Other Partners (if applicable): Dale Corporation

Mailing Address: 70 Limekiln Pike, Glenside, PA 19038

PROPERTY INFORMATION:

Parcel No. 519 (621-45 N. 10th St., inc. 923-29 Mt. Vernon St. & 922-26 Wallace St.)
• Construction of sixteen (16) Townhomes completed

Parcel No. 520 (918 Mt. Vernon St., inc. 917-23 Green St. & 601-11, 615-19 N. 10th St.)
• Construction of twenty-one (21) Townhomes completed

Parcel No. 329 (642-52 N. 11th St.)
• Construction of six (6) Townhomes - Completion date extended to January 31, 2018

Parcel No. 386 (1006-20 Mt. Vernon St.)
• Construction of ten (10) Townhomes - Completion date extended to January 31, 2018

New Urban Ventures, LLC has agreed to pay an administrative fee of Five Thousand Dollars ($5,000) for work associated with this action.

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

Prepared by: Robert LaBrum
RESOLUTION NO.

RESOLUTION APPROVING A THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT WITH NEW URBAN VENTURES RE: PARCEL NOS. 519, 520, 329 AND 386, LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

WHEREAS, the Philadelphia Redevelopment Authority entered into a Redevelopment Agreement with New Urban Ventures, LLC (“Redeveloper”) dated July 27, 2005 for the development Parcel Nos. 519, 520, 329 and 386, located within the Model Cities Urban Renewal Area.

WHEREAS, the parties subsequently executed First and Second Amendatory Agreements;

WHEREAS, Redeveloper has requested a further extension to complete construction on the remaining two (2) 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 to January 31, 2018;
2. The required payment to the Authority of an administrative fee in the amount of Five Thousand Dollars ($5,000).

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

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
Parcel No. 329 (642-652 N. 11th Street):

Parcel No. 386 (1006-1020 Mt. Vernon Street):
Parcel No. 519 (621-45 N. 10th St., inc. 923-29 Mt. Vernon St. & 922-26 Wallace St.):

Parcel No. 520 (918 Mt. Vernon St., inc. 917-23 Green St. & 601-11, 615-19 N. 10th St.):
Parcel Nos. 519, 520, 329 and 386
NAME OF DEVELOPER/BORROWER: Community Ventures/Centennial Village LP

Nature of Transaction: Board is requested to approve the following:

1) an Option Agreement with Centennial Village LP (“CV LP”) who will develop fifty-two (52) units of affordable housing and commercial space (“Project”) within the West Parkside neighborhood as part of a LIHTC award;

2) a Neighborhood Transformation Initiative (“NTI”) loan in the amount of Two Hundred Twenty-Seven Thousand One Hundred Dollars ($227,100) (“Option Fee”) for thirty percent (30%) of the value of the parcels detailed below, which will be subject to the Option Agreement.

3) A grant agreement with Community Ventures, the developer of the Project, in an amount up to $200,000 funded from the Office of Housing and Community Development (“OHCD”) for pre-development activities associated with the development of the Project.

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; 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

Option Fee

The Philadelphia Redevelopment Authority (“Authority”) is providing CV LP with an option to purchase all of the properties for a fee of thirty percent (30%) of the purchase price. The purchase price is Seven Hundred Fifty Seven Thousand Dollars ($757,000), which was established by restricted use appraisal.

FINANCING Loan Amount: $227,100

The Authority is providing CV LP with a loan to finance the full amount of the Option Fee. The loan will be evidenced by an unsecured, full recourse Note of the Borrower with a guaranty provided by the developer, Community Ventures. The loan shall not accrue interest and shall have a term not to exceed ten months.
Grant Agreement: $200,000

The Authority is providing Community Ventures with a grant funded by OHCD to finance a portion of pre-development activities associated with the Project. The pre-development activities include architectural fees, legal costs, zoning fees and other small reimbursable costs.

COMMENTS OR OTHER CONDITIONS:

The use of the NTI liens will allow for the acquisition of properties acquired with NTI Qualified Redevelopment Bond (“QRB”) funds where disposition is at fair market value.

This transaction will insure that Centennial Village LP is compliant with achieving the ten percent (10%) project spend-down as required by PHFA by the September 25th deadline.

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.

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

Prepared by: Jessie Lawrence, Project Manager
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN OPTION AGREEMENT ("OPTION"), TO FINANCE THE AMOUNT OF THE FEE FOR THE OPTION AND TO PROVIDE A GRANT FOR PRE-DEVELOPMENT ACTIVITIES IN CONNECTION WITH THE CENTENNIAL VILLAGE PROJECT ("PROJECT")

WHEREAS, by Resolution No. 2015-33 adopted on April 8, 2015, the Authority resolved to convey certain parcels to Centennial Village LP ("CV LP") located in the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area;

WHEREAS, to satisfy a requirement of the LIHTC Program, CV LP shall enter into an Option to purchase a portion of the parcels located at 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; 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 ("Property") for a payment of Two Hundred Twenty-Seven Thousand One Hundred Dollars ($227,100) ("Option Fee");

WHEREAS, CV LP is seeking financing from the Authority for the amount of the Option Fee, which will be funded by NTI Liens; and

WHEREAS, the Authority has agreed to provide a pre-development grant for the Project to be funded by the Office of Housing and Community Development.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into the following agreements in connection with the Project:

1. The Authority shall enter into an Option with CV LP to purchase the Property for the Option Fee.
2. The Authority shall provide an unsecured, no interest, full recourse loan in the amount of the Option Fee to CV LP. The loan shall be for a term not to exceed ten months and shall be guaranteed by Community Ventures.
3. The Authority shall enter into a Grant Agreement with Community Ventures in an amount up to $200,000 for predevelopment activities associated with the development of the Project.

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

FURTHER 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.
5218-5234 Parkside Avenue (including 5231 & 5233-37 W. Columbia Avenue)

1701-1717 N. 52nd Street (including 5177-79 W. Columbia Avenue & 5182 W. Viola Street)
1719-1729 N. 52nd Street (including structure, 5178 Parkside Avenue)

1702 1706-1708 N. 52nd Street 1710-1716 N. 52nd Street
Item II (k)
NATURE OF TRANSACTION: Approval of the Neighborhood Transformation Initiative (“NTI”) grant in the amount up to One Hundred Thousand Dollars ($100,000) to allow the Philadelphia Redevelopment Authority (“Authority”) to utilize the funds for minor home repairs to the Union Hill Homes homeowners. The grant shall be used to pay vendors for repairs made to electrical outlets, smoke and carbon monoxide detector wires, plumbing draining, HVAC, roofing downspouts, and carpentry.

BACKGROUND INFORMATION: Resolution No. 18,373 approved February, 2007, authorized the Authority to enter into two non-recourse construction/permanent loan agreements with Homeownership Developers, LLC, in the amount up to Eight Million Five Hundred Thirty Thousand Dollars ($8,530,000) utilizing a CDBG Float loan and HOME funds. The CDBG Float loan was in the amount of Four Million Four Hundred Thousand Dollars ($4,400,000), to be repaid upon the sale of the properties. The HOME funds in the amount up to Four Million One Hundred Thirty Thousand Dollars ($4,130,000) were pro-rated among the homebuyers in the form of a second mortgage for the term of fifteen (15) years. The loans were used to assist in the new construction of fifty-one (51) homes in the Mantua neighborhood of West Philadelphia. To date, thirty-nine (39) of the homes have been sold, with twelve (12) remaining.

The co-owner of Homeownership Developers, LLC was recently indicted by the federal government. The implications of the indictment resulted in unfinished maintenance to some of the sold units, and the non-sale of twelve (12) units. The Authority has received numerous calls and complaints from some of the thirty-nine (39) homeowners stating that the developer had not fulfilled its obligation to correct the repairs and maintenance on their properties.

COMMENTS OR OTHER CONDITIONS: The NTI grant will directly address the minor repairs to the homes. The homeowners will be responsible for selecting qualified contractors to complete the scope of work. The grant to each homeowner will not exceed $5,000. The contractors are required to have all permits secured. The repairs will not include any cosmetic work. Disbursements will be made directly to vendors contingent upon receipts for work completed.

BOARD ACTION REQUESTED:

Authorize the Authority to utilize the NTI funds in the amount up to One Hundred Thousand Dollars ($100,000) for disbursement to vendors.

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

RESOLUTION AUTHORIZING THE APPROVAL OF THE NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT UP TO $100,000 ALLOWING THE AUTHORITY TO ADMINISTER FUNDS FOR MINOR HOME REPAIR COSTS ASSOCIATED WITH THE UNION HILL HOMES HOMEOWNERS LOCATED IN THE MANTUA NEIGHBORHOOD OF WEST PHILADELPHIA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority (“Authority”), that authorization is hereby given to grant Neighborhood Transformation Initiative (“NTI”) funds in the amount up to $100,000 to allow the Authority to administer the funds for minor home repairs associated with the Union Hill Homes homeowners.

