PHILADELPHIA REDEVELOPMENT AUTHORITY

1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107

BOARD MEETING
WEDNESDAY, FEBRUARY 10, 2016

Open Session – 4:00 P.M.

A G E N D A

APPROVAL OF BOARD MINUTES

(a) Meeting of January 13, 2016

I. ADMINISTRATIVE

(a) Conveyance of PRA Properties to Philadelphia Land Bank

(b) Conveyance of City Properties to Philadelphia Land Bank

(c) 419 N. Daggett Street
Settlement of Lawsuit and Amicable Acquisition

(d) Appointment of Director and Officer of Housing Opportunities Program Philadelphia, Inc.

(e) 4050 Apartments
Peoples Emergency Center
4050-66 Haverford Avenue
NTI Grant Funding

(f) Norman Blumberg Apartments & Scattered Site Rehabs
Philadelphia Housing Authority
2311 W. Jefferson & Various Properties
NTI Grant Funding

(g) PRA Maintenance Department
1020 W. Colona Street
NTI QRB Funding
AGENDA
Board Meeting of February 10, 2016
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(h) Philadelphia Housing Development Corporation
   PHDC Bridge Loan

(i) Speridian Technologies, LLC
   Amendment to Professional Services Contract

(j) Stantec Consulting Services, Inc.
   Amendment to Professional Services Contract

II. DEVELOPMENT

(a) Mantua Urban Renewal Area
   Westview Development Partners, LLC
   701-11 N. 34th Street
   Selection of Redeveloper

(b) New Kensington-Fishtown Urban Renewal Area
   1317-23 Frankford Avenue, 1139 E. Berks Street
   and 2627 E. Hagert Street
   Removal of Disposition Supplement

(c) South Central Urban Renewal Area
   Haroldine Trower and the Heirs of Abraham Trower Jr.
   1308 Catharine Street
   Assignment of Development Rights

(d) Sherri Strothers
   1467 N. 53rd Street
   Selection of Redeveloper

(e) Mark Lutz
   3351 Kensington Avenue
   Selection of Developer

III. REAL ESTATE

   Vacant Property Review Committee
   Conveyance of Properties
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IV. ADD ON ITEMS

(a) RT HeadHouse Development Corporation
    Appointment of the Board of Directors of RT
    HeadHouse Development Corporation (1)

(b) HeadHouse Retail Associates, L.P.
    1113-1131 Market Street, 1113-A-1131 Market
    Street and 1112-1140 Filbert Street
    NTI Grant Funding (3)

(c) 6161 W. Girard Avenue
    Amicable Acquisition & Approval of
    NTI QRB Funds (5)
PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, January 13, 2016, commencing at 4:01 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 Chairman.

The following members of the Authority staff were present: Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Brian Romano, Tracy Pinson-Reviere, Bob LaBrum, Mary Fogg, Melvis Dunbar, Darci Bauer, John Carpenter and Elizabeth Bonaccorso.

Also in attendance: John Haak, City Planning; Esther Needham, City Planning; James Dube, Resident; Joe Danihel, Resident; Jacqueline Dunn, City Finance Department; Melissa Long, OHCD; and Anne Fadullon, City Director of Planning and Development.

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 December 9, 2015.

Upon motion made and duly seconded, the minutes of December 9, 2015 were approved.

Mr. Cuorato called for a motion to approve the minutes of the Special Board meeting of December 23, 2015.

Upon motion made and duly seconded, the minutes of December 23, 2015 were approved.
ADMINISTRATIVE

Mr. Harmon presented "Item I (a) – Professional Services Contract for Jane Duffy, Esquire" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Harmon informed the Board members that only one (1) response to the request for proposals was received, and that was from Ms. Duffy.

Mr. Dubow asked what the current rate was. Mr. Harmon responded $65 per hour. Today's action by the Board would increase the hourly rate to $70. Mr. Harmon stated it's a one (1) year contract; however, the Authority would have the option to renew this contract with the same terms for two (2) additional one-year options.

Ms. Rodriguez asked if Ms. Duffy was WBE certified. Mr. Harmon stated he would follow-up and report back to the Board.

Mr. Harmon stated Ms. Duffy is considered an independent contractor.

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. 2016-01

RESOLUTION AUTHORIZING LEGAL SERVICES CONTRACT WITH JANE DUFFY, ESQUIRE

WHEREAS, the Authority issued a competitive Request For Proposals ("RFP") from qualified attorneys for representation of the Authority in matters relating to provision of construction/permanent loans for multi-family rental and homeownership projects financed by the Authority; and

WHEREAS, Jane Duffy, Esquire, was the only respondent;

WHEREAS, Authority staff has reviewed and evaluated the response to the RFP and has determined that Jane Duffy, Esquire, meets all selection criteria and has the experience and qualifications to perform the services stated in the RFP; and

WHEREAS, Authority staff has recommended that this legal services contract be awarded to Jane Duffy, Esquire.
NOW THEREFORE BE IT RESOLVED, By the Philadelphia Redevelopment Authority that the Authority is authorized to execute a contract ("Contract") with Jane Duffy, Esquire, for the purpose of representing the Authority in matters related to multi-family rental and homeownership projects financed by the Authority and such other matters as may be directed by General Counsel, at a maximum compensation not to exceed $100,000 to be paid at the rate of $70.00 per hour; that the Contract shall commence as of February 1, 2016, and terminate on January 31, 2017, and shall contain an option to allow the Authority to extend the Contract for two (2) additional one (1) year terms on the same terms and conditions; it being determined that Jane Duffy, Esquire, is qualified and experienced to perform such services; that the compensation is fair and proper under all the circumstances and at a rate not in excess of what is customarily paid for services of equivalent scope and quality; further authorizing that the Contract be in a form and manner satisfactory to General Counsel.

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.

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

At this time, Mr. Cuorato acknowledged the arrival of Ms. Fadullon, City Director of Planning and Development. Mr. Cuorato welcomed Ms. Fadullon and stated that the Board of Directors, Management and staff are looking forward to a successful working relationship.

Mr. Harmon presented "Item I (b) – Conveyance of the City Properties to Philadelphia Land Bank" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Harmon stated that the City-owned properties attached in Exhibit "A" - from Council Districts 2, 5, 6 and 7 - have been approved for transfer by City Council. Mr. Harmon stated that there will be two (2) deeds to complete the transfer - a deed from Public Property to the Authority and a deed from the Authority to Land Bank. The legal descriptions have been verified by the City.
Mr. Greenberger asked for a closing timeframe. Mr. Harmon replied the Legal Department has not received a request.

Mr. Carpenter replied with regards to timing and closing. Mr. Carpenter stated that as of now there are 200-300 deeds with Ms. Collins at Public Property waiting for her execution. Upon her execution, the Land Bank is looking at three (3) to four (4) additional weeks.

Mr. Greenberger asked approximately how many properties are in the process of being transferred. Mr. Carpenter replied that there are approximately 800 properties out of the 5,500 properties owned by the City that are slated for transfer. Mr. Carpenter stated that across all three (3) agencies, and including the City, there are between 8,000 to 8,500 properties to be transferred.

Mr. Dubow asked if these will be all the properties from the respective districts that will be transferred. Mr. Carpenter responded that there are additional properties from the 6th and 7th Districts and a small number of additional properties from the 2nd and 5th Districts.

Mr. Dubow asked if this list excludes properties that have been promised to projects that are already underway. Mr. Carpenter replied yes.

Mr. Carpenter stated that the properties in Exhibit "A" will be closing by next month.

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. 2016-02

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

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

WHEREAS, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and
WHEREAS, Section 16-705 of The Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority, without consideration, for subsequent transfer to the Philadelphia Land Bank; and

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

WHEREAS, pursuant to (i) City Council Resolution No. 150928 adopted on December 10, 2015 (with respect to the 2nd Councilmanic District Office), (ii) City Council Resolution No. 150923 adopted on December 10, 2015 (with respect to the 5th Councilmanic District Office), (iii) City Council Resolution No. 150927 adopted on December 10, 2015 (with respect to the 6th Councilmanic District Office), and (iv) City Council Resolution No. 150929 adopted on December 10, 2015 (with respect to the 7th Councilmanic District Office), the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

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

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

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

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

2nd Councilmanic District Properties

2232 Cross St
1323 Dorrance St
1325 Dorrance St
1914 Ellsworth St
1808 Fernon St
1811 Fernon St
2056 Fernon St
2110 Fernon St
2114 Fernon St
2227 Fernon St
2026 Gerritt St
2256 Greenwich St
2229 Latona St
2014 Manton St
2236 Manton St
2324 Mc Clellan St
2059 Pierce St
2135 Pierce St
2141 Pierce St
1252 Point Breeze Ave
1836 Point Breeze Ave
1901 Point Breeze Ave
2031 Reed St
1309 S 20Th St
1317 S 20Th St
1702 S 20Th St
1824 S 20Th St
1417 S 21St St
1419 S 22Nd St
1835 S 22Nd St
1904 S 23Rd St
1324 S Bancroft St
1538 S Capitol St
1302 S Cleveland St
1508 S Cleveland St
1509 S Cleveland St
1315 S Colorado St
1343 S Colorado St
5th Councilmanic District Properties

2710 W Jefferson St
1214 N 27th St
1238 N 27th St
1316 N 27th St
1406 N 27th St
1408 N 27th St
1436 N 27th St
1438 N 27th St
1441 N 28th St
1461 N 28th St
1463 N 28th St
1206 N Etting St
1207 N Etting St
1214 N Etting St
1219 N Etting St
1221 N Etting St
1222 N Etting St
1225 N Etting St
1420 N Etting St
1444 N Etting St
1450 N Etting St
1453 N Etting St
1403 N Marston St
1405 N Marston St
1407 N Marston St
1409 N Marston St
1411 N Marston St
1412 N Marston St
1413 N Marston St
1414 N Marston St
1417 N Marston St
1421 N Marston St
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1423 N Marston St
1424 N Marston St
1427 N Marston St
1429 N Marston St
1431 N Marston St
1433 N Marston St
1435 N Marston St
1436 N Marston St
1457 N Marston St
1212 N Pennock St
1217 N Pennock St
1220 N Pennock St
1222 N Pennock St
2715 W Cabot St
2722 W Cabot St

**6th Councilmanic District Properties**

3574 Bath St
4716 Devereaux Ave
4726 Devereaux Ave
6156 Hegerman St
6164 Hegerman St
7234 Keystone St
2865 Kingston St
4400 Solly Ave
2924 E Venango St
2936 E Venango St
2922 E Victoria St
2924 E Victoria St
2926 E Victoria St

**7th Councilmanic District Properties**

2744 A St
2532 A St
2746 A St
438 Arlington St
433 Arlington St
434 Arlington St
443 Arlington St
431 Arlington St
2810 B St
2847 Boudinot St
3033 Boudinot St
2727 C St
2719 C St
2700 C St
1341 Church St
2925 Hope St
2220 Hope St (aka 2219 Rear N Howard St)
2222 Hope St (aka 2221 Rear N Howard St)
2246 Hope St (part of Rear 2241 N Howard St)
2837 Jasper St
1829 John St
1823 John St
1917 John St
1915 John St
1919 John St
1825 John St
1827 John St
2812 Kensington Ave
2818 Kensington Ave
2951 Kensington Ave
1666 Kinsey St
1670-86 Kinsey St
2836 Kip St
1823 Margaret St
1641 Margaret St
1645 Margaret St
1816 Margaret St
2411 Mascher St
2553 Mascher St
2208 Mascher St
2210 Mascher St
2436 Mascher St
1660 Meadow St
1710 Meadow St
1658 Meadow St
547 Morse St
4541 Mulberry St
4560 Mulberry St
2801 Mutter St
2345 Mutter St
2420 Mutter St
2330 Mutter St
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2006 N Lawrence St
2235 N Lawrence St
2949 N Lawrence St
2244 N Lawrence St
2333 N Lawrence St
2329 N Lawrence St
2971 N Lawrence St
1931-33 N Lawrence St
2815 N Lee St
3038 N Lee St
2807 N Lee St
2819 N Lee St
2552 N Lee St
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1940 N Leithgow St
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<td>2254 N Reese St</td>
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<td>3013 N Reese St</td>
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<td>2950 N Reese St</td>
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<td>2138 N Reese St</td>
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<td>2113 N Reese St</td>
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<td>2325 N Reese St</td>
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<td>2321 N Reese St</td>
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<tr>
<td>2852 N Swanson St</td>
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<td>2546 N Water St</td>
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<tr>
<td>2834 N Water St</td>
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<tr>
<td>2840 N Water St</td>
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</tbody>
</table>
3408 Rosehill St
3450 Rosehill St
1611 Ruan St (1611-41)
3000 Ruth St
2908 Rutledge St
2931 Rutledge St
3223 Shelbourne St
4615 Tackawanna St
4343 Tackawanna St
1301-13 Unity St
1356R Unity St
309 W Berks St
188 W Birch St
164 W Cumberland St
162 W Cumberland St
158 W Cumberland St
208 W Cumberland St
536 W Dauphin St
195 W Dauphin St
181 W Dauphin St
435 W Dauphin St
534 W Dauphin St
511 W Dauphin St
509 W Dauphin St
414 W Dauphin St
532 W Dauphin St
259 W Elkhart St
263 W Elkhart St
218 W Hazzard St
220 W Hazzard St
405 W Hewson St
401 W Hewson St
136 W Huntingdon St
428 W Huntingdon St
216 W Huntingdon St
432 W Huntingdon St
426 W Huntingdon St
516 W Huntingdon St
315 W Huntingdon St
517-19 W Huntingdon St
524 W Indiana Ave
229 W Indiana Ave
322 W Indiana Ave
269 W Indiana Ave
441 W Indiana Ave
320 W Indiana Ave
231 W Indiana Ave
255 W Indiana Ave
240 W Indiana Ave
201 W Lippincott St
252 W Mayfield St
191 W Monmouth St
190 W Monmouth St
535 W Montgomery Ave
531 W Montgomery Ave
415 W Norris St
417 W Norris St
413 W Norris St
313 W Norris St
180 W Norris St
176 W Norris St
433 W Norris St
424 W Norris St
421 W Norris St
418 W Norris St
525 W Norris St
440 W Ontario St
438 W Ontario St
439 W Ontario St
705 W Schiller St
701 W Schiller St
526 W Somerset St
244 W Stella St
256 W Stella St
241 W Stella St
512 W Susquehanna Ave
307 W Susquehanna Ave
511 W Susquehanna Ave
509 W Susquehanna Ave
311 W Susquehanna Ave
323 W Susquehanna Ave
425 W Susquehanna Ave
513 W Susquehanna Ave
309 W Susquehanna Ave
252 W Wensley St
266 W Wensley St
532 W Westmoreland St
158 W Wyoming Ave
258 W York St
151 W York St
302 W York St
265 W York St
Mr. Harmon presented "Item I (c) – Second Amendment to Lease Agreement with E-Z Park, Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger suggested that the Authority discuss the probable timing and renovation to the Round House by the City when considering the Authority's potential future development of the property. The Philadelphia Police Department headquarters will be moving to a new location at 4601 Market Street. Mr. Greenberger indicated that the City is preparing to market the 7th and Race Street property within the next twelve (12) to eighteen (18) months.

Mr. Greenberger further stated that staff should coordinate with Public Property and the Planning Department to discuss development of this location so that the various agencies are not competing against themselves.

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. 2016-03**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE PARKING LEASE BETWEEN THE REDEVELOPMENT AUTHORITY AND E-Z PARK, INC., FOR THAT CERTAIN PROPERTY BOUNDED GENERALLY BY 8TH STREET, 9TH STREET, RACE STREET AND VINE STREET**

**WHEREAS**, On March 14, 2008, the Authority and E-Z Park, Inc. ("EZ Park") entered into a Parking Lease (herein, the Original Lease") for certain property bounded generally by 8th Street, 9th Street, Race Street and Vine Street, Philadelphia, Pennsylvania, to be used and occupied as a public parking facility;

**WHEREAS**, The Original Lease provided for a term of five years beginning July 1, 2007 and ending June 30, 2012 (the "Original Lease Term") and the initial annual rent under the Original Lease was Three Hundred Eighty-Eight Thousand Five Hundred Dollars ($388,500), paid in monthly installments of Thirty-Two Thousand Three Hundred Seventy-Five Thousand Dollars ($32,375);

**WHEREAS**, On June 29, 2012, the Authority and EZ PARK entered into a First Amendment to Lease (the "First Amendment") which extended the Original Lease Term for a term of three years beginning July 1, 2012, and ending June 30, 2015 (the "First Extension Term"), and increased the annual rent to Four Hundred Sixty-Two Thousand Five Hundred Dollars ($462,500), paid in monthly installments of Thirty-Eight Thousand Five Hundred Dollars ($38,500);

**WHEREAS**, The Authority and EZ Park have negotiated a Second Amendment to the Original Lease, as previously amended by the First Amendment, which states all terms, conditions, obligations and responsibilities of the parties;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority that the Redevelopment Authority is authorized to execute a second amendment to the Parking Lease ("Second Amendment") with E-Z Park, Inc. ("EZ Park"), which includes the following terms:

1. The Second Amendment will extend the Original Lease Term, as previously extended by the First Extension Term, to June 30, 2018;

2. The initial annual rent under the Second Amendment will be Six Hundred Twelve Thousand Dollars ($612,000), paid in monthly installments of Fifty-One Thousand Dollars ($51,000). On the second anniversary of the date of the effective date and for each successive anniversary thereof, the annual rent will increase by the greater of (i) the-then current annual rent will be increased by a multiple of the Consumer Price Index for Philadelphia-Urban ("CPI"), or (ii) Twelve Thousand ($12,000) Dollars;
3. The Authority has the absolute right to terminate the Second Amendment any time after June 1, 2016, with sixty (60) days prior written notice to EZ Park; and

4. EZ Park shall have the right, upon thirty (30) days' written notice to the Authority, to terminate the Second Amendment at any time during the term if, in EZ Park's sole discretion, EZ Park determines that any increase in any real estate tax assessment or imposition of additional real estate taxes no longer makes the terms of the Second Amendment acceptable to EZ Park.

