

PHILADELPHIA REDEVELOPMENT AUTHORITY

**1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107**

**BOARD MEETING
TUESDAY, APRIL 10, 2012**

Open Session – 4:00 P.M.

AGENDA

APPROVAL OF BOARD MINUTES

Meeting of March 13, 2012

I. <u>DEVELOPMENT</u>	<u>Page</u>
(a) Model Cities Urban Renewal Area Condemnation No. 39 Filing of a Declaration of Taking	(1)
(b) Model Cities Urban Renewal Area Maze Group Development, Inc. 1800, 1804, 1806, 1808, 1812 and 1820 N. 16 th Street Selection of Redeveloper	(7)
(c) South Central Urban Renewal Area Kip and Janelle Ketchum 728 S. Hicks Street Selection of Redeveloper	(16)
(d) Marla Otto 2524 S. Marshall Street Selection of Redeveloper	(24)
(e) Nicetown Urban Renewal Area Nicetown Court II Housing Partners, LP 4428-70, 4413-51 Germantown Avenue and 4428 Uber Street Approving Acquisition, Purchase Option Agreement and Selection of Redeveloper	(27)
(f) React Environmental Professional Services Group, Inc. 1718-26 N. 52 nd Street Professional Services Contract	(36)

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- (g) Germantown Redevelopment Area (39)
Richie Williams
468 E. Rittenhouse Street
Agreement of Sale

- (h) Cecil B. Moore Urban Renewal Area (43)
1838 Cecil B. Moore Avenue
**Fourteenth Amended Redevelopment Proposal and
Fourteenth Amended Urban Renewal Plan**

- (i) Grays Ferry Urban Renewal Area (48)
1217 S. 27th Street and 2524 Ellsworth Street
**Eleventh Amended Redevelopment Proposal and
Eleventh Amended Urban Renewal Plan**

- (j) New Kensington-Fishtown Urban Renewal Area (53)
2218-20R Emerald Street and 2211 Blair Street
**Sixth Amended Redevelopment Proposal and
Sixth Amended Urban Renewal Plan**

- (k) South Central Urban Renewal Area (59)
1028, 1030, 1032 S. Fairhill Street, and
1035 and 1037 S. 6th Street
**Eighteenth Amended Redevelopment Proposal and
Eighteenth Amended Urban Renewal Plan**

- (l) Point Breeze Urban Renewal Area (64)
1902 & 1932 Alter Street, 2003, 2007, 2009
Ellsworth Street, 1728 & 1734 Federal Street,
1602, 1604, 1606, 1612, 1624, 1637 1709,
1716, 1719, 1723 & 1729 Latona Street,
1628, 1713, 1715, 1719, 1721 & 1730
Manton Street, 1204, 1212, 1225, 1231,
1235 & 1237 S. 17th Street, 1241 S. 18th
Street, 1117, 1125, 1129, 1131, 1145,
1147, 1149 & 1153 S. 20th Street, 1610,
1612, 1712, 1718, 1720, 1721, 1727 &
1728 Titan Street, 2422 Federal Street,
2123 Fernon Street and 1913 Wilder Street

- (i) **Rescinding Resolution No. 19,141**
- (ii) **Seventh Amended Redevelopment Proposal and
Seventh Amended Urban Renewal Plan**

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- (m) Whitman Urban Renewal Area (72)
433, 438 and 443 Cantrell Street
**Eleventh Amended Redevelopment Proposal and
Eleventh Amended Urban Renewal Plan**

II. HOUSING FINANCE / NSP

- Reading Terminal Headhouse Project (77)
1113 Market Street
Mortgage Modification

III. REAL ESTATE

- Vacant Property Review Committee (80)
Resolution Authorizing Conveyance of Properties

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Tuesday, March 13, 2012 commencing at 4:05 p.m. in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street East, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

The following members of the Board of Directors reported present: James Cuorato, Chairman; Jennifer Rodriguez, Vice Chairman; and Denise J. Smyler, Secretary.

The following members of the Authority staff were present: Ed Covington, Nicholas Scafidi, Esquire, Nicholas Dema, Melvis Dunbar, Bennur Koksuz, John Carpenter, Michael Koonce, Mary Fogg, David Thomas and Elizabeth Bonaccorso.

Also in attendance: Ann Lebowitz, Law Office of Ann C. Lebowitz; Jon Lichtenstein, Cozen O'Connor; Tommie St. Hill, Local 98; Deborah McColloch, OHCD; Jihad Ali, National Association of Minority Contractors; and C. Shaka T., Contractors Round Table Council.

ANNOUNCEMENTS

Mr. Cuorato asked those in attendance if there were any matters before the Board that he or she would like to address. No matters were presented to the Board.



MINUTES

Mr. Cuorato called for a motion to approve the minutes of the Board meeting of January 10, 2012.

Upon motion made and duly seconded, the minutes of the January 10, 2012 Board meeting were approved.

ADMINISTRATIVE

Item I (a) – Refunding \$115,000,000 of NTI Bonds

In 2002 the Authority at the direction and with the cooperation of the City developed the Neighborhood Transformation Initiative program. The NTI program (Program) was designed for

the revitalization, renewal, redevelopment and transformation of blighted areas within the City to promote the health, safety and welfare of the residents of the City. In order to finance the Program the Authority pursuant to a Service Agreement issued tax-exempt revenue bonds in the amount of approximately \$124,000,000 (2002 Bonds). Under the Service Agreement the City pays the Authority a service fee equal to the amount of required debt service in consideration for the Authority's agreement to administer the Program.

The City has requested the Authority to issue up to \$115,000,000 of Revenue Refunding Bonds (2012 Bonds) for the purpose of refunding the 2002 Bonds. The refunding will reduce the interest rate thereby reducing the annual debt service to be paid by the City.

The Board was requested to adopt a resolution allowing execution of a Third Supplemental Service Agreement between the Authority and the City, the issuance of up to \$115,000,000 in Refunding Revenue Bonds and related approvals.

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. 19,276

PHILADELPHIA REDEVELOPMENT AUTHORITY

APPROVING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL SERVICE AGREEMENT BETWEEN THE AUTHORITY AND THE CITY OF PHILADELPHIA; AUTHORIZING AND DIRECTING THE ISSUANCE OF UP TO \$115,000,000 TOTAL AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S REVENUE REFUNDING BONDS, SERIES 2012 (CITY OF PHILADELPHIA NEIGHBORHOOD TRANSFORMATION INITIATIVE); AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL INDENTURE SECURING SUCH BONDS; AUTHORIZING AND DIRECTING THE REDEMPTION OF THE 2002A BONDS; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; AUTHORIZING AND APPROVING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING AND APPROVING THE EXECUTION, DELIVERY AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF THE BONDS; PROVIDING FOR THE PRINCIPAL AMOUNT, PROVISIONS FOR REDEMPTION AND MATURITY OF, AND RATES OF INTEREST ON, THE BONDS; AUTHORIZING INVESTMENT BY THE TRUSTEE; APPOINTING CO-BOND COUNSEL; REQUESTING THE TRUSTEE TO AUTHENTICATE THE

BONDS; AUTHORIZING INCIDENTAL ACTION TO BE TAKEN BY OFFICERS OF THE AUTHORITY; AND REPEALING INCONSISTENT RESOLUTIONS.

