AGENDA

PHILADELPHIA REDEVELOPMENT AUTHORITY

1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107

BOARD MEETING
WEDNESDAY, APRIL 13, 2016

Open Session – 4:00 P.M.

I. COMMUNICATIONS

(a) Letters of Resignation or Expiration
(b) Appointment Letters from the Honorable James F. Kenney
(c) Presentation of New Members and Oath of Office
(d) Nomination and Election of Officers

(i) Chairman
(ii) Vice Chairman
(iii) 2nd Vice Chairman & Assistant Secretary
(iv) Secretary
(v) Treasurer

II. APPROVAL OF MINUTES

Meeting of March 9, 2016

III. ADMINISTRATIVE

(a) Conveyance of PRA Properties to Philadelphia Land Bank
(b) Conveyance of City Properties to Philadelphia Land Bank

IV. DEVELOPMENT

(a) West Parkside Urban Renewal Area
   Centennial Village, LP
   Modification to Resolution No. 2015-33
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(b) American Street Industrial Corridor Urban Renewal Area (12)
2501 American Real Estate LLC
2501-2525 N. American Street including 211-217 W. Cumberland Street & 2502-2532 N. Philip Street
Selection of Redeveloper

(c) Sale of 3589 Nottingham Lane (18)

V. HOUSING FINANCE / NSP

Lawrence Court I Development (23)
HACE
3301-63 N. Lawrence Street, 3308, 3312, 3314, 3318, 3322-3326, 3354, 3358-3362 N. Lawrence Street
Housing Trust Fund Grant

VI. REAL ESTATE

Vacant Property Review Committee (25)
Conveyance of Properties
A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, March 9, 2016 commencing at 4:08 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 (arrived subsequent to roll call); Rob Dubow, Treasurer; Jennifer Rodriguez, Vice Chairman; and Alan Greenberger, 2nd Vice Chair.

The following members of the Authority staff were present: Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Mary Fogg, Tracy Pinson-Reviere, Jessie Lawrence, Susan Callanen, Donna Trent, Bob LaBrum, Darci Bauer, Melvis Dunbar and Elizabeth Bonacorso.

Also in attendance: George Voutsinos, King & Queen Investment Properties, LLC; Esther Wise, Temple University; Antionette Garcia, OHCD; Joel Adler, UIA, Inc.; John Haak, City Planning; Jacqueline Dunn, City Finance; Gregory Heller; 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 February 10, 2016.

Upon motion made and duly seconded, the minutes of February 10, 2016 were approved.

One Abstention: Mr. Dubow
ADMINISTRATIVE

Mr. Cuorato presented "Item I – Appointment of Gregory Heller as the Executive Director of the Authority"

Additional Comments and Discussion

Mr. Cuorato acknowledged Mr. Heller's attendance. Mr. Cuorato stated Mr. Heller has extensive real estate experience and an outstanding background in housing finance. Mr. Cuorato further stated that Mr. Heller will be a great asset to the Authority. The Board is looking forward to working with him. Mr. Heller will start on April 4, 2016.

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. 2016-27

RESOLUTION AUTHORIZING THE APPOINTMENT OF GREGORY HELLER AS EXECUTIVE DIRECTOR OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY

WHEREAS, the Board of Directors of the Authority is authorized by law to appoint an Executive Director; and

WHEREAS, the Authority desires to appoint an Executive Director with the educational and administrative experience to provide managerial supervision and leadership of the business and affairs of the Authority; and

WHEREAS, the Board has identified Gregory Heller as qualified to serve as Executive Director and Mr. Heller is willing to accept this position.

NOW THEREFORE, BE IT RESOLVED By the Philadelphia Redevelopment Authority that the Authority hereby appoints Gregory Heller as Executive Director effective April 4, 2016.

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

Ms. Pinson-Reviere informed that Board that the redeveloper reduced the number of units from sixteen (16) to eight (8).

Mr. Cuorato asked whether the project is fully financed and funds were committed. Ms. Pinson-Reviere responded yes.

Mr. Greenberger asked if the project is for market rate housing. 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. 2016-28

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 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, Mr. Greenberger and Mr. Dubow.
Ms. Pinson-Reviere presented "Item II (b) – Selection of Redeveloper, ATL Development Corporation" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger stated that the developer is proposing to build two (2) housing units; however, the zoning code RSA-5 is designated as a single family dwelling. Mr. Greenberger asked if a variance will be needed. Ms. Pinson-Reviere replied yes.

Mr. Cuorato asked if these properties were auctioned off back in June, 2015 from Councilman Squilla's district. Ms. Nikolic responded yes. Mr. Cuorato stated that he thought most of the properties that were auctioned off were owned by the City. Ms. Callanen replied most were; however, twelve (12) Authority properties were auctioned off as well.

Mr. Greenberger asked what would happen if the redeveloper doesn't succeed in acquiring the required variance. Mr. Harmon responded that the redeveloper would be in violation of the Redevelopment Agreement and that the Authority could exercise its right of reverter to obtain possession of the property.

Board Action

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

RESOLUTION NO. 2016-29

RESOLUTION SELECTING ATL DEVELOPMENT CORPORATION AS REDEVELOPER OF 2127 S. 6th STREET LOCATED WITHIN THE WHITMAN REDEVELOPMENT AREA, WHITMAN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that ATL Development Corporation is hereby selected as Redeveloper of 2127 S. 6th Street, located within the Whitman Redevelopment Area, Whitman Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Forty Two Thousand Dollars ($42,000.00); 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, Mr. Greenberger and Mr. Dubow.

Ms. Pinson-Reviere presented "Item II (c) – Selection of Developer, ATL Development Corporation" in substance consistent with the Fact Sheet hereto.

Additional Comments and Discussion

Mr. Greenberger pointed out that the zoning classification for the property is CMX-1. Mr. Greenberger asked whether the property could be used for residential purposes. Mr. Haak from City Planning responded yes, but a variance is needed. However, City Planning would prefer to see the property developed as a mixed-use project.

Mr. Dubow asked if a variance is needed. Ms. Pinson-Reviere replied yes. Mr. Dubow stated if the variance is not approved would the redeveloper be in default under the Redevelopment Agreement. Mr. Harmon responded yes, but indicated that there may be some opportunity to cure the default.

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. 2016-30

RESOLUTION SELECTING ATL DEVELOPMENT CORPORATION AS DEVELOPER OF 2114 S. 7th STREET NOT LOCATED WITHIN A REDEVELOPMENT AREA, NOT LOCATED WITHIN AN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that ATL Development Corporation is hereby selected as Developer of 2114 S. 7th Street, not located within a redevelopment area, not located within an urban renewal area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Seven Thousand Dollars ($37,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed
for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

Mr. Lawrence presented "Item II (d) – Selection of Redeveloper, Neighborhood Gardens Trust" 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. 2016-31

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 2046-2052 E. HAGERT STREET, 1823-1829 E. OAKDALE STREET AND 1833-1839 E. OAKDALE STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trusts is hereby selected as Redeveloper of 2046-2052 E. Hagert Street, 1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street, located within the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Twelve Dollars ($12.00); 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, Mr. Greenberger and Mr. Dubow.

Mr. Lawrence presented "Item II (e) – Selection of Developer, Ariel Sanchez" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Dubow asked if both developers are aware that the lot is being split. Mr. Lawrence responded yes and stated that the developers are friends. Mr. Lawrence stated that the owner of 1862 E. Westmoreland Street is moving forward with settlement for half of the vacant lot.

Ms. Rodriquez asked about the $16,000 Wells Fargo account listed on the sources and uses. Ms. Nikolic responded that it is a personal savings account.

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. 2016-32

RESOLUTION SELECTING ARIEL SANCHEZ AS DEVELOPER OF 1866 E. WESTMORELAND STREET, NOT LOCATED IN A REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Ariel Sanchez is hereby selected as Developer for 1866 E. Westmoreland Street, not located in a redevelopment area, 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 Three Thousand One Hundred Fifty Dollars ($3,150.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redevelopment Plan; 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 this Resolution necessary or desirable to carry out its purposes and intents.
Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Mr. Greenberger and Mr. Dubow.

Mr. Lawrence presented "Item II (f) – Removal of Disposition Supplement for 1317-23 Frankford Avenue, 1139 E. Berks Street and 2627 E. Hagert Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger asked what is being proposed for the properties in question. Mr. Lawrence responded the owner of 1317-23 Frankford Avenue and the owner of 1139 E. Berks Street are proposing new homes. Mr. Lawrence stated that the owner of 2627 E. Hagert Street wants to sell residence and lot together.

Mr. Greenberger asked how long were the properties used as sideyards. Ms. Nikolic replied that the owners have owned the respective properties for ten (10) years or more. Ms. Nikolic stated these sideyards were made available back in 1999 under the OSMP.

Ms. Rodriguez requested that staff reference the policy for the release of restrictions in the Fact Sheet. Mr. Harmon responded that this will be done going forward.

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. 2016-33

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 "Premises") to Denis Boyce on June 27, 2002;

WHEREAS, a disposition supplement limiting use of the 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 "Premises") to Joseph A. Maurizi on June 28, 2004;
WHEREAS, a disposition supplement limiting the use of the 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 "Premises") to Tina M. Dixon and Thomas A. Dixon January 12, 2005;

WHEREAS, a disposition supplement limiting the use of the 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 Executive director is authorized to execute a release from the disposition supplement with respect to 1317-23 Frankford Avenue, 1139 E. Berks Street and 2627 E. Hagert Street to remove the disposition supplement that limits use of the Premises.

2. Denis Boyce, Joseph A. Maurizi, and Tina M. Dixon and Thomas A. Dixon shall pay the Authority an administrative fee of Five Thousand Dollars ($5,000) for each parcel.

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.

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

At this time, Ms. Coleman joined the meeting already in progress.

Mr. Lawrence presented "Item II (g) – Amendatory Agreement, Declaration of Condominium & Lease Option with 1001 Vine Street, LP" in substance consistent with the Fact Sheet attached hereto.
Additional Comments and Discussion

Mr. Dubow asked if today's action by the Board would allow the redeveloper more time to get financing in place. Mr. Lawrence responded yes.