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.
NATURE OF TRANSACTION: Transfer control of the Paschall entity, which owns the project located at 6901 Woodland Avenue a/k/a 2125 S. 70th Street, from Food for All, Inc., (“Current Sponsor”) to Philadelphia Presbytery Homes and Services for the Aging d/b/a Presby’s Inspired Life (“Presby”). The transfer involves the assumption by Presby of the rights, benefits, and obligation of the Current Sponsor, including the rights to appoint members of Paschall’s board of directors. The title to the property will remain in Paschall’s ownership, and there will be no transfer of funds. On July 16, 2015, Paschall received approval from HUD for the transfer of control and sponsorship.

BACKGROUND INFORMATION: Resolution No. 18,588 approved January, 2008, authorized the Authority to enter into a non-recourse Construction/Permanent Loan Agreement with Paschall in the amount of Nine Hundred Forty-Five Thousand Dollars ($945,000) for a term of forty-five (45) years. This loan closed on February 28, 2008 and is secured by a second lien position. The proceeds of the loan were used to assist in the new construction of sixty-three (63) rental units occupied by seniors. HUD provided Eight Million Four Hundred Seventy-Nine Thousand Seven Hundred Dollars ($8,479,700) through Capital Advance Funds, which are secured in a first lien position.

BOARD ACTION REQUESTED:

Permit the transfer of control and sponsorship from the Current Sponsor to Presby.

All other terms and conditions of the Authority loan shall not be affected.

Proposed Resolution is attached

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

RESOLUTION AUTHORIZING THE AUTHORITY’S CONSENT TO THE SPONSORSHIP CHANGE OF PASCHALL SENIOR HOUSING, INC., OWNER OF 6901 WOODLAND AVENUE a/k/a 2125 S. 70TH STREET, FROM FOOD FOR ALL, INC. TO PHILADELPHIA PRESBYTERY HOMES AND SERVICES FOR THE AGING, d/b/a PRESBY’S INSPIRED LIFE

WHEREAS, pursuant to Resolution No. 18,588, adopted and approved by the Board on January 8, 2008, the Philadelphia Redevelopment Authority (the “Authority”) authorized a non-recourse Construction/Permanent Loan in the amount of Nine Hundred Forty-Five Thousand Dollars ($945,000) to Paschall Senior Housing, Inc. (“Paschall”). The proceeds of the loan were used to assist in the new construction of the Paschall Senior Housing Development located at 6901 Woodland Avenue a/k/a 2125 S. 70th Street (“Project”) to create sixty-three (63) rental units for seniors aged sixty-two (62) years and older with income at or below fifty percent (50%) of the Area Median Income;

WHEREAS, Paschall is a single purpose entity created and controlled by Food for All, Inc. (“Current Sponsor”) and seeks to transfer the control and sponsorship of the Project to Philadelphia Presbytery Homes and Services for the Aging d/b/a Presby’s Inspired Life (“Presby”);

WHEREAS, Paschall has requested the Authority’s consent to the transfer of the control and sponsorship to Presby.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority consents to the following:

1. The transfer of control and sponsorship of the Project from Food for All, Inc. (“Current Sponsor”) to Philadelphia Presbytery Homes and Services for the Aging d/b/a Presby’s Inspired Life (“Presby”).

2. All other terms and conditions of Resolution No. 18,588 shall remain in full force and effect.

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

- All Grantees have been selected by VPRL. The VPRL 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 VPRL for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

1) Nominal Disposition: The following twenty-four (24) 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>2562 North Corlies Street</td>
<td>Gertrude Blue</td>
</tr>
<tr>
<td>3140 West Diamond Street</td>
<td>Bianca C. Green</td>
</tr>
<tr>
<td>1015 North Leithgow Street</td>
<td>Neighborhood Gardens Trust formerly Neighborhood Gardens</td>
</tr>
<tr>
<td>814 &amp; 818 West Norris Street</td>
<td>PHA</td>
</tr>
<tr>
<td>3010, 3012 &amp; 3013 West York Street</td>
<td>PHA</td>
</tr>
<tr>
<td>3014, 3038 &amp; 3040 West York Street</td>
<td>PHA</td>
</tr>
<tr>
<td>1116 North 4th Street</td>
<td>Neighborhood Gardens Trust formerly Neighborhood Gardens</td>
</tr>
<tr>
<td>1914 &amp; 1916 North 7th Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2302 &amp; 2325 North 30th Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2333 &amp; 2341 North 30th Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2327, 2338 &amp; 2340 North 31st Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2342, 2346 &amp; 2348 North 31st Street</td>
<td>PHA</td>
</tr>
</tbody>
</table>
2) **Self-amortizing Mortgage Disposition:** The following eight (8) 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>1718 North Bodine Street</td>
<td>Heather Lee Rice</td>
<td>$10,319.00 (LAMA)</td>
</tr>
<tr>
<td>508 East Cambria Street</td>
<td>Rene Navarro</td>
<td>$1,915.00 (LAMA)</td>
</tr>
<tr>
<td>641 East Clearfield Street</td>
<td>Guillermina Santos</td>
<td>$6,061.12 (LAMA)</td>
</tr>
<tr>
<td>2731 North Fairhill Street</td>
<td>Abigail Matos</td>
<td>$13,553.00 (LAMA)</td>
</tr>
<tr>
<td>2722 West George Street</td>
<td>Carolyn F Gross &amp; Regina J. Whitcas</td>
<td>$11,822.00 (LAMA)</td>
</tr>
<tr>
<td>1901 East Huntingdon Street</td>
<td>Robert William Wetherington &amp; Rachael D. Kerns-Wetherington</td>
<td>+$1,664.00 equity (LAMA)</td>
</tr>
<tr>
<td>2829 North Marvine Street</td>
<td>Diane C. Williams</td>
<td>$4,357.60 (LAMA)</td>
</tr>
</tbody>
</table>

3) **Ten Year Mortgage** – The following properties 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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>LAMA Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1306 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$17,374.50 (LAMA)</td>
</tr>
<tr>
<td>1308 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$17,047.97 (LAMA)</td>
</tr>
<tr>
<td>1310 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$18,978.16 (LAMA)</td>
</tr>
<tr>
<td>1312 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$20,069.94 (LAMA)</td>
</tr>
</tbody>
</table>