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

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

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

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

WHEREAS, the Authority (i) has undertaken, at the direction and with the cooperation of the City, a comprehensive neighborhood transformation program for revitalization, renewal, redevelopment and transformation of blighted areas within the City to

promote the health, safety and welfare of the residents of the City (the “Program”) and (ii) has previously issued its revenue bonds to finance the costs of the Program; and

WHEREAS, pursuant to a Service Agreement dated as of April 15, 2002, as amended and supplemented (the “Service Agreement”), including by a Third Supplemental Service Agreement (the “Third Supplemental Service Agreement”) the City will pay to the Authority a Service Fee (as defined in the Service Agreement) in consideration of the Authority’s agreement to undertake the Program; and

WHEREAS, at the request of the City, the Authority has determined to issue up to \$115,000,000 total aggregate principal amount of the Authority’s Revenue Refunding Bonds, Series 2012 (City of Philadelphia Neighborhood Transformation Initiative) (the “2012 Bonds”) for the purpose of (i) currently refunding the Authority’s Revenue Bonds, Series 2002A (City of Philadelphia Neighborhood Transformation Initiative), originally issued in the aggregate principal amount of \$124,125,000 (the “2002A Bonds”); and (ii) paying the costs of issuance of the 2012 Bonds, funding of any reserves and costs of any credit enhancement; and

WHEREAS, the Authority will issue the 2012 Bonds under a Trust Indenture dated as of April 15, 2002, as amended and supplemented (the “Trust Indenture”), including by a Fourth Supplemental Indenture to be dated as of April 15, 2012 (the “Fourth Supplemental Indenture”), between the Authority and TD Bank, N.A., as successor trustee (the “Trustee”); and

WHEREAS, the Authority has determined to sell the 2012 Bonds pursuant to the terms of a Bond Purchase Agreement (the “Bond Purchase Agreement”) between the Authority and the Underwriters identified therein (the “Underwriters”) for whom Citigroup Global Markets Inc. is acting as Representative (the “Representative”); and

WHEREAS, pursuant to the Bond Purchase Agreement, the City will deliver to the Authority and the Underwriters a Letter of Representations (the “Letter of Representations”) at the time of execution and delivery of the Bond Purchase Agreement; and

WHEREAS, the Underwriters propose to offer the 2012 Bonds for sale pursuant to a Preliminary Official Statement and a final Official Statement; and

WHEREAS, certain action is required to be taken by the Authority as a prerequisite to the issuance and sale of the 2012 Bonds.

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

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

Section 2. The form of Fourth Supplemental Indenture submitted to this meeting (a copy of which shall be filed with the records of the Authority), providing, together with the Trust Indenture, for the issuance of the 2012 Bonds, is hereby approved, and the Chairman, Vice Chairman or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Fourth Supplemental Indenture in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by such execution.

Section 3. The form of the Bond Purchase Agreement submitted to this meeting, including the form of Letter of Representations attached thereto (copies of which shall be filed with the records of the Authority), for purchase of the 2012 Bonds by the Underwriters is hereby approved and the Chairman, Vice Chairman or Executive Director is hereby authorized to execute and deliver the Bond Purchase Agreement (and to accept the Letter of Representations) in substantially such form with such changes therein as counsel may advise and the officer executing the same may approve, such approval to be evidenced by such execution.

Section 4. The form of Preliminary Official Statement in respect of the 2012 Bonds submitted to this meeting (a copy of which shall be filed with the records of the Authority), is hereby approved and the Chairman, Vice Chairman or Executive Director is hereby authorized to sign and deliver an Official Statement on behalf of the Authority in substantially such form with such changes therein and any supplements thereto as counsel may advise and the officer executing the same may approve, such approval to be evidenced by such execution. The distribution of the Preliminary Official Statement and the final Official Statement in connection with the offering and sale of the 2012 Bonds is hereby approved.

Section 5. The issuance of the 2012 Bonds is authorized and approved. The 2012 Bonds are hereby authorized and directed to be prepared for delivery in accordance with the terms of the Bond Purchase Agreement. The form of the 2012 Bonds contained in the form of the Fourth Supplemental Indenture is hereby approved; and the 2012 Bonds shall be in substantially the form so approved, with such changes therein as counsel may advise and the officers executing and delivering the 2012 Bonds may approve, the approval of such officers to be conclusively evidenced by such execution. The Chairman, the Vice Chairman or the Executive Director of the Authority are hereby authorized and directed to execute the 2012 Bonds by their manual or facsimile signatures, and the corporate seal of the Authority or the facsimile thereof is hereby adopted and authorized to be imprinted thereon or affixed thereto and shall be attested by the manual or facsimile signature of the Secretary, Assistant Secretary or Senior Deputy Executive Director. The Chairman, Vice

Chairman or Executive Director is authorized and directed to deliver the 2012 Bonds to the Trustee for authentication under the Fourth Supplemental Indenture herein authorized and, when authenticated, to deliver them or cause them to be delivered to the Representative pursuant to the Bond Purchase Agreement against receipt of the purchase price therefor and to deposit the amounts so received with the Trustee as provided in the Fourth Supplemental Indenture to be held and applied by the Trustee as provided in the Trust Indenture.

Section 6. The 2012 Bonds shall be issued in one series and in the aggregate principal amount not to exceed \$115,000,000, shall mature on the date (not later than 30 years from May 9, 2002) and in the amounts, shall be dated and numbered, in the denominations, and in the registered form carrying the exchangeability privileges, be payable in the medium of payment on the dates and at such places, bear interest at the rates (not to exceed 6.00% per annum), be subject to mandatory and optional redemption prior to maturity and be entitled to the priorities in the revenues and receipts of the Authority, all as provided in the Trust Indenture.

Section 7. The Authority hereby authorizes and directs the redemption of the 2002A Bonds on the earliest practicable redemption date on or after the date of issuance of the 2012 Bonds. The officers of the Authority are hereby authorized to cause notice of redemption to be given in accordance with the terms of the 2002A Bonds and to take such other action and execute such other documents as shall be necessary or desirable to effect the refunding of the 2002A Bonds.

Section 8. The Authority hereby appoints Cozen O'Connor and the Law Office of Ann C. Lebowitz, as Co-Bond Counsel for the 2012 Bonds.

Section 9. The Trustee is hereby requested to authenticate the 2012 Bonds and to deliver them to or upon the order of the Chairman, Vice Chairman or Executive Director.

Section 10. The Trustee shall be, by virtue of this Resolution and without further authorization from the Authority, authorized, directed and requested to invest and reinvest all moneys available therefor by it pursuant to the Trust Indenture, which by the terms of the Trust Indenture may be invested, or to deposit and redeposit such moneys in such accounts as may be permitted by the Trust Indenture, all subject to the terms and limitations contained in the Trust Indenture.

Section 11. Any of the officers of the Authority are hereby authorized and directed to appoint such other professional advisers or underwriters for the 2012 Bonds and to execute and deliver such other documents and instruments and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery and performance by the Authority of the Third Supplemental Service Agreement, the Fourth Supplemental Indenture and the Bond Purchase Agreement, and the execution and delivery of the final Official Statement and the consummation of the transactions contemplated thereby, the undertaking of the Program and the issuance and sale of the 2012 Bonds, all in accordance with the foregoing Sections hereof.

Section 12. Any of the officers of the Authority are hereby authorized and directed to make determinations in cooperation with the appropriate officers of the City with respect to credit enhancement for the 2012 Bonds and to enter into agreements with any bank, insurance company or other appropriate entity (including any governmental insurance program) to provide such credit enhancement for the 2012 Bonds.