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.

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

DEVELOPMENT

Ms. Pinson-Reviere presented "Item II (a) – Selection of Redeveloper, Westview Development Partners, LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Dubow asked if financing is in place for this project. Ms. Pinson-Reviere replied yes.

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. 2016-04

RESOLUTION SELECTING WESTVIEW DEVELOPMENT PARTNERS, LLC AS REDEVELOPER OF 3405 WALLACE STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Westview Development Partners, LLC is hereby selected as Redeveloper of 3405 Wallace Street, located within the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is
hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Thousand Dollars ($70,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, 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.

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

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Mr. Romano presented "Item II (b) – Selection of Redeveloper, James Mayberry" in substance consistent

Additional Comments and Discussion

Mr. Romano distributed an additional photo of the property to the Board members, staff and public.

Mr. Romano stated that there is one (1) correction to the Fact Sheet. Mr. Mayberry only owns the adjacent property to the north, not the structure to the south.

Mr. Cuorato asked where the building was located on the photo. Mr. Romano explained the location of the property on the photo.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:
RESOLUTION SELECTING JAMES MAYBERRY AS REDEVELOPER OF 2743-2745 FRANKFORD AVENUE LOCATED IN THE AUBURN REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that James Mayberry is hereby selected as Redeveloper of 2743-2745 Frankford Avenue located within the Auburn 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 Thirty-Seven Thousand Five Hundred Dollars ($37,500.00); 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 RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

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

Mr. Romano presented "Item II (c) – Selection of Redeveloper, Charles Mellon" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger asked Mr. Romano to identify the building the developer currently owns on the photo. Mr. Romano described for the Board the location of the property on the photo.

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. 2016-06

RESOLUTION SELECTING CHARLES MELLON AS REDEVELOPER OF 1517 NORTH 33RD STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Charles Mellon is hereby selected as Redeveloper of 1517 North 33rd Street, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Fifty Thousand Dollars ($50,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

Ms. Nikolic presented "Item II (d) – Amicable Acquisition & Approval of NTI QRB Funds for 425 N. Daggett Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Nikolic stated that settlement is expected to take place during the first week of February.

Ms. Rodriguez asked for clarification as to which property is 425 Daggett Street in the photo. Ms. Nikolic stated that it is the property on the left in the photo.

Ms. Rodriguez asked what will happen to the other two (2) remaining properties. Ms. Nikolic stated that the other two (2) properties are in stable condition and that the other two (2) owners do not want to sell at this time.

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. 2016-07

RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION OF 425 N. DAGGETT STREET IN AN AMOUNT NOT TO EXCEED $100,000, WITH NTI QRB FUNDING TO BE USED AS THE ACQUISITION FUNDING SOURCE

WHEREAS, Rachel Ford is the owner of 425 N. Daggett Street, Philadelphia, PA (the "Property") and has offered the Property for sale;

WHEREAS, the Authority has agreed, subject to Board approval, to purchase the Property for Eighty-Five Thousand Dollars ($85,000) (including additional closing costs), which Rachel Ford has agreed to be the fair market value of the Property; and

WHEREAS, acquisition funding source is Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding and the 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 Rachel Ford, the property located at 425 N. Daggett Street under terms and conditions as stated in an Agreement of Sale between the parties, with Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding in an amount not to exceed One Hundred Thousand Dollars ($100,000) to be used as the acquisition and property stabilization 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, Mr. Greenberger and Mr. Dubow.

HOUSING FINANCE / NSP

Ms. Bauer presented "Item III – Non-Recourse Construction/Permanent Loan & Grant Agreement with Wynne Senior Residences, LP" 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. 2106-08

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOUPSE CONSTRUCTION/PERMANENT LOAN AGREEMENT IN THE AMOUNT OF $3,282,000 WITH WYNNE SENIOR RESIDENCES LP AND ENTER INTO A GRANT AGREEMENT WITH WYNEFIELD OVERBROOK REVITALIZATION CORPORATION IN THE AMOUNT OF $100,000

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority (the "Authority") that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Wynne Senior Residences LP ("Borrower") and a Grant Agreement with Wynnefield Overbrook Revitalization Corporation ("WORC") under terms and conditions as follows:

1. The Authority will provide a construction/permanent loan in the amount of Three Million Two Hundred Eighty-Two Thousand Dollars ($3,282,000) (the "Authority Loan") with Borrower for a term of thirty-two (32) years at 0% interest from the date of Authority Loan closing. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position behind the construction financing provided by Capital One, N.A. Upon construction completion and repayment of the construction loan, the Authority Loan will be secured by a first lien position.

2. The Authority shall enter into a Grant Agreement with WORC in the amount of One Hundred Thousand Dollars $100,000 (the "Authority Grant"). The proceeds of the Authority Grant will be used by WORC to provide a sponsor loan to the Borrower.

3. The proceeds of the Authority Loan and the Authority Grant will be used to assist in the new construction of fifty (50) affordable senior rental units and one (one) superintendent unit located at 2001-11 N. 54th Street. Upon completion, the units will target households at or below 60% of Area Median Income.

4. Closing on the Authority Loan and Execution of the Authority Grant will be contingent upon the following:

   i. All necessary Authority approvals from various departments.
   ii. Environmental clearance from the Philadelphia Planning Commission on the subject property.
FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

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

REAL ESTATE

Ms. Nikolic presented "Item IV – Conveyance of Properties" 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. 2016-09

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>
</tr>
</thead>
<tbody>
<tr>
<td>1312 West Butler Street</td>
<td>Juan De Dios Puma Andrade</td>
<td>$8,814.00 (LAMA)</td>
</tr>
<tr>
<td>2566 North Chadwick Street</td>
<td>Roberto Morales Cepeda</td>
<td>$8,896.58 (LAMA)</td>
</tr>
<tr>
<td>2715 North Dover Street</td>
<td>Johnnie Stevens</td>
<td>$7,247.68 (LAMA)</td>
</tr>
<tr>
<td>1830 Latona Street</td>
<td>Kristen Wilson</td>
<td>$15,000.00 (LAMA)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>+ Side yard grantee pays $5,826.48 equity PMM</td>
</tr>
<tr>
<td>2521 North 9th Street</td>
<td>Ronald A. Moore &amp; Marjorie Harley</td>
<td>$9,180.04 (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>3739 Aspen Street</td>
<td>Nicholas Hugh Coombs</td>
<td>$6,266.28 (LAMA)</td>
</tr>
<tr>
<td>3422 Collins Street</td>
<td>Migdalia Lopez</td>
<td>$32,000.00 (AUCTION)</td>
</tr>
<tr>
<td>1904 East Harold Street</td>
<td>PHB Investment, LLC</td>
<td>$2,800.00 (AUCTION)</td>
</tr>
<tr>
<td>1510 North Hollywood Street</td>
<td>Rayford A. Means &amp; Evelyn Waddell, h/w</td>
<td>$7,056.81 (LAMA)</td>
</tr>
<tr>
<td>2063 East Letterly Street</td>
<td>Sergeant Street, LLC</td>
<td>$48,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1912 East Oakdale Street</td>
<td>Mary Ericka Moc</td>
<td>$7,278.00 (LAMA)</td>
</tr>
<tr>
<td>1914 East Oakdale Street</td>
<td>Mary Ericka Moc</td>
<td>$7,362.52 (LAMA)</td>
</tr>
<tr>
<td>1922 Oakdale Street</td>
<td>PHB Investments, LLC</td>
<td>$11,000.00 (AUCTION)</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.

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

ADD ON ITEM

Ms. Bauer presented "Item V – Predevelopment Loan Agreement with 4050 Apartments, LP" 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. 2016-10

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PREDEVELOPMENT LOAN AGREEMENT WITH 4050 APARTMENTS, LP IN THE AMOUNT OF $145,000

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, (the "Authority") that the Authority is authorized to enter into a predevelopment loan with 4050 Apartments, LP, under terms and conditions as follows:

1. The Authority is providing a predevelopment loan in the amount of One Hundred Forty Five Thousand Dollars ($145,000) (the "Predevelopment Authority Loan"). The proceeds of the Predevelopment Authority Loan will be used for predevelopment costs that have been incurred in connection with the new construction of twenty (20) affordable rental units located at 4050-66 Haverford Avenue. Upon completion, the units will target households at or below 60% of Area Median Income.
2. The term of the Predevelopment Authority Loan will be for thirty-two (32) years at 0% interest from the date of loan closing. During the Predevelopment Authority Loan term no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Predevelopment Authority Loan closing.

3. The Predevelopment Authority Loan will be secured by a second lien position.

4. Closing on the Predevelopment Authority Loan will be contingent upon the following:

   iii. All necessary Authority approvals from various departments.
   iv. Tax clearance on members of the development team receiving Authority financing.

   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.

OLD BUSINESS

Mr. Cuorato inquired if there was any old business for the Board. No old business was presented to the Board.

NEW BUSINESS

Mr. Dube addressed the Board requesting the Board to approve his purchase of the property located at 3589 Nottingham Lane. Mr. Dube stated that he would like a loan from the Authority to purchase the property for the price of One Hundred Seventy-Seven Thousand Dollars ($177,000), with nothing down and a 40 year term at zero percent interest. Mr. Dube stated that he would make monthly payments to the Authority in the amount of $354.00.
Mr. Harmon stated that 3589 Nottingham Lane was listed on MLS as well as with real estate broker. Mr. Dube stated that he submitted an agreement of sale to the real estate broker. Mr. Harmon informed the Board that Mr. Dube's offer is the first offer that has been received by the broker.

Mr. Greenberger explained to Mr. Dube that he was essentially seeking a personal loan from the Authority. Mr. Harmon stated that the Authority has not done this type of personal home mortgage loan independently. The only loans the Authority provides are for federally funded housing projects for low to moderate income families.

Mr. Dube stated that he would be repaying the loan directly back to the Authority and, if he would miss one (1) payment, the Authority could put him in default and remove him from the property within thirty (30) days.

Mr. Dube stated that the subject property is under the conservatorship of the Authority. Mr. Dube pointed out that this is the first time the Authority has held a property in conservatorship; therefore, "why not help a person out and make a direct loan to him."

Mr. Cuorato stated that, in the normal course, an individual would make an expression of interest with respect to a property, present plans and otherwise follow the development process.

Mr. Dube stated that he would like the same treatment as other developers and that this could be a commercial loan. The Authority would essentially be renting the property to Mr. Dube for forty (40) years. Mr. Dube further stated that Mr. Harmon could write up specific terms in the agreement and he would sign the documents.

Mr. Cuorato advised Mr. Dube that the Authority provides loans for housing development projects involving low and moderate income residents. Mr. Cuorato stated that the Authority would be stepping outside its boundaries were it to do such a transaction.

Mr. Greenberger requested that Mr. Harmon determine what the Authority's legal constraints may be and determine whether this request is part of the Authority's core mission under the Urban Redevelopment Law. Mr. Greenberger asked whether Mr. Harmon could provide his findings at next month's Board meeting. Mr. Harmon replied yes.

Ms. Rodriguez stated that the City needs to do what it can to determine a process to assist people with acquiring housing in the City of Philadelphia, but that the Authority may not be the proper party. Ms. Rodriguez stated there are other entities that Mr. Dube could consult with regards to obtaining a loan.

Mr. Dube stated that his offer will expire on February 15th and requested an additional thirty (30) days extension of his offer. Mr. Cuorato stated that was acceptable.
ADJOURNMENT

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:48 P.M.

SECRETARY TO THE BOARD
The Board is requested to approve a legal services contract with Jane Duffy, Esquire, to provide legal services for the Authority's Housing Division multi-family rental and homeownership projects. This work involves primarily the negotiation and preparation of loan documentation related to the development of low income housing.

In December, 2015, the Authority issued a Request for Proposals from qualified attorneys to perform these services. One response was received. The Respondent's qualifications and other selection criteria were reviewed by Authority staff. Based on this review, Staff has recommended the selection of Jane Duffy for this work.

The proposed resolution would provide for a one year contract with a maximum compensation of One Hundred Thousand Dollars ($100,000) payable at the rate of $70.00 per hour. The Authority will have two one-year options to renew this contract on the same terms.

The proposed resolution is attached.

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.

- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2\(^{nd}\), 5\(^{th}\), 6\(^{th}\) and 7\(^{th}\) Councilmanic District Offices.

- Pursuant to (i) City Council Resolution No. 150928 adopted on December 10, 2015 (with respect to the 2\(^{nd}\) Councilmanic District Office), (ii) City Council Resolution No. 150923 adopted on December 10, 2015 (with respect to the 5\(^{th}\) Councilmanic District Office), (iii) City Council Resolution No. 150927 adopted on December 10, 2015 (with respect to the 6\(^{th}\) Councilmanic District Office), and (iv) City Council Resolution No. 150929 adopted on December 10, 2015 (with respect to the 7\(^{th}\) Councilmanic District Office), the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

**PROPERTY INFORMATION:**

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

2nd Councilmanic District Properties

2232 Cross St
1323 Dorrance St
1325 Dorrance St
1914 Ellsworth St
1808 Fernon St
1811 Fernon St
2056 Fernon St
2110 Fernon St
2114 Fernon St
2227 Fernon St
2026 Gerritt St
2256 Greenwich St
2229 Latona St
2014 Manton St
2236 Manton St
2324 McClellan St
2059 Pierce St
2135 Pierce St
2141 Pierce St
1252 Point Breeze Ave
1836 Point Breeze Ave
1901 Point Breeze Ave
2031 Reed St
1309 S 20Th St
1317 S 20Th St
1702 S 20Th St
1824 S 20Th St
1417 S 21St St
1419 S 22Nd St
1835 S 22Nd St
1904 S 23Rd St
1324 S Bancroft St
1538 S Capitol St
1302 S Cleveland St
1508 S Cleveland St
1509 S Cleveland St
1315 S Colorado St
1343 S Colorado St
1511 S Lambert St
1518 S Lambert St
5th Councilmanic District Properties

2710 W Jefferson St
1214 N 27th St
1238 N 27th St
1316 N 27th St
1406 N 27th St
1408 N 27th St
1436 N 27th St
1438 N 27th St
1441 N 28th St
1461 N 28th St
1463 N 28th St
1206 N Etting St
1207 N Etting St
1214 N Etting St
1219 N Etting St
1221 N Etting St
1222 N Etting St
1225 N Etting St
1420 N Etting St
1444 N Etting St
1450 N Etting St
1453 N Etting St
1403 N Marston St
1405 N Marston St
1407 N Marston St
1409 N Marston St
1411 N Marston St
1412 N Marston St
1413 N Marston St
1414 N Marston St
1417 N Marston St
1421 N Marston St
1422 N Marston St
1423 N Marston St
1424 N Marston St
1427 N Marston St
1429 N Marston St
1431 N Marston St
1433 N Marston St
1435 N Marston St
1436 N Marston St
1457 N Marston St
1212 N Pennock St
1217 N Pennock St
1220 N Pennock St
1222 N Pennock St
2715 W Cabot St
2722 W Cabot St

**6th Councilmanic District Properties**

3574 Bath St
4716 Devereaux Ave
4726 Devereaux Ave
6156 Hegerman St
6164 Hegerman St
7234 Keystone St
2865 Kingston St
4400 Solly Ave
2924 E Venango St
2936 E Venango St
2922 E Victoria St
2924 E Victoria St
2926 E Victoria St