4) **Fair Market Disposition:** The following forty-six (46) 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>
</tr>
</thead>
<tbody>
<tr>
<td>2113 East Dakota Street</td>
<td>Sorenbeck Properties LLC</td>
<td>$14,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1321 South Dorrance Street</td>
<td>Distinguished Properties, LP</td>
<td>$12,948.00 (LAMA)</td>
</tr>
<tr>
<td>1914 Ellsworth Street</td>
<td>Hayman Construction LLC</td>
<td>$31,337.00 (LAMA 2012)</td>
</tr>
<tr>
<td>1430 S. Fallon Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,873.53 (LAMA)</td>
</tr>
<tr>
<td>1432 S. Fallon Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,844.62 (LAMA)</td>
</tr>
<tr>
<td>1231 S. Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$2,239.95 (LAMA)</td>
</tr>
<tr>
<td>1232 S. Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$4,027.52 (LAMA)</td>
</tr>
<tr>
<td>1418 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,396.60 (LAMA)</td>
</tr>
<tr>
<td>1420 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,428.04 (LAMA)</td>
</tr>
<tr>
<td>1422 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,472.74 (LAMA)</td>
</tr>
<tr>
<td>1424 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,318.90 (LAMA)</td>
</tr>
<tr>
<td>1426 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,527.32 (LAMA)</td>
</tr>
<tr>
<td>Address</td>
<td>Grantee</td>
<td>Appraisal/LAMA Value</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>2700 Federal Street</td>
<td>Germantown D&amp;E LLC</td>
<td>$22,000.00 (Appraisal)</td>
</tr>
<tr>
<td>2708 Federal Street</td>
<td>Daniel Tartaglini</td>
<td>$38,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1825 Ginnodo Street</td>
<td>MAZALTOV DEVELOPMENT LLC</td>
<td>$37,524.00 (Appraisal)</td>
</tr>
<tr>
<td>4251 West Girard Avenue</td>
<td>McCloud Tabernacle Independent Church Inc.</td>
<td>$26,200.00</td>
</tr>
<tr>
<td>4253 West Girard Avenue</td>
<td>c/o Collee C Johnson-McCloud</td>
<td>(Real Estate Committee)</td>
</tr>
<tr>
<td>4255 West Girard Avenue</td>
<td>McCloud Tabernacle Independent Church Inc.</td>
<td>for all three lots</td>
</tr>
<tr>
<td>1903 East Huntingdon Street</td>
<td>Robert William Wetherington &amp; Rachael D. Kerns-Wetherington, h/w</td>
<td>$11,790.00 (LAMA)</td>
</tr>
<tr>
<td>1239 N. Leithgow Street</td>
<td>MAZALTOV Development, LLC</td>
<td>$149,307.90 (LAMA)</td>
</tr>
<tr>
<td>1241 N. Leithgow Street</td>
<td>MAZALTOV Development, LLC</td>
<td>for all six (6) lots.</td>
</tr>
<tr>
<td>1243 N. Leithgow Street</td>
<td>MAZALTOV Development, LLC</td>
<td>Listed as</td>
</tr>
<tr>
<td>1245 N. Leithgow Street</td>
<td>MAZALTOV Development, LLC</td>
<td>1239-1249 N.</td>
</tr>
<tr>
<td>1247 N. Leithgow Street</td>
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</tr>
<tr>
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</tr>
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<td>Hayman Construction LLC</td>
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<td>412 Sigel LLC</td>
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<td>MAZALTOV DEVELOPMENT LLC</td>
<td>$31,942.00 (LAMA)</td>
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<td>Terrance V. Cook</td>
<td>$8,647.00 (LAMA 2012)</td>
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<td>2538-2544 South Second Street, LLC</td>
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<td>MAZALTOV Development, LLC</td>
<td>$24,832.62 (LAMA)</td>
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<tr>
<td>922 North 15th Street</td>
<td>MAZALTOV Development, LLC</td>
<td>$24,048.34 (LAMA)</td>
</tr>
<tr>
<td>1323 North 17th Street</td>
<td>Leon Bobby Realty, LLC</td>
<td>$104,975.00 for 4 lots</td>
</tr>
<tr>
<td>1325 North 17th Street</td>
<td>Leon Bobby Realty, LLC</td>
<td>for all four lots (LAMA)</td>
</tr>
<tr>
<td>1327 North 17th Street</td>
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<td>“</td>
</tr>
<tr>
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<td>Leon Bobby Realty, LLC</td>
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</tr>
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<td>1248 South 20th Street</td>
<td>Distinguished Properties, LP</td>
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<td>Jason M. Cutaiar</td>
<td>$19,374.00 (LAMA)</td>
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<td>2300 North 29th Street</td>
<td>Maron Faison</td>
<td>$43,000.00 (Appraisal)</td>
</tr>
<tr>
<td>2302 North 29th Street</td>
<td>Maron Faison</td>
<td>for all three lots</td>
</tr>
<tr>
<td>2304 North 29th Street</td>
<td>Maron Faison</td>
<td>“</td>
</tr>
<tr>
<td>969 North 45th Street</td>
<td>Roberta Robinson</td>
<td>$6,978.00 (LAMA)</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>2562 North Corlies Street</td>
<td>Gertrude Blue</td>
</tr>
<tr>
<td>3140 West Diamond Street</td>
<td>Bianca C. Green</td>
</tr>
<tr>
<td>1015 North Leithgow Street</td>
<td>Neighborhood Gardens Trust formerly Neighborhood Gardens</td>
</tr>
<tr>
<td>814 &amp; 818 West Norris Street</td>
<td>PHA</td>
</tr>
<tr>
<td>3010, 3012 &amp; 3013 West York Street</td>
<td>PHA</td>
</tr>
<tr>
<td>3014, 3038 &amp; 3040 West York Street</td>
<td>PHA</td>
</tr>
<tr>
<td>1116 North 4th Street</td>
<td>Neighborhood Gardens Trust formerly Neighborhood Gardens</td>
</tr>
<tr>
<td>1914 &amp; 1916 North 7th Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2302 &amp; 2325 North 30th Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2333 &amp; 2341 North 30th Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2327, 2338 &amp; 2340 North 31st Street</td>
<td>PHA</td>
</tr>
<tr>
<td>2342, 2346 &amp; 2348 North 31st Street</td>
<td>PHA</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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1306 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$17,374.50 (LAMA)</td>
</tr>
<tr>
<td>1308 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$17,047.97 (LAMA)</td>
</tr>
<tr>
<td>1310 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$18,978.16 (LAMA)</td>
</tr>
<tr>
<td>1312 South 21st Street</td>
<td>Point Breeze Pharmacy ELU Incorporated</td>
<td>$20,069.94 (LAMA)</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1718 North Bodine Street</td>
<td>Heather Lee Rice</td>
<td>$10,319.00 (LAMA)</td>
</tr>
<tr>
<td>508 East Cambria Street</td>
<td>Rene Navarro</td>
<td>$1,915.00 (LAMA)</td>
</tr>
<tr>
<td>641 East Clearfield Street</td>
<td>Guillermina Santos</td>
<td>$6,061.12 (LAMA)</td>
</tr>
<tr>
<td>2731 North Fairhill Street</td>
<td>Abigail Matos</td>
<td>$13,553.00 (LAMA)</td>
</tr>
<tr>
<td>2722 West George Street</td>
<td>Carolyn F. Gross &amp; Regina J. Whitcas</td>
<td>$11,822.00 (LAMA)</td>
</tr>
<tr>
<td>1901 East Huntingdon Street</td>
<td>Robert William Wetherington &amp; Rachael D. Kerns-Wetherington, h/w + $1,664.00 equity (LAMA)</td>
<td>$15,000.00 Mortgage</td>
</tr>
<tr>
<td>2829 North Marvine Street</td>
<td>Diane C. Williams</td>
<td>$4,357.60 (LAMA)</td>
</tr>
<tr>
<td>423 West Ontario Street</td>
<td>Alexis Santiago Rivera &amp; Yashira Yasmin Casanova</td>
<td>$2,069.19 (LAMA)</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.

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>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Appraised/LAMA Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2113 East Dakota Street</td>
<td>SorenBeck Properties, LLC c/o Bobo Brendan Beck</td>
<td>$14,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1321 South Dorrance Street</td>
<td>Distinguished Properties, LP</td>
<td>$12,948.00 (LAMA)</td>
</tr>
<tr>
<td>1914 Ellsworth Street</td>
<td>Hayman Construction, LLC</td>
<td>$31,337.00 (LAMA 2012)</td>
</tr>
<tr>
<td>2700 Federal Street</td>
<td>Germantown D &amp; E LLC</td>
<td>$22,000.00 (Appraisal)</td>
</tr>
<tr>
<td>2708 Federal Street</td>
<td>Daniel Tartaglini</td>
<td>$38,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1825 Ginnodo Street</td>
<td>MAZALTOV DEVELOPMENT LLC</td>
<td>$37,524.00 (LAMA)</td>
</tr>
<tr>
<td>4251 West Girard Avenue</td>
<td>McCloud Tabernacle Independent Church Inc.</td>
<td>$26,200.00</td>
</tr>
<tr>
<td>4253 West Girard Avenue</td>
<td>McCloud Tabernacle Independent Church Inc.</td>
<td>(Real Estate Committee)</td>
</tr>
<tr>
<td>4255 West Girard Avenue</td>
<td>McCloud Tabernacle Independent Church Inc.</td>
<td>for all three lots</td>
</tr>
<tr>
<td>1430 S. Fallon Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,873.53 (LAMA)</td>
</tr>
<tr>
<td>1432 S. Fallon Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,844.62 (LAMA)</td>
</tr>
<tr>
<td>1231 S. Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$2,239.95 (LAMA)</td>
</tr>
<tr>
<td>1232 S. Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$4,027.52 (LAMA)</td>
</tr>
<tr>
<td>1418 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,396.60 (LAMA)</td>
</tr>
<tr>
<td>1420 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,428.04 (LAMA)</td>
</tr>
<tr>
<td>Address</td>
<td>Responsible Parties</td>
<td>Amount</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>1422 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,472.74</td>
</tr>
<tr>
<td>1424 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,318.90</td>
</tr>
<tr>
<td>1426 Hanson Street</td>
<td>Southwest Philadelphia District Services</td>
<td>$3,527.32</td>
</tr>
<tr>
<td>1903 East Huntingdon Street</td>
<td>Robert William Wetherington &amp; Rachael D. Kerns-Wetherington, h/w</td>
<td>$11,790.00</td>
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<tr>
<td>1239 N. Leithgow Street (lot)</td>
<td>MAZALTOV Development, LLC</td>
<td>$149,307.90</td>
</tr>
<tr>
<td>1241 N. Leithgow Street (lot)</td>
<td>MAZALTOV Development, LLC</td>
<td>for all six lots</td>
</tr>
<tr>
<td>1243 N. Leithgow Street (lot)</td>
<td>MAZALTOV Development, LLC</td>
<td>1239-1249 N.</td>
</tr>
<tr>
<td>1245 N. Leithgow Street (lot)</td>
<td>MAZALTOV Development, LLC</td>
<td>Leithgow Street</td>
</tr>
<tr>
<td>1247 N. Leithgow Street (lot)</td>
<td>MAZALTOV Development, LLC</td>
<td></td>
</tr>
<tr>
<td>1249 N. Leithgow Street (lot)</td>
<td>MAZALTOV Development, LLC</td>
<td></td>
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<tr>
<td>1927 Manton Street</td>
<td>Hayman Construction, LLC</td>
<td>$19,628.00</td>
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<td>1929 Manton Street</td>
<td>Hayman Construction, LLC</td>
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<td>Wilson Drake Development, LLC</td>
<td>$18,863.00</td>
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<td>$104,975.00</td>
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<td>$43,000.00</td>
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<td>Maron Faison</td>
<td>for all three (3) lots</td>
</tr>
<tr>
<td>2304 North 29th Street</td>
<td>Maron Faison</td>
<td>Appraisal for 2300, 2302 &amp; 2304</td>
</tr>
<tr>
<td>969 North 45th Street</td>
<td>Roberta Robinson</td>
<td>$6,978.00</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 – September 9, 2015