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

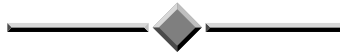
I, Nicholas Scafidi, General Counsel of the Philadelphia Redevelopment Authority, do hereby certify that the above is a true and correct copy of the Original Resolution adopted at the regular meeting of the Authority on March 13, 2012. I do further hereby certify that the above Resolution has not been amended, rescinded, cancelled or annulled since the date thereof and remains in full force and effect as of the date hereof.

(SEAL)

Nicholas Scafidi, General Counsel

Dated: March 13, 2012

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



Item I (b) – Delegating to the Executive Director Authorization to Issue Certificates of Completion in Certain Situations

The Board was requested to authorize the Executive Director to issue Certificates of Completion for all redevelopment agreements where the development project has been satisfactorily completed.

The Authority's Redevelopment Agreement requires the Authority to issue a written certification when a redeveloper has complied fully with all obligations of the Redevelopment Agreement. In 1981 and in 1986, the Board granted the Executive Director the authority to issue such Certificates when Authority staff can certify that the redeveloper has met its construction, fine arts and MBE commitments and is not otherwise in default of the Redevelopment Agreement. However, this grant of authority does not extend to projects for which staff is not able to provide such certifications - most often for older development projects which have been completed, but a redeveloper did not timely request the Certificate.

The proposed Resolution would continue the Board's prior delegations and also permit the Executive Director to approve a Certificate of Completion when he/she is reasonably satisfied that the development project has been completed and that the Authority has no basis for asserting that the Redeveloper is in default of any obligations under the Redevelopment Agreement.

Board Action

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

RESOLUTION NO. 19,277

RESOLUTION (i) AMENDING RESOLUTION NO. 11,583 AND RESOLUTION NO. 12,889, AND (ii) DELEGATING TO THE EXECUTIVE DIRECTOR AUTHORIZATION TO ISSUE CERTIFICATES OF COMPLETION IN CERTAIN SITUATIONS

WHEREAS, the provisions of a Redevelopment Agreement require the Authority to furnish the Redeveloper with a certificate of completion promptly after completion of the development project and Redeveloper's compliance with all other obligations of the Redevelopment Agreement;

WHEREAS, if the Authority refuses to issue a certificate of completion, the Authority must provide the Redeveloper with a written statement indicating in adequate detail in what respects the Redeveloper has failed to complete the improvements, comply with the provisions of the Redevelopment Agreement or is otherwise in default of the Redevelopment Agreement;

WHEREAS, by Resolution No. 11,583 adopted August 5, 1981, as amended by Resolution No. 12,889 adopted on March 5, 1986, the Board granted the Executive Director the authority to issue certificates of completion when Authority staff is able to certify that the Redeveloper has met its construction, fine arts and MBE commitments and is not otherwise in default of the Redevelopment Agreement;

WHEREAS, in certain situations, staff is not able to provide such certifications, however, the Authority can reasonably conclude that the project has been completed satisfactorily and the Authority cannot demonstrate that the Redeveloper is in default of its obligations under the Redevelopment Agreement;

WHEREAS, the Urban Redevelopment Law provides that the Board may delegate to the Executive Director such of its powers as it shall deem necessary to carry out the Authority's purposes, subject to the supervision and control of the Board; and

WHEREAS, the Board has determined that allowing the Executive Director to approve certificates of completion will expedite the formal closing of projects and meet the Authority's contractual obligations to the Redeveloper.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Executive Director may on behalf of the Authority execute, acknowledge and deliver Certificates of Completion and return security completion deposits, or portions thereof, when:

1. Authority staff certifies that the project has been substantially completed in accordance with the Redevelopment Agreement and that the Redeveloper has met its

Economic Opportunity Plan, fine arts and prevailing wage obligations, if applicable;
or

2. Absent staff certification, the Executive Director is reasonably satisfied that the project has been completed in substantial conformity with the Redevelopment Agreement and that there is no known default that would preclude the Authority from complying with its contractual obligation to issue a Certificate of Completion.
3. Resolution No. 11,583 and Resolution No. 12,889 are hereby replaced with this Resolution, effective immediately.

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



DEVELOPMENT

Item II (a) – Selection of Redeveloper, Steph-Sin Development, LLC

The Board was requested to select Steph-Sin Development, LLC as Redeveloper of 1237 N. 31st Street, 1239 N. 31st Street, 3010 Baltz Street, 3011 Baltz Street, 3014 Baltz and 3007 W. Stiles Street.

Steph-Sin is proposing to develop these properties into single-family residential rental units. Two of the properties will be new construction and four will be rehabilitation. Total development costs will be approximately \$800,000 and will be paid for with personal assets and a personal line of credit. The funding source for the acquisition of these parcels was NTI.

The disposition price will be \$118,700. The City has approved the Economic Opportunity Plan.

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. 19,278

RESOLUTION SELECTING STEPH-SIN DEVELOPMENT, LLC AS REDEVELOPER OF 1237 N. 31ST STREET, 1239 N. 31ST STREET, 3010 BALTZ STREET, 3011 BALTZ STREET, 3014 BALTZ STREET AND 3007 W. STILES STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, BREWERYTOWN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Steph-Sin Development, LLC is hereby selected as Redeveloper of 1237 N. 31st Street, 1239 N. 31st Street, 3010 Baltz Street, 3011 Baltz Street, 3014 Baltz and 3007 W. Stiles Street located within the North

Philadelphia Redevelopment Area, Brewerytown 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 eighteen thousand seven hundred (\$118,700) dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Item II (b) – Selection of Redeveloper, Elizabeth Vandegrift

The Board was requested to select Elizabeth Vandegrift as Redeveloper of 439 Belgrade Street in the New-Kensington-Fishtown Urban Renewal Area. Ms. Vandegrift proposes to utilize this parcel as a sideyard to her adjacent home at 437 Belgrade.

This parcel was acquired utilizing NTI funds for the Open Space Management Program.

The disposition price will be nominal (\$1) and the City had determined that an Economic Opportunity Plan is not necessary for this project.

Discussion

Ms. Smyler asked how the redeveloper intended to use the side yard property. Ms. Dunbar responded that the redeveloper, owner of the adjacent property, will use the side yard for passive recreation. Mr. Koonce and Ms. Dunbar further explained that under the Open-Space Management Program, individuals who own and occupy a property may receive an adjacent vacant lot next to their residence for their personal use. In many cases, these residential owners already have been maintaining and using the adjacent lot.

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. 19,279

RESOLUTION SELECTING ELIZABETH VANDEGRIFT UNDER THE PHILADELPHIA REDEVELOPMENT AUTHORITY SIDEYARD PROGRAM AS REDEVELOPER OF PARCEL NO. 49 (439 BELGRADE STREET), LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Elizabeth Vandegrift is hereby selected as Redeveloper for Parcel No. 49 (439 Belgrade Street) located within the New Kensington-Fishtown Redevelopment Area and approval is hereby given to the Redevelopment Contract and the disposition supplement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of one (\$1.00) dollar; determining that the Redeveloper 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 Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Item II (c) – Selection of Redeveloper, Webster Investments, LLC

The Board was requested to select Webster Investments, LLC as Redeveloper of 1122-1130 Hall Street.

The parcel was previously listed by the Authority on the Multiple Listing Service for \$325,000. On December 5, 2011, the Board authorized the sale of the parcel to Webster Investments.

Webster Investments proposes to develop five single-family market-rate townhomes. Total development cost is estimated to be \$593,700.

The disposition price will be \$325,000 determined to be acceptable by the Authority staff. The City has approved an Economic Opportunity Plan for this project.