Mr. Harmon stated that the proposed assignment and transfer would need to be approved by City Council.

Mr. Greenberger made a suggestion to staff that the redeveloper should make a presentation to staff before settlement happens.

Mr. Greenberger asked what type of units are being proposed. Ms. Nikolic replied that they would be solely market rate units.

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. 2016-34

CENTER CITY REDEVELOPMENT AREA, FRANKLIN URBAN RENEWAL AREA – RESOLUTION AUTHORIZING; (i) THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 1001 VINE STREET, LP; (ii) FILING OF A DECLARATION OF CONDOMINIUM; (iii) THAT CERTAIN LEASE OR TRANSFER BETWEEN 1001 VINE STREET, LP, AND EASTERN TOWER QALICB, LLC, AND ASSIGNMENT OF CORRESPONDING DEVELOPMENT RIGHTS; AND (iv) SHIFT OF ENTITY INTEREST IN CONNECTION WITH THE EASTERN TOWER PROJECT ("PROJECT")

WHEREAS, Pursuant to Resolution No. 2014-103, adopted November 12, 2014, 1001 Vine Street, LP (Redeveloper) was approved as Redeveloper of 1001-1011 Vine Street and 314 N 10th Street;

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

WHEREAS, Redeveloper and the Authority executed a First Amendatory Agreement dated November 5, 2015 ("First Amendment"); and

WHEREAS, the First Amendment provides that the Redeveloper must take title to the property by March 30, 2016, commence construction by July 1, 2016, and complete construction by July 1, 2018; and
WHEREAS, the Redeveloper has requested an extension of time to take title to the property to June 30, 2016, and a corresponding extension of the commencement and completion dates; and

WHEREAS, to maintain the qualifications and financial resources to develop the Project, Redeveloper seeks to record a Declaration of Condominium, consisting of two condominium units, upon acquisition of the property and lease, or at, its option, transfer by deed the commercial unit to Eastern Tower QALICB, LLC ("Eastern Tower LLC"); and

WHEREAS, Redeveloper and Eastern Tower LLC have agreed to enter into a Lease Agreement ("Lease") to provide, among other things an option to purchase ("Option") the commercial unit of the Project upon issuance of a Certificate of Completion;

WHEREAS, in lieu of the transactions contemplated by the Lease and the Option, the Redeveloper may instead transfer the commercial unit by deed (the "Deed") to Eastern Tower LLC prior to construction commencing and assign its development obligations to Eastern Tower LLC relative to the commercial unit, provided that City Council approval is obtained authorizing such transfer and assignment; and

WHEREAS, to effectuate construction of the entire Project, Redeveloper seeks to replace its current .01% general partner, ETCC GP, Inc., solely owned by Philadelphia Chinatown Development Corporation ("PCDC"), with 1001 Vine Street General Partner, LLC; and

WHEREAS, PCDC will assign its 99.99% of limited partnership interest in the Redeveloper as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC;

WHEREAS, in order to carry out the terms of said authorizations, Redeveloper has requested the Authority to approve a corresponding extension of settlement, commencement and completion dates; and

WHEREAS, the Board is willing to (i) provide corresponding extension of time and authorize Redeveloper to (ii) pursue the recordation of said declarations, (iii) further negotiate with Eastern Tower LLC in order to reach final agreement on terms of the Lease and Option, or the Deed, and (iv) complete the assignments of various membership interests as aforesaid; and

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

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

1. The Authority is authorized to enter into a Second Amendment to Redevelopment Agreement for 1001-1011 Vine Street and 314 N. 10th Street with 1001 Vine Street, LP, to provide that:
a. the time for conveyance of title of the property as stated in paragraph 3 of the Redevelopment Agreement, as previously amended, shall be extended to June 30, 2016.

b. the time for commencement of construction as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to October 1, 2016.

c. the time for completion of improvements as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to October 1, 2018.

d. Vine LP shall be permitted to record a condominium declaration upon acquisition that will split the Parcel into two (2) units - a residential condominium unit which will consist of the apartment units and a commercial condominium unit which will consist of the commercial space and the community center;

2. Vine LP shall be permitted to enter into a Lease & Option Purchase Agreement with Eastern Tower QALICB, LLC, a Pennsylvania limited liability company (the "Eastern Tower LLC"), with respect to the commercial condominium unit, only;

3. In lieu of the transactions contemplated by the Lease & Option Purchase Agreement, Vine Street LP may instead transfer the commercial unit by the Deed to the Eastern Tower LLC prior to construction commencing and assign its development obligations to Eastern Tower LLC relative to the commercial unit, provided that City Council approval is obtained authorizing such transfer and assignment;

4. Vine LP shall be permitted to replace Vine LP's current .01% general partner (ETCC GP, Inc.) with 1001 Vine Street General Partner, LLC (the "Vine LLC"); and

5. Philadelphia Chinatown Development Corporation ("PCDC") shall be permitted to assign its 99.99% limited partnership interest in Vine LP as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC.

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.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Coleman, Mr. Greenberger and Mr. Dubow.
Ms. Bauer presented "Item III – Permit Transfer of a Leasehold Interest, Assumption of Existing Debt and Enter into a Grant Agreement" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Dubow asked if the deficit was $50,000 per year. Ms. Bauer responded yes that is correct.

Ms. Rodriguez asked how the grant funds would be used. Ms. Bauer replied that apart from funding the deficit, the grant funds would be used for capital improvements or to remedy any dangerous hazards which need to be addressed.

Mr. Dubow asked how 1260 Housing Development Corporation ("1260") would eliminate the deficit. Ms. Bauer responded that 1260 would apply for Low-Income Housing Tax Credits and, if awarded, they would make appropriate repairs. Ms. Bauer stated that 1260 is a non-profit agency. Mr. Thomas stated that security costs would be eliminated.

Ms. Rodriguez asked what the reason was for the deficit. Mr. Thomas responded that taxes and security issues were significant reasons. Mr. Thomas stated that the tax implications changed as Mid-City Residential Associates, LP, is a for-profit agency.

Ms. Bauer stated that 1260 has a good plan set in place.

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. 2016-35

RESOLUTION AUTHORIZING THE AUTHORITY TO PERMIT THE TRANSFER OF A LEASEHOLD INTEREST IN A PORTION OF THE PROPERTY LOCATED AT 2025-29 CHESTNUT STREET AND ASSUMPTION BY 1260 HOUSING DEVELOPMENT CORPORATION OR ITS AFFILIATE OF THE EXISTING AUTHORITY DEBT PROVIDED TO MID-CITY RESIDENTIAL, L.P. FURTHER AUTHORIZING THE AUTHORITY TO ENTER INTO A GRANT AGREEMENT IN THE AMOUNT OF $500,000 WITH 1260 HOUSING DEVELOPMENT CORPORATION

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") entered into a nominal long term lease agreement (40 years) with Mid-City Residential Associates, L.P., a Pennsylvania Limited Partnership (the "Partnership") formed by the Ingerman Group to develop and manage the residential portion of the Mid-City Y ("Project") consisting of a portion of the first floor and floors four (4) through seven (7) of a property located at 2025-2029 Chestnut Street ("Property"); and
WHEREAS, in 1998 as part of the rehabilitation of the Project, the Authority provided financing in the amount of $3,250,000 ("Authority Loans"); and

WHEREAS, a portion of the Authority Loans has been satisfied, leaving a balance of $2,990,000; and

WHEREAS, the Ingerman Group has requested to terminate the lease between the Authority and the Partnership; and

WHEREAS, the Authority has selected 1260 Housing Development Corporation ("1260 HDC") an experienced developer to operate the Project; and

WHEREAS, since the Project is experiencing operating deficits, the Authority is willing to provide a grant to 1260 HDC to be used to pay for such deficits until the Project can be re-capitalized.

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

- Permit transfer of leasehold interest in the Property from the Partnership to 1260 HDC or its affiliate and release the Partnership from its obligations.

- Permit the assumption by 1260 HDC or its affiliate of the Authority Loans.

- Enter into a Grant Agreement with 1260 HDC in an amount not to exceed $500,000 which will be held at the Authority to be drawn down to cover operating losses for the Project.

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

FURTHER 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.
ADD ON ITEMS

Ms. Nikolic presented "Item V (a) – NTI Grant Funding, HeadHouse Retail Associates, L.P." 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. 2016-36

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED $520,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P., TO FUND THE REPAIRS TO 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 Five Hundred Twenty Thousand Dollars ($520,000) to HeadHouse Retail Associates, L.P., to fund the repairs to 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.

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

Ms. Nikolic presented "Item V (b) – Selection of Redeveloper, The Pointe Mid-Rise, LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Dubow asked what caused the changes. Ms. Nikolic responded the economics of the project had changed.

Ms. Rodriguez stated that the costs are not very different.
Ms. Nikolic stated there is a restrictive deed covenant for thirty (30) years with the stipulation property cannot be resold for ten (10) years.

Mr. Greenberger asked what the AMI requirements are. Ms. Callanen responded moderate-income with an AMI ranges from 60% to 90%. Ms. Callanen stated that the AMI for one (1) person is $67,000.

Ms. Rodriguez asked about AMI for a family of four (4). Ms. Fadullon responded $80,000.

Ms. Coleman asked what the sale prices are for properties in this area. Ms. Nikolic replied that the developer did an analysis of comparable properties in the area. Sale prices range from $200,000 to $300,000. Ms. Nikolic stated the comparable sales figures suggest market rate housing.

**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. 2016-37


BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that The Point Mid-Rise, LLC is hereby selected as Redeveloper of 1901-1905 Ridge Avenue, 1917-1921 Ridge Avenue, 1929-1935 Ridge Avenue, 1939-1949 Ridge Avenue, 1909-1913 W. Thompson Street, 1248 N. 19th Street, 1300 N. 19th Street, 1301-1303 N. 19th Street, 1306-1310 N. 19th Street and 1316-1318 N. 19th Street, located within North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One Hundred Thousand Dollars ($100,000.00); 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.

Mr. Harmon presented "Item V (c) – Confirmation of Easement of 84 W. Johnson Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Harmon informed the Board that today's action would correct easement direction to "southwest" rather than "northeast."