PROPERTY ADDRESS: 2562 North Corlies Street   SALES PRICE: OLD GIFT – NOMINAL

PROPERTY TYPE: STRUCTURE   LOT X   CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $6,519.04   APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Gertrude Blue   APPLICATION DATE: 04/20/2001

APPLICANT ADDRESS: 2564 North Corlies Street   Philadelphia, PA 19132

OWNER OCCUPANT: Y/NO

PROPOSED USE: Side 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 Terp
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 3140 West Diamond Street
SALES PRICE: Nominal – OLD GIFT

PROPERTY TYPE: STRUCTURE X LOT
CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $6,573.00
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Bianca C. Green
APPLICATION DATE: 10/16/2004

APPLICANT ADDRESS: 3140 West Diamond Street
Philadelphia, PA 19121
OWNER OCCUPANT: Y / NO

PROPOSED USE: Rehab for primary residence
ESTIMATED PROJECT COST:

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

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 – September 9, 2015

PROPERTY ADDRESS: 1015 North Leithgow Street
SALES PRICE: Nominal Consideration

PROPERTY TYPE: STRUCTURE _____ LOT X _____
CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $25,525.06
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Neighborhood Gardens Trust
c/o Jennifer Greenberg

APPLICATION DATE: 05/04/2015

APPLICANT ADDRESS: 100 North 20th Street, 5th floor
Philadelphia, PA 19103
OWNER OCCUPANT: Y / NO

PROPOSED USE: Community Garden
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: Carnley Forrey
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1116 North 4th Street  SALES PRICE: Nominal Consideration

PROPERTY TYPE: STRUCTURE  LOT X  CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $30,536.39  APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Neighborhood Gardens Trust  c/o Jennifer Greenberg

APPLICATION DATE: 05/04/2015  OWNER OCCUPANT: Y / NO

APPLICANT ADDRESS: 100 North 20th Street, 5th floor  Philadelphia, PA 19103

PROPOSED USE: Community Garden  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 – September 9, 2015

PROPERTY ADDRESS: 1718 North Bodine Street
SALES PRICE: $10,319.00 – Self Amortizing Mortgage

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

LAMA SALE PRICE: $10,319.00
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Heather Lee Rice
APPLICATION DATE: 02/24/2015

APPLICANT ADDRESS: 1717 North 3rd Street
Philadelphia, PA 19122
OWNER OCCUPANT: Y / NO

PROPOSED USE: rear yard
ESTIMATED PROJECT COST:

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

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 King
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 508 East Cambria Street

SALES PRICE: $1,915.00 – Self Amortizing Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $1,915.00

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Rene Navarro

APPLICATION DATE: 02/05/2015

APPLICANT ADDRESS: 510 East Cambria Street
Philadelphia, PA 19134

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? Y / N

WHY?

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 641 East Clearfield Street

SALES PRICE: $6,061.12 – Self Amortizing Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $6,061.12

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Ms. Guillermima Santos

APPLICATION DATE: 07/08/2014

APPLICANT ADDRESS: 643 East Clearfield Street
Philadelphia, PA 19134

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? Y / N

WHY?

Prepared by: Carolyn Tierney
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2731 North Fairhill Street

SALES PRICE: $13,553.00 – Self Amortizing Mortgage

PROPERTY TYPE: STRUCTURE X LOT

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $13,553.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Abigail Matos

APPLICATION DATE: 01/23/2015

APPLICANT ADDRESS: 2729 North Fairhill Street
Philadelphia, PA 19133

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? Y / N

WHY? 

Prepared by: Carolyn Feng
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2722 West George Street

SALES PRICE: $11,822.00 Self-Amortizing Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $11,822.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Carolyn F. Gross & Regina J. Witchas

APPLICATION DATE: 07/20/2013

APPLICANT ADDRESS: 2721 Poplar Street
Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

PROPOSED USE: Rear yard

ESTIMATED PROJECT COST: _____

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

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?
City Council support.

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 – September 9, 2015

PROPERTY ADDRESS: 1914 Ellsworth Street  
SALES PRICE: $31,337.00 – LAMA

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

LAMA SALE PRICE: $16,429.86  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction  
APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30th Street  
OWNER OCCUPANT: Y / N

PROPOSED USE: Development  
ESTIMATED PROJECT COST: 

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

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

Grantee has a support letter from City Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N  
WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn toxicity
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1901 East Huntingdon Street  
SALES PRICE: $15,000.00 Self-Amortizing Mortgage  
  + $1,664.00 equity

PROPERTY TYPE: STRUCTURE  LOT X  
CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $16,664.00  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w

APPLICATION DATE: April 4, 2014

APPLICANT ADDRESS: 1900 East Harold Street  
OWNER OCCUPANT: Yes / 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? 

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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 – September 9, 2015

PROPERTY ADDRESS: 2829 North Marvine Street  
SALES PRICE: $4,357.60 Self Amortizing Mortgage

PROPERTY TYPE: STRUCTURE______ LOT____ X ______ CITY COUNCIL DISTRICT: ______ 5th ______

LAMA SALE PRICE: $4,357.60
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Diane C. Williams
APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 2831 North Marvine Street 
Philadelphia, PA 19133
OWNER OCCUPANT: Y / NO

PROPOSED USE: Side 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 Finney
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 423 West Ontario Street

SALES PRICE: $2,069.19 – Self Amortizing Mortgage

PROPERTY TYPE: STRUCTURE
LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: $2,069.19

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Alexis Santiago Rivera &
Yashira Yasmin Casanova

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 425 West Ontario Street
Philadelphia, PA 19140

OWNER OCCUPANT: Y / NO

PROPOSED USE: Sideward

ESTIMATED PROJECT COST: ________

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 4

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

The other applicants applied for a single family dwelling.

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

WHY? ________

Prepared by: Carolyn Tracy
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2113 East Dakota Street
SALES PRICE: $14,000.00 - Appraisal

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

LAMA SALE PRICE: $8,776.17
APPRaised VALUE (if applicable): $14,000.00

APPLICANT NAME: Sorenbeck Properties
                   c/o Bobo Brendan Beck

APPLICATION DATE: 04/01/2015

APPLICANT ADDRESS: 4817 East Howell Street
                   Philadelphia, PA 19135

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build single family homes
ESTIMATED PROJECT COST: ______

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? ______ 6 ______

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 Tracy
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS:  1430 S Fallon St. et al

SALES PRICE:  $3,873.53 (LAMA)

PROPERTY TYPE:  STRUCTURE_____  LOT  X

CITY COUNCIL DISTRICT:  3rd

LAMA SALE PRICE:  $3,873.53

APPRAISED VALUE (if applicable):  N/A

APPLICANT NAME:  Southwest Philadelphia District
c/o Michael Ross

APPLICATION DATE:  02/02/2015

APPLICANT ADDRESS:  1557 North Valley Road
Philadelphia, PA 19464

OWNER OCCUPANT:  Y / NO

PROPOSED USE:  Affordable 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?