Discussion

In response to the Board's questions, Mr. Covington explained that certain properties were acquired under older CDBG programs. When these properties, such as the Webster Street

properties, are conveyed, the Redevelopment Authority may retain the net sale proceeds which are used to maintain other Authority inventory.

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. 19,280

RESOLUTION SELECTING WEBSTER INVESTMENTS, LLC AS REDEVELOPER OF PARCEL NO. 312 (1122-1130 HALL STREET), LOCATED IN THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Webster Investments, LLC is hereby selected as the Redeveloper of Parcel No. 312 (1122-1130 Hall Street) located within the South Central Redevelopment Area, South Central Urban Renewal Area and approval is hereby given to the Redevelopment Contract and the disposition supplement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Three Hundred Twenty-Five Thousand (\$325,000.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Item II (d) – First Amendatory Agreement with Habitat for Humanity Philadelphia, Inc. and Redeveloper Selection of Habitat for Humanity Philadelphia, Inc.

The Board was requested to authorize two resolutions: (i) an amendment to the Redevelopment Agreement with Habitat for Humanity Philadelphia, Inc. for 1905 W. Wilt Street that will extend the commencement of construction to May 1, 2012 and extend the completion of construction to

November 1, 2013; and (ii) selecting Habitat for Humanity Philadelphia, Inc. as redeveloper of 1909 W. Wilt Street.

Habitat is proposing to develop these parcels along with others in their ownership into two homeownership units that will be sold through the Habitat program. Total development cost will be approximately \$343,510 and will be paid for with Habitat's current assets, HOME funds, charitable funding and sales proceeds.

The disposition price will be nominal (\$1.00) as this will be an affordable homeownership development. The City has approved the Economic Opportunity Plan.

Discussion

Ms. Smyler asked who owns the property between 1905 and 1909 W. Wilt Street. Ms. Dunbar responded that Habitat owns 1907 W. Wilt Street and will incorporate that property into this project.

Board Action

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

RESOLUTION NO. 19,281

RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY PHILADELPHIA, INC., RE: 1905 W. WILT STREET, NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 12,897, adopted April 2, 1986, Habitat for Humanity Philadelphia, Inc. (formerly known as Habitat for Humanity, Greater Philadelphia ("Redeveloper") was approved as Redeveloper of 1903-05 W. Wilt Street;

WHEREAS, Redeveloper and the Authority executed a Redevelopment Agreement dated May 26, 1987 ("Redevelopment Agreement") that provides that Redeveloper shall commence improvements to the Parcel by June 14, 1988 and complete construction by September 14, 1989;

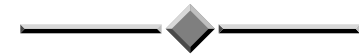
WHEREAS, Redeveloper has requested that the Authority extend the time to commence construction to May 1, 2012 and the time to complete construction to November 1, 2013; and

WHEREAS, the Authority has carefully considered these requests and the factors giving rise thereto.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a First Amendment to Redevelopment Agreement to provide that:

1. The time to commence construction of improvements as stated in paragraph 3.7 of the Redevelopment Agreement shall be extended from June 14, 1988 to May 1, 2012.
2. The time for completion of improvements as stated in paragraph 3.7 of the Redevelopment Agreement shall be extended from September 14, 1989 to November 1, 2013.

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



RESOLUTION NO. 19,282

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC AS REDEVELOPER OF 1909 W. WILT STREET, LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for Humanity Philadelphia, Inc. is hereby selected as Redeveloper of 1909 W. Wilt Street located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One (\$1.00) Dollar; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Voting for the foregoing resolutions: Mr. Cuorato, Ms. Rodriguez and Ms. Smyler.



Mr. Covington requested Mr. Dema present the companion Housing Item relating to Habitat for Humanity Philadelphia, Inc.

Item III (b) – Loan Commitment with Habitat for Humanity Philadelphia, Inc.

The Board was requested to authorize a Loan Commitment with Habitat For Humanity Philadelphia, Inc. in an amount up to \$160,000. Based upon this Commitment, Habitat will construct 3 homeownership units at 1815 Gratz Street and 1905-13 W. Wilt Street for sale to families with incomes at or below 80% of Area Median Income. A pro-rata portion of the loan proceeds will provide assistance to each low income homebuyer to subsidize the purchase price of their house to an affordable price and will be disbursed upon settlement with the homebuyers.

This project was selected for financing through a Request for Proposal issued by the Office of Housing and Community Development.

Board Action

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

RESOLUTION NO. 19,283

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A LOAN COMMITMENT WITH HABITAT FOR HUMANITY PHILADELPHIA, INC. IN AN AMOUNT UP TO \$160,000 WHICH WILL PROVIDE FINANCING TO THREE LOW-INCOME HOMEBUYERS

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a Loan Commitment with Habitat for Humanity Philadelphia, Inc. (“Developer”) under terms and conditions as follows:

1. The Authority is providing a loan commitment in an amount up to \$160,000.
2. Developer will construct three homeownership units to be located at 1815 N. Gratz Street and 1905-13 W. Wilt Street. Upon completion, all three units will be sold to families with income at or below 80% of Area Median Income (“Homebuyer”).
3. The Authority will provide three individual loans in the amount up to \$53,333 to each Homebuyer to be secured by a second lien mortgage on their property. The loan will write down the sales price of each property to a price which is affordable to the Homebuyer and the proceeds of the loan will reimburse the Developer for its development costs. The term of the Homebuyer loan will be for a period of fifteen (15) years at 0% interest from the date of the loan closing and beginning in the 6th year, the loan will be forgiven 10% over the remaining loan term.
4. Disbursement of loan proceeds will be contingent upon the following:
 - i. Satisfactory tax status certification issued on all members of the development team.

- ii. All necessary Authority approvals from various departments.
- iii. Completion of the construction of the improvements on each property and the sale to an eligible low-income Homebuyer.

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

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



Item II (e) – Fourth Amended Redevelopment Proposal and the Fourth Amended Urban Renewal Plan

The Board was requested to approve the Fourth Amended Redevelopment Proposal and Fourth Amended Urban Renewal Plan for the 44th and Aspen Redevelopment Area and 44th and Aspen Urban Renewal Area. These properties will be acquired utilizing funds from the Neighborhood Transformation Initiative program.

Shuler Memorial Garden project

Four vacant lots will be acquired and combined with others owned by the City to be developed as a memorial garden in tribute to James "Black Gold" Shuler, a promising boxing professional killed in a motorcycle accident in 1986. The memorial garden will be across the street from the Shuler Boxing Gym.

Custus Child Care Academy Tot Lot

One vacant lot will be acquired to be developed as a play area to accommodate the adjacent Custus Child Care Academy facility.

Acquisition costs for this Redevelopment Proposal are estimated to be \$132,200.

Discussion

Mr. Cuorato asked who would be responsible for maintaining the memorial garden. Ms. Koonce responded that owners of the Shuler Boxing Gym would maintain the site with its own funds.

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. 19,284

RESOLUTION APPROVING THE FOURTH AMENDED REDEVELOPMENT PROPOSAL AND THE FOURTH AMENDED URBAN RENEWAL PLAN FOR THE 44TH AND ASPEN REDEVELOPMENT AREA, 44TH AND ASPEN URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Third Amended Redevelopment Proposal and Third Amended Urban Renewal Plan for said Project Area; and

WHEREAS, The Fourth Amended Redevelopment Proposal and the Fourth Amended Urban Renewal Plan, has been presented to the Board for its consideration and approval, specifically, for the acquisition of five (5) parcels for recreational use.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that approval is hereby given to the Fourth Amended Redevelopment Proposal and the Fourth Amended Urban Renewal Plan for the 44th and Aspen Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

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



Item II (f) – Forty-first Amended Redevelopment Proposal and the Thirty-third Amended Urban Renewal Plan

The Board was requested to approve the Forty-first Amended Redevelopment Proposal and Thirty-third Amended Urban Renewal Plan for the North Philadelphia Redevelopment Area and Model Cities Urban Renewal Area.