**7th Councilmanic District Properties**

2744 A St
2532 A St
2746 A St
438 Arlington St
433 Arlington St
434 Arlington St
443 Arlington St
431 Arlington St
2810 B St
2847 Boudinot St
3033 Boudinot St
2727 C St
2719 C St
2700 C St
1341 Church St
2402 Coral St
4900-04 Cottage St
2901 D St
1547 Deal St
266 Diamond St
310 Diamond St
528 Diamond St
503 Diamond St
311 Diamond St
313 Diamond St
3443 Dillman St
3441 Dillman St
3439 Dillman St
3437 Dillman St
4735 Duffield St
441 E Cambria St
233 E Cambria St
751 E Hilton St
809 E Hilton St
170 E Huntingdon St
317 E Indiana Ave
201 E Lippincott St
215 E Lippincott St
600 E Lippincott St
833 E Madison St
2011 E Silver St
1912 E Silver St
31 E Silver St
19 E Somerset St
15 E Somerset St
11 E Somerset St
9 E Somerset St
13 E Somerset St
21 E Somerset St
25 E Somerset St
23 E Somerset St
7 E Somerset St
27 E Somerset St
41 E Somerset St
39 E Somerset St
2017 E Sterner St
2005 E Sterner St
2013 E Sterner St
2008 E Sterner St
347 E Tusculum St
804 E Willard St
325 E William St
518 Edgley St
528 Edgley St
532 Edgley St
4434 Elizabeth St
2778 Emerald St
2762 Emerald St
2776 Emerald St
2787 Emerald St
2746 Frankford Ave
2730 Frankford Ave
2734 Frankford Ave
2009 Germantown Ave
2017 Germantown Ave/2014 N Randolph St
2932 Gransback St
3257 Gransback St
2939 Gransback St
2907 Gransback St
1839 Hart Ln
1837 Hart Ln
3430 Hartville St
3250 Hartville St
3252 Hartville St
3248 Hartville St
2937 Hartville St
4676 Hawthorne St
4615 Hawthorne St
4674 Hawthorne St
4668-72 Hawthorne St
4610 Hedge St
4650 Hedge St
4652 Hedge St
4523-25 Hedge St
2762 Helen St
2758 Helen St
2558 Hope St
2868 Hope St
2751 Hope St
2753 Hope St
2838 Hope St
2761 Hope St
2757 Hope St
2755 Hope St
2759 Hope St
2925 Hope St
2220 Hope St (aka 2219 Rear N Howard St)
2222 Hope St (aka 2221 Rear N Howard St)
2246 Hope St (part of Rear 2241 N Howard St)
2837 Jasper St
1829 John St
1823 John St
1917 John St
1915 John St
1919 John St
1825 John St
1827 John St
2812 Kensington Ave
2818 Kensington Ave
2951 Kensington Ave
1666 Kinsey St
1670-86 Kinsey St
2836 Kip St
1823 Margaret St
1641 Margaret St
1645 Margaret St
1816 Margaret St
2411 Mascher St
2553 Mascher St
2208 Mascher St
2210 Mascher St
2436 Mascher St
1660 Meadow St
1710 Meadow St
1658 Meadow St
547 Morse St
4541 Mulberry St
4560 Mulberry St
2801 Mutter St
2345 Mutter St
2420 Mutter St
2330 Mutter St
2422 Mutter St
2517 Mutter St
2549 Mutter St
2537 Mutter St
2426 Mutter St
2965 Mutter St
2329 Mutter St
2361 Mutter St
2541 Mutter St
2343 Mutter St
2535 Mutter St
2346 Mutter St
2803 Mutter St
2553 Mutter St
2341 Mutter St
2500 N 02Nd St
2234 N 03Rd St
2342 N Bodine St
2328 N Bodine St
2330 N Bodine St
2408 N Bodine St
2020 N Bodine St
2354 N Bodine St
2324 N Bodine St
2344 N Bodine St
2340 N Bodine St
2014 N Bodine St
2356 N Bodine St
2040 N Bodine St
2032 N Bodine St
1738 N Bodine St
2322 N Bodine St
2037 N Bodine St
2348 N Bodine St
2004 N Bodine St
2321 N Bodine St
2941 N Fairhill St
3237 N Fairhill St
3423 N Fairhill St
2364 N Fairhill St
3251 N Fairhill St
2508 N Fairhill St
3421 N Fairhill St
2442 N Fairhill St
2362 N Fairhill St
3239 N Fairhill St
2151 N Fairhill St
2502 N Fairhill St
2360 N Fairhill St
2506 N Fairhill St
2504 N Fairhill St
2120-22 N Fairhill St
2533 N Front St
2727 N Front St
2447 N Front St
2728 N Front St
2501 N Front St
2353 N Hancock St
2527 N Hancock St
2405 N Hancock St
2541 N Howard St
2845 N Howard St
2865 N Howard St
2524 N Howard St
2520 N Howard St
2554 N Howard St
2421 N Lawrence St
2218 N Lawrence St
2307 N Lawrence St
2437 N Lawrence St
1909 N Lawrence St
2732 N Lawrence St
1934 N Lawrence St
2419 N Lawrence St
2301 N Lawrence St
1939 N Lawrence St
1943 N Lawrence St
2247 N Lawrence St
2219 N Lawrence St
2212 N Lawrence St
2309 N Lawrence St
2250 N Lawrence St
2231 N Lawrence St
2006 N Lawrence St
2235 N Lawrence St
2949 N Lawrence St
2244 N Lawrence St
2333 N Lawrence St
2329 N Lawrence St
2971 N Lawrence St
1931-33 N Lawrence St
2815 N Lee St
3038 N Lee St
2807 N Lee St
2819 N Lee St
2552 N Lee St
2827 N Lee St
1940 N Leithgow St
3018 N Leithgow St
3027 N Leithgow St
2970 N Leithgow St
2454 N Leithgow St
2240 N Leithgow St
2453 N Leithgow St
2428 N Leithgow St
2958 N Leithgow St
2332 N Leithgow St
3020 N Leithgow St
3012 N Leithgow St
2248 N Leithgow St
1936 N Leithgow St
Item I (b)
1930 N Orianna St
2357 N Orianna St
2033 N Orianna St
2402 N Orianna St
2239 N Orianna St
2912 N Orianna St
1926 N Orianna St
1704 N Orianna St
1961 N Orianna St
2001 N Orianna St
2131 N Orianna St
2526 N Orianna St
2532 N Orianna St
1927 N Orianna St
2661 N Orianna St
2814 N Orianna St
2910 N Orianna St
2206 N Orianna St
2428 N Orianna St
2019 N Orianna St
2017 N Orianna St
2424 N Orianna St
2213 N Orianna St
2926 N Orianna St
2924 N Orianna St
2520 N Orianna St
3008 N Orianna St
1952 N Orianna St
2916 N Orianna St
2844 N Orianna St
2401 N Orianna St
1958 N Orianna St
1936 N Orianna St
2426 N Orianna St
2657 N Orianna St
2412 N Orianna St
2536 N Orianna St
2919 N Orianna St
2958 N Orianna St
2404 N Orianna St
2538 N Orianna St
2530 N Orianna St
2528 N Orianna St
2216 N Orianna St
2235 N Orianna St
2319 N Orianna St
1954 N Orianna St
2410 N Orianna St
2524 N Orianna St
2127 N Orianna St
2003 N Orkney St
2306 N Orkney St
2450 N Orkney St
3323 N Orkney St
2725 N Orkney St
3361 N Orkney St
2511 N Orkney St
3059 N Orkney St
2449 N Orkney St
2962 N Orkney St
3320 N Orkney St
2221 N Orkney St
2005 N Orkney St
2247 N Orkney St
2949 N Orkney St
2249 N Orkney St
2338 N Orkney St
2321 N Orkney St
2960 N Orkney St
2439 N Orkney St
2309 N Orkney St
2733 N Orkney St
2007 N Orkney St
2816 N Orkney St
2913 N Orkney St
2747 N Orkney St
2214 N Orkney St
3009 N Orkney St
2251 N Orkney St
2202 N Orkney St
2218 N Orkney St
2968 N Orkney St
2945 N Orkney St
2009 N Orkney St
2948 N Orkney St
2311 N Orkney St
2120 N Orkney St
2729 N Orkney St
2342 N Orkney St
2828 N Orkney St
2440 N Orkney St
3355 N Orkney St
3365 N Orkney St
3359 N Orkney St
1908 Orthodox St
1921 Orthodox St
2011 Orthodox St
1826 Orthodox St
1915 Orthodox St
2019 Orthodox St
1675 Orthodox St
1677 Orthodox St
1679 Orthodox St
1828-30 Orthodox St
2646 Palethorp St
2466 Palethorp St
2344 Palethorp St
2362 Palethorp St
2462 Palethorp St
2327 Palethorp St
2350 Palethorp St
2423 Palethorp St
2334 Palethorp St
2332 Palethorp St
2330 Palethorp St
2346 Palethorp St
2342 Palethorp St
2329 Palethorp St
4366 Paul St
1839 Pear St
541 Rising Sun Ave
2902 Rosehill St
3412 Rosehill St
3408 Rosehill St
3450 Rosehill St
1611 Ruan St (1611-41)
3000 Ruth St
2908 Rutledge St
2931 Rutledge St
3223 Shelbourne St
4615 Tackawanna St
4343 Tackawanna St
1301-13 Unity St
1356R Unity St
309 W Berks St
188 W Birch St
164 W Cumberland St
162 W Cumberland St
158 W Cumberland St
208 W Cumberland St
536 W Dauphin St
195 W Dauphin St
181 W Dauphin St
435 W Dauphin St
534 W Dauphin St
511 W Dauphin St
509 W Dauphin St
414 W Dauphin St
532 W Dauphin St
259 W Elkhart St
263 W Elkhart St
218 W Hazzard St
220 W Hazzard St
405 W Hewson St
401 W Hewson St
136 W Huntingdon St
428 W Huntingdon St
216 W Huntingdon St
432 W Huntingdon St
426 W Huntingdon St
516 W Huntingdon St
315 W Huntingdon St
517-19 W Huntingdon St
524 W Indiana Ave
229 W Indiana Ave
322 W Indiana Ave
269 W Indiana Ave
441 W Indiana Ave
320 W Indiana Ave
231 W Indiana Ave
255 W Indiana Ave
240 W Indiana Ave
201 W Lippincott St
252 W Mayfield St
191 W Monmouth St
190 W Monmouth St
535 W Montgomery Ave
531 W Montgomery Ave
415 W Norris St
417 W Norris St
413 W Norris St
313 W Norris St
180 W Norris St
176 W Norris St
433 W Norris St
424 W Norris St
421 W Norris St
418 W Norris St
525 W Norris St
440 W Ontario St
438 W Ontario St
439 W Ontario St
705 W Schiller St
701 W Schiller St
526 W Somerset St
244 W Stella St
256 W Stella St
241 W Stella St
512 W Susquehanna Ave
307 W Susquehanna Ave
511 W Susquehanna Ave
509 W Susquehanna Ave
311 W Susquehanna Ave
323 W Susquehanna Ave
425 W Susquehanna Ave
513 W Susquehanna Ave
309 W Susquehanna Ave
252 W Wensley St
266 W Wensley St
532 W Westmoreland St
158 W Wyoming Ave
258 W York St
151 W York St
302 W York St
265 W York St
436 W York St
152 W York St
420 W York St
518 W York St
428 W York St
262 W York St
430 W York St
538 W York St
521 W York St
2552 Waterloo St
2727 Waterloo St
2612 Waterloo St
2428 Waterloo St
2628 Waterloo St
2823 Waterloo St
2945 Waterloo St
3322 Waterloo St
2729 Waterloo St
2304-08 Waterloo St
2900 Waterloo St
NAME OF DEVELOPER/APPLICANT:  E-Z Park, Inc.

Nature of Transaction: Approval for a second amendment to the Parking Lease between the Philadelphia Redevelopment Authority ("Authority") and E-Z Park, Inc. ("EZ Park"), to, among other things, extend the lease term, as previously extended, and increase the annual rent.

SECOND AMENDMENT TO LEASE AGREEMENT:

On March 14, 2008, the Authority and EZ Park entered into a Parking Lease (herein, the Original Lease") for certain property bounded generally by 8th Street, 9th Street, Race Street and Vine Street, Philadelphia, Pennsylvania, as more particularly described in the Original Lease, to be used and occupied as a public parking facility. The Original Lease provided for a term of five years beginning July 1, 2007 and ending June 30, 2012 (the "Original Lease Term"). The initial annual rent under the Original Lease was Three Hundred Eighty-Eight Thousand Five Hundred Dollars ($388,500), paid in monthly installments of Thirty-Two Thousand Three Hundred Seventy-Five Thousand Dollars ($32,375).

Thereafter, on June 29, 2012, the Authority and EZ PARK entered into a First Amendment to Lease (the "First Amendment") which extended the Original Lease Term for a term of three years beginning July 1, 2012, and ending June 30, 2015 (the "First Extension Term"). The initial annual rent under the First Amendment was Four Hundred Sixty-Two Thousand Five Hundred Dollars ($462,500), paid in monthly installments of Thirty-Eight Thousand Five Hundred Dollars ($38,500).

The Authority and EZ Park now desire to amend the Original Lease, as previously amended by the First Amendment, by, among other things, again extending the Original Lease Term, as previously extended, and providing for changes to annual rent. Specifically, the following amendments are requested:

1. The Second Amendment will extend the Original Lease Term, as previously extended by the First Extension Term, to June 30, 2018. As the Second Amendment will be effective as of July 1, 2015, the Second Amendment lease term is three (3) years;

2. The initial annual rent under the Second Amendment to Lease ("Second Amendment") will be Six Hundred Twelve Thousand Dollars ($612,000), paid in monthly installments of Fifty-One Thousand Dollars ($51,000). On the second
anniversary of the date of the effective date and for each successive anniversary thereof, the annual rent will increase by the greater of (i) the-then current annual rent will be increased by a multiple of the Consumer Price Index for Philadelphia-Urban ("CPI"), or (ii) Twelve Thousand ($12,000) Dollars;

3. The Authority has the absolute right to terminate the Second Amendment any time after June 1, 2016, with sixty (60) days prior written notice to EZ Park;

4. EZ Park shall have the right, upon thirty (30) days' written notice to the Authority, to terminate the Second Amendment at any time during the term if, in EZ Park's sole discretion, EZ Park determines that any increase in any real estate tax assessment or imposition of additional real estate taxes no longer makes the terms of the Second Amendment acceptable to EZ Park.

COMMENTS OR OTHER CONDITIONS:

There is no redevelopment agreement associated with this property – this is simply a lease transaction. The property is currently developed and used as a parking lot.

It is anticipated that a request for proposals will be issued during the Second Amendment lease term to seek a development project for the parcels, which is why the Authority has an absolute right of termination under the Second Amendment.

If approved by the Redevelopment Authority Board, a request to City Council will be submitted seeking approval of the Second Amendment.

Proposed Resolution and site map attached.

Prepared by: Ryan Harmon
NAME OF DEVELOPER/APPLICANT: Westview Development Partners, LLC

Nature of Transaction: Selection of developer to construct five (5) units of rental housing consisting of two (2) 3-bedroom units and three (3) 1-bedroom units located within the Mantua Urban Renewal Area.

Legal Entity/Other Partners (if applicable): Westview Development Partners, LLC
- Ricardo Young – Managing Member – 100%

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

PROPERTY INFORMATION: 3405 Wallace Street

Description: 2,057 sq. ft., vacant lot  Zoning: RM-1  Use: Residential

Disposition Value: $70,000.00

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in winter of 2015 with construction completion within the spring of 2016.

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

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

Prepared by: Tracy Pinson-Reviere, Project Manager
Reviewed by: Tania Nikolic
NAME OF DEVELOPER/APPLICANT: James Mayberry

Nature of Transaction: Selection of developer proposing to expand the yard area as part of outdoor space for both the Mummers Fancy Brigades and conglomeration of artists requiring space for building installation projects. The subject lot will be used in accordance to submitted plans in the Auburn neighborhood.

Mailing Address: 2052 E. Lehigh Avenue, Philadelphia, PA 19125

PROPERTY INFORMATION: 2743-2745 Frankford Avenue

Description: 4223 sq. ft., vacant lot  Zoning: RM-1  Use: Yard

Disposition Value: $37,500.00

In June, 2015, the property was advertised for sale with several other city-owned and PRA-owned properties and ultimately auctioned off with a winning bid of Thirty Seven Thousand Five Hundred Dollars ($37,500). 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 improvement. The developer owns numerous parcels on the 2700 block of Frankford Avenue.

COMMENTS OR OTHER CONDITIONS:

Commencement of the proposed project is estimated to start by early 2016 with completion within twelve (12) months. Mr. Mayberry owns the adjacent structures on both sides. He leases the buildings and outdoor space to the Mummers Fancy Brigades and artists requiring extra space for floats and other materials.

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. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE, WBE and DBE registered businesses.

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

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

Nature of Transaction: Selection of applicant to develop a sideyard adjacent to his property in the Strawberry Mansion area.

Legal Entity/Other Partners (if applicable): N/A

Mailing Address: P.O. Box 56327, Philadelphia, PA 19130

PROPERTY INFORMATION: 1517 N. 33rd Street

Description: 2720 sq. ft., vacant lot Zoning: RM-1 Use: Sideyard

Disposition Value: $50,000

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in January, 2016, with construction completion within twelve (12) 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 determined that an Economic Opportunity Plan is not required for this project given the construction budget is under $250,000. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE, WBE and DBE registered businesses.

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

Prepared by: Brian Romano, Project Manager
Reviewed by: Tania Nikolic
Seller: Rachel Ford

**Nature of Transaction:** The Board is requested to authorize the PRA to amicably acquire 425 N. Daggett Street and to not expend beyond One Hundred Thousand Dollars ($100,000) of Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funds to complete the purchase and securing of the property located in the Overbrook neighborhood in West Philadelphia.

**PROPERTY INFORMATION:**

- **Description:** 1,350 sq. ft., row house, RM1
- **Acquisition Value:** $85,000

Through negotiations the seller has agreed to accept the $85,000 purchase price as an amicable acquisition.

**COMMENTS OR OTHER CONDITIONS:**

The PRA will acquire the property listed above with NTI QRB funding.

Proposed Resolution is attached with site map & photograph.

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon
NAME OF CO-SPONSORS/DEVELOPERS: Pennrose Development, LLC & Wynnefield Overbrook Revitalization Corporation

Nature of Transactions:

Authorization for the Authority to enter into a non-recourse construction permanent loan agreement in the amount of Three Million Two Hundred Eighty-Two Thousand Dollars ($3,282,000) (the "Authority Loan") with Wynne Senior Residences LP and to enter into a grant agreement with Wynnefield Overbrook Revitalization Corporation ("WORC") in the amount of One Hundred Thousand Dollars ($100,000) (the "Authority Grant"). The proceeds of the Authority Loan and Authority Grant will be used to assist in the new construction of fifty (50) affordable senior rental units and one (1) superintendent unit in the Wynnefield neighborhood of North Philadelphia.