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 – September 9, 2015

PROPERTY ADDRESS: 1432 S Fallon St. et al
SALES PRICE: $3,844.62 (LAMA)

PROPERTY TYPE: STRUCTURE______ LOT: X______
CITY COUNCIL DISTRICT: ______ 3rd______

LAMA SALE PRICE: $3,844.62
APPRAISED VALUE (if applicable):  N/A

APPLICANT NAME: Southwest Philadelphia District
c/o Michael Ross
APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road
Philadelphia, PA 19464
OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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? ______

________________________________________________________________________________________

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

________________________________________________________________________________________

Prepared by: Carolyn Terry
Item IV

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1231 South Hanson St. et al

SALES PRICE: $2,239.95 (LAMA)

PROPERTY TYPE: STRUCTURE____ LOT X

CITY COUNCIL DISTRICT: _____ 3rd

LAMA SALE PRICE: $2,239.95

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District
c/o Michael Ross

APPLICATION DATE: _____ 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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? 

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

WHY? ____________________________

Prepared by: Carolyn Terry
Item IV

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1232 South Hanson St. et al

SALES PRICE: $4,027.52 (LAMA)

PROPERTY TYPE: STRUCTURE

LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $4,027.52

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road

Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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?

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

WHY?

Prepared by: Conrado Terey
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1418 Hanson St. et al

SALES PRICE: $3,396.60 (LAMA)

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $3,396.60

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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?

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 – September 9, 2015

PROPERTY ADDRESS: 1420 Hanson St. et al
SALES PRICE: $3,428.04 (LAMA)

PROPERTY TYPE: STRUCTURE_____ LOT X
CITY COUNCIL DISTRICT: ___3rd_____

LAMA SALE PRICE: $3,428.04
APPRAISED VALUE (if applicable): ___N/A____

APPLICANT NAME: Southwest Philadelphia District
APPLICATION DATE: 02/02/2015
_c/o Michael Ross_

APPLICANT ADDRESS: 1557 North Valley Road
OWNER OCCUPANT: Y / NO
Philadelphia, PA 19464

PROPOSED USE: Affordable 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? ______

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 – September 9, 2015

PROPERTY ADDRESS: 1422 Hanson St. et al
SALES PRICE: $3,472.74 (LAMA)

PROPERTY TYPE: STRUCTURE_____ LOT X
CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $3,472.74
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District
c/o Michael Ross
APPLICANT ADDRESS: 1557 North Valley Road
Philadelphia, PA 19464
APPLICATION DATE: 02/02/2015
OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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?

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 – September 9, 2015

PROPERTY ADDRESS: 1424 Hanson St. et al

SALES PRICE: $3,318.90 (LAMA)

PROPERTY TYPE: STRUCTURE LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $3,318.90

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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?

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 – September 9, 2015

PROPERTY ADDRESS: 1426 Hanson St. et al
SALES PRICE: $3,527.32 (LAMA)

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

LAMA SALE PRICE: $3,527.32
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District
c/o Michael Ross
APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road
Philadelphia, PA 19464
OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable 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?


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 – September 9, 2015

PROPERTY ADDRESS: 4251 West Girard Avenue

SALES PRICE: $26,200.00 (Real Estate Committee)
Price for three (3) lots 4251 – 4255 W Girard Avenue

PROPERTY TYPE: STRUCTURE____ LOT____ X____

CITY COUNCIL DISTRICT: 3rd____

LAMA SALE PRICE: $8,617.41____

APPRAISED VALUE (if applicable): N/A____

APPLICANT NAME: McCLOUD TABERNACLE
INDEPENDENT CHURCH INC. c/o Collee C Johnson McCloud

APPLICATION DATE: 03/12/2013____

APPLICANT ADDRESS: 4243 West Girard Avenue
Philadelphia, PA 19104____

OWNER OCCUPANT: Y / NO____

PROPOSED USE: Parking for church____

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____
Item IV

Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 4253 West Girard Avenue
SALES PRICE: $26,200.00 (Real Estate Committee)
Price for three (3) lots 4251 – 4255 W Girard Avenue

PROPERTY TYPE: STRUCTURE _____ LOT X
CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $15,135.00
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: McCLOUD TABERNACLE
INDEPENDENT CHURCH INC. c/o Collee C Johnson McCloud
APPLICATION DATE: 03/12/2013

APPLICANT ADDRESS: 4243 West Girard Avenue
Philadelphia, PA 19104
OWNER OCCUPANT: Y / NO

PROPOSED USE: Parking for church
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 Ferrig
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 4255 West Girard Avenue

SALES PRICE: $26,200.00 (Real Estate Committee)

Price for three (3) lots 4251 – 4255 W Girard Avenue

PROPERTY TYPE: STRUCTURE LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $7,565.26

APPROVED VALUE (if applicable): N/A

APPLICANT NAME: McCloud Tabernacle Independent Church Inc. C/o Collee C Johnson McCloud

APPLICATION DATE: 03/12/2013

APPLICANT ADDRESS: 4243 West Girard Avenue

Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

PROPOSED USE: Parking for church

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 Tong
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1903 East Huntingdon Street  SALES PRICE: $11,790.00

PROPERTY TYPE: STRUCTURE     LOT X  CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $11,790.00  APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w

APPLICATION DATE: April 4, 2014

APPLICANT ADDRESS: 1900 East Harold Street  OWNER OCCUPANT: Yes / N

PROPOSED USE: Sideyard  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 / NO  WHY? ____________________________

Prepared by: Carolyn Terney
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 432 Sigel Street

SALES PRICE: $21,500.00 - Competitive Bid

PROPERTY TYPE: STRUCTURE X LOT

CITY COUNCIL DISTRICT: 1st

LMA SALE PRICE: $13,886.56

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: 412 Sigel LLC

c/o Curtis & Graciela Krauss

APPLICATION DATE: 03/23/2015

APPLICANT ADDRESS: 112 North 2nd Street, Apt. 3D

Philadelphia, PA 19106

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build single family home

ESTIMATED PROJECT COST: _______

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

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 – September 9, 2015

PROPERTY ADDRESS: 2538 South 2nd Street

SALES PRICE: $23,000.00

PROPERTY TYPE: STRUCTURE____ LOT X____ CITY COUNCIL DISTRICT: 1st____

LAMA SALE PRICE: $4,796.55

APPRaised VALUE (if applicable): $23,000.00

APPLICANT NAME: 2538-2544 South Second Street, LLC
APPLICATION DATE: 03/31/2015

C/o Ravinder Singh

APPLICANT ADDRESS: 1840 Woodhaven Road
Philadelphia, PA 19125

OWNER OCCUPANT: Y/ NO

PROPOSED USE: Develop three story dwelling unit

ESTIMATED PROJECT COST: ______

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

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 – September 9, 2015

PROPERTY ADDRESS: 1927 Manton Street
SALES PRICE: $19,628.00

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

LAMA SALE PRICE: $19,065.60
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction
APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30th Street
OWNER OCCUPANT: Y / N

PROPOSED USE: New Construction
ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 20

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?
Grantee has support letter from Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / N
WHY? 
Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1929 Manton Street          SALES PRICE: $19,523.00

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

LAMA SALE PRICE: $19,798.33          APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction          APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30th Street          OWNER OCCUPANT: Y / N

PROPOSED USE: New Construction          ESTIMATED PROJECT COST: ____________

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 20

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Grantee has support letter from City Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1323 North 17th Street
LAMA SALES PRICE: $104,975.00 for all four lots

PROPERTY TYPE: STRUCTURE_______ LOT X
CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $29,170.95
APPRaised VALUE (if applicable): N / A

APPLICANT NAME: Leon Bobby Realty LLC
APPLICATION DATE: 08/01/2011
c/o Leonard Hill
OWNER OCCUPANT: Y / NO

APPLICANT ADDRESS: 123-51 South Broad Street
Philadelphia, PA 19107

PROPOSED USE: Market rate 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?

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N
WHY? Council Support
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1325 North 17th Street

PROPERTY TYPE: STRUCTURE _____ LOT X

LAMA SALE PRICE: $36,158.72

CITY COUNCIL DISTRICT: 5th

LAMA SALES PRICE: $104,975.00 for all four lots

APPRaised VALUE (if applicable): N / A

APPLICATION DATE: 08/01/2011

APPLICANT NAME: Leon Bobby Realty LLC
c/o Leonard Hill

APPLICANT ADDRESS: 123-51 South Broad Street
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate 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?