This Plan Amendment provides for the acquisition of one occupied property that will be acquired on behalf of Community Ventures. Community Ventures proposes to develop ten newly constructed, single-family homes located on a largely City-owned tract of vacant land at 16th and Master Streets.

Acquisition costs for this Redevelopment Proposal are estimated to be \$209,600 and will be paid with NTI bond funds.

This Plan Amendment will also change the permitted land use for the parcel generally located at the southwest corner of 2nd and Girard. The permitted land use will change from “industrial and related” to “commercial and related.”

Discussion

Mr. Koonce explained that this Board action concerns two separate neighborhoods within the same Urban Renewal Area and that the Board action would modify the Urban Renewal Plan to allow development of two separate projects within the Urban Renewal Area. The items are being processed simultaneously and will be presented to City Council in a single Council resolution, thereby expediting the development timeline for each project.

Board Action

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

RESOLUTION NO. 19,285

RESOLUTION APPROVING THE FORTY FIRST AMENDED REDEVELOPMENT PROPOSAL AND THE THIRTY-THIRD AMENDED URBAN RENEWAL PLAN FOR THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Fortieth Amended Redevelopment Proposal and the Thirty-second Amended Urban Renewal Plan for said Project Area; and

WHEREAS, there was presented to this meeting of the Philadelphia Redevelopment Authority for its consideration and approval the Forty-first Amended Redevelopment Proposal and the Thirty-third Amended Urban Renewal Plan, specifically:

1. the acquisition of one (1) property for residential and related uses.
2. amending the permitted land use for the parcel generally located at the southwest corner of 2nd and Girard from Industrial and Related to Commercial and related.

NOW, THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that approval is hereby given to the Forty-first Amended Redevelopment Proposal and the Thirty-third Amended Urban Renewal Plan for the Model Cities Urban Renewal Area, as presented to this meeting and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

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



Item II (g) – Consenting to Second-Position Leasehold Mortgage

Freire Charter School Foundation, the Authority's tenant in the former Mid-City YWCA, has requested the Authority's consent to place a \$4.55 million second-position mortgage on its leasehold interest in the building.

Background

Freire leases a portion of the Mid-City YWCA at 2025-29 Chestnut Street from the Authority and operates a high school in the leased premises. This lease commenced in 2003 and runs through 2050, with options to renew for an additional 21 years, until 2071. Rent is \$1 annually. In 2003, the Authority consented to a \$2 million leasehold mortgage to The Reinvestment Fund to finance improvements to the leasehold. In return for that consent, the Authority obtained the right to purchase the mortgage in the event of Freire's default. That right, coupled with the Authority's right under the lease to terminate the leasehold estate, would allow the Authority to regain control of the leasehold in the event of Freire's default.

Proposed Second Mortgage

Freire intends to open a middle school in a property in the 1000 block of Market Street and requires a \$4.55 million mortgage to finance the improvements to that property. We have been advised that the Market Street premises as it will be improved by Freire has only appraised at \$2.1 million. The Reinvestment Fund, which is providing the \$4.55 million in financing, will take a mortgage on the Market Street premises, but also requires a mortgage on the Chestnut Street premises to fully collateralize the loan.

If the Authority consents to the \$4.55 million second-position mortgage on the Chestnut Street leasehold, it does not lose its right to purchase the \$2 million first-position mortgage in the event of a Freire default. We would, however, be purchasing the first mortgage subject to the \$4.55 million mortgage, and therefore would not be regaining control of the leasehold estate.

We understand that Freire will not be able to obtain financing for the middle school without placing a second mortgage on the Chestnut Street premises. To support the expansion of this charter school, the Board is requested to consent to the \$4.55 million second-position mortgage.

Discussion

Ms. Smyler asked that approval of this item be conditioned upon Friere securing approval from the Philadelphia School Reform Commission to operate its new school. Mr. Covington informed the Board that Friere's expansion request would be heard by the School Reform Commission at its April meeting.

Ms. Rodriguez asked if Friere's request is likely to be approved by the School Reform Commission. Mr. Covington replied that at this point, Friere has passed all the tests and it is likely that the Commission will approve the new school.

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. 19,286

CENTER CITY REDEVELOPMENT AREA, RESOLUTION CONSENTING TO SECOND-POSITION LEASEHOLD MORTGAGE BY FREIRE CHARTER SCHOOL FOUNDATION RE: PORTIONS OF 2025-29 CHESTNUT STREET (FORMER MID-CITY YWCA)

WHEREAS, the Redevelopment Authority and Freire Charter School, L.P. entered into a Lease dated October 15, 2003 for portions of the building located at 2025-29 Chestnut Street (the “Lease”), a Memorandum of which Lease was recorded in the Department of Records on April 21, 2004 as Document No. 50909095, and which Lease was assigned to Freire Charter School Foundation (“Freire”) in 2010;

WHEREAS, the Lease requires that the Authority consent to mortgages placed on the leasehold premises;

WHEREAS, Freire has requested that the Authority consent to the placement on the leasehold premises of a second-position \$4.55 million mortgage to the Reinvestment Fund (the “Second Mortgage”); and

WHEREAS, the Authority has carefully considered Freire’s request.

NOW, THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that consent to the Second Mortgage is hereby granted, contingent upon Freire’s receipt of all approvals necessary to expand its charter from the School Reform Commission of the School District of Philadelphia.

FURTHER AUTHORIZING the preparation, execution, acknowledgement and delivery of any documentation deemed necessary or desirable in order to carry out the foregoing under terms acceptable to the Executive Director and in a form acceptable to General Counsel.

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



HOUSING

Item III (a) - Non-Recourse Construction/Permanent Loan Agreement with Women’s Community Revitalization Project

The Philadelphia Housing Development Corporation (PHDC) and the Authority provided financing to the following projects developed by Women’s Community Revitalization Project (WCRP):

<u>Project</u>	<u>Address</u>	<u>Units</u>	<u>Loan Amount</u>	<u>Year</u>
Villanueva Townhouses	701-717 W. Somerset St.	30	\$1,120,000	1994
Johnnie Tillmon Townhouses	719-735 W. Somerset St.	23	\$ 759,000	1996
Somerset Townhouses	1327 & 1328 N. Orianna St.	24	\$ 480,000	1992

The loans, each secured by mortgages, along with financing from the Pennsylvania Housing Finance Agency (PHFA) and syndication proceeds from the sale of low income housing tax credits (LIHTC) were utilized for the new construction of each project to create 77 affordable rental units for low to moderate-income families. The PHDC note and mortgage were assigned to the Authority.