Legal Entity: Wynne Senior Residences LP (Borrower)

PROJECT INFORMATION: Wynne Senior Residences

Address: 2001-11 N. 54th Street

Total Development Cost: $16,552,772

Total Construction Cost: $12,099,919

PRA Financing: $3,382,000

FINANCING:

1. The Authority Loan in the amount of Three Million Two Hundred Eighty-Two Thousand Dollars ($3,282,000) will be structured with a term of thirty-two (32) years at 0% interest from the date of the loan closing. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position behind the construction loan financing provided by Capital One, N.A. ("Capital One"), or any other wholly owned subsidiary of Capital One. The Capital One loan will be repaid from Hudson Housing Capital Contributions. Upon payment of the Capital One loan, the Authority Loan will be in a first lien position.

2. The Authority shall enter into a Grant Agreement with WORC in the amount of One Hundred Thousand Dollars ($100,000), funded with NTI grant funds. The proceeds of the Grant Agreement will be used by WORC to provide a sponsor loan to the Borrower.
COMMENTS OR OTHER CONDITIONS:

The City has approved the Economic Opportunity Plan for this project, the Philadelphia Revenue Department has determined that the development team has no outstanding tax issues, and the Authority housing construction department has approved the plans, specification and construction costs for the project.

Loan closing on this project will be contingent on The Philadelphia Planning Commission issuing an environmental clearance on the property.

Proposed Resolution is attached

Prepared by: Darci Bauer, Underwriter
Reviewed by: David Thomas, Deputy Executive Director
**Nature of Transaction:** PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

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

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

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

**PROPERTY INFORMATION:**

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>2141 North Randolph Street</td>
<td>Carmen Flores</td>
</tr>
<tr>
<td>2542-44 North 8th Street</td>
<td>Candy L. Brooks</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1312 West Butler Street</td>
<td>Juan De Dios Puma Andrade</td>
<td>$8,814.00 (LAMA)</td>
</tr>
<tr>
<td>2566 North Chadwick Street</td>
<td>Roberto Morales Cepeda</td>
<td>$8,896.58 (LAMA)</td>
</tr>
<tr>
<td>2715 North Dover Street</td>
<td>Johnnie Stevens</td>
<td>$7,247.68 (LAMA)</td>
</tr>
<tr>
<td>1830 Latona Street</td>
<td>Kristen Wilson</td>
<td>$15,000.00 Mortgage +</td>
</tr>
<tr>
<td>2521 North 9th Street</td>
<td>Side yard grantee pays</td>
<td>$5,826.8 equity PMM</td>
</tr>
<tr>
<td></td>
<td>Ronald A. Moore &amp; Marjorie Harley</td>
<td>$9,180.04 (LAMA)</td>
</tr>
</tbody>
</table>
3) **Fair Market Disposition:** The following ten (10) 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>3739 Aspen Street</td>
<td>Nicholas Coombs</td>
<td>$ 6,266.28 (LAMA)</td>
</tr>
<tr>
<td>3422 Collins Street</td>
<td>Migdalia Lopez</td>
<td>$32,000.00 (AUCTION)</td>
</tr>
<tr>
<td>1904 East Harold Street</td>
<td>PHB Investment, LLC</td>
<td>$ 2,800.00 (AUCTION)</td>
</tr>
<tr>
<td>1510 North Hollywood Street</td>
<td>Rayford A. Means &amp; Evelyn Waddell, h/w</td>
<td>$ 7,056.81 (LAMA)</td>
</tr>
<tr>
<td>2063 East Letterly Street</td>
<td>Sergeant Street LLC</td>
<td>$48,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1912 East Oakdale Street</td>
<td>Mary Erica Moc</td>
<td>$ 7,278.00 (LAMA)</td>
</tr>
<tr>
<td>1914 East Oakdale Street</td>
<td>Mary Erica Moc</td>
<td>$ 7,326.52 (LAMA)</td>
</tr>
<tr>
<td>1922 Oakdale Street</td>
<td>PHB Investments, LLC</td>
<td>$11,000.00 (Auction)</td>
</tr>
<tr>
<td>1801 South 23rd Street</td>
<td>Public Health Management Corporation</td>
<td>$12,904.96 (LAMA)</td>
</tr>
<tr>
<td>751 North 38th Street</td>
<td>Nicholas Coombs</td>
<td>$17,000.00 (Appraisal)</td>
</tr>
</tbody>
</table>
NAME OF SPONSOR/DEVELOPER: Peoples Emergency Center

**Nature of Transaction:** Authorization for the Authority to enter into a non-recourse predevelopment loan agreement with 4050 Apartments, LP, in the amount of One Hundred Forty-Five Thousand Dollars ($145,000) ("Predevelopment Authority Loan"). The proceeds of the Predevelopment Authority Loan will be used for predevelopment costs that have been incurred in connection with the new construction of twenty (20) affordable rental units located in the West Powelton neighborhood of West Philadelphia.

**Legal Entity:** 4050 Apartments, LP ("Owner")

**PROJECT INFORMATION:**

- **Address:** 4050-66 Haverford Avenue
- **Total Development Cost:** $7,899,592
- **Total Construction Cost:** $5,603,938
- **PRA Financing:** $145,000 DCED (Keystone Communities)

**FINANCING:**

The Predevelopment Authority Loan will be structured with a term of thirty-two (32) years at 0% interest from the date of the Predevelopment Authority Loan closing. During the Predevelopment Authority Loan period no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Predevelopment Authority Loan closing. The Predevelopment Authority Loan will be secured by a second lien position behind the construction loan financing provided by First Niagara (the "Construction Loan"). The Construction Loan will be repaid from National Equity Fund’s Capital Contribution and permanent financing from Community Lenders Community Development Corporation ("CLCDC"). Upon payment of the Construction Loan, the Predevelopment Authority Loan will remain in a second lien position behind the CLCDC financing.

**COMMENTS OR OTHER CONDITIONS:**

Closing on the Predevelopment Authority Loan will be contingent on receiving tax clearance on members of the development team receiving Authority financing.

Proposed Resolution is attached

Prepared by: Darci Bauer, Underwriter
Reviewed by: David Thomas, Deputy Executive Director
**Nature of Transaction:** The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the PRA to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.

- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2nd, 6th and 7th Councilmanic District Offices.

**PROPERTY INFORMATION:**

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

2nd Councilmanic District Properties

5931 Kingsessing Ave
2012 S Salford St
5723 Kingsessing Ave
2103 S 58Th St
1548 S Capitol St
1400 S Patton St
2635 Wilder St
2637 Wilder St
2641 Wilder St
2645 - 47 Wilder St
2654 Wilder St
1448 S 31St St
1401 S 32Nd St
6041 Kingsessing Ave
5811 Yocum St, 5821 Woodland Ave
5813 Yocum St
1500 N 19Th St
1316 S 28Th St
1400 S 28Th St
1940 S 60Th St
2749 S 71St St
2529 S 77Th St
3502 S 86Th St
6004 Allman St
6017 Allman St
6019 Allman St
6028 Allman St
6033 Allman St
6065 Allman St
8040 Buist Ave
2235 Cross St
2252 Cross St
2324 Cross St
3114 Dickinson St
1355 S Dover St
2221 Earp St
2741 - 47 Earp St
7508 Este Ave
7514 Este Ave
7516 Este Ave
2212 Fernon St
2214 Fernon St
2637 Gerritt St
2641 Gerritt St
2655 Gerritt St
2900 Gerritt St
2901 Gerritt St
2954 Gerritt St
2955 Gerritt St
5944 Greenway Ave
2224 Greenwich St
2305 Greenwich St
2309 - 11 Greenwich St
2349 Greenwich St
2748 Holbrook St
8518 Luther Pl
8032 Lyons Ave
8001 Madison Ave
1555 S Marston St
1540 S Myrtlewood St
1542 S Myrtlewood St
1544 S Myrtlewood St
1546 S Myrtlewood St
1548 S Myrtlewood St
1550 S Myrtlewood St
1552 S Myrtlewood St
1554 S Myrtlewood St
1313 S Newkirk St
1315 S Newkirk St
1317 S Newkirk St
1321 S Newkirk St
1401 S Newkirk St
1629 Point Breeze Ave
1642 Point Breeze Ave
1648 Point Breeze Ave
1652 Point Breeze Ave
1521 Reed St
2024 S Salford St
2034 S Salford St
2052 S Salford St
2614 Sears St
1511 S Stillman St
1517 S Stillman St
1915 Titan St
3050 Titan St
2222 S 56Th St, 5511 Wheeler St
2146 - 48 S Cecil St
1308 - 26 S Dover St
1212 S 17Th St
2908 - 12 Wharton St
2249 Cross St
7500 R Wheeler Street
1606 S 20Th St
2120 S Cecil St
2116 S Cecil St
2952-2954 Gerritt St
2130 S Cecil St
2118 S Cecil St
7510 Este Ave
7512 Este Ave
1718 Titan St
2329 Ellsworth St
2122 S Cecil St
1252 S 23Rd St
8101 Pontiac Ave

6th Councilmanic District Properties

4710 Devereaux Ave
4712 Devereaux Ave
4714 Devereaux Ave
4718 Devereaux Ave
4720 Devereaux Ave
4722 Devereaux Ave
4724 Devereaux Ave
4728 Devereaux Ave
4730 Devereaux Ave
6148 Hegerman St
6150 Hegerman St
6152 Hegerman St
6154 Hegerman St
6158 Hegerman St
6160 Hegerman St
6164 Hegerman St
6166 Hegerman St
7234 Keystone St
6111 Vandike St
6113 Vandike St
6115 Vandike St
6121 Vandike St
6123 Vandike St
7th Councilmanic District Properties

2203 N 02nd St
2226 N 02nd St
2253 N 02nd St
2255 N 02nd St
2257 N 02nd St
2259 N 02nd St
2261 N 02nd St
2333 N 02nd St
2935 – 65 N 02nd St
2324 N 03rd St
1526 N 04th St
2405 N 04th St
1511 N 06th St
1519 N 06th St
1527 N 06th St
1531 N 06th St
1549 N 06th St
1625 N 06th St
4132 N 07th St
3655 N 09th St
878 N 49th St
2143 N American St
2501 N American St
2313 N Bodine St
2220 – 22 Coral St
515 W Cumberland St
4052 N Darien St
4054 N Darien St
4231 N Darien St
184 W Dauphin
186 W Dauphin
187 W Dauphin
189 W Dauphin
191 W Dauphin
401 – 11 W Dauphin
2409 Emerald St
2160 N Fairhill St
2164 N Fairhill St
2170 N Fairhill St
2939 N Fairhill St
1738 Filmore St
4528 Frankford Ave
3955 N Franklin St
2934 Gransback St
4710 Griscom St
4726 Griscom St
480 Hart Ln
3220 Hartville St
3247 Hartville St
4661 Hawthorne St
1901 Hope St
3462 Hope St
232 E Indiana Ave
362 E Indiana Ave
3344 -46 Kensington Ave
3358 Kensington Ave
3420 Kensington Ave
2841 Kip St
2303 N Lawrence St
2305 N Lawrence St
3308 N Lawrence St
3312 N Lawrence St
3314 N Lawrence St
3354 N Lawrence St
2537 N Lee St
2555 N Lee St
2806 N Lee St
2308 N Leithgow St
2310 N Leithgow St
2312 N Leithgow St
1710 Meadow St
4550 Mulberry St
2729 Mutter St
3342 Mutter St
2055 N Orianna St
2947 N Orianna St
2741 N Orkney St
1856 E Orleans St
1721 – 23 Orthodox St
2245 Palethorp St
2255 Palethorp St
2256 Palethorp St
2260 Palethorp St
2261 Palethorp St
2262 Palethorp St
2348 Palethorp St
2732 Palethorp St
2201 N Philip St
2205 N Philip St
2219 N Philip St
RESOLUTION NO.

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

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

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

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

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

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

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

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

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

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

2nd Councilmanic District Properties

5931 Kingsessing Ave
2012 S Salford St
5723 Kingsessing Ave
2103 S 58Th St
1548 S Capitol St
1400 S Patton St
2635 Wilder St
2637 Wilder St
2641 Wilder St
2645 - 47 Wilder St
2654 Wilder St
1448 S 31St St
1401 S 32Nd St
6041 Kingsessing Ave
5811 Yocum St, 5821 Woodland Ave
5813 Yocum St
1500 N 19Th St
1316 S 28Th St
1400 S 28Th St
1940 S 60Th St
2749 S 71St St
2529 S 77Th St
3502 S 86Th St
6004 Allman St
6017 Allman St
6019 Allman St
6028 Allman St
6033 Allman St
6065 Allman St
8040 Buist Ave
2235 Cross St
2252 Cross St
2324 Cross St
3114 Dickinson St
1355 S Dover St
2221 Earp St
2741 - 47 Earp St
7508 Este Ave
7514 Este Ave
7516 Este Ave
2212 Fernon St
2214 Fernon St
2637 Gerritt St
2641 Gerritt St
2655 Gerritt St
2900 Gerritt St
2901 Gerritt St
2954 Gerritt St
2955 Gerritt St
5944 Greenway Ave
2224 Greenwich St
2305 Greenwich St
2309 - 11 Greenwich St
2349 Greenwich St
2748 Holbrook St
8518 Luther Pl
8032 Lyons Ave
8001 Madison Ave
1555 S Marston St
1540 S Myrtlewood St
1542 S Myrtlewood St
1544 S Myrtlewood St
1546 S Myrtlewood St
1548 S Myrtlewood St
1550 S Myrtlewood St
1552 S Myrtlewood St
1554 S Myrtlewood St
1313 S Newkirk St
1315 S Newkirk St
1317 S Newkirk St
1321 S Newkirk St
1401 S Newkirk St
1629 Point Breeze Ave
1642 Point Breeze Ave
1648 Point Breeze Ave
1652 Point Breeze Ave
1521 Reed St
2024 S Salford St
2034 S Salford St
2052 S Salford St
2614 Sears St
1511 S Stillman St
1517 S Stillman St
1915 Titan St
3050 Titan St
2222 S 56Th St, 5511 Wheeler St
2146 - 48 S Cecil St
1308 - 26 S Dover St
1212 S 17Th St
2908 - 12 Wharton St
2249 Cross St
7500 R Wheeler Street
1606 S 20Th St
2120 S Cecil St
2116 S Cecil St
2952-2954 Gerritt St
2130 S Cecil St
2118 S Cecil St
7510 Este Ave
7512 Este Ave
1718 Titan St
2329 Ellsworth St
2122 S Cecil St
1252 S 23Rd St
8101 Pontiac Ave

6th Councilmanic District Properties

4710 Devereaux Ave
4712 Devereaux Ave
4714 Devereaux Ave
4718 Devereaux Ave
4720 Devereaux Ave
4722 Devereaux Ave
4724 Devereaux Ave
4728 Devereaux Ave
4730 Devereaux Ave
6148 Hegerman St
6150 Hegerman St
6152 Hegerman St
6154 Hegerman St
6158 Hegerman St
6160 Hegerman St
6164 Hegerman St
6166 Hegerman St
7234 Keystone St
6111 Vandike St
6113 Vandike St
6115 Vandike St
6121 Vandike St
6123 Vandike St

7th Councilmanic District Properties

2203 N 02nd St
2226 N 02nd St
2253 N 02nd St
2255 N 02nd St
2257 N 02nd St
2259 N 02nd St
2261 N 02nd St
2333 N 02nd St
2935 – 65 N 02nd St
2324 N 03rd St
1526 N 04th St
2405 N 04th St
1511 N 06th St
1519 N 06th St
1527 N 06th St
1531 N 06th St
1549 N 06th St
1625 N 06th St
4132 N 07th St
3655 N 09th St
878 N 49th St
2143 N American St
2501 N American St
2313 N Bodine St
2220 – 22 Coral St
515 W Cumberland St
4052 N Darien St
4054 N Darien St
4231 N Darien St
184 W Dauphin
186 W Dauphin
187 W Dauphin
189 W Dauphin
191 W Dauphin
401 – 11 W Dauphin
2409 Emerald St
2160 N Fairhill St
2164 N Fairhill St
2170 N Fairhill St
2939 N Fairhill St
1738 Filmore St
4528 Frankford Ave
3955 N Franklin St
2934 Gransback St
4710 Griscom St
4726 Griscom St
480 Hart Ln
3220 Hartville St
3247 Hartville St
4661 Hawthorne St
1901 Hope St
3462 Hope St
232 E Indiana Ave
362 E Indiana Ave
3344 - 46 Kensington Ave
3358 Kensington Ave
3420 Kensington Ave
2841 Kip St
2303 N Lawrence St
2305 N Lawrence St
3308 N Lawrence St
3312 N Lawrence St
3314 N Lawrence St
3354 N Lawrence St
2537 N Lee St
2555 N Lee St
2806 N Lee St
2308 N Leithgow St
2310 N Leithgow St
2312 N Leithgow St
1710 Meadow St
4550 Mulberry St
2729 Mutter St
3342 Mutter St
2055 N Orianna St
2947 N Orianna St
2741 N Orkney St
1856 E Orleans St
1721 – 23 Orthodox St
2245 Palethorp St
2255 Palethorp St
2256 Palethorp St
2260 Palethorp St
2261 Palethorp St
2262 Palethorp St
2348 Palethorp St
2732 Palethorp St
2201 N Philip St
2205 N Philip St
2219 N Philip St
2225 N Philip St
2227 N Philip St
2231 N Philip St
2233 N Philip St
2235 N Philip St
2237 N Philip St
2247 N Philip St
2253 N Philip St
2255 N Philip St
2263 N Philip St
2265 N Philip St
2267 N Philip St
2269 N Philip St
2273 N Philip St
1720 Plum St
2517 Potter St
4139 N Reese St
2868 Stouton St
2874 Stouton St
203 W Susquehanna Ave
205 W Susquehanna Ave
532 W Susquehanna Ave
536 W Susquehanna Ave
805 W Tioga Ave
506 W Venango St
705 W Venango St
2259 Waterloo St
143 E Westmoreland St
131 E Willard St
Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the City of Philadelphia (the "City") Public Property to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2nd Councilmanic District Office.
- Pursuant to City Council Resolution No. 160083 adopted on February 4, 2016, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