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. 2016-38

RESOLUTION AUTHORIZING THE EXECUTION OF A CONFIRMATION OF EASEMENT WITH RESPECT TO THE PROPERTY LOCATED AT 84 W. JOHNSON STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve the execution of a Confirmation of Easement benefitting the owner of 86-88 W. Johnson Street with respect to a driveway located on the Authority-owned property located at 84 W. Johnson 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.

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 to 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. 2016-39

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

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

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

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

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Grantee(s)</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1221 West Atlantic Street</td>
<td>Siobhan Tameki Wright</td>
<td>$ 5,744.98 (LAMA)</td>
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<td>$10,000.00</td>
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<td>$ 7,661.01 (LAMA)</td>
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<td>4234 Lancaster Avenue</td>
<td>Islamic Cultural Preservation &amp; Information Council</td>
<td>$12,434.48 (LAMA)</td>
</tr>
<tr>
<td>4236 Lancaster Avenue</td>
<td>Islamic Cultural Preservation &amp; Information Council</td>
<td>$13,036.80 (LAMA)</td>
</tr>
<tr>
<td>4238 Lancaster Avenue</td>
<td>Information Council</td>
<td>$12,107.89 (LAMA)</td>
</tr>
<tr>
<td>4240 Lancaster Avenue</td>
<td>Information Council (same for all 4)</td>
<td>$10,665.72 (LAMA)</td>
</tr>
</tbody>
</table>

Islamic Cultural Preservation & Information Council on each property
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>1333 South Dover Street</td>
<td>Dover Point, LLC</td>
<td>$2,241.00 (LAMA)</td>
</tr>
<tr>
<td>1742 South Edgewood Street</td>
<td>Sherrie A. Carroll</td>
<td>$3,168.00 (LAMA)</td>
</tr>
<tr>
<td>2555 Emerald Street</td>
<td>Shaun S. Zhang</td>
<td>$9,585.45 (LAMA)</td>
</tr>
<tr>
<td>1845 East Huntingdon Street</td>
<td>Benedicto A. Ventura</td>
<td>$32,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2637 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$30,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2639 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$30,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2643 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$10,349.00 (LAMA)</td>
</tr>
<tr>
<td>2645 North Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$27,500.00 (AUCTION)</td>
</tr>
<tr>
<td>2649 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$25,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2646 Ritter Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$25,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2658 Ritter Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$40,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2106 East Stella Street</td>
<td>Carlos Torres</td>
<td>$2,800.00 (AUCTION)</td>
</tr>
<tr>
<td>201 East Tioga Street</td>
<td>Urban Hope Training Center</td>
<td>$12,072.06 (LAMA)</td>
</tr>
<tr>
<td>1910 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1914 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1920 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1922 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1924 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1823 North 2nd Street</td>
<td>Angel Mendez</td>
<td>$23,000.00 (Appraisal)</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.

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

ADJOURNMENT

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:49 P.M.

SECRETARY TO THE BOARD
NAME OF DEVELOPER/APPLICANT: Westview Development Partners, LLC

Nature of Transaction: Selection of developer to construct eight (8) units of townhome style housing 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:

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 Councilperson, 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
NAME OF DEVELOPER/APPLICANT: ATL Development Corporation

Nature of Transaction: Selection of developer to construct a two (2) unit townhome located within the Whitman Urban Renewal Area.

Legal Entity/Other Partners (if applicable): ATL Development Corporation
- Levent S. Ulusal – Managing Member – 97%
- Alternatif Insaat – Member – 3%

Mailing Address: 1100 Valley Brook Avenue, Suite 202, Lyndhurst, NJ 07071

PROPERTY INFORMATION: 2127 S. 6th Street

Description: 1,035 sq. ft., vacant lot  Zoning: RSA-5  Use: Residential

Disposition Value: $42,000.00

Price was established by the LAMA upfront pricing model and the property was advertised for sale at the request of the City of Philadelphia at an auction held on June 12, 2015. ATL Development Corporation was the highest bidder of the open competitive bidding process.

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 – 18% 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: ATL Development Corporation

Nature of Transaction: Selection of developer to construct a two (2) unit townhome not located within an Urban Renewal Area.

Legal Entity/Other Partners (if applicable): ATL Development Corporation

- Levent S. Ulusal – Managing Member – 97%
- Alternatif Insaat – Member – 3%

Mailing Address: 1100 Valley Brook Avenue, Suite 202, Lyndhurst, NJ 07071

PROPERTY INFORMATION: 2114 S. 7th Street

Description: 859 sq. ft., vacant lot Zoning: CMX-1 Use: Residential

Disposition Value: $37,000.00

Price was established by the LAMA upfront pricing model and the property was advertised for sale at the request of the City of Philadelphia at an auction held on June 12, 2015. ATL Development Corporation was the highest bidder of the open competitive bidding process.

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 – 18% 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: Neighborhood Gardens Trust (“NGT”)

**Nature of Transaction:** Resolution authorizing the conveyance of the following properties, which are currently being used as community gardens. After the transfer of title, the parcels will continue being used as community gardens and will be owned and managed by NGT in partnership with the community gardens.

**Mailing Address:** 100 N. 20th Street, 5th Floor, Philadelphia, PA 19122

**PROPERTY INFORMATION:** 2046-2052 E. Hagert Street, 1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street

**Description:** NGT will be taking formal ownership of these actively used community gardens. In conjunction with community residents, NGT will oversee the use of the gardens as a community-managed open space and gardens for area residents.

**Disposition Value:** $12.00

**COMMENTS OR OTHER CONDITIONS:**

Since 1986, NGT has worked intensively with gardens and community groups and has preserved thirty-five (35) gardens and shared open spaces across Philadelphia, ranging in size of 3.7 acres to single lots. The gardens are a variety of vegetable and flower gardens as well as sitting parks.

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

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

**Nature of Transaction:** Selection of developer proposing to use this parcel as a personal yard space that will be fenced. The developer lives at 1858 E. Westmoreland Street in the Kensington neighborhood.

**Mailing Address:** 1858 E. Westmoreland Street, Philadelphia, PA 19134

**PROPERTY INFORMATION:**

- **Description:** 928 sq. ft., vacant lot
- **Zoning:** RM-1
- **Use:** Yard
- **Disposition Value:** $3,150.00

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 Three Thousand One Hundred Fifty Dollars ($3,150). 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.

**COMMENTS OR OTHER CONDITIONS:**

Commencement of the proposed project is estimated to be July, 2016, with completion within twelve (12) months thereafter.

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 (photograph, site map and sources and uses).

**Prepared by:** Brian Romano, Project Manager

**Reviewed by:** Tania Nikolic
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 and 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
NAME OF DEVELOPER/APPLICANT: 1001 Vine Street, LP

Nature of Transaction: By Resolution No. 2014-103 adopted on November 12, 2014, the Board authorized the selection of 1001 Vine Street, LP, (the "Vine LP"), as redeveloper of 1001-1011 Vine Street and 314 N. 10th Street (the "Parcel"), located in the Franklin Urban Renewal Area. The applicant has requested approval to (i) record a Condominium Declaration upon acquisition, (ii) reassign ownership rights amongst its partnership entities as previously approved in the Redevelopment Agreement, (iii) lease or transfer the commercial condominium unit and assignment of certain redevelopment rights; and (iv) obtain a three (3) month extension on the settlement, commencement and completion of this project as they continue to finalize financing for total development costs. PRA staff is confident that the developer will be in position to close and develop this property upon granting this extension.

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

1. Authorization for the Vine LP to permit the recording of a condominium declaration upon acquisition that will split the Parcel into two (2) units - a residential condominium unit which will consist of the apartment units and a commercial condominium unit which will consist of the commercial space and the community center;

2. Approval of a Lease & Option Agreement between the Vine LP and Eastern Tower QALICB, LLC, a Pennsylvania limited liability company (the "Eastern Tower LLC"), with respect to the commercial condominium unit, only. The Lease Agreement structure was pre-approved in the Redevelopment Agreement and the option to be included in the Lease cannot be exercised in any event prior to the issuance of a Certificate of Completion;

3. In lieu of the transaction contemplated by the Lease & Option Agreement, approval of the transfer by deed of the commercial condominium unit, only, and the assignment of development rights to Eastern Tower LLC prior to construction commencing, provided that City Council approval is obtained authorizing such transfer and assignment;

4. Replacement of Vine LP’s current .01% general partner (ETCC GP, Inc.) with 1001 Vine Street General Partner, LLC (the "Vine LLC");

5. Conveyance by Philadelphia Chinatown Development Corporation ("PCDC") of its 99.99% limited partnership interest in Vine LP as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC;

6. Extension of this project's settlement deadline from March 30, 2016 to June 30, 2016;
7. Extension this project's construction commencement deadline from July 1, 2016 to October 1, 2016; and

8. Extension this project's construction completion deadline from July 1, 2018 to October 1, 2018, as financing has been finalized and settlement has already occurred.

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

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

**PROPERTY INFORMATION:**

**1001-1011 Vine Street & 314 N. 10th Street**

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

**Disposition Price:** $776,308.00

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

**BACKGROUND:**

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

**Condominium Declaration of Eastern Tower, Lease Option and/or Deed**

Upon receipt of title of the parcel from the Authority, Vine LP will record a condominium declaration to split the development into two units for the project's residential and nonresidential components. A lease and option agreement will be executed between the Vine LP, as landlord, and the Eastern Tower LLC, as tenant, with respect to the commercial unit. The purchase option to be included in the Lease cannot be exercised in any event prior to the issuance of a Certificate of Completion.

In lieu of the transaction contemplated by the Lease & Option Agreement described above, Vine LP may, at its option, instead transfer the commercial unit by deed to Eastern Tower LLC prior to construction commencing and assign its development obligations to Eastern Tower LLC relative to the commercial unit, provided that City Council approval is obtained authorizing such transfer and assignment.

**Shift of Interest Amongst Entities**

Vine LP's current .01% general partner, ETCC GP, Inc., whose sole member is Philadelphia Chinatown Development Corporation ("PCDC"), will be replaced by Vine LLC. PCDC will
be conveying its 99.99% limited partnership interest in Vine LP as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC.