The LIHTC program requires that the projects remain affordable for a period of fifteen years, which for each project has ended. In order to maintain these affordable projects, WCRP has developed a preservation plan, which will include capital improvements of approximately \$6,000,000. In order to finance the improvements WCRP has applied and received a new LIHTC allocation and the Authority will provide new financing in the amount up to \$499,000. The new LIHTC allocation will require the projects be conveyed to a new limited partnership, Tillmon Villanueva Limited Partnership (New Owner) created by WCRP. WCRP requested PHFA to permit the New Owner to assume their existing debt, and PHFA has agreed. WCRP has requested the Authority’s consent to the following actions for these projects:

- Consent to the sale of each project to the New Owner.
- Permit the assumption of the outstanding PHDC and Authority debt by the New Owner.
- Modify the terms of the existing PHDC and Authority notes to extend the maturity date by 32 years after the closing date, modify the interest rate to 0% and increase the loan amount by \$499,000.

Upon completion, the units will be available to residents with income at or below 60% of the Area Median Income.

Discussion

Ms. Rodriguez asked about the cash flow proforma showing operating deficits in later years and whether there were sufficient reserves to cover operating deficits near the end of the tax compliance period. Mr. Dema explained that the reserves from the project would be sufficient over time to pay all operating expenses during the fifteen year compliance period.

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. 19,287

RESOLUTION PROVIDING THE AUTHORITY’S CONSENT TO THE SALE OF VILLANUEVA TOWNHOUSES, JOHNNIE TILLMON TOWNHOUSES AND SOMERSET TOWNHOUSES; AND PERMITTING THE ASSUMPTION AND MODIFICATION OF EXISTING DEBT HELD BY THE AUTHORITY

WHEREAS, The Philadelphia Housing Development Corporation (PHDC) and the Authority provided financing to the following projects developed by Women’s Community Revitalization Project (WCRP):

<u>Project Name</u>	<u>Borrower</u>	<u>Loan Amount/Interest</u>
Villanueva Townhouses	Villanueva Associates, LP	\$500,000/6.35%
Villanueva Townhouses	Villanueva Associates, LP	\$620,000 /1% AFR
Johnnie Tillmon	Orianna Street, LP	\$299,000/ 0%
Johnnie Tillmon	Orianna Street, LP	\$460,000/ 6.8% AFR
Somerset Townhouses	Somerset Street, LP	\$480,000/0%

The proceeds of the Authority financing secured by notes and mortgages were utilized for the development of 77 affordable rental housing units for low-to-moderate income families;

WHEREAS, WCRP has developed a preservation plan for these projects to perform capital improvements of approximately \$6,000,000;

WHEREAS, to finance the capital improvements WCRP applied and received an allocation of Low Income Housing Tax Credit (LIHTC) and received a financing commitment from the Office of Housing and Community Development in the amount of \$499,000;

WHEREAS, the LIHTC allocation will require each project be transferred into a new limited partnership;

WHEREAS, WCRP has created Tillmon Villanueva Limited Partnership (New Owner);

WHEREAS, WCRP has requested and received approval from the Pennsylvania Housing Finance Agency (PHFA) for the New Owner to acquire the projects and have the New Owner assume PHFA’s outstanding debt; and

WHEREAS, WCRP has requested the Authority's consent to transfer each project to the New Owner, allow the New Owner to assume the Authority's existing debt, modify the terms of the existing financing to extend the maturity date, reduce the interest rate and provide additional financing in an amount up to \$499,000.

NOW THEREFORE BE IT RESOLVED that the Authority is authorized to take the following actions:

1. Consent to the sale of Villanueva Townhouses, Johnnie Tillmon Townhouses and Somerset Townhouses to the New Owner.
2. Consent to the assumption of the Authority's outstanding debt by the New Owner.
3. Modify the terms of the Authority's existing debt to extend the maturity date by 32 years from the closing date, reduce the interest rate to 0% and provide additional financing in the amount up to \$499,000.
4. Disbursement of loan proceeds will be contingent upon the following:
 - i. Satisfactory tax status certification issued on all members of the development team.
 - ii. All necessary Authority approvals from various departments.

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

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



Item III (c) – Acquisition Loan with Discovery Charter School

The Board was requested to authorize the Authority to provide an acquisition loan to Discovery Charter School, Inc. in an amount of up to \$200,000 funded from Neighborhood Transformation Initiative funds. The loan will be utilized to assist in the acquisition of 4700 Parkside Avenue in connection with the rehabilitation of this property to create a charter school.

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. 19,288

RESOLUTION AUTHORIZING THE AUTHORITY TO PROVIDE AN ACQUISITION LOAN IN THE AMOUNT OF UP TO \$200,000 IN NTI FUNDS TO DISCOVERY CHARTER SCHOOL INC.

BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Authority is authorized to provide an acquisition loan to Discovery Charter School Inc. under the following terms and conditions:

The Loan shall be in the amount of up to \$200,000 in Neighborhood Transformation Initiative Funds to be used to assist with acquisition funding of 4700 Parkside Avenue.

The term of the Loan shall be for a period of thirty years at 0% interest rate. This Loan will be secured by a mortgage.

Closing on the Loan will subject to the following:

- Approval by the Inter-Agency Review Team
- Approval by City Council

FURTHER AUTHORIZING the Executive Director, with the advice of General Counsel, to allow modification and corrections to this Resolution which are necessary or desirable to carry out its purposes and intents and the execution and delivery of all documents necessary to carry out the foregoing.

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



REAL ESTATE

Item IV – Authorizing Conveyance of Properties

The Board was asked to authorize the conveyance of title to Grantees selected by the Vacant Property Review Committee for inclusion into the VPRC Program. All of the properties and the Grantees have been approved by the VPRC and a Resolution authorizing disposition by the Authority has been approved by City Council.

The proposed actions are: (i) disposition of 2 properties at nominal consideration and (ii) disposition of 10 properties at fair market value established by appraisals by OHCD.

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. 19,289

VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA AND CONVEYANCE FOR NOMINAL CONSIDERATION TO VARIOUS 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 for fair market value as determined by appraisal;

WHEREAS, the City of Philadelphia's Office of Housing and Community Development has determined the fair market value, as listed below, for the properties identified herein.

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:

<u>Address</u>	<u>Grantee(s)</u>
2836 West Lehigh Avenue	29 th Street Community Services Community Development Corporation
5331 Wakefield Street	Robertson Boston

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 for fair market value as determined by appraisal;

WHEREAS, the City of Philadelphia's Office of Housing and Community Development has determined the fair market value, as listed below, for the properties identified herein.

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised Value</u>
2629 Federal Street	Right-Sized Homes	\$12,000.00

1826 West Ingersoll Street	Benjamin Harris	\$18,000.00
2422 North Mole Street	Victor Brooks	\$ 2,000.00
2135 East Norris Street	BMK Properties, LLC	\$56,000.00
2527 West Oxford Street	Abraham A. DelValle	\$10,000.00
2818 Porter Street	South Philly String Band	\$ 8,500.00
2130 North Woodstock Street	Wayne Jones	\$20,000.00
1145-47 South 20 th Street	OCF Holdings, LLC	\$80,000.00
1151 South 20 th Street	OCF Holdings, LLC	\$35,000.00

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 and Ms. Smyler.



ADD ON ITEM

Item V – Selection of Redeveloper, Philadelphia Housing Authority

The Board was requested to select Philadelphia Housing Authority as Redeveloper of several parcels identified in the accompanying proposed resolution.

PHA will apply for a Choice Neighborhoods Initiative Implementation Grant from HUD in order to develop these parcels as scattered site affordable housing. These grant funds support communities that have undergone a comprehensive local planning process and are ready to implement their plan to redevelop the neighborhood. When combined with other publicly owned lots, the Authority’s parcels will provide up to fifty units of affordable housing for relocatees of the Norris Square Apartments, which PHA intends to demolish and replace with new affordable units.

The disposition price will be nominal.