PROPERTY INFORMATION:

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

2nd Councilmanic District Properties

2524 Alter St
2522 Annin St
3116 Dickinson St
3118 Dickinson St
2727 Earp St
2613 Earp St
2703 Earp St
2724 Earp St
2714 Earp St
2735 Earp St
2719 Earp St
2645 Federal St
1911 Gerritt St
2723 Ingram St
1818 Latona St
2623 Latona St
2609 Latona St
2635 Latona St
2720 Manton St
2740 Manton St
2724 Manton St
2704 Manton St
2532 Manton St
2712 Manton St
2738 Manton St
2726 Manton St
2706 Manton St
2716 Manton St
2710 Manton St
2705 Oakford St
2716 Oakford St
2720 Oakford St
2714 Oakford St
2537 Oakford St
2643 Reed St
2639 Reed St
1230 S 23Rd St
1211 S 26Th St
1203 S 26Th St
1327 S 27Th St
1304 S 28Th St
1546 S 30Th St
1334 S 30Th St
1329 S 31St St
1443 S 32Nd St
1326 S Corlies St
1310 S Corlies St
1320 S Corlies St
1327 S Dover St
1342 S Hollywood St
1240 S Newkirk St
1250 S Newkirk St
1242 S Newkirk St
1930 S Norwood St
1932 S Norwood St
1236 S Patton St
1700 S Ringgold St
1555 S Ringgold St
1545 S Ringgold St
1348 S Spangler St
1315 S Stanley St
1506 S Stillman St
1554 S Stillman St
1145 S Sydenham St
1138 S Sydenham St
1529 S Taney St
1519 S Taney St
1527 S Taney St
1554 S Taylor St
2630 Sears St
2642 Sears St
2318 Tasker St
3100 Tasker St
2044 Titan St
2647 Titan St
3036 Titan St
3046 Titan St
2616 Titan St
2609 Titan St
3000 Titan St
3018 Titan St
2641 Titan St
2637 Titan St
3010 Titan St
2618 Titan St
2628 Titan St
2051 Watkins St
1932 Watkins St
2932 Wharton St
3311 Wharton St
2928 Wharton St
2809 Wharton St
2827 Wharton St
2220 Wilder St
2017 Wilder St
2643 Wilder St
2315 Wilder St
2239 Wilder St
2038 Wilder St
2222 Wilder St
RESOLUTION NO.

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

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

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

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

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

WHEREAS, pursuant to City Council Resolution No. 160083 adopted on February 4, 2016, the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

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

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

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

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

2nd Councilmanic District Properties

2524 Alter St
2522 Annin St
3116 Dickinson St
3118 Dickinson St
2727 Earp St
2613 Earp St
2703 Earp St
2724 Earp St
2714 Earp St
2735 Earp St
2719 Earp St
2645 Federal St
1911 Gerritt St
2723 Ingram St
1818 Latona St
2623 Latona St
2609 Latona St
2635 Latona St
2720 Manton St
2740 Manton St
2724 Manton St
2704 Manton St
2532 Manton St
2712 Manton St
2738 Manton St
2726 Manton St
2706 Manton St
2716 Manton St
2710 Manton St
2705 Oakford St
2716 Oakford St
2720 Oakford St
2714 Oakford St
2537 Oakford St
2643 Reed St
2639 Reed St
1230 S 23Rd St
1211 S 26Th St
1203 S 26Th St
1327 S 27Th St
1304 S 28Th St
1546 S 30Th St
1334 S 30Th St
1329 S 31St St
1443 S 32Nd St
1326 S Corlies St
1310 S Corlies St
1320 S Corlies St
1327 S Dover St
1342 S Hollywood St
1240 S Newkirk St
1250 S Newkirk St
1242 S Newkirk St
1930 S Norwood St
1932 S Norwood St
1236 S Patton St
1700 S Ringgold St
1555 S Ringgold St
1545 S Ringgold St
1348 S Spangler St
1315 S Stanley St
1506 S Stillman St
1554 S Stillman St
1145 S Sydenham St
1138 S Sydenham St
1529 S Taney St
1519 S Taney St
1527 S Taney St
1554 S Taylor St
2630 Sears St
2642 Sears St
2318 Tasker St
3100 Tasker St
2044 Titan St
2647 Titan St
3036 Titan St
3046 Titan St
2616 Titan St
2609 Titan St
3000 Titan St
3018 Titan St
2641 Titan St
2637 Titan St
3010 Titan St
2618 Titan St
2628 Titan St
2051 Watkins St
1932 Watkins St
2932 Wharton St
3311 Wharton St
2928 Wharton St
2809 Wharton St
2827 Wharton St
2220 Wilder St
2017 Wilder St
2643 Wilder St
2315 Wilder St
2239 Wilder St
2038 Wilder St
2222 Wilder St
**Sellers:** Harry Schmidt and Jeffrey D. Schmidt

**Nature of Transaction:** The Board is requested to authorize the Authority to enter into a Settlement and Release Agreement (the "Agreement") with Plaintiffs, Harry Schmidt and Jeffrey D. Schmidt ("Plaintiffs"), to resolve all claims presented in the quiet title lawsuit filed by Plaintiffs in the Philadelphia Court of Common Pleas (June Term 2015, No. 00315)(the "Lawsuit"). Subject to the terms and conditions contained in the Agreement, the Authority will acquire 419 N. Daggett Street (the "Property") from Plaintiffs for nominal value of One Dollar ($1.00) (including additional closing costs), payable from the Authority's general funds, subject to receipt of a title insurance policy acceptable to General Counsel.

**PROPERTY INFORMATION: 419 N. Daggett Street**

**Description:** 1,615 sq. ft., vacant lot, RM-1

**Acquisition Cost:** $1.00

Through negotiations, Plaintiffs are willing to release all claims presented in the Lawsuit in consideration of the Authority agreeing to acquire the Property for nominal consideration. Plaintiffs have stated that they do not want the potential liability of holding the Property since they cannot do anything with it at this time.

**COMMENTS OR OTHER CONDITIONS:**

The Authority will acquire the Property for One Dollar ($1.00), including closing costs.

Proposed Resolution is attached with site map & photograph.

Prepared by: Ryan D. Harmon
RESOLUTION NO.

RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION WITH HARRY SCHMIDT AND JEFFREY D. SCHMIDT UPON CERTAIN TERMS AND CONDITIONS, INCLUDING THE ACQUISITION OF 419 N. DAGGETT STREET FOR NOMINAL COST

WHEREAS, Harry Schmidt and Jeffrey D. Schmidt (herein, "Plaintiffs") are the owners of 419 N. Daggett Street, Philadelphia, Pennsylvania (the "Property"); and

WHEREAS, Plaintiffs commenced a lawsuit in the Philadelphia Court of Common Pleas to quiet title against the City of Philadelphia and the Philadelphia Redevelopment Authority (June Term 2015, No. 00315) (the "Lawsuit"); and

WHEREAS, the parties to the Lawsuit have deemed it desirable to resolve all claims presented in the Lawsuit amicably in accordance with the terms of the proposed Settlement and Release Agreement (the "Agreement"), subject to Board approval; and

WHEREAS, the Authority has agreed, subject to Board approval, to purchase the Property for nominal consideration of One Dollar ($1.00), including additional closing costs, in consideration of Plaintiffs releasing all claims presented against the Authority in the Lawsuit; and

WHEREAS, the Authority's acquisition of the Property will be funded from the Authority's general funds and will further the public purposes of the City by assisting in future redevelopment of this area; and

WHEREAS, General Counsel for the Authority recommends that this matter be resolved in accordance with these terms and conditions of the proposed Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Deputy Executive Director is hereby authorized to execute a Settlement and Release Agreement that, among other terms, (i) requires the Authority to pay Plaintiffs, Harry Schmidt and Jeffrey D. Schmidt ("Plaintiffs"), the total sum of $1.00, including additional closing costs, from the Authority's general funds to acquire 419 N. Daggett Street, Philadelphia, Pennsylvania (the "Property"), and (ii) requires Plaintiffs to release all claims presented against the Authority in the Lawsuit.

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

FURTHER AUTHORIZING, that the Deputy Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purpose and intents.
419 N. Daggett Street
Request: Appointment of Marla Clark to replace Peilin Chen as a Director and Officer of Housing Opportunities Program Philadelphia, Inc. ("HOPP")

Background: On December 31, 2015, Peilin Chen resigned from the Board of Directors and from the officer position of Vice President for HOPP. HOPP's bylaws require the Authority's Board of Directors to appoint an Authority employee to fill a vacancy created by an Authority employee. The Board is requested to appoint Marla Clark to fill Ms. Chen's vacancy on the Board of Directors and in the officer position of Vice President for HOPP. Ms. Clark will serve for the balance of Ms. Chen's unexpired terms.
RESOLUTION NO.

RESOLUTION APPOINTING MARLA CLARK TO REPLACE PEILIN CHEN AS A DIRECTOR AND OFFICER OF HOUSING OPPORTUNITIES PROGRAM PHILADELPHIA, INC.

WHEREAS, on December 31, 2015, Peilin Chen resigned from the Board of Directors and from the officer position of Vice President for Housing Opportunities Program Philadelphia, Inc. ("HOPP"); and

WHEREAS, the Board would like to fill the vacancy with another Authority employee.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that Marla Clark is appointed to fill Ms. Chen’s vacancy on the Board of Directors and in the officer position of Vice President for Housing Opportunities Program Philadelphia, Inc. ("HOPP"). Ms. Clark will serve for the balance of Ms. Chen's unexpired terms.

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 SPONSOR/DEVELOPER: People's Emergency Center

Nature of Transaction: Authorization for the Authority to enter into a Neighborhood Transformation Initiative ("NTI") grant agreement for predevelopment cost associated with the development of the 4050 Apartments located at 4050-66 Haverford Avenue. The grant, in an amount not to exceed Two Hundred Thousand Dollars ($200,000), will be used for predevelopment costs that have been incurred in connection with the new construction of twenty (20) affordable rental units located in the West Powelton neighborhood of West Philadelphia.

Legal Entity: 4050 Apartments, LP (Owner of 4050 Apartments)

PROJECT INFORMATION:

4050 Apartments

Address: 4050-66 Haverford Avenue

Total Development Cost: $7,899,592

Total Construction Cost: $5,603,938

PRA Grant: $200,000 NTI (Tax Exempt Funds)

COMMENTS OR OTHER CONDITIONS:

The Authority will enter into a grant agreement with People's Emergency Center in an amount not to exceed Two Hundred Thousand Dollars ($200,000) and will disperse NTI funds as a reimbursement for soft costs incurred for activities associated with the low income housing tax credit development.

Proposed Resolution is attached.

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

RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED $200,000 TO PEOPLE’S EMERGENCY CENTER TO ASSIST WITH PRE-DEVELOPMENT COSTS ASSOCIATED WITH THE 4050 APARTMENTS DEVELOPMENT LOCATED AT 4050-66 HAVERFORD AVENUE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative ("NTI") funds in an amount not to exceed Two Hundred Thousand Dollars ($200,000) to People’s Emergency Center to assist with pre-development activities associated with the development of the 4050 Apartments located at 4050-66 Haverford Avenue, and to enter into a grant agreement evidencing same.

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 SPONSOR/DEVELOPER: Philadelphia Housing Authority ("PHA")

NATURE OF TRANSACTION: Authorization for the Authority to enter into a grant agreement with PHA for the Authority to provide a grant to PHA in an amount not to exceed Eight Million Dollars ($8,000,000) (the "Grant"). The proceeds of the Grant will be used to support the following activates completed by PHA:

1) The demolition of the PHA Norman Blumberg Apartment Complex which includes the removal of two high rise towers and several low rise vacant buildings. Work is to be completed by March 31, 2016; and

2) The renovation of eligible scattered site properties owned by PHA where activities include interior and exterior repairs.

The Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funds will be used to reimburse PHA for hard costs incurred. All properties are publically owned by PHA and will remain in PHA's ownership.

PROJECT INFORMATION: Norman Blumberg Apartments & Scattered Site Rehabs

Address: 2311 W. Jefferson & various properties

PRA Grant: Up to $8,000,000 of NTI QRB Funds

COMMENTS OR OTHER CONDITIONS:

In 2014, the Authority began working with PHA in Sharswood and, acting as their agent, completed the acquisition of over 1200 parcels on behalf of PHA around the now vacant Blumberg Apartments.

Through the Grant, the City, PHA and the Authority look forward to working collaboratively and providing support in the implementation of the transformation vision outlined in the 2015 Sharswood Choice Neighborhood Plan.

Proposed Resolution is attached.

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

RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED $8,000,000 TO THE PHILADELPHIA HOUSING AUTHORITY TO ASSIST WITH COSTS ASSOCIATED WITH THE DEMOLITION OF NORMAN BLUMBERG APARTMENTS AND SCATTERED SITE PROPERTY RENOVATIONS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative funds in an amount not to exceed Eight Million Dollars ($8,000,000) to the Philadelphia Housing Authority ("PHA") to assist with activities associated with the demolition of the Norman Blumberg Apartments and the renovation of PHA-owned scattered site house units, and to enter into a grant agreement evidencing same.

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 CONTRACTOR: PRA Maintenance Department

Nature of Transaction: Approval authorizing the Authority to expend Neighborhood Transformation initiative ("NTI") Qualified Revenue Bond ("QRB") funds for the demolition and removal of a 12,500 sq. ft. steel awning located at 1020 W. Colona Street. The project will be completed by the PRA Maintenance Department.

PROPERTY INFORMATION: 1020 W. Colona Street

Description: 15,535 sq. ft. lot with a 12,500 sq. ft. overhead steel awning

Funding Amount: Not to Exceed Forty Thousand Dollars ($40,000).

FINANCING:

The Authority will demolish and remove the steel awning with NTI QRB funding from an allocation of Three Million Dollars ($3,000,000) in NTI funding that has been reserved as part of the City’s match requirement under HUD’s Thirty Million Dollar ($30,000,000) Choice Neighborhood award for Philadelphia.

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

Prepared by: Robert LaBrum
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING APPROVAL TO USE NEIGHBORHOOD TRANSFORMATION INITIATIVE FUNDS IN THE AMOUNT OF UP TO $40,000 FOR THE DEMOLITION AND REMOVAL OF A STEEL AWNING LOCATED AT 1020 W. COLONA STREET IN THE MODEL CITIES URBAN RENEWAL AREA

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 the amount not to exceed Forty Thousand Dollars ($40,000) for the demolition and removal of a steel awning located at 1020 W. Colona Street.

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

FURTHER 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.
1020 W. Colona Street
1020 W. Colona Street
(Steel Awning Demolition and Removal)
The Board is requested to adopt a resolution authorizing the Authority to enter into a Line of Credit Loan Agreement with the Philadelphia Housing Development Corporation and to provide a loan in an amount not to exceed One Million Five Hundred Thousand Dollars ($1,500,000) (herein, the "Loan"), funded from Redevelopment Authority working capital. The Loan, secured by existing contracts with the City of Philadelphia, will be used to bridge reimbursable expenditures providing the Philadelphia Housing Development Corporation the opportunity to improve contractor productivity by streamlining the payment process.

The resolution is attached.
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A LINE OF CREDIT LOAN AGREEMENT WITH THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION IN AN AMOUNT NOT TO EXCEED $1,500,000

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a Line of Credit Loan Agreement ("Loan Agreement") with the Philadelphia Housing Development Corporation ("PHDC") under terms and conditions as follows:

1. The Authority is providing a revolving line of credit loan in an amount not to exceed One Million Five Hundred Thousand Dollars ($1,500,000) (herein, the "Loan"), funded from the Authority's working capital;

2. The proceeds of the Loan will be used to bridge operating and programmatic expenditures associated with the contractual obligations with the City of Philadelphia;

3. The Loan will be for a maximum term of twelve (12) months from the date of the initial disbursement;

4. Disbursement of Loan proceeds will be contingent upon the following:
   
   i. Satisfactory tax status certification issued on all members of the development team; and

   ii. Fully executed promissory note and Loan Agreement.

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.
REQUEST: Amend contract with Speridian Technologies, LLC ("Speridian") to increase support service fees from Sixty-Five Dollars ($65.00) per hour (up to an amount not to exceed Ten Thousand Dollars ($10,000)) to a flat fee of Thirty-One Thousand Two Hundred Dollars ($31,200) for unlimited service. The Amended Contract will authorize the Authority to expend an amount not to exceed One Hundred Forty-Six Thousand Two Hundred Dollars ($146,200) under and pursuant to the Contract.

OVERVIEW: In an effort to meet its obligations under 24 CFR §92 and to clear long standing audit findings, the Authority seeks to develop a method to be more efficient with housing inspections and compliance reporting. Therefore, it has sought the services of a consultant for an enterprise wide mobile electronic data collection system to assist the Authority with obligations for housing inspection and compliance reporting.

With responsibility for monitoring approximately Four Thousand (4,000) residential rental units at various stages within the HOME and NSP compliance periods with a small staff, we are requesting the assistance of a consultant to develop an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet.