COMMENTS OR OTHER CONDITIONS:

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

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

Prepared by: Jessie Lawrence, Project Manager
Reviewed by: Tania Nikolic/Ryan Harmon
BOARD FACTSHEET
Meeting of March 9, 2016
Mid-City Y
2025-29 Chestnut Street
 Permit transfer of a leasehold interest, assumption of existing Authority debt and authorization to enter into a Grant Agreement.

TRANSACTION SUMMARY

Permit the transfer of a leasehold interest in a portion of the first floor and floors four (4) through seven (7) of a property located at 2025-2029 Chestnut Street ("Property") and assumption of Authority debt for the Mid-City Y ("Project") from Mid-City Residential Associates, L.P. (the "Partnership") to 1260 Housing Development Corporation ("1260 HDC") or its affiliate. Authorize the Authority to enter into a Grant Agreement with 1260 HDC in an amount not to exceed Five Hundred Thousand Dollars ($500,000) which will be held at the Authority to cover operating cash flow deficits for the Project.

BACKGROUND

The former Mid-City branch YWCA of Philadelphia occupied two (2) adjacent structures at 2017-2029 Chestnut Street. The Main Building (2025-29 Chestnut Street) is a seven story structure erected in 1924 as the Girard Craftsman's Hotel. A portion of the Main Building (floors 4 through 7) was designed to provide 48 SRO units and 12 one bedroom units of affordable housing for formerly homeless individuals. Following a Request for Proposal, the Authority selected the Ingerman Group as developer for the rehabilitation of the Project.

In 1998, the Authority entered into a nominal long term lease (40 years) with the Partnership which was formed by the Ingerman Group. The development cost of approximately $6,200,000 was financed with three loans from the Authority totaling $3,250,000 ("Authority Loans") and the syndication of Low Income Housing and Historic tax credits. A portion of the Authority Loans has been satisfied, leaving an outstanding balance of $2,990,000.

In 2003, the Authority entered into a nominal long term lease (65 years) with Freire Charter School, which has developed the remaining floors (1 through 3) into a charter school.

Transfer of Leasehold Interest

The Ingerman Group has requested to terminate the lease between the Authority and the Partnership. In order to select a suitable organization to operate the Project, the Authority contacted several developers who serve this vulnerable population.
The Authority selected 1260 HDC whose mission is to develop and manage affordable, safe and sustainable homes for people in need, with a focus on the vulnerable. 1260 HDC was founded in 1988 and was originally formed for the purpose of acquiring, developing and maintaining affordable housing for adults living with chronic mental illness. In 1993, they created their property management affiliate, Columbus Property Management & Development, Inc. Today, 1260 HDC and its affiliates manage more than 2,700 units of affordable housing, serving more than 3,100 residents in the Mid-Atlantic region.

In order to preserve these critically needed affordable housing units, 1260 HDC will develop a preservation plan for this Project. 1260 HDC will have a capital needs assessment completed and make any necessary immediate improvements. In addition, they will ascertain that residents are receiving effective supportive services and provide the resources as needed.

The Project was rehabilitated in 1998. The LIHTC program requires that projects remain affordable for a period of fifteen years, which for this Project has ended. The goal of 1260 HDC goal is to re-capitaliz e the Project by applying for low-income housing tax credits. The Grant for operating funds will assist 1260 HDC to cover the deficits of the Project for at least 4 years until the Project can be re-capitalized.

**BOARD ACTION**

The Board is asked to consent to the following:

- Permit transfer of leasehold interest in the Property from the Partnership to 1260 HDC or its affiliate and release the Partnership from its obligations.

- Permit the assumption by 1260 HDC or its affiliate of the Authority Loans.

- Enter into a Grant Agreement with 1260 HDC in an amount not to exceed $500,000 which will be held at the Authority to be drawn down to cover operating losses for the Project.

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 VPSC. The VPSC 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 VPSC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

1) Self-amortizing Mortgage Disposition: The following thirteen (13) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

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<tbody>
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<td>4236 Lancaster Avenue</td>
<td>Information Council</td>
<td>$13,036.80 (LAMA)</td>
</tr>
<tr>
<td>4238 Lancaster Avenue</td>
<td>Islamic Cultural Preservation &amp; Information Council</td>
<td>$12,107.89 (LAMA)</td>
</tr>
<tr>
<td>4240 Lancaster Avenue</td>
<td>Information Council (same for all 4)</td>
<td>$10,665.72 (LAMA)</td>
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<tr>
<td>2920 North Leithgow Street</td>
<td>Cristobal &amp; Myrna Serrano, h/w</td>
<td>$1,117.23 (LAMA)</td>
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<tr>
<td>244 West Stella Street</td>
<td>Luz N. Delvalle Rodriguez</td>
<td>$1,765.59 (LAMA)</td>
</tr>
<tr>
<td>2010 North 3rd Street</td>
<td>Robyn Joanne Mello</td>
<td>$6,153.42 (LAMA)</td>
</tr>
<tr>
<td>2936 North 6th Street</td>
<td>Minerva Velez Velazquez</td>
<td>$10,448.56 (LAMA)</td>
</tr>
<tr>
<td>4561 North 18th Street</td>
<td>Richard Freeman Taggart</td>
<td>$3,372.18 (LAMA)</td>
</tr>
</tbody>
</table>
2) **Fair Market Disposition:** The following nineteen (19) 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>1333 South Dover Street</td>
<td>Dover Point LLC</td>
<td>$2,241.00 (LAMA)</td>
</tr>
<tr>
<td>1742 South Edgewood Street</td>
<td>Sherrie A. Carroll</td>
<td>$3,168.00 (LAMA)</td>
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<tr>
<td>2555 Emerald Street</td>
<td>Shaun S. Zhang</td>
<td>$9,585.45 (LAMA)</td>
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<tr>
<td>1845 East Huntingdon Street</td>
<td>Benedicto A. Ventura</td>
<td>$32,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2637 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$30,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2639 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$30,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2643 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$10,349.00 (LAMA)</td>
</tr>
<tr>
<td>2645 N. Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$27,500.00 (AUCTION)</td>
</tr>
<tr>
<td>2649 Janney Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$25,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2646 Ritter Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$25,000.00 (AUCTION)</td>
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<tr>
<td>2658 Ritter Street</td>
<td>Bassam S. Rifai &amp; Brenton C. Higgins</td>
<td>$40,000.00 (AUCTION)</td>
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<td>2106 East Stella Street</td>
<td>Carlos Torres</td>
<td>$2,800.00 (AUCTION)</td>
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<tr>
<td>201 East Tioga Street</td>
<td>Urban Hope Training Center</td>
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<tr>
<td>1910 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1914 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1920 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1922 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1924 East York Street</td>
<td>Marshall Ventures LP</td>
<td>$56,000.00 (Appraisal)</td>
</tr>
<tr>
<td>1823 North 2nd Street</td>
<td>Angel Mendez</td>
<td>$23,000.00 (Appraisal)</td>
</tr>
</tbody>
</table>
**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 Five Hundred Twenty Thousand Dollars ($520,000) in NTI funds (herein, the "Grant") for work on the Reading Terminal HeadHouse located at 1113-1131 Market Street, 1113-A-1131 Market Street and 1112-1140 Filbert Street. The Grant funds will be used to reimburse or pay for the costs incurred or which will be incurred to complete repairs to the escalators, the Unit #2 chiller compressor system, the sewer connection, the sidewalks, the painting of the exterior, and replacement of the electric sub-meter system.

The NTI funds will be in the form of NTI tax exempt dollars and the reimbursement will be completed by March 31, 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 maintain the building.

The proceeds of the Grant will be distributed to HeadHouse Retail to reimburse or pay for the costs incurred or which will be incurred to repair the various items listed above.

Proposed Resolution is attached.

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon
NAME OF DEVELOPER/APPLICANT: The Pointe Mid-Rise, LLC

Principal: Walter J. Logan, Delta Development Partners

Nature of Transaction: Selection of developer to construct fourteen (14) 2 bed/2 bath residences restricted to 120 AMI homebuyers and thirty-eight (38) market rate units ranging from 1 bed/1 bath to 3 bed/2 bath for a total of fifty-two (52) units.

Mailing Address: 1045 First Avenue, Suite 100, King of Prussia, PA 19406

PROPERTY INFORMATION:

- 1901-05 Ridge Avenue (CMX2)
- 1917-21 Ridge Avenue (CMX2)
- 1929-35 Ridge Avenue (CMX2)
- 1939-49 Ridge Avenue (CMX2)
- 1909-13 W. Thompson Street (CMX2)
- 1248, 1300, 1301-1303, 1306-1310 and 1316-1318 N. 19th Street

Use: Residential

Disposition Value: $100,000.00

Per the Council President, these parcels are a direct sale to the applicant for the construction of a 52-unit mixed-income development containing fourteen (14) units restricted to 120 AMI households with a maximum sales price of $238,000. Per the disposition policy, an appraisal was conducted establishing the total value of $601,000 for all parcels. The parcels slated for market rate are valued at $269,600 (of the total $601,000).

The applicant submitted a counter offer of $100,000 (offer represented a nominal disposition for the parcels designated for the income restricted units and $100,000 for the market rate parcels that were appraised at $269,600).

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:

See attached Targeted Sales Price chart outlining the of proposed unit configurations for the workforce housing townhouses and mid-rise market rate units. Acquisition and commencement of construction of the proposed project is estimated to start three (3) months from settlement with construction completion within 24 months.

The Board of Directors previously approved the selection of the applicant to serve as developer for the parcels at the November 18, 2015 meeting (Resolution No. 2015-135). Due to a change in the proposed development, reducing the income restricted units from 22 to 14; the project will be subject to a new Redeveloper Agreement.

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

Proposed Resolution and supporting project information are attached (Target Sale Price, Sources & Uses, site map and photograph).

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon
NAME OF REQUESTOR: Alfred Jefferson (owner of 86-88 W. Johnson Street)

Nature of Transaction: The Board is being asked to authorize the execution of a Confirmation of Easement with respect to the Authority-owned property located at 84 W. Johnson Street.