Discussion

Mr. Covington explained that the redeveloper selection of PHA is in support of a joint application by PHA and the City for a \$30 million grant from HUD. If obtained, the grant would allow the very comprehensive redevelopment of numerous properties presently owned by the

Authority, the City and PHA. The redevelopment agreement with PHA will provide the Authority with the right to retain title to these properties if the HUD grant is not secured.

Ms. Rodriguez abstained because of a potential conflict of interest.

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. 19,290

RESOLUTION SELECTING PHILADELPHIA HOUSING AUTHORITY AS REDEVELOPER OF 2336 N. FAWN STREET, 2226 N. CAMAC STREET, 2242 N. CAMAC STREET, 2250 N. CAMAC STREET, 2317 N. CAMAC STREET, 2212 N. 11TH STREET, 2247 N. 12TH STREET, 1108 W. NEVADA STREET, 1200 W. DAUPHIN STREET, 1215 W. DAUPHIN STREET, 1220 W. DAUPHIN STREET, 1227 W. DAUPHIN STREET, 1213 W. SUSQUEHANNA AVE., 1219 W. SUSQUEHANNA AVE., 1221 W. SUSQUEHANNA AVE., AND 1229 W. SUSQUEHANNA AVE., LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Philadelphia Housing Authority is hereby selected as Redeveloper of 2336 N. Fawn Street, 2226 N. Camac Street, 2242 N. Camac Street, 2250 N. Camac Street, 2317 N. Camac Street, 2212 N. 11th Street, 2247 N. 12th Street, 1108 W. Nevada Street, 1200 W. Dauphin Street, 1215 W. Dauphin Street, 1220 W. Dauphin Street, 1227 W. Dauphin Street, 1213 W. Susquehanna Ave., 1219 W. Susquehanna Ave., 1221 W. Susquehanna Ave., and 1229 W. Susquehanna Ave. located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of one (\$1) Dollar; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Voting for the foregoing resolution: Mr. Cuorato and Ms. Smyler.

One Abstention: Ms. Rodriguez



OLD BUSINESS

Mr. Cuorato inquired if there was any old business for the Board. Mr. Jihad Ali requested permission to address the Board.

Mr. Ali asked if the Authority has changed its policy of posting the Board agenda. Mr. Covington stated that the policy remains in effect and the failure to post this meeting's agenda was merely an oversight.

With respect to the selection of Webster Investments as redeveloper (Item II (c)), Mr. Ali asked if an RFP was issued. Mr. Koonce responded that an RFP was not required because no individual parcel was valued at more than \$100,000.

With respect to the Model Cities Urban Renewal Plan (Item II (f)), Mr. Ali asked how many parcels were involved in the Plan amendment. Mr. Covington responded that one parcel would be acquired through condemnation and a second parcel, at 2nd and Girard, would be subject to a change in permitted use.

Mr. Ali requested that he be provided with contact information for developers and their general contractors so that he can review the EOP opportunities. Mr. Scafidi asked Mr. Ali to request this information in writing and it will be provided to him.



NEW BUSINESS

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

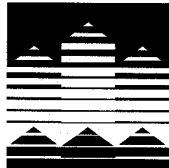


ADJOURNMENT

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:50 P.M.

SECRETARY TO THE BOARD

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012

To: Members of the Board

From: Ed Covington

RE: Model Cities Urban Renewal Area
Filing of Declaration of Taking
Model Cities No. 39

Board Meeting Of:

April 10, 2012

The Board is requested to authorize a Declaration of Taking in the Model Cities Urban Renewal Area, which will be Condemnation No. 39. This condemnation is in accordance with the Urban Redevelopment Law.

A total of forty-six (46) properties will be acquired, including 40 vacant lots, 2 vacant structures and 4 occupied structures. This condemnation will facilitate the development of a Wellness Center and the MLK Older Adult Center at the site. The estimated acquisition cost for Condemnation No. 39 is \$1,505,000, and will be paid for with funds from NTI Bond proceeds.

Copies of the Fact Sheet, Site Map and Resolution are attached.

Prepared by: Brian Romano

Reviewed by: Melvis Dunbar

Attachments

WEC: bjr

RESOLUTION NO.

AUTHORIZING THE SELECTION AND APPROPRIATION OF AN AREA KNOWN AS NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA, CONDEMNATION THIRTY NINE, INCLUDING CERTAIN LAND IMPROVEMENTS, AND PROPERTIES, AND AUTHORIZING THE FILING OF A DECLARATION OF TAKING AND ALL NECESSARY ACTION FOR THE ACQUISITION THEREOF.

WHEREAS, the Authority pursuant to authorization contained in Ordinances of City Council of Philadelphia, signed by the Mayor on July 19, 2011 is about to proceed with the redevelopment of the area known as North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, Condemnation No. 39;

WHEREAS, in order to carry out the terms of said authorization, it is necessary that the Authority acquire title in fee simple to the land, improvements and properties included in that portion of the area to be redeveloped;

WHEREAS, the Authority has entered into negotiations with owners of certain properties needed for redevelopment within the area boundaries and has been unable to obtain options from or effect settlement with them, because of disagreement as to price, or because of uncertainty of title ownership, or other causes;

WHEREAS, the Authority has been unable to obtain options from or effect settlement with other owners because such owners are unknown, uncertain, absent or under some legal incapacity;

WHEREAS, In accordance with Section 9(i) as amended and 12 of the Urban Redevelopment Law, being the Act of May 24, 1945, P. L. 991, the Authority is authorized to acquire title to said properties through eminent domain proceedings;

WHEREAS, Chapter 2 of the Eminent Domain Code, being the Act of May 4, 2006, P.L. 112 is not applicable with respect to this authorization to file a Declaration of Taking.

NOW THEREFORE, BE IT RESOLVED that, the Philadelphia Redevelopment Authority, in accordance with the authority conferred upon it by law selects and appropriates for the purpose of redevelopment:

Condemnation No. 39

ALL that certain lot or piece of ground, with the improvements thereon, situate in the 47th Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit:

BEGINNING at a point, said point being the intersection of the southerly line of Cecil B. Moore Avenue (60' wide) with the westerly line of N. 21st Street (50' wide) in the 47th Ward of the City of Philadelphia the following four (4)

courses and distances, as follows, to wit;

- 1) S 11°21'00" W, along the westerly line of said N. 21st Street, a distance of 140'-0" to a point;
- 2) Thence, N 78°39'00" W, along the northerly line of Nicholas Street (40' wide), a distance of 400'-0" to a point;
- 3) Thence, N 11°21'00" E, along the easterly line of N. 22nd Street (60' wide), a distance of 140'-0" to a point;
- 4) Thence, S 78°39'00" E, along the southerly line of said Cecil B. Moore Avenue, a distance of 400'-0" to the point and place of beginning.

Containing within these metes and bounds 56,000 square feet, or 1.28558 acres, of land, more or less.

The foregoing description contains the areas condemned.

RESOLVED: That all title and private rights or easements of whatever nature of property owners in beds of opened and/or unopened streets, located within the area, are hereby selected and appropriated for the purpose of redevelopment in accordance with law.

RESOLVED: That the title to be acquired shall be absolute or fee simple title, including all easements, rights-of-way, and real property interests of whatever nature.

RESOLVED: That Counsel for the Philadelphia Redevelopment Authority and its proper officers are hereby authorized to file a Declaration of Taking and such other proceedings, including the entry of such Bond as may be necessary or desirable, to carry out the purpose of this Resolution.