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

WHY? Council Support

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1327 North 17th Street

LAMA SALE PRICE: $104,975.00 for all four lots

PROPERTY TYPE: STRUCTURE LOT X

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $35,537.14

APPRaised VALUE (if applicable): N / A

APPLICANT NAME: Leon Bobby Realty LLC
c/o Leonard Hill

APPLICATION DATE: 08/01/2011

APPLICANT ADDRESS: 123-51 South Broad Street
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate 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? ______

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

WHY? Council Support

Prepared by: Carolyn Feeley
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1329 North 17th Street

LAMA SALES PRICE: $104,975.00 for all four lots

PROPERTY TYPE: STRUCTURE______ LOT______ X______

CITY COUNCIL DISTRICT: ______ 5th ______

LAMA SALE PRICE: $38,602.44

APPRaised VALUE (if applicable): N / A

APPLICANT NAME: Leon Bobby Realty LLC
c/o Leonard Hill

APPLICATION DATE: 08/01/2011

APPLICANT ADDRESS: 123-51 South Broad Street
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate 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? ______

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

WHY? Council Support

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2300 North 29th Street
SALES PRICE: $43,000.00
Price for three (3) lots 2300 – 2304 N. 29th Street

PROPERTY TYPE: STRUCTURE LOT X
CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $16,824.64
APPRAISED VALUE (if applicable): $43,000.00

APPLICANT NAME: Maron Faison
APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 3025 West Norris Street
Philadelphia, PA 19121
OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop for youth employment
ESTIMATED PROJECT COST: 

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

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 Tracy
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2302 North 29th Street

SALES PRICE: $43,000.00
Price for three (3) lots 2300 – 2304 N. 29th Street

PROPERTY TYPE: STRUCTURE LOT X

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $16,849.20

APPROPRIATED VALUE (if applicable): $43,000.00

APPLICANT NAME: Maron Faison

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 3025 West Norris Street
Philadelphia, PA 19121

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop for youth employment

ESTIMATED PROJECT COST:

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

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 Tracy

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Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2304 North 29th Street

SALES PRICE: $43,000.00

Price for three (3) lots 2300 – 2304 N. 29th Street

CITY COUNCIL DISTRICT: 5th

PROPERTY TYPE: STRUCTURE LOT X

LAMA SALE PRICE: $29,247.48

APPRAISED VALUE (if applicable): $43,000.00

APPLICANT NAME: Maron Faison

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 3025 West Norris Street

OWNER OCCUPANT: Y / NO

Philadelphia, PA 19121

ESTIMATED PROJECT COST:

PROPOSED USE: Develop for youth employment

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

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 Tracy

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Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

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

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

PROPERTY TYPE: STRUCTURE_____ LOT X_____ CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: $12,948.00 – 1321 S. DORRANCE ST. APPRAISED 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?

Grantee has a support letter from City Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Lynda Peyton
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2700 Federal Street

SALES PRICE: $22,000.00

PROPERTY TYPE: STRUCTURE_____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: $10,837.50

APPRaised VALUE (if applicable): $22,000.00

APPLICANT NAME: Germantown D&E LLC

APPLICATION DATE: July 16, 2014

C/O Edon Shlomo

APPLICANT ADDRESS: 2231 Panama Street

OWNER OCCUPANT: Y / NO

Philadelphia, PA 19103

PROPOSED USE: Build three (3) story

ESTIMATED PROJECT COST:

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

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

Grantee has support letter from Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2708 Federal Street

SALES PRICE: $38,000.00

PROPERTY TYPE: STRUCTURE LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: $15,406.60

APPRaised VALUE (if applicable): $38,000.00

APPLICANT NAME: Daniel Tartaglini

APPLICATION DATE: July 16, 2014

APPLICANT ADDRESS: 2505 Lambert Street

Philadelphia, PA 19145

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build warehouse

ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 4

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

Grantee has support letter from Council.

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

WHY?

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1825 Ginnodo Street

SALES PRICE: $37,524.00

PROPERTY TYPE: STRUCTURE  LOT X

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $37,523.52

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC

APPLICATION DATE: 12/17/2010

APPLICANT ADDRESS: 836 North 3rd Street – Unit 1
Philadelphia, PA 19123

OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling

ESTIMATED PROJECT COST:

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 has a support letter from Council.

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

WHY? Grantee approved prior to adoption of Disposition policy by Council January 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2009 Oakford Street

SALES PRICE: $37,645.00 for both 2009 & 2021 lots

PROPERTY TYPE: STRUCTURE __ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: $18,863.00 (new price)

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Wilson Drake Development LLC

APPLICATION DATE: September 24, 2014

APPLICANT ADDRESS: 509 South 49th Street
c/o Anthony Drake

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop residences

ESTIMATED PROJECT COST: ____________

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 7

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

Grantee had a support letter from City Council.

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

WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Tracy
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2021 Oakford Street
SALES PRICE: $37,645.00 for both 2009 & 2021 lots

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

LAMA SALE PRICE: $18,782.00 (new price)
APPRaised Value (if applicable): N/A

APPLICANT NAME: Wilson Drake Development LLC
APPLICATION DATE: September 24, 2014
c/o Anthony Drake

APPLICANT ADDRESS: 509 South 49th Street
OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop residences
ESTIMATED PROJECT COST: 

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 7

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Grantee had support letter from City Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / NO
WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Crandey Trigg
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1609 West Thompson Street  SALES PRICE: $31,942.00

PROPERTY TYPE: STRUCTURE  LOT X  CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $31,942.00  APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC  APPLICATION DATE: 12/17/2010

APPLICANT ADDRESS: 836 North 3rd Street – Unit 1
Philadelphia, PA 19123  OWNER OCCUPANT: Y / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling  ESTIMATED PROJECT COST:

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 has a support letter from Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / NO  WHY? Grantee was approved prior to
adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Tregg
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 6132 Walnut Street

SALES PRICE: $8,647.00 LAMA 2012

PROPERTY TYPE: STRUCTURE Lot X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: $8,647.00

APPRaised VALUE (if applicable): N/A

APPLICANT NAME: Terrance V. Cook

APPLICATION DATE: 10/14/2014

APPLICANT ADDRESS: 37 South Millick Street Philadelphia, PA 19139

OWNER OCCUPANT: Y / NO

PROPOSED USE: Rehab and occupy

ESTIMATED PROJECT COST: 

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 has support letter from Council.

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

WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Tracy
Item IV

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 5901 North 13th Street

SALES PRICE: SALES - $5,000.00

PROPERTY TYPE: STRUCTURE X LOT____

CITY COUNCIL DISTRICT: 9th

LAMA SALE PRICE: $18,743.00

APPRaised VALUE (if applicable): $5,000.00

APPLICANT NAME: Dong Il Kim

& Kathleen Bangwhan Chung

APPLICANT ADDRESS: 6635 North 5th Street

OWNER OCCUPANT: Y/ NO

PROPOSED USE: Breakfast Cafe

ESTIMATED PROJECT COST:

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

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Current applicant has Council support. The other EOs were incomplete and some did not have the financial capability to complete the rehabilitation. Grantee was presented to the Real Estate committee twice. Real Estate Committee recommended that we order an outside interior appraisal which was valued at $5,000.00

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 – September 9, 2015

PROPERTY ADDRESS: 920 North 15th Street  
SALES PRICE: $24,832.62

PROPERTY TYPE: STRUCTURE  
LOT X  
CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $24,832.62  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC  
APPLICATION DATE: 06/14/2011

APPLICANT ADDRESS: 836 North 3rd Street – Unit 1  
Philadelphia, PA 19123  
OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling  
ESTIMATED PROJECT COST: 

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 has support letter from City Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / NO  
WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Teegy
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 922 North 15th Street
SALES PRICE: $24,048.34

PROPERTY TYPE: STRUCTURE LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $24,048.34 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC
APPLICATION DATE: 06/14/2011

APPLICANT ADDRESS: 836 North 3rd Street – Unit 1
Philadelphia, PA 19123
OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling
ESTIMATED PROJECT COST:

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 has support letter from City Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / NO
WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

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

SALES PRICE: $12,948.00

SALES PRICE: $16,539.00

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

LAMA SALE PRICE: $12,948.00 – 1321 S. DORRANCE ST. APPRAISED 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? 

Grantee has a support letter from City Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Lynda Dayton
Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1130 S. 24TH STREET

SALES PRICE: $19,374.00

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: 10/27/2014

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

Grantee has support letter from Council.

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

WHY? Grantee was approved prior to adoption by Council January 2015.

Prepared by: لندا براجون
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: ___969 North 45th Street___
SALES PRICE: ___$6,978.00___

PROPERTY TYPE: STRUCTURE_____ LOT X_____ CITY COUNCIL DISTRICT: ____3rd____

LAMA SALE PRICE: ___$6,978.50___ APPRAISED VALUE (if applicable): ___N/A___

APPLICANT NAME: ___Roberta Robinson___
APPLICATION DATE: __04/20/2001___

APPLICANT ADDRESS: ___971 North 45th Street___
Philadelphia, PA 19104

OWNER OCCUPANT: ___Y / NO___

PROPOSED USE: ___Side 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 Forpy___
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1239-49 North Leithgow Street
SALES PRICE: $149,307.90

PROPERTY TYPE: STRUCTURE LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: $149,307.90 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC APPLICATION DATE: 12/17/2010

APPLICANT ADDRESS: 836 North 3rd Street – Unit 1
Philadelphia, PA 19123
OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 4

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

Grantee has support letter from City Council.