The property located at 84 W. Johnson Street was condemned by the Authority on March 31, 1997. The property was condemned subject to a ten foot three inch driveway easement to be used in common with the owner of the premises adjoining to the "Northeast." However, the property that the driveway/easement was intended to benefit, 86-88 W. Johnson Street, is actually located to the "Southwest" of 84 W. Johnson Street.

Alfred Jefferson owns the neighboring property located at 86-88 W. Johnson Street.

Thus, it is requested that the Board authorize the execution of a Confirmation of Easement for the benefit of Alfred Jefferson, reflecting that Mr. Jefferson's property is actually located to the "Southwest" of 84 W. Johnson Street and that Mr. Jefferson's property located at 86-88 W. Johnson Street is the intended beneficiary of the driveway/easement.

PROPERTY INFORMATION:

The property located at 84 W. Johnson Street was condemned by the Authority on March 31, 1997.

Proposed Resolution is attached with site map and photograph.

Prepared and Reviewed by: Ryan Harmon
**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 5th Councilmanic District Office.

**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"

5th Councilmanic District Properties

1938 N 08Th St
1948 N 08Th St
1952 N 08Th St
1902-04 N 08Th St
1959-63 N 09Th St
2010-18 N 10th St
2020-22 N 10th St
2021 N Alder St
2023 N Alder St
2025 N Alder St
2027 N Alder St
2029 N Alder St
803-07 W Berks St.
1903 N Darien St
1911 N Darien St
824 Burns St
826 Burns St
715 N 20th St
768 N Uber St
819-21 N Uber St
867 N Uber St
815-19 N 15th St
844 N 19th St
715 N 20th St
816 N 20th St
856 N Carlisle 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

5th Councilmanic District Properties

1938 N 08Th St
1948 N 08Th St
1952 N 08Th St
1902-04 N 08Th St
1959-63 N 09Th St
2010-18 N 10th St
2020-22 N 10th St
2021 N Alder St
2023 N Alder St
2025 N Alder St
2027 N Alder St
2029 N Alder St
803-07 W Berks St
1903 N Darien St
1911 N Darien St
824 Burns St
826 Burns St
715 N 20th St
768 N Uber St
819-21 N Uber St
867 N Uber St
815-19 N 15th St
844 N 19th St
715 N 20th St
816 N 20th St
856 N Carlisle 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 5th Councilmanic District Office.
- Pursuant to City Council Resolution No. 160205 adopted on March 17, 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 to the Philadelphia Redevelopment Authority for the subsequent conveyance to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.
EXHIBIT "A"

5th Councilmanic District Properties

1914 N 07th St
1916 N 07th St
2050 N 07th St
2052 N 07th St
1906 N 08Th St
1910 N 08Th St
1930 N 08Th St
1954 N 08Th St
2028 N 08Th St
2053 N 08Th St
2055 N 08Th St
1901 N 09Th St
1903 N 09Th St
1905 N 09Th St
1915 N 09Th St
1917 N 09Th St
1925 N 09Th St
1955 N 09Th St
1957 N 09Th St
2041 N 09Th St
2043 N 09Th St
2045 N 09Th St
2000-08 N 10th St
2017 N Alder St
2019 N Alder St
809 W Berks St
813 W Berks St
1909 N Darien
1912 N Darien St
1927 N Darien St
1935 N Darien St
1942 N Darien St
1953 N Darien St
2032 N Darien St
2000-12 N Franklin St
2014 N Franklin St
2026 N Franklin St
2028 N Franklin St
2066 N Franklin St
804 W Norris
814 W Norris St
818 W Norris St
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. 160205 adopted on March 17, 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

5th Councilmanic District Properties

1914 N 07th St
1916 N 07th St
2050 N 07th St
2052 N 07th St
1906 N 08Th St
1910 N 08Th St
1930 N 08Th St
1954 N 08Th St
2028 N 08Th St
2053 N 08Th St
2055 N 08Th St
1901 N 09Th St
1903 N 09Th St
1905 N 09Th St
1915 N 09Th St
1917 N 09Th St
1925 N 09Th St
1955 N 09Th St
1957 N 09Th St
2041 N 09Th St
2043 N 09Th St
2045 N 09Th St
2000-08 N 10th St
2017 N Alder St
2019 N Alder St
809 W Berks St
813 W Berks St
819 W Berks St
1909 N Darien
1912 N Darien St
1927 N Darien St
1935 N Darien St
1942 N Darien St
1953 N Darien St
2032 N Darien St
2000-12 N Franklin St
2014 N Franklin St
2026 N Franklin St
2028 N Franklin St
2066 N Franklin St
804 W Norris
814 W Norris St
818 W Norris St
NAME OF DEVELOPER/APPLICANT: Centennial Village LP

Nature of Transaction: The Board is requested to modify Resolution No. 2015-33, approved April 8, 2015, selecting Centennial Village LP ("Centennial") as developer for the below-mentioned properties located within the West Parkside Urban Renewal Area (the "Centennial Village Project"). Authorization is requested today to (i) delete 1718-26 N. 52nd Street from the development agreement, (ii) reduce the approved disposition value from $835,000 to $757,000, and (iii) approve the revised plans. The deletion of 1718-26 N. 52nd Street is due to environmental remediation required at the site. Until such remediation is complete, the Authority cannot transfer 1718-26 N. 52nd Street to Centennial.

Centennial has submitted a proposal to develop fifty-two (52) units of affordable housing and up to 8,000 sq. ft. of commercial space. The parcels on the southwest side of 52nd Street and Parkside Avenue will consist of a thirty (30) unit mixed use apartment building with offsite parking for nineteen (19) cars, a community garden, community space, management office, and first floor retail space. The parcels located on the east side of 52nd Street south of Viola Street, will consist of four (4) 3 and 4 bedroom, 3 story single family homes, two (2) that will be PBV assisted and accessible with rear off street parking. The site on the southeast side of 52nd Street, north of Viola Street, will accommodate a mixed-use building with two (2) commercial spaces on the 1st floor, two (2) bi-level 3 bedroom apartments and four (4) 1 bedroom units with rear access off street parking. On the southeast corner of 52nd and Parkside Avenue, which is a vacant three (3) story nuisance bar, will be rehabilitated with commercial on the first floor and two (2) 2 bedroom apartments on the second and third floors.

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

- Community Ventures – Limited Partner – 99.9%
- Centennial Village Housing Ventures, Inc. – General Partner - 0.1%

Mailing Address: 1501 Cherry Street, Philadelphia, PA 19102

REVISED PROPERTY INFORMATION: 1701-17 N. 52nd Street (including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 5216 Parkside Avenue; 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34
Zoning: RM-1, RSA-5, CMX-1 and CMX-2  

Use: Mixed Use

Disposition Value: $757,000.00

The value was established by restricted use appraisal and properties were acquired by the Authority for the development of the Centennial Village Project.

FINANCING:

Centennial 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. The Authority will be providing funding to Centennial to offset the cost of the restricted appraised value.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed Centennial Village Project is estimated to start in the summer of 2016, with construction completion within twenty-four (24) months thereafter.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 18% and WBE – 7% and a best faith effort for DBE. Centennial has met past practice performance goals as have been recorded with the Office of Housing and Community Development.

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

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

(AMENDING RESOLUTION NO. 2015-33)

MODIFICATION TO RESOLUTION NO. 2015-33 TO (i) DELETE 1718-26 N. 52ND STREET, (ii) REDUCE THE APPROVED DISPOSITION VALUE, AND (iii) APPROVE THE REVISED PLANS, PROPERTY LOCATED IN THE PARKSIDE-LANCASTER REDEVELOPMENT AREA, WEST PARKSIDE URBAN RENEWAL AREA

WHEREAS, on April 8, 2015, by Resolution No. 2015-33 the Authority approved the redeveloper selection of Centennial Village LP as the Redeveloper of 1701-17 N. 52nd Street (including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1718-26 N. 52nd Street (including 5216 Parkside Avenue); 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue; and

WHEREAS, approval is requested today to (i) delete 1718-26 N. 52nd Street from the redevelopment agreement, (ii) reduce the approved disposition value from $835,000 to $757,000, and (iii) approve the revised plans, all due to the environmental remediation of 1718-26 N. 52nd Street. The Authority cannot transfer 1718-26 N. 52nd Street to Centennial Village LP until remediation is complete; and

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, Resolution No. 2015-33 is modified to reflect the deletion of 1718-26 N. 52nd Street located within the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area, and approval is hereby given to the modified redevelopment agreement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving the revised disposition price of Seven Hundred Fifty-Seven Thousand Dollars ($757,000); approval of revised plans and determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the subject property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the redevelopment agreement and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to this 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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<tr>
<th>Type</th>
<th>Amount</th>
<th>Name of Source</th>
<th>Committed: Y/N</th>
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<tbody>
<tr>
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<td>Limited Partnership Equity</td>
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<tr>
<td>Acq/Construction Financing</td>
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<td>Permanent Financing</td>
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<td>Grant</td>
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<td>Other</td>
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<td>Other</td>
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<td>General Partner Equity</td>
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<td><strong>Total Sources</strong></td>
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Uses: Provide estimated costs to redevelop property

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<tr>
<th>Uses</th>
<th>Amount</th>
<th>Source of Estimate</th>
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<tr>
<td>Purchase Price of Property</td>
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<td>Closing Costs (Title/Recording)</td>
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<td>Construction Costs</td>
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<td>Design/Engineering Costs</td>
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<td>Legal Costs</td>
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<td>Other:___________________________</td>
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<td>$1,478,000.00 Developer's Fee</td>
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</tbody>
</table>
NAME OF DEVELOPER/APPLICANT: 2501 American Real Estate LLC

Nature of Transaction: Selection of developer to construct a warehouse food distribution center along the American Street Industrial Corridor.

Legal Entity/Other Partners: Sai Hing Li – Member
Julia Chen - Member

Mailing Address: 801-25 Spring Garden Street

PROPERTY INFORMATION: 2501-2525 N. American Street including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street, Philadelphia, PA 19133

Description: 28,436 sq. ft., vacant lot

Zoning: I2

Use: Warehouse

Disposition Price: $233,600.00

The property was listed as a competitive sale on the Philadelphia Redevelopment Authority’s website (www.philadelphiaredevelopmentauthority.org), TREND MLS and Realtor.com from December 23, 2015, until March 15, 2016, with a sale price of One Hundred Fifty-Five Thousand Dollars ($155,000).