The Board, at its meeting on June 10, 2015, approved Resolution No. 2015-59 to authorize the Authority to enter into a professional services contract ("Contract") with Speridian wherein Speridian would provide consulting services for an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet. Such Contract would assist the Authority with obligations for housing inspection and compliance. The Contract authorized the Authority to expend an amount not to exceed One Hundred Twenty-Five Thousand Dollars ($125,000), which amount is comprised of a one-time implementation fee not to exceed One Hundred Five Thousand Dollars ($105,000), support fees at Sixty-Five Dollars ($65.00) per hour, and actual travel costs up to Ten Thousand Dollars ($10,000).
Based on the above request, approval is sought to amend the Contract and expend an amount not to exceed a total of One Hundred Forty-Six Thousand Two Hundred Dollars ($146,200) under and pursuant to the Contract (the difference being the increase in the support service fees).

Proposed Resolution is attached.

Prepared by: Melvis J. Dunbar
Reviewed by: David Thomas
RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO AMEND A CONTRACT FOR PROFESSIONAL SERVICES WITH SPERIDIAN TECHNOLOGIES, LLC, FOR CONSULTANT SERVICES TO DEVELOP AN ENTERPRISE WIDE MOBILE ELECTRONIC DATA SYSTEM TO ASSIST THE AUTHORITY WITH HOUSING COMPLIANCE AND INSPECTIONS FOR FEDERALLY FUNDED HOUSING PROJECTS

WHEREAS, the Board at its meeting on June 10, 2015 approved Resolution No. 2015-59 to authorize the Authority to enter into a professional services contract ("Contract") with Speridian Technologies, LLC ("Speridian"), to provide consulting services for an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet to assist the Authority with obligations for Housing Inspection and Compliance;

WHEREAS, pursuant to the Contract, the Authority was authorized to expend an amount not to exceed One Hundred Twenty-Five Thousand Dollars ($125,000), of which is a one-time implementation fee not to exceed One Hundred Five Thousand Dollars ($105,000), support fees at Sixty-Five Dollars ($65.00) per hour (up to an amount not to exceed Ten Thousand Dollars ($10,000), and actual travel costs up to Ten Thousand Dollars ($10,000);

WHEREAS, Speridian and the Authority agree that there is a need to increase the cost for support services from Sixty-Five Dollars ($65.00) per hour (up to an amount not to exceed Ten Thousand Dollars ($10,000)), to a flat fee of Thirty-One Thousand Two Hundred Dollars ($31,200) for unlimited services throughout the Contract term;

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Authorization is hereby granted for the Authority to amend the Contract to increase support service fees from an amount not to exceed Ten Thousand Dollars ($10,000) to an amount not to exceed Thirty-One Thousand Two Hundred Dollars ($31,200). All other terms of the Contract shall remain in effect.

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.
Request:

Approval of a contract amendment between the Authority and Stantec Consulting Services Inc. ("Stantec") for an increase in the contract amount in an amount not to exceed Seventy-Five Thousand Dollars ($75,000).

Background:

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

A sixth amendment to the Contract is necessary because while performing the additional environmental remediation and site investigation authorized by the fifth amendment to the Contract, Stantec encountered free product (oil and/or gas) again in one of the monitoring wells, MW-9 ("MW-9"). The Sixth Amendment will authorize Stantec to perform additional environmental remediation in order to obtain site characterization and a release of liability from the PADEP. Stantec will, among other things: 1) clean MW-9 five to seven times, as necessary, 2) perform well gauging of Monitoring Wells, MW-9, MW-12, and MW-13 approximately eighteen times, 3) perform further groundwater sampling, and 4) submit required reports and other documents to PADEP. For the foregoing services, the Contract amount must be increased by an amount not to exceed Seventy-Five Thousand Dollars ($75,000).

Proposed Resolution is attached.

Prepared by:  David Thomas
Reviewed by: Ryan Harmon
RESOLUTION NO.

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

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby granted for the Authority to enter into an amendment to a Contract for Professional Services with Stantec Consulting Services, Inc., to perform environmental remediation at 1718-26 N. 52nd Street, with a maximum compensation not to exceed Seventy-Five Thousand Dollars ($75,000).

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
NAME OF DEVELOPER/APPLICANT: Westview Development Partners, LLC

Nature of Transaction: Selection of developer to construct sixteen (16) units of townhome style rental housing located within the Mantua Urban Renewal Area.

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

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

PROPERTY INFORMATION: 701-11 N. 34th Street

Description: 13,761 sq. ft., vacant lot  Zoning: RM-1 and CMX-2  Use: Residential

Disposition Value: $108,000.00

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in Spring, 2016, with construction completion by Spring, 2018.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 7%. This developer is new to the PRA, and therefore, no past performance has been recorded.
Proposed Resolution and supporting project information are attached (sources & uses, site map and photographs, EOP).

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

RESOLUTION SELECTING WESTVIEW DEVELOPMENT PARTNERS, LLC, AS REDEVELOPER OF 701-11 N. 34th STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Westview Development Partners, LLC, is hereby selected as Redeveloper of 701-11 N. 34th Street, located within the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One Hundred Eight Thousand Dollars ($108,000.00); 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 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.
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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Uses: Provide estimated costs to redevelop property

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Address: 701-11 N. 34th Street
BOARD FACTSHEET
Meeting of February 10, 2016
Removal of Disposition Supplement
1317-23 Frankford Avenue, 1139 E. Berks Street and
2627 E. Hagert Street

NAME OF APPLICANT: Denis Boyce (1317-23 Frankford Avenue)
Joseph A. Maurizi (1139 E. Berks Street)
Tina M. Dixon and Thomas A. Dixon (2627 E. Hagert Street)

Nature of Transaction: The Board is being asked to authorize a resolution that
removes a disposition supplement from the Open Space Management (Side yard
Agreements) for 1317-23 Frankford Avenue, 1139 E. Berks Street and 2627 E. Hagert
Street.

The disposition supplement imposes a requirement that the properties be used only
as a side yard and green space for thirty (30) years. Removal of this restriction will
allow the owner to use the property for residential and related uses.

PROPERTY INFORMATION:

1317-23 Frankford Avenue (2429 sq. ft., side yard)
1139 E. Berks Street (786 sq. ft., side yard)
2627 E. Hagert Street (709 sq. ft., side yard)

ADMINISTRATIVE FEE: $5,000 for each applicant

All the applicants have requested that the requirement of the disposition supplement
be removed and have agreed to pay an administrative fee of Five Thousand Dollars
($5,000) for work associated with this action.

Proposed Resolution is attached with site map and photograph.

Prepared by: Brian Romano, Project Manager
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING THE REMOVAL OF A DISPOSITION SUPPLEMENT THAT LIMITS USE AND SALE OF 1317-23 FRANKFORD AVENUE, 1139 E. BERKS STREET AND 2627 E. HAGERT STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

WHEREAS, the Philadelphia Redevelopment Authority conveyed 1317-23 Frankford Avenue (the "Frankford Avenue Premises") to Denis Boyce on June 27, 2002;

WHEREAS, a disposition supplement limiting use of the Frankford Avenue Premises as a side yard for thirty (30) years was imposed by deed dated June 27, 2002;

WHEREAS, the Philadelphia Redevelopment Authority conveyed 1139 E. Berks Street (the "Berks Street Premises") to Joseph A. Maurizi on June 28, 2004;

WHEREAS, a disposition supplement limiting the use of the Berks Street Premises as a side yard for thirty (30) years was imposed by deed dated June 28, 2004;

WHEREAS, the Philadelphia Redevelopment Authority conveyed 2627 E. Hagert Street (the "Hagert Street Premises") to Tina M. Dixon and Thomas A. Dixon on January 12, 2005;

WHEREAS, a disposition supplement limiting the use of the Hagert Street Premises as a side yard for thirty (30) years was imposed by deed dated January 12, 2005;

WHEREAS, Denis Boyce, Joseph A. Maurizi, and Tina M. Dixon and Thomas A. Dixon have requested that the Authority remove the disposition supplement that restricts land use to a side yard.

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

1. The Deputy Executive Director is authorized to execute a release from the disposition supplement with respect to the Frankford Avenue Premises, the Berks Street Premises and the Hagert Street Premises.

2. Each of the respective owners of the Frankford Avenue Premises, the Berks Street Premises and the Hagert Street Premises shall pay the Authority an administrative fee of $5,000 for the aforementioned release.

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.
1317-23 Frankford Avenue
New Kensington-Fishtown
Urban Renewal Area
1317-23 Frankford Avenue

Amended January 2016

1139 E. Berks Street
1139 F. Berks Street
Item II (b)

New Kensington-Fishtown
Urban Renewal Area - 1139 E. Berks Street

Amended January 2016
2627 E. Hagert Street
New Kensington-Fishtown
Urban Renewal Area - 2627 E. Hagert Street

Amended January 2016
NAME OF DEVELOPER/APPLICANT: Haroldine Trower and the respective heirs of Abraham Trower, Jr.

Nature of Transaction: Request an Assignment Agreement from Haroldine Trower and the heirs of Abraham Trower, Jr., to La Capretto LLC.

Legal Entity & Principle Partners: La Capretto LLC
Nicholas Sylvestro and Colleen Sylvestro
3977 Berton Road
Huntingdon Valley, PA 19006

PROPERTY INFORMATION: 1308 Catharine Street

Description: 750 sq. ft., vacant structure   Zoning: RSA5   Use: residential

COMMENTS OR OTHER CONDITIONS:

This property was condemned on May 30, 2000 and was conveyed back to Ms. Trower through a Revestment and Rehabilitation Agreement on November 30, 2001. To date, Ms. Trower has not completed the rehabilitation and has requested the Authority reassign the development rights to La Capretto LLC.

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

Prepared by: Brian Romano, Project Manager
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION APPROVING AN ASSIGNMENT AGREEMENT FOR 1308 CATHARINE STREET, LOCATED IN THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA

WHEREAS, the Redevelopment Authority entered into a Rehabilitation Agreement with Haroldine Trower and the heirs of Abraham Trower Jr. ("Redeveloper") dated November 30, 2001, for development of certain parcel of property located within the South Central Urban Renewal Area, including 1308 Catharine Street (the "Assigned Parcel");

WHEREAS, the Rehabilitation Agreement provides that Redeveloper may indicate an assignee for all or portions of the project area upon certain conditions as more fully set forth therein;

WHEREAS, Redeveloper has submitted the name of La Capretto LLC as assignee of the Assigned Parcel and has requested that the Authority approve this assignment and consent to the transfer of title of the Assigned Parcel to La Capretto LLC;

WHEREAS, the Authority has considered this request and has examined the qualifications of La Capretto LLC and other factors relevant to the proposed assignment.

NOW THEREFORE, BE IT RESOLVED, that:

1. La Capretto LLC is approved as Assignee of 1308 Catharine Street (the "Assigned Parcel");

2. The Assignee possesses the qualifications and financial resources to develop the Assigned Parcel in accordance with the Rehabilitation Agreement;

3. The Authority shall enter into an Assignment Agreement with Redeveloper and Assignee and shall prepare, execute and deliver any documentation deemed necessary or desirable in order to carry out the foregoing under terms acceptable to the Executive Director and in a form acceptable to General Counsel.

FURTHER AUTHORIZING the Executive Director, with the advice of General Counsel, to allow modifications and corrections to this Resolution which are necessary or desirable to carry out its purposes and intents.
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>
<th>Name of Source</th>
<th>Committed:</th>
<th>Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Equity</td>
<td>$89,000.00</td>
<td>Savings</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Acc/Construction Financing</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent Financing</td>
<td>$260,000.00</td>
<td>First Resource Bank</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
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<tr>
<td>Other</td>
<td>$</td>
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<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Sources</strong></td>
<td>$349,000.00</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>$180,000.00</td>
<td></td>
</tr>
<tr>
<td>Closing Costs (Title/Recording)</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Construction Costs</td>
<td>$169,000.00</td>
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<tr>
<td>Design/Engineering Costs</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Legal Costs</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Holding Costs</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Financing Costs</td>
<td>$</td>
<td></td>
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<tr>
<td>Other:</td>
<td>$</td>
<td></td>
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<tr>
<td>Other:</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td><strong>Total Uses</strong></td>
<td>$349,000.00</td>
<td></td>
</tr>
</tbody>
</table>
1308 Catharine Street
NAME OF DEVELOPER/APPLICANT: Sherri Strothers

Nature of Transaction: Selection of applicant for 1467 N. 53rd Street to rehabilitate vacant structure into a single-family homeownership unit. The subject property is located in the West Philadelphia Redevelopment Area.

Mailing Address: 624 S. Yewdall Street, Philadelphia, PA 19143

PROPERTY INFORMATION: 1467 N 53rd Street, Philadelphia, PA 19142

Description: 1775 sq. ft., vacant structure  
Zoning: RM-1  
Use: Residential

Disposition Price: $3,500.00

FINANCING:

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

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 Two Hundred Fifty Thousand Dollars ($250,000).

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

Prepared by: Susan Callanen
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION SELECTING SHERRI STROTHERS AS REDEVELOPER OF 1467 N. 53rd STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Sherri Strothers is hereby selected as Redeveloper of 1467 N. 53rd Street, located within the West Philadelphia 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 Three Thousand Five Hundred Dollars ($3,500.00); 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 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>
<th>Name of Source</th>
<th>Committed:</th>
<th>Documentation Attached:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Equity</td>
<td>$34,000.00</td>
<td>Bank account</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Acq/Construction Financing</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent Financing</td>
<td>$</td>
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<td></td>
</tr>
<tr>
<td>Grant</td>
<td>$</td>
<td></td>
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<tr>
<td>Other</td>
<td>$</td>
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<td>Other</td>
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<tr>
<td>Other</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Sources</strong></td>
<td><strong>$34,000.00</strong></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>$3,500.00</td>
<td></td>
</tr>
<tr>
<td>Closing Costs (Title/Recording)</td>
<td>$500.00</td>
<td></td>
</tr>
<tr>
<td>Construction Costs</td>
<td>$20,000.00</td>
<td></td>
</tr>
<tr>
<td>Design/Engineering Costs</td>
<td>$</td>
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<tr>
<td>Legal Costs</td>
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<tr>
<td>Holding Costs</td>
<td>$</td>
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<tr>
<td>Financing Costs</td>
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<td>Other:</td>
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<td>Other:</td>
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<tr>
<td>Other:</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td><strong>Total Uses</strong></td>
<td><strong>$34,000.00</strong></td>
<td></td>
</tr>
</tbody>
</table>
1467 N. 53rd Street
NAME OF DEVELOPER/APPLICANT:  Mark Lutz

Nature of Transaction:  Selection of applicant for 3351 Kensington Avenue to rehabilitate vacant structure into a homeownership unit. The subject property is not located within a Redevelopment Area.

Mailing Address:  2127 E. Birch Street, 19134

PROPERTY INFORMATION:  3351 Kensington Avenue, Philadelphia, PA 19134

Description:  1776 sq. ft., vacant structure  Zoning:  CMX-2  Use:  Residential

Disposition Price:  $4,200.00

Property was auctioned on June 12, 2015, at the opening bid price of $4,200. The disposition value of this property was established by applicant as sole bidder on property.

FINANCING:

The developer will use its own funds to purchase and renovate property; documentation of available funds in the amount no less than total project costs have been provided (see attached sources and uses).

COMMENTS OR OTHER CONDITIONS:

Commencement of the proposed project is estimated to being within three (3) months of settlement with completion within twenty-four (24) months thereafter. 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 Two Hundred Fifty Thousand Dollars ($250,000).

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

Prepared by:  Susan Callanen
Reviewed by:  Tania Nikolic
RESOLUTION NO.