HAS THE PROPERTY’S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Cassady Tanner

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Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1306 South 21st Street  
SALES PRICE: $17,374.50 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

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

LAMA SALE PRICE: $17,374.50  
APPRaised VALUE (if applicable): N/A

APPLICANT NAME: ELU Incorporated, Jim Hickman  
Point Breeze Pharmacy
APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue  
Philadelphia, PA 19144
OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center  
ESTIMATED PROJECT COST:

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 10

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

Grantee has support letter from City Council.

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

Approved by Real Estate Committee March 19, 2015.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1308 South 21st Street
SALES PRICE: $17,047.97 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

PROPERTY TYPE: STRUCTURE______ LOT______ CITY COUNCIL DISTRICT: _____2nd_____

LAMA SALE PRICE: $17,047.97
APPRAISED VALUE (if applicable): ______ N/A______

APPLICANT NAME: ELU Incorporated, Jim Hickman
Point Breeze Pharmacy

APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue
Philadelphia, PA 19144

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center
ESTIMATED PROJECT COST: ______

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? ______ 10

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

Grantee has support letter from City Council.

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

Approved by Real Estate Committee at the March 19, 2015 meeting.

Prepared by: Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet
BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS:  1310 South 21st Street    SALES PRICE:  $18,978.16 PMM
There will be a 10 year Purchase Money Mortgage (PMM) attached

PROPERTY TYPE:  STRUCTURE______ LOT______ X______ CITY COUNCIL DISTRICT: _______2nd______

LAMA SALE PRICE:  $18,978.16    APPRAISED VALUE (if applicable): _______N/A______

APPLICANT NAME:  ELU Incorporated, Jim Hickman
Point Breeze Pharmacy

APPLICATION DATE:  11/10/2014

APPLICANT ADDRESS:  1407-11 Point Breeze Avenue
Philadelphia, PA 19144

OWNER OCCUPANT:  Y / NO

PROPOSED USE:  Build health & Wellness Center

ESTIMATED PROJECT COST: _______

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? _______10______

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

Grantee has support letter from City Council.

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

Approved by Real Estate Committee March 19, 2015 meeting.

Prepared by:  Carolyn Terry
Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1312 South 21st Street
SALES PRICE: $20,069.94 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

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

LAMA SALE PRICE: $20,069.94
APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ELU Incorporated, Jim Hickman
Point Breeze Pharmacy

APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue
Philadelphia, PA 19144

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center
ESTIMATED PROJECT COST: 

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 10

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED?
Grantee has support letter from City Council.

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

Approved by Real Estate Committee March 19, 2015.

Prepared by: Carolyn Terry
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<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tr>
<td>2562 N. Corlies St. / 28</td>
<td>Gertrude Blue</td>
<td>Private Lot Transfer</td>
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<td>VPRC: 11/12/2013</td>
<td>2564 North Corlies Street</td>
<td>Sideyard – OLD GIFT</td>
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<td>City Council: 150447</td>
<td>Philadelphia, PA 19132</td>
<td>NO MORTGAGE</td>
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<td>3140 W. Diamond St. / 32</td>
<td>Bianca C. Green</td>
<td>Private Rehabilitation</td>
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<tr>
<td>VPRC: 08/14/2012</td>
<td>3140 West Diamond Street</td>
<td>OLD GIFT – No Mortgage</td>
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<td>City Council: 150580</td>
<td>Philadelphia, PA 19121</td>
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<td>Adopted On: 150580</td>
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<td>1015 N. Leithgow St. / 05</td>
<td>Neighborhood Gardens Trust</td>
<td>Non-Profit Lot Transfer</td>
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<td>1116 N. 4th St. / 05</td>
<td>formerly Neighborhood Gardens Association, c/o Jennifer Greenberg</td>
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<tr>
<td>VPRC: 05/12/2015</td>
<td>Executive Director</td>
<td></td>
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<tr>
<td>City Council: 150580</td>
<td>100 North 20th Street, 5th floor</td>
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VPRC: 5/12/2015
City Council: 150579
Adopted On: 06/18/2015
### FACT SHEET

#### FAIR MARKET VALUE AS DETERMINED BY LAMA

**With SELF-AMORTIZING MORTGAGE DISPOSITIONS**

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<th>ADDRESS/WARD</th>
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<tbody>
<tr>
<td>1718 N. Bodine St. / 18</td>
<td>Heather Lee Rice 1717 North 3rd Street</td>
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<td>508 E. Cambria St. / 07</td>
<td>Rene Navarro 510 East Cambria Street</td>
<td>Private Lot Transfer Side yard – Mortgage</td>
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<td>VPRC: 03/10/2015</td>
<td>510 East Cambria Street Philadelphia, PA 19134</td>
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<tr>
<td>641 E. Clearfield St. / 33</td>
<td>Ms. Guillermina Santos 643 East Clearfield Street</td>
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<td>VPRC: 03/10/2015</td>
<td>643 East Clearfield Street Philadelphia, PA 19134</td>
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<td>2731 N. Fairhill St. / 19</td>
<td>Abigail Matos 2729 North Fairhill Street</td>
<td>Private Lot Transfer Sideyard – Mortgage</td>
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<td>VPRC: 02/10/2015</td>
<td>2729 North Fairhill Street Philadelphia, PA 19133</td>
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<tr>
<td>2722 W. George St. / 29</td>
<td>Carolyn F. Gross &amp; Regina J. Whitcas 2721 Poplar Street</td>
<td>Private Lot Transfer Rear yard – Mortgage</td>
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<td>VPRC: 03/10/2015</td>
<td>2721 Poplar Street Philadelphia, PA 19130</td>
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<td>1901 E. Huntingdon St. / 31</td>
<td>Robert William Wetherington &amp; Rachael D. Kerns-Wetherington, h/w 1900 East Harold Street</td>
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<td>1900 East Harold Street Philadelphia, PA 19125</td>
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<td>Mortgage $15,000 + 1,664.00 equity</td>
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<td>2829 N. Marvine St. / 37</td>
<td>Diane C. Williams</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 03/10/2015</td>
<td>2831 North Marvine Street</td>
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<td>423 W. Ontario St. / 19</td>
<td>Alexis Santiago Rivera &amp;</td>
<td>Private Lot Transfer</td>
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<td>VPRC: 03/10/2015</td>
<td>Yashira Yasmin Casanova</td>
<td>Sideyard – Mortgage</td>
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<td>425 West Ontario Street</td>
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<td>Philadelphia, PA 19140</td>
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FAIR MARKET VALUE AS DETERMINED BY LAMA WITH A TEN YEAR PURCHASE MONEY MORTGAGE DISPOSITIONS

FACT SHEET

ADDRESS/WARD

1306 S. 21st St. / 36
1308 S. 21st St. / 36
1310 S. 21st St. / 36
1312 S. 21st St. / 36

VPRC: 11/18/2014
City Council: 150294
Adopted On: 04/16/2015

GRANTEE

Point Breeze Pharmacy ENU Incorporated
1407-11 Point Breeze Avenue
Philadelphia, PA 19131

REUSE

c/o Dr. Eleni Beyene, Pharmacy Manager
James Hickman, Managing Director

<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>Appraised/LAMA Value</th>
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<tbody>
<tr>
<td>2113 E. Dakota St. / 31</td>
<td>SorenBeck Properties, LLC</td>
<td>$14,000.00 (Appraisal)</td>
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<td>VPRC: 04/14/2015</td>
<td>c/o Bobo Brendan Beck</td>
<td>4817 East Howell Street</td>
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<tr>
<td>1321 S. Dorrance St. / 36</td>
<td>Distinguished Properties, LP</td>
<td>$12,948.00 (LAMA)</td>
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<td>1248 S. 20th St. / 36</td>
<td>c/o Sanjiv K. Jain</td>
<td>$16,539.00 (LAMA)</td>
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<td>7715 Crittenden Street</td>
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<td>Southwest Philadelphia</td>
<td>$3,873.53 (LAMA)</td>
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<td>District Services</td>
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<td>1232 S. Hanson St. / 27</td>
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<td>1418 Hanson St. / 27</td>
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<td>1420 Hanson St. / 27</td>
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<td>$3,428.04 (LAMA)</td>
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<td>1422 Hanson St. / 27</td>
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<td>1424 Hanson St. / 27</td>
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<td>1426 Hanson St. / 27</td>
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<td>$3,527.32 (LAMA)</td>
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## VACANT PROPERTY REVIEW COMMITTEE
### FACT SHEET