There were three (3) offers for the property with 2501 American Real Estate LLC and Stronghold Development and Construction each providing the highest bid amount of Two Hundred Fifty Thousand Dollars ($250,000). The bid from 2501 American Real Estate LLC was ultimately chosen because Stronghold Development and Construction was considered non-qualified for the following reasons:

- no deposit
- no signed agreement of sale
- no tax certification and
- no bank pre-qualification letter.

Please note that the initial offer price of Two Hundred Fifty Thousand Dollars ($250,000), which is equivalent to $8.21 per square foot, was contingent on the vacant site containing a land area of 30,437 square feet and not being encumbered by any encroachments.
The Authority had a survey completed indicating several encroachments by adjacent residents, which is estimated to impact about 2,001 square foot of the site. The original price was based on the $8.21 per square foot unit rate and the new price was adjusted Two Hundred Thirty-Three Thousand Six Hundred Dollars ($233,600) based on the proposed removal of the encroachment area, which reduced the square footage by 2,001 sq. ft.

FINANCING:

The developer is purchasing the property listed above and has provided documentation of available funds in an amount no less that total project costs; 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 July, 2016, with construction completion within twenty-four (24) months thereafter.

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

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

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

Prepared by: Brian Romano
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION SELECTING 2501 AMERICAN REAL ESTATE LLC AS REDEVELOPER OF 2501-2525 N. AMERICAN STREET INCLUDING 211-217 W. CUMBERLAND STREET AND 2502-2532 N. PHILIP STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 2501 American Real Estate LLC is hereby selected as Redeveloper of 2501-2525 N. American Street including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street, located within the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Two Hundred Thirty Three Thousand Six Hundred Dollars ($233,600.00); 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: Y/N</th>
<th>Documentation Attached: Y/N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Equity</td>
<td>$700,000.00</td>
<td>Penn Community Bank</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Acquisition Financing</td>
<td>$500,000.00</td>
<td>Penn Community Bank</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Construction Financing</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources</td>
<td>$1,200,000.00</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>Acquisition Cost (include closing cost)</td>
<td>$257,500.00</td>
<td></td>
</tr>
<tr>
<td>Holding Costs</td>
<td>$30,000.00</td>
<td></td>
</tr>
<tr>
<td>Construction Costs</td>
<td>$500,000.00</td>
<td></td>
</tr>
<tr>
<td>Design/Engineering Costs</td>
<td>$10,000.00</td>
<td></td>
</tr>
<tr>
<td>Legal Costs</td>
<td>$5,000.00</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$10,000.00</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Total Uses</td>
<td>$812,500.00</td>
<td></td>
</tr>
</tbody>
</table>
American Street Corridor Urban Renewal Area
2501-25 N. American Street including
211-17 W. Cumberland Street and 2502-32 N. Philip Stre
NAME OF DEVELOPER/APPLICANT: Nancy Porreca

Nature of Transaction: The Board is requested to authorize the sale of the Authority-owned renovated property located at 3589 Nottingham Lane ("Property") in the West Torresdale neighborhood.

Mailing Address: 3610 Chalfont Drive, Philadelphia, PA 19154

PROPERTY INFORMATION:

3589 Nottingham Lane

Description: 1,260 sq. ft.; 3 bd/1 full bath

Use: Residential Single Family

Sale Price: $174,900

The Authority was appointed as conservator of the Property by the Philadelphia County Court of Common Pleas (the "Court") pursuant to an Order dated September 22, 2014. The Court approved the Authority's Final Plan for Abatement ("Final Plan") by Order dated December 2, 2014. The December 2, 2014 Order required the Authority to perform "a full rehabilitation of the interior of the Property so as to return it to its condition as of the initial construction." The Authority completed its rehabilitation of the Property and, in accordance with the December 2, 2014 Order, the Authority listed the Property for sale. The sale of the Property and proposed distribution of proceeds is ultimately subject to approval by the Court.

The Property is a renovated single-family home in move-in condition. On July 29, 2015, the Property was initially listed for sale on the Multiple Listing Service ("MLS") for $184,900. The MLS listing was then updated on October 1, 2015, with a revised list price of $169,900, and finally relisted on February 8, 2016, with this same revised price.

The Authority has received an agreement of sale from Nancy Porreca for $174,900 with a seller’s assist of $10,000. Nancy Porreca is pre-qualified for a mortgage from Trident Mortgage Company.

COMMENTS OR OTHER CONDITIONS:

The Authority staff recommends approval of this sale and acceptance of the offer.

Buyer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes.
Proposed Resolution and supporting project information are attached (site map and photographs).

Prepared by: Jessie Lawrence
Reviewed by: Tania Nikolic
RESOLUTION NO.

RESOLUTION AUTHORIZING THE SALE OF 3589 NOTTINGHAM LANE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Authorization is given for the sale of property located at 3589 Nottingham Lane, Philadelphia, Pennsylvania, which is held by the Authority as conservator, to Nancy Porreca for the purchase price of One Hundred Seventy Four Thousand Nine Hundred Dollars ($174,900); the purchase being consistent with the fair market value of the property.

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

FURTHER AUTHORIZING, 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.
3589 Nottingham Lane (Rehabbed Unit)
NAME OF DEVELOPER: HACE

NATURE OF TRANSACTION: Authorization for the Authority to provide a grant to HACE (Hispanic Association of Contractors) in the amount up to Three Hundred Eight-Five Thousand Sixty-Two Dollars ($385,062) funded from Housing Trust Funds ("HT Funds"). The proceeds of the grant will be used to pay for additional holding costs incurred with the Lawrence Court I Development.

BACKGROUND INFORMATION: Pursuant to Resolution #18,889 adopted and approved by the Board September, 2009, the Authority entered into a subsidy loan with HACE in the amount of Six Million Nine Hundred Eleven Thousand Dollars ($6,911,000) ("Loan"). The proceeds of the Loan were used to assist in the new construction of fifty (50) homeownership units located at 3301-63 N. Lawrence Street, 3308, 3312, 3314, 3318, 3322-3326, 3354, and 3358-3362 N. Lawrence Street. Resolution #2014-80, adopted and approved by the Board in August, 2014, authorized the Authority to increase the Loan by an additional amount of Sixty Thousand Dollars ($60,000) to reduce the sales prices of four (4) in-fill units.

The Lawrence Court I Development was completed in 2011 as the housing market declined. With bank underwriting criteria tightening, first-time homebuyers were unable to secure financing. This impact effected HACE’s original budget as they incurred additional costs related to insurance, real estate taxes, vandalism, security, legal fees, and utility costs associated with the unsold home units. With the last home sale in March, 2016, and the finalized cost certification, HACE’s deficit amount incurred on the project is Three Hundred Eight-Five Thousand Sixty-Two Dollars ($385,062).

BOARD ACTION REQUESTED: Authorize the Authority to utilize the HT Funds in the amount up to Three Hundred Eight-Five Thousand Sixty-Two Dollars ($385,062) for disbursement to HACE for additional expenses associated with the Lawrence Court I Development.

Proposed Resolution is attached

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

RESOLUTION AUTHORIZING THE AUTHORITY TO PROVIDE A GRANT TO HACE IN THE AMOUNT UP TO $385,062 FUNDED FROM HOUSING TRUST FUNDS TO PAY FOR ADDITIONAL COSTS ASSOCIATED WITH THE LAWRENCE COURT I DEVELOPMENT

WHEREAS, on October 23, 2009, the Authority entered into a subsidy loan with HACE (Hispanic Association of Contractors) in the amount of Six Million Nine Hundred Eleven Thousand Dollars ($6,911,000) ("Loan"). The proceeds of the Loan were used to assist in the new construction of fifty-(50) homeownership units located at 3301-63 N. Lawrence Street, 3308, 3312, 3314, 3318, 3322-26, 3354, and 3358-3362 N. Lawrence Street; and

WHEREAS, as a result of delays in sales of the home units, HACE incurred additional holding costs related to insurance, real estate taxes, vandalism, security, legal fees, utility costs; and

WHEREAS, the Authority is willing to provide a grant to HACE to reimburse it for the additional holding costs;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that authorization is hereby given to grant Housing Trust Funds in the amount up to Three Hundred Eight-Five Thousand Sixty-Two Dollars ($385,062) to HACE for additional costs associated with the Lawrence Court I Development.