RESOLUTION SELECTING MARK LUTZ AS DEVELOPER OF 3351 KENSINGTON AVENUE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Mark Lutz is hereby selected as developer of 3351 Kensington Avenue 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 Four Thousand Two Hundred Dollars ($4,200.00); 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 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>
<th>Name of Source</th>
<th>Committed:</th>
<th>Documentation Attached:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Equity</td>
<td>$9,200.00</td>
<td>Bank</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Acq/Construction Financing</td>
<td>$</td>
<td></td>
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</tr>
<tr>
<td>Permanent Financing</td>
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<tr>
<td>Grant</td>
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<tr>
<td>Other</td>
<td>$</td>
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<td>Other</td>
<td>$</td>
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</tr>
<tr>
<td>Total Sources</td>
<td>$9,200.00</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>$4,200.00</td>
<td>auction</td>
</tr>
<tr>
<td>Closing Costs (Title/Recording)</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Construction Costs</td>
<td>$5,000.00</td>
<td>Kim</td>
</tr>
<tr>
<td>Design/Engineering Costs</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Legal Costs</td>
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</tr>
<tr>
<td>Holding Costs</td>
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<tr>
<td>Financing Costs</td>
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<tr>
<td>Other:</td>
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<td>Other:</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Total Uses</td>
<td>$9,200.00</td>
<td></td>
</tr>
</tbody>
</table>
3351 Kensington Avenue
**Nature of Transaction:** PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

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

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

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

**PROPERTY INFORMATION:**

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>2832 North Fairhill Street</td>
<td>Ramonita Roman</td>
</tr>
<tr>
<td>2001-2011 North 54th Street</td>
<td>Wynne Senior Residences LP</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2122 East Arizona Street</td>
<td>Cynthia Cathrine O’Brien</td>
<td>$15,000.00 (LAMA)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Grantee pays $1,258.00 PMM</td>
</tr>
<tr>
<td>2542 North Douglas Street</td>
<td>Troy Delancey Scott &amp; Leslie E. Williams</td>
<td>$10,400.00 (RE Committee)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Grantee pays $2,600.00 PMM</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>ELU Incorporated</td>
<td>$17,374.00 (LAMA)</td>
</tr>
<tr>
<td>1308 South 21st Street</td>
<td>ELU Incorporated</td>
<td>$17,047.97 (LAMA)</td>
</tr>
<tr>
<td>1310 South 21st Street</td>
<td>ELU Incorporated</td>
<td>$18,978.16 (LAMA)</td>
</tr>
<tr>
<td>1312 South 21st Street</td>
<td>ELU Incorporated</td>
<td>$20,069.94 (LAMA)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee</th>
<th>Appraisal/LAMA Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>5500 Angora Terrace</td>
<td>Ricardo Higgins</td>
<td>$10,000.00 (RE Committee)</td>
</tr>
<tr>
<td>2610 Annin Street</td>
<td>Metropoly, LLC</td>
<td>$14,000.00 (Appraisal)</td>
</tr>
<tr>
<td>2620 Annin Street</td>
<td>Metropoly, LLC</td>
<td>$14,000.00 (Appraisal)</td>
</tr>
<tr>
<td>3422 – 3430 Collins Street</td>
<td>Migdalia Lopez</td>
<td>$32,000.00 (AUCTION)</td>
</tr>
<tr>
<td>407 West Norris Street</td>
<td>Sami Kurdina</td>
<td>$10,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1912 East Oakdale Street</td>
<td>Mary Erica Moc</td>
<td>$7,278.00 (LAMA)</td>
</tr>
<tr>
<td>1914 East Oakdale Street</td>
<td>Mary Erica Moc</td>
<td>$7,326.52 (LAMA)</td>
</tr>
<tr>
<td>438-440 East Somerset Street</td>
<td>KI Soo Song &amp; Keum R Song</td>
<td>$13,300.00 (RE Committee)</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>2832 North Fairhill Street</td>
<td>Ramonita Roman</td>
</tr>
<tr>
<td>2001-2011 North 54th Street</td>
<td>Wynne Senior Residences LP</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>2122 East Arizona Street</td>
<td>Cynthia Cathrine O’Brien</td>
<td>$15,000.00 (LAMA)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Grantee pays</td>
</tr>
<tr>
<td>2542 North Douglas Street</td>
<td>Troy Delancey Scott &amp; Leslie E. Williams</td>
<td>$10,400.00 (RE Committee)</td>
</tr>
<tr>
<td>3132 North Franklin Street</td>
<td>Marcelino Saldana &amp; Luz Mercedes Rosario Silva</td>
<td>$ 4,676.14 (LAMA)</td>
</tr>
<tr>
<td>5354 Irving Street</td>
<td>Regina Duley</td>
<td>$10,404.00 (LAMA)</td>
</tr>
<tr>
<td>2143 East Monmouth Street</td>
<td>Lanery Ignacia Garcia</td>
<td>$ 5,561.01 (LAMA)</td>
</tr>
</tbody>
</table>
3234 North 17th Street Isaac Ikoyo Eweto $ 6,011.28 (LAMA)
4559 North 18th Street Richard Freeman Taggart $ 3,372.18 (LAMA)

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1306 South 21st Street</td>
<td>ELU Incorporated</td>
<td>$17,374.00 (LAMA)</td>
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<tr>
<td>1308 South 21st Street</td>
<td>ELU Incorporated</td>
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<td>ELU Incorporated</td>
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<tr>
<td>1312 South 21st Street</td>
<td>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.

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>5500 Angora Terrace</td>
<td>Ricardo Higgins</td>
<td>$10,000.00 (RE Committee)</td>
</tr>
<tr>
<td>2610 Annin Street</td>
<td>Metropoly, LLC</td>
<td>$14,000.00 (Appraisal)</td>
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<td>Mary Erica Moc</td>
<td>$ 7,278.00 (LAMA)</td>
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<tr>
<td>1914 East Oakdale Street</td>
<td>Mary Erica Moc</td>
<td>$ 7,326.52 (LAMA)</td>
</tr>
<tr>
<td>438- 440 East Somerset Street</td>
<td>Ki Soo Song &amp; Keum R Song</td>
<td>$13,300.00 (RE Committee)</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.
VPRC Fact Sheet

Property Address:  2001 – 2011 North 54th Street  
Council District:  4th

Property Type:  
X Structure  
□ Vacant Lot

Sales Price:  Nominal  
Number of EOIs Received:  

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

Approved prior to adoption by Council January 2015

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

Proposed Use:
□ Single-family home  
□ Business  
□ Side-yard  
X Community Purpose; what is the community purpose:  Senior Apartments  
□ Other  

Is there a self-amortizing mortgage?  □ Yes  X No

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

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

Applicant Name:  Wynne Senior Residences LP  
Application Date:  October 9, 2012  
c/o Mark Dambly
Applicant Address:  1301 North 31st Street; Philadelphia, PA 19131
VPRC Fact Sheet

Property Address: 3132 North Franklin Street  Council District: 7th

Property Type:  
☐ Structure  ☑ Vacant Lot

Sales Price: $4,676.14  Number of EOIs Received: 1

Type of Transaction:
☐ Competitive Sale (must be sold to highest, qualified bidder)
☐ RFP
☐ Direct Sale (an appraisal is required)
☑ Side-yard (must be to an adjacent property owner)

☐ Community Purpose
☐ Affordable Housing
☐ Garden/Park
☐ Community/Health Center
☐ Other. Please describe _________________________

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

Proposed Use:
☐ Single-family home
☐ Business
☑ Side-yard
☐ Community Purpose; What is the community purpose: _________________________
☐ Other

Is there a self-amortizing mortgage?  ☑ Yes  ☐ No

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

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

If yes, was an EOP signed?  ☐ Yes  ☐ No

What are the EOP Goals?
MBE ____%  WBE ____%  DBE ____%

Applicant Name: Marcelino Saldana & Luz Mercedes Rosario Silva  Application Date: September 9, 2015

Applicant Address: 3130 N Franklin Street; Philadelphia, PA 19133
VPRC Fact Sheet

Property Address: 2122 E. Arizona Street  Council District: 1st
Property Type: Vacant Lot  Date approved by VPRC: 10/13/2015

☐ Structure  ☑ Vacant Lot

Sales Price: $16,258.00 – Grantee will pay $1,258.00 PMM  Number of EOs Received: 13

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

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

Proposed Use:
☐ Single-family home
☐ Business
☑ Side-yard
☐ Community Purpose; What is the community purpose: ____________________
☐ Other

Is there a self-amortizing mortgage? ☑ Yes  ☐ No

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

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

If yes, was an EOP signed?  ☐ Yes  ☐ No

What are the EOP Goals?

MBE ___%  WBE ___%  DBE ___%

Applicant Name: Cynthia Cathrine O'Brien  Application Date: August 7, 2015

Applicant Address: 2120 East Arizona Street, Philadelphia, PA 19125
VPRC Fact Sheet

Property Address: 2542 North Douglas Street
Council District: 5th

Property Type: X Structure  □ Vacant Lot

Sales Price: $13,000.00
Number of EOIs Received: 2

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

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

Proposed Use:
X Single-family home
□ Business
□ Side-yard
□ Community Purpose; What is the community purpose: ______________
□ Other

Is there a self-amortizing mortgage?  X Yes  □ No

If yes, how much is the mortgage (should be $15,000 or less)? $10,400.00 — applicant will pay $2,600.00

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

If yes, was an EOP signed?  □ Yes  □ No

What are the EOP Goals?
MBE ___%  WBE ___%  DBE ___%

Applicant Name: Troy Delancey Scott & Leslie E. Williams
Application Date: March 30, 2015

Applicant Address: 2542 North Douglas Street
VPD Fact Sheet

Property Address: 2832 North Fairhill Street  Council District: 7th

Property Type:  
- □ Structure
- X Vacant Lot

Sales Price: NOMINAL  Number of EOs Received: 3

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

Sales Price Based on:
- □ LAMA estimate (must be less than $50,000)
- □ Highest Bid
- □ Appraised Value (for all direct sales)
- □ Reduced based on current policy (must be side yard or community purpose)
- □ Reduced by Real Estate Review Committee
- □ Reduced based on prior policy. Please name policy ________________
- X Other. Please describe __OLD GIFT______________

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

Is there a self-amortizing mortgage?  □ Yes  X No

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

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

Applicant Name: Ramonita Roman  Application Date: June 15, 2005

Applicant Address: 2830 North Fairhill Street; Philadelphia, PA 19133
VPRC Fact Sheet

Property Address: 5354 Irving Street

Council District: 3rd

Property Type:

- [x] Vacant Lot

Date approved by VPRC: 11/10/2015

Sales Price: $10,404.00

Number of EOI s Received: 5

Type of Transaction:

- [ ] Competitive Sale (must be sold to highest, qualified bidder)
- [ ] RFP
- [ ] Direct Sale (an appraisal is required)
- [x] Side-yard (must be to an adjacent property owner)

Community Purpose

- [ ] Affordable Housing
- [ ] Garden/Park
- [ ] Community/Health Center
- [ ] Other. Please describe ______________________

Sales Price Based on:

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

Proposed Use:

- [ ] Single-family home
- [ ] Business
- [x] Side-yard
- [ ] Community Purpose; What is the community purpose: ________________
- [ ] Other

Is there a self-amortizing mortgage? [x] Yes [ ] No

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

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

If yes, was an EOP signed? [ ] Yes [ ] No

What are the EOP Goals?

- MBE ___%
- WBE ___%
- DBE ___%

Applicant Name: Regina Duley

Application Date: October 19, 2015

Applicant Address: 5352 Irving Street, Philadelphia, PA 19139
VPRL Fact Sheet

Property Address: 2143 East Monmouth Street  Council District: 1st

Property Type:  □ Structure  X Vacant Lot

Sales Price: $5,561.01  Number of EOs Received: 1

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

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

Proposed Use:
□ Single-family home
□ Business
X Side-yard
□ Community Purpose; What is the community purpose: ____________________
□ Other

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

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

Applicant Name:  Lanery Ignacia Garcia  Application Date:  October 21, 2009

Applicant Address:  2145 East Monmouth Street, Philadelphia, PA 19134
VPAC Fact Sheet

Property Address: 3234 North 17th Street  Council District: 8th

Property Type:  
☐ Structure  X Vacant Lot

Sales Price: $6,011.28  Number of EOIs Received: 1

Type of Transaction:
☐ Competitive Sale (must be sold to highest, qualified bidder)
☐ RFP
☐ Direct Sale (an appraisal is required)

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

☐ Community Purpose

☐ Affordable Housing
☐ Garden/Park
☐ Community/Health Center
☐ Other. Please describe __________________

Sales Price Based on:
X LAMA estimate (must be less than $50,000)

☐ Highest Bid
☐ Appraised Value (for all direct sales)
☐ Reduced based on current policy (must be side yard or community purpose)
☐ Reduced by Real Estate Review Committee
☐ Reduced based on prior policy. Please name policy __________________

☐ Other. Please describe __________________

Proposed Use:
☐ Single-family home
☐ Business
X Side-yard

☐ Community Purpose; What is the community purpose: __________________

☐ Other

Is there a self-amortizing mortgage?  X Yes  ☐ No

If yes, how much is the mortgage (should be $15,000 or less)?  $6,011.28

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

If yes, was an EOP signed?  ☐ Yes  ☐ No

What are the EOP Goals?
MBE ___%  WBE ___%  DBE ___%

Applicant Name: Isaac Ilkoyo Ewete  Application Date: May 7, 2015

Applicant Address: 3232 North 17th Street; Philadelphia, PA 19140
VPSC Fact Sheet

Property Address: 4561 North 18th Street  Council District: 8th
Property Type: 
□ Structure  X Vacant Lot
Sales Price: $3,372.18  Number of EOs Received: 1

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

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

Proposed Use:
□ Single-family home
□ Business
X Side-yard
□ Community Purpose; What is the community purpose: _________________________
□ Other

Is there a self-amortizing mortgage?  X Yes  □ No
If yes, how much is the mortgage (should be $15,000 or less)?  $3,372.18

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

Applicant Name: Richard Freeman Taggart  Application Date: June 5, 2015
Applicant Address: 4559 North 18th Street; Philadelphia, PA 19140
VPRC Fact Sheet

Property Address: 1306 South 21st Street

Council District: 2nd

Property Type:

□ Structure  X Vacant Lot

Sales Price: $17,374.50

Date approved by VPRC: 11/18/2014

Number of EOIs Received: 10

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

□ Single-family home
□ Business
□ Side-yard
X Community Purpose; What is the community purpose: Health & Wellness Center
□ Other

Is there a self-amortizing mortgage? □ Yes  X No

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

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

If yes, was an EOP signed? □ Yes  □ No

What are the EOP Goals?

MBE ___%  WBE ___%  DBE ___%

Applicant Name: ELU Incorporated  Application Date: April 28, 2005

Applicant Address: 2209 North 10th Street; 19133
Property Address: 1308 South 21st Street

Property Type: 

- [ ] Structure
- [x] Vacant Lot

Sales Price: $17,047.97

Council District: 2nd

Date approved by VPRC: 11/18/2014

Number of EOs Received: 8

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

- [ ] Single-family home
- [ ] Business
- [ ] Side-yard
- [x] Community Purpose; What is the community purpose: Health & Wellness Center
- [ ] Other

Is there a self-amortizing mortgage?  

- [ ] Yes
- [x] No

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

Is the estimated project cost greater than $250,000?  

- [ ] Yes
- [ ] No

If yes, was an EOP signed?  

- [ ] Yes
- [ ] No

What are the EOP Goals?  

- MBE ___
- WBE ___
- DBE ___

Applicant Name: ELU Incorporated

Application Date: April 28, 2005

Applicant Address: 2209 North 10th Street; 19133
Item III

VPSC Fact Sheet

Property Address: 1310 South 21st Street
Property Type:

☐ Structure  ☒ Vacant Lot

Sales Price: $18,978.16

Number of EOs Received: 8

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

☐ Single-family home
☐ Business
☐ Side-yard
☒ Community Purpose; What is the community purpose: Health & Wellness Center

☐ Other

Is there a self-amortizing mortgage? ☐ Yes  ☒ No

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

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

If yes, was an EOP signed? ☐ Yes  ☐ No

What are the EOP Goals?

MBE __%    WBE __%    DBE __%

Applicant Name: ELU Incorporated

Application Date: April 28, 2005

Applicant Address: 2209 North 10th Street; 19133
VPRC Fact Sheet

Property Address: 1312 South 21st Street
Property Type: X Vacant Lot

Sales Price: $20,069.94

Council District: 2nd
Date approved by VPRC: 11/18/2014

Number of EOs Received: 7

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

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

Proposed Use:
- ☐ Single-family home
- ☐ Business
- ☐ Side-yard
- X Community Purpose; What is the community purpose: Health & Wellness Center
- ☐ Other

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

Is the estimated project cost greater than $250,000? ☐ Yes ☐ No
If yes, was an EOP signed? ☐ Yes ☐ No
What are the EOP Goals?

- MBE ___%  WBE ___%  DBE ___%

Applicant Name: ELU Incorporated  Application Date: April 28, 2005

Applicant Address: 2209 North 10th Street; 19133
VPRC Fact Sheet

Property Address: 5500 Angora Terrance  Council District: 3rd

Property Type:
X Structure  □ Vacant Lot

Sales Price: $10,000.00  Number of EOIs Received: 1

Type of Transaction:
X LAMA Sale
□ RFP
□ Direct Sale (an appraisal is required)
□ Side-yard (must be to an adjacent property owner)
□ Community Purpose
  □ Affordable Housing
  □ Garden/Park
  □ Community/Health Center
  □ Other Please describe __________________________

Approved prior to adoption by Council January 2015

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

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

Is there a self-amortizing mortgage?  □ Yes  X No

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

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

If yes, was an EOP signed?  □ Yes  □ No
What are the EOP Goals?
MBE ___%  WBE ___%  DBE ___%

Applicant Name: Ricardo Higgins  Application Date: May 1, 2015

Applicant Address: 331 N. 62nd Street; 19139
VPJC Fact Sheet

Property Address: 2610 Annin Street  
Council District: 2

Property Type:  
- Structure  
- Vacant Lot

Sales Price: $14,000.00  
Number of EOs Received: 2

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

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

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

Is there a self-amortizing mortgage?  
- Yes  No

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

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

Applicant Name: Metro Impact Homes  
Application Date: June 12, 2015

Applicant Address: 162 Forge Lane, Feasterville, PA 19053
VPRC Fact Sheet

Property Address:  
Council District:  

Property Type:  
☐ Structure  ☒ Vacant Lot

Sales Price:  $14,000.00
Number of EOIs Received:  2

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

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

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

Is there a self-amortizing mortgage?  ☒ Yes  ☐ No

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

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

Applicant Name:  Metro Impact Homes
Application Date:  June 12, 2015

Applicant Address:  162 Forge Lane, Feasterville, PA 19053
VPRC Fact Sheet

Property Address: 3422-3430 Collins Street
Council District: 1st

Property Type:
□ Structure  X Vacant Lot

Sales Price: $32,000.00
Number of EOIs Received: 1

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

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

Proposed Use:
□ Single-family home
□ Business
□ Side-yard
□ Community Purpose; what is the community purpose: ________________
X Other – Store cars

Is there a self-amortizing mortgage?  □ Yes  X No

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

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

If yes, was an EOP signed?  □ Yes  □ No

What are the EOP Goals?
MBE ___%  WBE ___%  DBE ___%

Applicant Name: Migdalia Lopez
Application Date: June 12, 2015

Applicant Address: 4623 Horrock St.; 19124
VPRC Fact Sheet

Property Address: 407 West Norris Street
Council District: 7th

Property Type:
☐ Structure  ☒ Vacant Lot

Sales Price: $10,000.00
Number of EOIs Received: 3

Type of Transaction:
☐ Competitive Sale (must be sold to highest, qualified bidder)
☐ RFP
☐ Direct Sale (an appraisal is required)
☐ Side-yard (must be to an adjacent property owner)
☐ Community Purpose
  ☐ Affordable Housing
  ☐ Garden/Park
  ☐ Community/Health Center
  ☒ Other please describe Expansion of business