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<tr>
<th>ADDRESS/WARD</th>
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<td>2700 Federal St. / 36</td>
<td>Germantown D&amp;E LLC c/o Edon Shilomo 2231 Panama Street Philadelphia, PA 19103</td>
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<td>2708 Federal St. / 36</td>
<td>Daniel Tartaglini 2505 Lambert Street Philadelphia, PA 19145</td>
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<td>$38,000.00 (Appraisal)</td>
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<td>1825 Ginnodo St. / 47</td>
<td>MAZALTOV DEVELOPMENT LLC c/o Gary Murray 7740 Michener Avenue Philadelphia, PA 19150</td>
<td>Private Rehabilitation</td>
<td>$37,524.00 (LAMA)</td>
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<td>1609 W. Thompson St. / 47</td>
<td>c/o Gary Murray 7740 Michener Avenue Philadelphia, PA 19150</td>
<td>Commercial Rehabilitation</td>
<td>$31,942.00 (LAMA)</td>
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<td>4251 W. Girard Ave. / 06</td>
<td>Church Inc. c/o Collee C Johnson-McCloud 4243 West Girard Avenue Philadelphia, PA 19104</td>
<td>Private Lot Transfer</td>
<td>$26,200.00 (Real Estate Committee) for all three lots</td>
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<td>4253 W. Girard Ave. / 06</td>
<td>Church Inc. c/o Collee C Johnson-McCloud 4243 West Girard Avenue Philadelphia, PA 19104</td>
<td>Private Lot Transfer</td>
<td>$2,239.95 (LAMA)</td>
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<td>1231 S. Hanson St. / 27</td>
<td>Southwest Philadelphia District Services c/o Michael Ross 1557 North Valley Road Philadelphia, PA 19464</td>
<td>Private Lot Transfer</td>
<td>$13,900.00 (Real Estate Committee) for all nine lots</td>
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- VPRC: 04/14/2015
- City Council: 150582
- Adopted On: 06/18/2015

- VPRC: 02/08/2011
- City Council: 110541
- Adopted On: 06/23/2011

- VPRC: 12/09/2014
- City Council: 150575
- Adopted On: 06/18/2015

- VPRC: 04/14/2015
- City Council: 150517
- Adopted On: 06/04/2015
## VACANT PROPERTY REVIEW COMMITTEE
### FAIR MARKET VALUE DISPOSITIONS
#### FACT SHEET

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<td>MAZALTOV Development, LLC</td>
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<td>2009 Oakford St. / 36</td>
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<td>c/o Anthony Drake</td>
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<td>c/o Curtis Krauss</td>
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<td>Terrance V. Cook</td>
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<td>c/o Ravinder Singh</td>
<td>Develop three story dwelling unit</td>
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<td>1840 Woodhaven Road</td>
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<td>Dong IL Kim &amp; Kathleen Bangwhan Chung</td>
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<td>Jason M. Cutaiar</td>
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<td>2302 N. 29th St. / 28</td>
<td>3025 West Norris Street</td>
<td>for all three (3) lots</td>
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<td>2304 N. 29th St. / 28</td>
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</table>
## VACANT PROPERTY REVIEW COMMITTEE
### FAIR MARKET VALUE DISPOSITIONS
#### FACT SHEET

<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>Appraised/LAMA Value</th>
<th>REUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>969 N. 45th St. / 06</td>
<td>Roberta Robinson</td>
<td>$6,978.00 (LAMA)</td>
<td>Private Lot Transfer owns 971 &amp; 975 N. 45th St.</td>
</tr>
<tr>
<td>VPRC: 04/14/2015</td>
<td>971 North 45th Street</td>
<td></td>
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<tr>
<td>City Council: 150477</td>
<td>Philadelphia, PA 19104</td>
<td></td>
<td></td>
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<td>Adopted On: 05/21/2015</td>
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Request:

Authorization for officers of the Authority to take the specific actions necessary for the defeasance of the Philadelphia Home Improvement Loan (PHIL) Bond Program.

Background:

Pursuant to Resolution #2015-73 adopted July 8, 2015 the Authority authorized the defeasance of the indenture and redemption of all bonds related to the PHIL Program.

Proposed Resolution is attached.
RESOLUTION NO.


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, Pennsylvania (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; 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 has entered into Note Purchase Agreements and Collateralized Note Purchase Agreements, including extensions thereto (the “Note Purchase Agreements”) with certain lending institutions by which the Authority has purchased and agrees to purchase from such lending institutions certain home improvement loan notes (the “Home Improvement Loan Notes”) evidencing certain home improvement loans (the “Home Improvement Loans”) to rehabilitate residential housing in the City (the “Program”); and

WHEREAS, the Authority has expanded the Program to permit bond proceeds and other monies available to the Authority and deposited with the Trustee to be used to purchase certain mortgage-backed certificates (the “Mortgage Certificates”), the timely payment of principal of, and interest on, which is guaranteed by Fannie Mae, FHLMC and GNMA which are backed by Home Improvement Loans originated and serviced pursuant to several Origination, Sale and Servicing Agreements (“Origination Agreements”) by and among certain lending institutions acting as originators and servicers of Home Improvement Loans and the Authority; and

WHEREAS, the Program has been adopted as a “project” to prevent and eliminate slums and blight, to provide healthful homes and a decent living environment for residents of the City and to stimulate private and public investment in housing, all valid public purposes under the Authority Law; and

WHEREAS, in order to finance the Program, the Authority has previously issued its Residential Mortgage Loan Revenue Bonds under the terms of a First Amended and Restated Indenture Securing Residential Mortgage Loan Revenue Bonds (the “Indenture”), dated as of December 1, 2006, by and between the Philadelphia Redevelopment Authority and The Bank of New York Mellon Trust Company, N.A., of which its 2002 Series A-1 Bonds, 2002 Series A-2 Bonds, 2002 Series B Bonds and 2006 Series A/B Bonds are currently outstanding (the “Outstanding Bonds”; and

WHEREAS, the Authority has determined to cease the financing of the Home Improvement Loan Notes and the Mortgage Certificates and to redeem the Outstanding Bonds from cash available for such purposes (including, potentially, the sale or disposition of the Mortgage Certificates or other available assets) in the funds and accounts under the Indenture and to defease the Indenture upon the redemption of the Outstanding Bonds; and

WHEREAS, the Board passed Resolution No. 2015-73 on July 8, 2015 authorizing the redemption of all residential mortgage loan revenue bonds of the Authority and the sale of the Authority’s residential mortgage loans; and

WHEREAS, the defeasance of the Indenture is expected to enable the release of the assets held under the Indenture provided, however, that certain amounts may only be transferred to or at the direction of the City.

NOW THEREFORE, BE IT RESOLVED, by the Board of the Philadelphia Redevelopment Authority that:

1. Capitalized Terms used herein not defined herein shall have the meanings ascribed to them in the Indenture.
2. The Authority hereby determines that the monies currently held in the funds and accounts established under the Indenture for the purposes of financing the Program will not be used to finance the purchase of Home Improvement Loan Notes or the purchase of Mortgage Certificates.

3. The Authority hereby authorizes and directs the special redemption of the Bonds on the earliest practicable redemption date. The officers of the Authority are hereby authorized to cause notice of special redemption to be given in accordance with the terms of the Bonds, to authorize and direct the sale or other disposition of the Home Improvement Loan Notes and/or Mortgage Certificates, in accordance with the terms of the Indenture, and to take such other action and execute such other documents as shall be necessary or desirable to effect the redemption of the Bonds.

4. The Authority further hereby authorizes upon the execution and delivery of the Officers Certificate required pursuant to Section 13.01 of the Indenture, following the redemption of the Bonds, the defeasance of the Indenture and the release of assets held thereunder and the transfer of some or all of said assets subject to execution and entering into of a custodial agreement with respect to the maintenance of the assets under the Indenture, which are not otherwise disposed of in accordance with the Indenture.

5. The Executive Director, with the advice of General Counsel, is hereby authorized and directed to execute and deliver such other documents and instruments necessary or expedient under the Indenture or Pool Purchase Agreement or other agreements governing or related to the Program, and to take such other action as may be necessary or appropriate in order to effectuate the purposes of this Resolution, and the disposition of any funds or assets held by the Trustee in connection with the Indenture or otherwise, including the execution of one or more Officers Certificates in accordance with Article XIII of the Indenture, and to do and cause any and all things necessary or proper for the execution or carrying out of this Resolution.

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

FURTHER AUTHORIZING, 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.