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
**Nature of Transaction:** PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by 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>2029 West Oxford Street</td>
<td>Phyllis Ann Young</td>
</tr>
<tr>
<td>2739-47 North 5th Street</td>
<td>HACE (Hispanic Association of Contractors)</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>3108 N. Chadwick Street</td>
<td>Herbert Jackson</td>
<td>$1,418.56 (LAMA)</td>
</tr>
<tr>
<td>1911 E. Harold Street</td>
<td>Derek Stephen Szteligia</td>
<td>$7,500.00 (LAMA)</td>
</tr>
<tr>
<td>1913 E. Harold Street</td>
<td>Derek Stephen Szteligia</td>
<td>$7,500.00 (LAMA)</td>
</tr>
<tr>
<td>1931 E. Harold Street</td>
<td>Thomas E. Cusick</td>
<td>$6,958.32 (LAMA)</td>
</tr>
<tr>
<td>1310 N. Marston Street</td>
<td>Robert Lawrence</td>
<td>$7,679.00 (LAMA)</td>
</tr>
</tbody>
</table>
3) **Fair Market Disposition:** The following fourteen (14) 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>2031 East Auburn Street</td>
<td>Miguel A. Zeledon</td>
<td>$ 6,494.22 (LAMA)</td>
</tr>
<tr>
<td>2118 East Auburn Street</td>
<td>Christopher Carey</td>
<td>$ 4,200.00 (AUCTION)</td>
</tr>
<tr>
<td>2815 Boudinot Street</td>
<td>Iglesia De Dios Pentecostal MI Roca De Vida</td>
<td>$ 5,000.00 (RE Committee)</td>
</tr>
<tr>
<td>2817 Boudinot Street</td>
<td>Iglesias De Dios Pentecostal MI Roca De Vida</td>
<td>$ 5,000.00 (RE Committee)</td>
</tr>
<tr>
<td>730 Daly Street</td>
<td>ATL Development Corporation</td>
<td>$11,000.00 (AUCTION)</td>
</tr>
<tr>
<td>1810 East Lehigh Avenue</td>
<td>Metropoly, LLC</td>
<td>$ 7,000.00 (AUCTION)</td>
</tr>
<tr>
<td>2017 East Letterly Street</td>
<td>CAM HOMES LLC</td>
<td>$45,000.00 (AUCTION)</td>
</tr>
<tr>
<td>1807 East Oakdale Street</td>
<td>Metropoly, LLC</td>
<td>$ 8,000.00 (AUCTION)</td>
</tr>
<tr>
<td>1808 East Oakdale Street</td>
<td>Metropoly, LLC</td>
<td>$ 6,000.00 (AUCTION)</td>
</tr>
<tr>
<td>1812 East Oakdale Street</td>
<td>Metropoly, LLC</td>
<td>$ 9,000.00 (AUCTION)</td>
</tr>
<tr>
<td>413 East Somerset Street</td>
<td>Julio &amp; Olga Lajara</td>
<td>$ 3,494.40 (LAMA)</td>
</tr>
<tr>
<td>2451 North 2nd Street</td>
<td>Jose Gallelli</td>
<td>$ 7,500.00 (Appraisal)</td>
</tr>
<tr>
<td>2453 North 2nd Street</td>
<td>Jose Gallelli</td>
<td>$ 7,500.00 for two lots</td>
</tr>
<tr>
<td>1418-20 North 8th Street</td>
<td>Phillip Chan</td>
<td>$87,447.60 (Appraisal)</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>2029 West Oxford Street</td>
<td>Phyllis Ann Young</td>
</tr>
<tr>
<td>2739-47 North 5th Street</td>
<td>HACE (Hispanic Association of Contractors)</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>3108 North Chadwick Street</td>
<td>Herbert Jackson</td>
<td>$1,418.56 (LAMA)</td>
</tr>
<tr>
<td>1911 East Harold Street</td>
<td>Derek Stephen Szteliga</td>
<td>$15,000.00 (LAMA) for both lots</td>
</tr>
<tr>
<td>1913 East Harold Street</td>
<td>Derek Stephen Szteliga</td>
<td>PMM $290.80 – Grantee pays</td>
</tr>
<tr>
<td>1931 East Harold Street</td>
<td>Thomas E. Cusick</td>
<td>$6,958.32 (LAMA)</td>
</tr>
<tr>
<td>1310 North Marston Street</td>
<td>Robert Lawrence</td>
<td>$7,679.00 (LAMA)</td>
</tr>
</tbody>
</table>

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

FURTHER 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>2031 East Auburn Street</td>
<td>Miguel a. Zeledon</td>
<td>$6,494.22 (LAMA)</td>
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<td>Iglesia De Dios Pentecostal MI Roca De Vida</td>
<td>$5,000.00 (RE Committee)</td>
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<tr>
<td>2817 Boudinot Street</td>
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<td>413 East Somerset Street</td>
<td>Julio C. Lajara &amp; Olga Lajara, h/s</td>
<td>$3,494.40 (LAMA)</td>
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<td>2451 North 2nd Street</td>
<td>Jose Gallelli</td>
<td>$7,500.00 (Appraisal)</td>
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<tr>
<td>2453 North 2nd Street</td>
<td>Jose Gallelli</td>
<td>$7,500.00 for both lots</td>
</tr>
<tr>
<td>1418-20 North 8th Street (Northern Parcel) Phillip Chan</td>
<td></td>
<td>$87,447.60 (Appraisal)</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.
Property Address: 2029 West Oxford Street  Council District: 5th

Property Type:  
- [ ] Structure  
- [x] Vacant Lot

Sales Price: Nominal  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) – owns 2027 W. Oxford Street
- [ ] 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)
- [x] 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?  [ ] 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: Phyllis Rogers Young  Application Date: April 12, 2015

Applicant Address: 2025 West Oxford Street, Philadelphia, PA 19121
VPAC Fact Sheet

Property Address: 2739-47 North 5th Street  Council District: 7th

Property Type: □ Structure  X Vacant Lot

Sales Price: Nominal  Number of EOs 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)
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: Affordable housing
□ 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: HACE (Hispanic Association of Contractors)  Application Date: March 9, 2015

Applicant Address: 167 West Allegheny Avenue
VPRC Fact Sheet

Property Address: 3108 North Chadwick Street
Council District: 8th

Property Type: 
- Structure
- X Vacant Lot

Sales Price: $1,418.56
Number of EOIs Received: 1

Date approved by VPRC: 01/12/2016

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)? $1,418.56

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: Herbert Jackson
Application Date: December 10, 2015

Applicant Address: 3110 North Chadwick Street, Philadelphia, PA 19132
VPRC Fact Sheet

Property Address: 1911 East Harold Street    Council District: 1st

Property Type:
  □ Structure    X Vacant Lot

Sales Price: $7,861.20    Date approved by VPRC: 12/08/2015

Number of EOIs Received: 2

Type of Transaction:
  □ Competitive Sale (must be sold to highest, qualified bidder)
  □ RFP
  □ Direct Sale (an appraisal is required)
  X Rear-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 Rear-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)? $7,861.20 – Grantee will pay $290.00 overage on both lots.

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: Derek Stephen Szteliga    Application Date: November 16, 2015

Applicant Address: 1910 East Albert Street; Philadelphia, PA 19125
Property Address: 1931 East Harold Street  Council District: 1st
Property Type:  
[ ] Structure  [x] Vacant Lot
Sales Price: $6,958.32  Number of EOIs Received: 1

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

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

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

Proposed Use:
[ ] Single-family home
[ ] Business
[ ] Rear-yard
[ ] Community Purpose; What is the community purpose: ______________________
[ ] Other

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

If yes, how much is the mortgage (should be $15,000 or less)? $6,958.32

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: Thomas E. Cusick  Application Date: November 12, 2014

Applicant Address: 1926 East Albert Street; Philadelphia, PA 19125
Item VI

VPRC Fact Sheet

Property Address: 1913 East Harold Street  
Council District: __1st___

Property Type:  
□ Structure  
X Vacant Lot

Sales Price: $7,429.50  
Date approved by VPRC: 12/08/2015  
Number of EOs Received: _______2____

Type of Transaction:
□ Competitive Sale (must be sold to highest, qualified bidder)  
□ RFP  
□ Direct Sale (an appraisal is required)  
X Rear-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 Rear-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)? $7,429.50

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

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

What are the EOP Goals?  

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</table>

Applicant Name: Derek Stephen Sztelig  
Application Date: November 16, 2015

Applicant Address: 1910 East Albert Street; Philadelphia, PA 19125

Rev 8-28-15
VPRC Fact Sheet

Property Address: 1310 North Marston Street  Council District: 5th

Property Type:  

☐ Structure  ☒ Vacant Lot

Sales Price: $7,679.00  Number of EOs Received: 4

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)? $7,679.00

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: Robert Lawrence  Application Date: March 19, 2014

Applicant Address: 1312 North Marston Street, Philadelphia, PA 19121

Rev 8-28-15 37
VPSC Fact Sheet

Property Address: __2031 East Auburn Street____ Council District: ___1st___

Property Type: ________□ Structure ________X Vacant Lot

Sales Price: $6,494.22 ________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) **owns 2033 E. Auburn Street**
□ 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 – owns 2033 East Auburn Street
□ 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?

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Applicant Name: __Miguel A. Zeledon__  Application Date: __December 10, 2015__

Applicant Address: __3035 North Mascher Street, Philadelphia, PA 19133__
VPRC Fact Sheet

Property Address: 2118 East Auburn Street  Council District: 1st

Property Type:  
- [x] Vacant Lot

Date approved by VPRC: 09/08/2015

Sales Price: $4,200.00  Number of EOIs Received: 1

Type of Transaction:
- [x] AUCTION 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:
- [x] Highest Bid - AUCTION
- [ ] 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:
- [x] Rear-yard
- [ ] Community Purpose; what is the community purpose: ______________________
- [x] Other – side lot to 2113 East Rush St. Phila., PA 19134

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: Christopher Carey  Application Date: March 5, 2016

Applicant Address: 505 Addison Street, Philadelphia, PA 19134
Property Address: 730 Daly Street

Council District: 1st

Property Type:
- Structure
- Vacant Lot

Date approved by VPRC: 07/14/2015

Sales Price: $11,000.00
Number of EOIs Received: 2

Type of Transaction:
- AUCTION 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 - AUCTION
- 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 dwelling
- 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: ATL Development Corporation
Application Date: June 12, 2015

c/o Ayhan Atalay

Applicant Address: 1690 Ratzer Road, Wayne, NJ 07470
VPRC Fact Sheet

Property Address: 1810 E. Lehigh Avenue  Council District: 1st

Property Type:  
☐ Structure  ☑ Vacant Lot

Sales Price: $7,000.00  Number of EOIs Received: 1

Type of Transaction:

☑ AUCTION 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 - AUCTION
☐ 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: Metroploy, LLC  Application Date: 06/12/2015

c/o Vyacheslav Shlovsky

Applicant Address: 255 Worthington Hill Rd., Richboro PA. 18954
VPRC Fact Sheet

Property Address: 2017 East Letterly Street  Council District: 1st

Property Type:
- [ ] Structure
- [x] Vacant Lot

Sales Price: $45,000.00  Number of EOIs Received: 3

Type of Transaction:
- [x] AUCTION 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 - AUCTION
- [ ] 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:
- [x] Single Family dwelling
- [ ] 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: CAM HOMES LLC  Application Date: June 12, 2015

c/o Harris D. Schwartz

Applicant Address: 217 Bainbridge Street, Philadelphia, PA 19147
VPCC Fact Sheet

Property Address: 1807 E. Oakdale Street Council District: 1st

Property Type: [ ] Structure [X] Vacant Lot

Sales Price: $8,000.00 Number of EOs Received: 1

Type of Transaction:

[X] AUCTION 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 - AUCTION

[ ] 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:

[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: MetroPloy, LLC Application Date: 06/12/15

c/o Vyacheslav Shlovsky

Applicant Address: 255 Worthington Hill Rd., Richboro PA. 18954
VPAC Fact Sheet

Property Address: 1808 E. Oakdale Street Council District: 1st

Property Type:  
□ Structure  X Vacant Lot

Sales Price: $6,000.00 Number of EOIs Received: 1

Type of Transaction:

X AUCTION Sale (must be sold to highest, qualified bidder)

□ RFP
□ Direct Sale (an appraisal is required)
□ Side-yard (must be sold 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 - AUCTION
□ 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:

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: Metroploy, LLC Application Date: 06/12/2015
C/o Vyacheslav Shlovsky

Applicant Address: 255 Worthington Hill Rd., Richboro PA 18954

Rev 8-28-15
VEJC Fact Sheet

Property Address: 1812 E. Oakdale Street  Council District: 1st

Property Type:  
- Structure
- [X] Vacant Lot

Sales Price: $9,000.00  Number of EOIs Received: 3

Type of Transaction:
- [X] AUCTION 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 - AUCTION
- [X] 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:
- [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: Metroplay, LLC  Application Date: 06/12/15
[ ] Application:  c/o Vyacheslav Shlovsky
Applicant Address: 255 Worthington Hill Rd., Richboro PA. 18954
VPRC Fact Sheet

Property Address: 413 East Somerset Street
Council District: 7th

Property Type:
- X Vacant Lot
- Structure

Date approved by VPRC: 02/09/2016

Sales Price: $3,494.40
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
  - X Other Please describe Clean and Maintain for Recreation

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
- X Community Purpose; what is the community purpose: Recreation purposes
- 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: Julio & Olga Lajara
Application Date: April 27, 2015

Applicant Address: 412 East Somerset Street, Philadelphia, PA 19134
VPRC Fact Sheet

Property Address: ___2451 & 2453 North 2nd Street___ Council District: _____7th____

Property Type: 
☐ Structure  X Vacant Lot

Sales Price: ___$7,500.00 for both lots___ Number of EOs 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
- X 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 — Expand for iron business

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?

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Applicant Name: ____Josse Gallelli____ Application Date: _____October 2, 1990____

Applicant Address:  ____10123 Proctor Road, Philadelphia, PA 19116____

Rev 8-28-15  47
VPRC Fact Sheet

Property Address: 1418-20 North 8th St (Northerly Parcel)  Council District: 5th

Property Type:

☐ Structure  ☑ Vacant Lot  

Sales Price: $87,447.60  Number of EOs Received: 1

Type of Transaction:

☑ LAMA Sale

☐ RFP

☐ Direct Sale (an appraisal is required)

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

☐ Community Purpose

☐ Affordable Housing

☐ Garden/Park

☐ Community/Health Center

☐ Other. Please describe __________________________

Sales Price Based on:

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

☐ Highest Bid

☐ Appraised Value (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 – Parking for business

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: Phillip Chan  Application Date: August 19, 2015

Applicant Address: 9 Green Tree Way, Cherry Hill, NJ 08003

Rev 8-28-15
**VACANT PROPERTY REVIEW COMMITTEE**

**NOMINAL CONSIDERATION DISPOSITIONS**

**FACT SHEET**

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<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>REUSE</th>
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<tr>
<td>2029 W. Oxford St. / 47</td>
<td>Phyllis Ann Young</td>
<td>Private Lot Transfer</td>
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<tr>
<td>VPRC: 03/10/2015</td>
<td>2025 Oxford Street</td>
<td>OLD GIFT – No Mortgage</td>
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<tr>
<td>City Council: 150618</td>
<td>Philadelphia, PA 19121</td>
<td></td>
</tr>
<tr>
<td>Adopted On: 09/10/2015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2739-47 N. 5th St. /19</td>
<td>HACE (Hispanic Association of Contractors) c/o Maria Gonzalez</td>
<td>Private Rehabilitation</td>
</tr>
<tr>
<td>VPRC: 04/14/2015</td>
<td>167 West Allegheny Avenue</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>City Council: 150586</td>
<td>Philadelphia, PA 19140</td>
<td>Approved by Real Estate Committee</td>
</tr>
<tr>
<td>Adopted On: 06/18/2015</td>
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</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>3108 N. Chadwick St. / 11</td>
<td>Herbert Jackson</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>VPRC: 01/12/2016</td>
<td>3110 North Chadwick Street</td>
<td>Side yard – Mortgage</td>
</tr>
<tr>
<td>City Council: 160164</td>
<td>Philadelphia, PA 19132</td>
<td>$1,418.56 LAMA value</td>
</tr>
<tr>
<td>Adopted On: 03/03/2016</td>
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<tr>
<td>1911 E. Harold St. / 31</td>
<td>Derek Stephen Szteliga</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>1913 E. Harold St. / 31</td>
<td>1910 East Albert Street</td>
<td>“ “ “</td>
</tr>
<tr>
<td>VPRC: 12/08/2015</td>
<td>Philadelphia, PA 19125</td>
<td>Rear yards – Mortgage</td>
</tr>
<tr>
<td>City Council: 160124</td>
<td></td>
<td>$15,000.00 (LAMA)</td>
</tr>
<tr>
<td>Adopted On: 02/18/2016</td>
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</tbody>
</table>

Grantee will pay $290.80 overage at settlement.
**FAIR MARKET VALUE AS DETERMINED BY LAMA**

With SELF-AMORTIZING MORTGAGE DISPOSITIONS

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<tr>
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<tbody>
<tr>
<td>1931 E. Harold St. / 31</td>
<td>Thomas E. Cusick</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>VPRC: 01/12/2016</td>
<td>1926 East Albert Street</td>
<td>Rear yard – Mortgage</td>
</tr>
<tr>
<td>City Council: 160124</td>
<td>Philadelphia, PA 19125</td>
<td>$6,958.32 – LAMA value</td>
</tr>
<tr>
<td>Adopted On: 02/18/2016</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 1310 N. Marston St. / 29 | Robert Lawrence | Private Lot Transfer |
| VPRC: 04/08/2014 | 1312 North Marston Street | Side yard – Mortgage |
| City Council: 160140 | Philadelphia, PA 19121 | $7,679.00 – LAMA value |
| Adopted On: 02/25/2016 | |

**VACANT PROPERTY REVIEW COMMITTEE**

**FAIR MARKET VALUE DISPOSITIONS**

**FACT SHEET**

<table>
<thead>
<tr>
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<th>GRANTEE</th>
<th>Appraised/LAMA Value</th>
<th>REUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2031 E. Auburn St. / 25</td>
<td>Miguel A. Zeledon</td>
<td>$6,494.22 (LAMA)</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>VPRC: 01/12/2016</td>
<td>3035 North Mascher Street</td>
<td>Side yard –</td>
<td></td>
</tr>
<tr>
<td>City Council: 160214</td>
<td>Philadelphia, PA 19133</td>
<td>owns 2033 E. Auburn St.</td>
<td></td>
</tr>
<tr>
<td>Adopted On: 03/17/2016</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 2118 E. Auburn St. / 25 | Christopher Carey | $4,200.00 (AUCTION) | Private Lot Transfer |
| VPRC: 09/08/2015 | 2113 East Rush Street | Rear yard for business |
| City Council: 150758 | Philadelphia, PA 19134 | |
| Adopted On: 10/15/2015 | |

<p>| 2815 Boudinot St. / 07 | Iglesia De Dios Pentecostal MI Roca De Vida | $5,000.00 (RE Committee) | Private Lot Transfer |
| 2817 Boudinot St. / 07 | c/o Ramon L. Cruz | | “ “ “ |
| VPRC: 09/10/2013 | 2802 North Boudinot Street | |
| City Council: 140702 | Philadelphia, PA 19134 | |
| Adopted On: 09/25/2014 | | |</p>
<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
<th>GRANTEE</th>
<th>Appraised/LAMA Value</th>
<th>REUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>730 Daly St. / 39</td>
<td>ATL Development Corporation, c/o Ayhan Atalay, 1690 Ratzer Road</td>
<td>$11,000.00 (AUCTION), Deposit - $2,500.00</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>1810 E. Lehigh Ave. / 31</td>
<td>Metropy, LLC, c/o Vyacheslav (Steve) Shklovsky, 1626 Fitzwater Street, Philadelphia, PA 19146</td>
<td>$7,000.00 (AUCTION), $8,000.00 (AUCTION), $6,000.00 (AUCTION), $9,000.00 (AUCTION)</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>2017 E. Letterly St. / 31</td>
<td>CAM HOMES LLC, c/o Harris D. Schwartz, 217 Bainbridge Street</td>
<td>$45,000.00 (AUCTION), Deposit - $2,500.00</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>413 E. Somerset St. / 07</td>
<td>Julio C. Lajara &amp; Olga Lajara, 412 East Somerset Street, Philadelphia, PA 19134</td>
<td>$3,494.40 (LAMA)</td>
<td>Private Lot Transfer</td>
</tr>
<tr>
<td>2451 N. 2nd St. / 19</td>
<td>Jose Gallelli, 10123 Proctor Road, Philadelphia, PA 19116</td>
<td>$7,500.00 (Appraisal), For both lots</td>
<td>Private Lot Transfer</td>
</tr>
</tbody>
</table>

City Council: Adopted On: 03/17/2015
Deposit of $2,500.00 received for each lot.
<table>
<thead>
<tr>
<th>ADDRESS/WARD</th>
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<th>Appraised/LAMA Value</th>
<th>REUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1418-20 N. 8th St. / 20 Northerly Parcel</td>
<td>Phillip Chan 9 Greentree Way Cherry Hill, NJ 08003</td>
<td>$87,447.60 (Appraisal)</td>
<td>Private Lot Transfer Sub-divided – grantee owns 1422-30 N. 8th St.</td>
</tr>
</tbody>
</table>