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

Proposed Use:
☐ Single-family home
☐ Business
☐ Side-yard
☐ Community Purpose; what is the community purpose:
  ☒ Other — Expansion of business, grantee owns 401-411 W Norris Street

Is there a self-amortizing mortgage? ☐ Yes  ☒ No

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

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

If yes, was an EOP signed? ☐ Yes ☐ No

What are the EOP Goals?
MBE ___%  WBE ___%  DBE ___%

Applicant Name: Sami Kurdina  Application Date: July 6, 2015

Applicant Address: 2220 78th Street, Apt. C-1; Queens, NY 11370
VPDC Fact Sheet

Property Address: 1912 E. Oakdale Street  Council District: 1st

Property Type:  
- Structure  
- X Vacant Lot  

Sales Price: $7,278.00  Number of EOIs Received: 1

Type of Transaction:  
- X LAMA Sale
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose  
  - Affordable Housing
  - Garden/Park
  - Community/Health Center
  - Other Please describe ______________________

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

Proposed Use:  
- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: __________________
- X Other: Personal use

Is there a self-amortizing mortgage?  
- Yes  
- No

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

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

If yes, was an EOP signed?  
- Yes  
- No

What are the EOP Goals?  
- MBE ___%  
- WBE ___%  
- DBE ___%

Applicant Name: Mary Ericka Moc  Application Date: 9/14/2015

Applicant Address: 1919 E. Oakdale Street, Phila., PA 19125
Property Address: 1914 E. Oakdale Street Council District: 1st

Property Type:
- X Vacant Lot

Sales Price: $7,326.52 Date approved by VPRC: 09/14/2015

Number of EOIs Received: 1

Type of Transaction:
- X LAMA Sale

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

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

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

Is there a self-amortizing mortgage?  
- Yes  X No

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

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

If yes, was an EOP signed?  
- Yes  □ No

What are the EOP Goals?
- MBE ___%  WBE ___%  DBE ___%

Applicant Name: Mary Ericka Moc  Application Date: 9/14/2015

Applicant Address: 1919 E. Oakdale Street, Phila., PA 19125
VPAC Fact Sheet

Property Address: 438 – 440 East Somerset Street

Council District: 7th

Property Type:

□ Structure

X Vacant Lot

Sales Price: $13,300.00

Number of EOIs Received: 1

Type of Transaction:

X LAMA Sale [LAMA Predicted Price - $16,518.00]

□ RFP

□ Direct Sale (an appraisal is required)

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

□ Community Purpose

□ Affordable Housing

□ Garden/Park

□ Community/Health Center

□ Other Please describe

Sales Price Based on:

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

□ Highest Bid

□ Appraised Value (for all direct sales)

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

X Reduced by Real Estate Review Committee

□ Reduced based on prior policy. Please name policy

□ Other. Please describe

Proposed Use:

□ Single-family home

X Business

□ Side-yard

□ Community Purpose; what is the community purpose:

□ Other

Is there a self-amortizing mortgage? □ Yes X No

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

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

If yes, was an EOP signed? □ Yes □ No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Ki Soo Song & Keum R. Song, h/w

Application Date: November 7, 2005

Applicant Address: 202 Cheswick Drive, North Wales, PA 19454
<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tbody>
<tr>
<td>2832 N. Fairhill St. / 19</td>
<td>Ramonita Roman</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 10/09/2007</td>
<td>2830 North Fairhill Street</td>
<td>Side yard – OLD GIFT</td>
</tr>
<tr>
<td>City Council: 150931</td>
<td>Philadelphia, PA 19133</td>
<td></td>
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<tr>
<td>Adopted On: 12/10/2015</td>
<td></td>
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<tr>
<td>2001-11 N. 54th St. / 52</td>
<td>Wynne Senior Residences LP</td>
<td>Private Rehabilitation</td>
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<tr>
<td>VPRC: 02/09/2016</td>
<td>c/o Mark Dambly</td>
<td>Low-Income rental apartments</td>
</tr>
<tr>
<td>City Council: 130259</td>
<td>1301 North 31st Street</td>
<td>for Seniors</td>
</tr>
<tr>
<td>Adopted On: 04/11/2013</td>
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### FAIR MARKET VALUE AS DETERMINED BY LAMA
### With SELF-AMORTIZING MORTGAGE DISPOSITIONS
### FACT SHEET

<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tbody>
<tr>
<td>2122 E. Arizona St. / 31</td>
<td>Cynthia Cathrine Obrien</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>VPRC: 10/13/2015</td>
<td>2120 East Arizona Street</td>
<td>Side yard – Mortgage</td>
</tr>
<tr>
<td>City Council: 150937</td>
<td>Philadelphia, PA 19125</td>
<td>Grantee will pay $1,258.00 PMM</td>
</tr>
<tr>
<td>Adopted On: 12/10/2015</td>
<td></td>
<td></td>
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<tr>
<td>2542 N. Douglas St. / 28</td>
<td>Troy Delancey Scott &amp;</td>
<td>Private Rehabilitation</td>
</tr>
<tr>
<td>VPRC: 04/14/2015</td>
<td>Leslie E. Williams</td>
<td>$10,400.00 (Appraisal)</td>
</tr>
<tr>
<td>City Council: 150580</td>
<td>2542 North Douglas Street</td>
<td>Grantee pays $2,600.00 PMM</td>
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<tr>
<td>Adopted On: 06/18/2015</td>
<td>Philadelphia, PA 19132</td>
<td>Approved by Real Estate Committee</td>
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<tr>
<td></td>
<td></td>
<td>January 7, 2016</td>
</tr>
</tbody>
</table>
# FAIR MARKET VALUE AS DETERMINED BY LAMA
## With SELF-AMORTIZING MORTGAGE DISPOSITIONS
### FACT SHEET

<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>3132 N. Franklin / 37</td>
<td>Mr. Marcelino Saldana &amp; Ms. Luz Mercedes Rosario Silva</td>
<td>Private Lot Transfer Side yard – Mortgage $4,676.14 (LAMA)</td>
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<tr>
<td>VPRC: 10/13/2015</td>
<td>3130 North Franklin Street Philadelphia, PA 19133</td>
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<td>City Council: 150931</td>
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<td>Adopted On: 12/10/2015</td>
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<td></td>
</tr>
<tr>
<td>5354 Irving St. / 60</td>
<td>Regina Duley</td>
<td>Private Lot Transfer Sideyard - Mortgage $10,404.00 (LAMA)</td>
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<tr>
<td>VPRC: 11/10/2015</td>
<td>5352 Irving Street Philadelphia, PA 19139</td>
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<tr>
<td>City Council: 150150</td>
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<tr>
<td>Adopted On: 03/05/2015</td>
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<tr>
<td>2143 E. Monmouth St. / 25</td>
<td>Lanery Ignacia Garcia</td>
<td>Private Lot Transfer Side yard – Mortgage $5,561.01 (LAMA)</td>
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<tr>
<td>VPRC: 11/18/2014</td>
<td>2145 East Monmouth Street Philadelphia, PA 19134</td>
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<td>City Council: 150070</td>
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<td>Adopted On: 02/05/2015</td>
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</tr>
<tr>
<td>3234 N. 17th St. / 11</td>
<td>Isaac Ikoyo Eweto</td>
<td>Private Lot Transfer Side yard – Mortgage $6,011.28 LAMA value</td>
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<tr>
<td>VPRC: 06/09/2015</td>
<td>3232 North 17th Street Philadelphia, PA 19140</td>
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<tr>
<td>City Council: 150940</td>
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<tr>
<td>Adopted On: 12/10/2015</td>
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<tr>
<td>4561 N. 18th St. / 13</td>
<td>Richard Freeman Taggart</td>
<td>Private Lot Transfer Side yard – Mortgage $3,372.18 LAMA value</td>
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<tr>
<td>VPRC: 07/14/2015</td>
<td>4559 North 18th Street Philadelphia, PA 19140</td>
<td></td>
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<td>City Council: 150940</td>
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<td>Adopted On: 12/10/2015</td>
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### FAIR MARKET VALUE AS DETERMINED BY LAMA
**With A TEN YEAR PURCHASE MONEY MORTGAGE DISPOSITIONS**

**FACT SHEET**

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<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
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<tr>
<td>1306 S. 21st St. / 36</td>
<td>ELU Incorporated</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>1308 S. 21st St. / 36</td>
<td>c/o Dr. Eleni Beyene, Pharmacy Manager</td>
<td>“ ” “ ”</td>
</tr>
<tr>
<td>1310 S. 21st St. / 36</td>
<td>James Hickman, Managing Director</td>
<td>“ ” “ ”</td>
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<tr>
<td>1312 S. 21st St. / 36</td>
<td>1407-11 Point Breeze Avenue</td>
<td>“ ” “ ”</td>
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<tr>
<td>VPRC: 11/18/2014</td>
<td>Philadelphia, PA 19131</td>
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<tr>
<td>City Council: 130294</td>
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<td>Adopted On: 04/16/2015</td>
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### 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>5500 Angora Terrace / 51</td>
<td>Ricardo Higgins</td>
<td>$10,000.00 (RE Committee)</td>
<td>Private Rehabilitation</td>
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<tr>
<td>VPRC: 07/14/2015</td>
<td>331 North 62nd Street</td>
<td>Counteroffer</td>
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</tr>
<tr>
<td>City Council: 150750</td>
<td>Philadelphia, PA 19139</td>
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<tr>
<td>Adopted On: 10/15/2015</td>
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<tr>
<td>2610 Annin St. / 36</td>
<td>Metro Impact Homes</td>
<td>$28,000.00 (Appraisal)</td>
<td>Private Lot Transfer</td>
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<tr>
<td>2620 Annin St. / 36</td>
<td>Metropoly, LLC</td>
<td>for both lots</td>
<td>“ ” “ ”</td>
</tr>
<tr>
<td>VPRC: 01/13/2015</td>
<td>c/o Vyacheslav (Steve Shlovsky)</td>
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<tr>
<td>City Council: 150774</td>
<td>162 Forge Lane</td>
<td></td>
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<tr>
<td>Adopted On: 12/03/2015</td>
<td>Feasterville, PA 19053</td>
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<tr>
<td>3422-3430 Collins St. / 45</td>
<td>Migdalia Lopez</td>
<td>$32,000.00 (AUCTION)</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 07/14/2015</td>
<td>4623 Horrocks Street</td>
<td>Deposit - $2,500.00</td>
<td>Store cars</td>
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<tr>
<td>City Council: 150734</td>
<td>Philadelphia, PA 19124</td>
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<td>Adopted On: 10/08/2015</td>
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## 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>407 W. Norris St. / 18</td>
<td>Sami Kurdina</td>
<td>$10,000.00 (Appraisal)</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 09/08/2015</td>
<td>2220 78th Avenue, Apt. C1</td>
<td></td>
<td>Expansion of business</td>
</tr>
<tr>
<td>City Council: 150423</td>
<td>Queens, NY 11370</td>
<td></td>
<td>Grantee owns</td>
</tr>
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<td>Adopted On: 05/07/2015</td>
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<td></td>
<td>401-411 W. Norris Street</td>
</tr>
<tr>
<td>1912 E. Oakdale St. / 31</td>
<td>Mary Erica Moc</td>
<td>$7,278.00 (LAMA)</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>1914 E. Oakdale St. / 31</td>
<td>1919 East Oakdale Street</td>
<td>$7,326.52 (LAMA)</td>
<td>“ “ “</td>
</tr>
<tr>
<td>VPRC: 10/13/2015</td>
<td>Philadelphia, PA 19125</td>
<td></td>
<td>Build one house 2 lots</td>
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<tr>
<td>City Council: 150912</td>
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<td></td>
<td></td>
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<tr>
<td>Adopted On: 12/03/2015</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>438 -440 E. Somerset St. / 07</td>
<td>Ki Soo Song &amp; Keum R Song, h/w</td>
<td>$13,300.00 (RE Committee)</td>
<td>Private Lots Transfer</td>
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<tr>
<td>VPRC: 05/09/2006</td>
<td>Keum R Song, h/w</td>
<td></td>
<td>Counter offer approved</td>
</tr>
<tr>
<td>City Council: 060972</td>
<td>202 Cheswick Drive</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adopted On: 12/14/2006</td>
<td>North Wales, PA 19454</td>
<td></td>
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</tr>
</tbody>
</table>
BOARD FACTSHEET
Meeting of February 10, 2016
Appointment of the Board of Directors of RT HeadHouse Development Corporation

ENTITY: RT HeadHouse Development Corporation

Nature of Transaction: Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 11, 2016, or until the appointment is terminated by the Authority Board:

   James Cuorato
   David Thomas
   Ryan Harmon
   Angela Chandler
   Melvis Dunbar

PROJECT INFORMATION: 12th and Market HeadHouse Condominium (Reading Terminal HeadHouse)

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

COMMENTS OR OTHER CONDITIONS:

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

Proposed Resolution is attached.
RESOLUTION NO.

RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION

BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 11, 2016 or until such time as the Authority shall terminate any such appointment:

James Cuorato
David Thomas
Ryan Harmon
Angela Chandler
Melvis Dunbar

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
Nature of Transaction: Approval to enter into a Neighborhood Transformation Initiative ("NTI") grant agreement with HeadHouse Retail Associates, L.P. ("HeadHouse Retail") for an amount not to exceed Two Hundred Fifty Thousand Dollars ($250,000) in NTI funds (herein, the "Grant"). The Grant funds will be used to reimburse the Pennsylvania Convention Center Authority ("PCCA") for the costs incurred to repair the escalators located at the Reading Terminal HeadHouse ("HeadHouse"), 1113-1131 Market Street, 1113-A-1131 Market Street and 1112-1140 Filbert Street, Philadelphia, Pennsylvania.

The NTI funds will be in the form of NTI tax exempt dollars and the expenditure will be completed by March, 2016.

PROPERTY AND GRANT INFORMATION:

History of Property: The HeadHouse is under a condominium form of ownership known as the “12th and Market HeadHouse Condominium” ("HeadHouse Condominium"). HeadHouse Retail owns Unit #2 and Unit #3 in the HeadHouse Condominium. While the escalators are located in Unit #3, the 12th and Market HeadHouse Condominium Owners Association (the “Condominium Association”) is responsible for the management of Unit #3. The Condominium Association, as agent for HeadHouse Retail, entered into a Maintenance and Service Agreement dated February 22, 1998 (the "Agreement") with PCCA to, among other things, maintain the escalators. Pursuant to the Agreement, PCCA repaired the escalators in September, 2015.

Escalator Damage: The proceeds of the Grant will be distributed to HeadHouse Retail to reimburse the PCCA for the costs incurred to repair damage to the escalators. As a result of a grease buildup, the sewer drains in the HeadHouse suffered an overflow and caused significant water damage to the escalators.

Proposed Resolution is attached.

Prepared by: Ryan Harmon
Reviewed by: David Thomas
RESOLUTION NO.

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED $250,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P., TO FUND THE REPAIRS OF THE ESCALATORS LOCATED IN THE READING HEADHOUSE TERMINAL

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative ("NTI") grant in an amount not to exceed Two Hundred Fifty Thousand Dollars ($250,000) to HeadHouse Retail Associates, L.P., to fund the repairs of the escalators located in the Reading HeadHouse Terminal.

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.
Amicable Acquisition & Approval of NTI QRB Funds
6161 W. Girard Avenue

Seller: Elton Lee Tunnell

**Nature of Transaction:** Pursuant to Resolution 2015-90, adopted on August 12, 2015, the Authority Board authorized the amicable acquisition by the Authority of 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62nd Street (together, the "Properties"), using an amount not to exceed One Hundred Ten Thousand Dollars ($110,000) of Neighborhood Transformation Initiative ("NTI") Qualified Redevelopment Bond ("QRB") funds.

The parcels located at 6157 W. Girard Avenue and 519-21 N. 62nd Street are no longer available for purchase by the Authority. Thus, at this time, Authority staff is seeking authorization to purchase 6161 W. Girard Avenue, only, for the purchase price of Sixty Thousand Dollars ($60,000), plus closing costs.

**PROPERTY INFORMATION:**

**6161 W. Girard Avenue:**

**Description:** Residential “shell” property; approx. 1,500 sq. ft.

**Sale Price:** $60,000 with additional closing costs

Through negotiations and research on comparable property sales, the Sixty Thousand Dollar ($60,000) 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.
RESOLUTION NO.

RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION OF 6161 W. GIRARD AVENUE FOR A PURCHASE PRICE NOT TO EXCEED $65,000, WITH NTI QRB FUNDING TO BE USED AS THE ACQUISITION FUNDING SOURCE

WHEREAS, Elton Lee Tunnell is the owner of 6161 W. Girard Avenue, Philadelphia, PA (the "Property"), and has offered the Property for sale;

WHEREAS, the Authority has agreed, subject to Board approval, to purchase the Property for Sixty Thousand ($60,000) 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 6161 W. Girard Avenue, Philadelphia, PA (together, the "Property"), under terms and conditions as stated in an Agreement of Sale between the parties, with NTI QRB funding in an amount not to exceed Sixty-Five Thousand Dollars ($65,000) 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.
6157 and 6161 W. Girard Avenue

519-21 N. 62nd Street