RESOLVED: That the institution of such proceedings, and any damages which may be agreed upon or awarded to any party in interest, including the owner or owners of said properties located within the area, shall be paid out of the funds provided the Philadelphia Redevelopment Authority.

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, including but not limited to adjustment of the metes and bounds description to correct clerical errors.

FACT SHEET
NORTH PHILADELPHIA REDEVELOPMENT AREA
MODEL CITIES URBAN RENEWAL AREA

I. PURPOSE

A total of forty-six (46) properties will be acquired, including (40 vacant lots, 2 vacant structures and 4 occupied structures). This condemnation will facilitate the development of a Wellness Center and the MLK Older Adult Center at the site.

II. AREA DATA**A. CLEARANCE/ACQUISITION**

(See attached property list)

B.

<u>Present Use</u>	<u>No. of Properties</u>	<u>Proposed Reuse</u>
R10	22	Health Care Facility
C2	24	Health Care Facility

III. RELOCATION INFORMATION

Relocation will be performed in accordance with the Federal Relocation Act. There are four occupied properties associated with this taking that will require relocation services.

IV. SUMMARY DATA

Vacant Lots: 40
 Vacant Structures: 2
 Occupied Structures: 4
Total: 46

V. TOTAL ACQUISITION COST

The estimated cost of acquisition for Condemnation No. 39 along is \$1,505,000, and will be paid for with funds from NTI Bond proceeds.

PROPERTY LIST

2100-04	Cecil B. Moore	2113	Nicholas
2106	Cecil B. Moore	2115	Nicholas
2108	Cecil B. Moore	2117	Nicholas
2110	Cecil B. Moore	2119	Nicholas
2112	Cecil B. Moore	2121	Nicholas
2114	Cecil B. Moore	2123	Nicholas
2116	Cecil B. Moore	2125	Nicholas
2118	Cecil B. Moore	2127	Nicholas
2120	Cecil B. Moore	2129	Nicholas
2122	Cecil B. Moore	2131	Nicholas
2124-28	Cecil B. Moore	2133	Nicholas
2130-32	Cecil B. Moore	2135	Nicholas
2134	Cecil B. Moore	2137	Nicholas
2136	Cecil B. Moore	2139	Nicholas
2138	Cecil B. Moore	2141	Nicholas
2140	Cecil B. Moore	2143	Nicholas
2142	Cecil B. Moore	2145	Nicholas
2144	Cecil B. Moore	2147	Nicholas
2103	Nicholas	1632	N. 21st
2105	Nicholas	1634	N. 21st
2107	Nicholas	1636	N. 21st
2109	Nicholas	1638	N. 21st
2111	Nicholas	1631-37	N. 22nd

Model Cities Urban Renewal Area Declaration of Taking



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:

April 10, 2012

RE: Model Cities Urban Renewal Area
Maze Group Development Inc.
1800, 1804, 1806, 1808, 1812 and 1820 N. 16th Street
Selection of Redeveloper

The Board is requested to authorize a resolution selecting Maze Group Development Inc. (“Maze”) as Redeveloper of 1800 N. 16th Street, 1804 N. 16th Street, 1806 N. 16th Street, 1808 N. 16th Street, 1812 N. 16th Street and 1820 N. 16th Street. These six (6) Authority-owned parcels will be combined with six (6) additional parcels Maze is acquiring from the Philadelphia Housing Authority (PHA).

Maze was selected through an RFP process through which the Authority received two proposals. Maze was selected because its proposal was competitive and it was in the process of acquiring the six blighted properties owned by PHA.

Maze proposes to develop forty-five (45) market rate rental units, including an on-site management office. Twenty-two (22) off-street parking spaces will also be provided. Total development cost will be approximately \$9 million and will be paid for with bank financing (approximately \$7 million from Sun National Bank) as well as with funds from investors, personal assets, and revenue (approximately \$2 million).

The disposition price is \$425,000. The sales proceeds will be recycled to NTI. The City has approved the Economic Opportunity Plan.

A proposed form of Resolution and Site Map are attached.

Prepared by: Brian Romano
Reviewed by: Melvis Dunbar

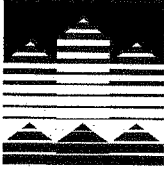
RESOLUTION NO.

RESOLUTION SELECTING MAZE GROUP DEVELOPMENT INC. AS REDEVELOPER OF 1800 N. 16TH STREET, 1804 N. 16TH STREET, 1806 N. 16TH STREET, 1808 N. 16TH STREET, 1812 N. 16TH STREET AND 1820 N. 16TH STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Maze Group Development Inc. is hereby selected as Redeveloper of 1800 N. 16th Street, 1804 N. 16th Street, 1806 N. 16th Street, 1808 N. 16th Street, 1812 N. 16th Street and 1820 N. 16th Street located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Four hundred twenty five thousand (\$425,000) dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: March 27, 2012

To: Lynn Newsome, Director

From: Brian Romano *BR*

RE: Economic Opportunity Plan (Maze Group Development, Inc)

Attached, please find the Economic Opportunity Plan for the above referenced project for your review. If the Plan meets the Redevelopment Authority's goals, please fill out the bottom half of this memorandum and return it to me at your earliest convenience.

Project Name: 1800 block of N. 16th Street

Developer- Maze Group Development, Inc.

Project Address: 1800, 1804, 1806, 1808, 1812 and 1820 N. 16th Street

They are also getting 6 properties from PHA

Owner: PRA

Unit Breakdown: Multi Family Rental

Funding Amount: Using private assets and a Loan from Sun National Bank

Total Construction Cost: \$8,500,000

Total Development Cost: \$9,140,000

Contractor: T.B.D.

I, Lynn Newsome, have reviewed the Economic Opportunity Plan and approved the plan submitted by the developer for the project for the following goals:

MBE Goals: 1890

WBE Goals: 790

DBE Goals: Best Faith Effort

Lynn Newsome

Lynn Newsome, OHCD

4/3/2012

Date

**City of Philadelphia
Economic Opportunity Plan**

Maze Group Development, Inc.
1800, 1804, 1806, 1808, 1812 and 1820 N. 16th Street

I. Introduction, Definitions and Goals

The City strongly encourage the use of certified Minority ("MBE"), Women ("WBE"), Disabled ("DSBE") and Disadvantaged¹ ("DBEs") Business Enterprises (collectively, "M/W/DSBEs") and minority and female workers in all aspects of the 1800 Block of N. 16th Street Project located at 1800, 1804, 1806, 1808, 1812 and 1820 N. 16th Street "Property" which may include financial investment, design, construction and operations. In support of this objective, City will require that the Purchaser commit to this Economic Opportunity Plan ("EOP" or "Plan").

This Plan contains ranges of projected M/W/DSBE utilization and goals for the employment of minority and female workers in connection with development of 1800 Block of N. 16th Street. This Plan shall be a part of and incorporated into the resulting agreement(s) with the Purchaser.

Purchaser hereby verifies that all information submitted to the Office of Economic Opportunity ("OEO") in response to this Plan, is true and correct and is notified that the submission of false information is subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities and 18 Pa.C.S. Section 4107.2 (a)(4) relating to fraud in connection with minority business enterprises or women's business enterprises.

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO approved certifying agency² will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oeo/directory.

For this Plan, the term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means: efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful

¹Disadvantaged Business Enterprises ("DBEs") are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26.

²A list of "OEO approved certifying agencies" can be found at www.phila.gov/oeo

~~CONFIDENTIAL~~
November 2011

and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives herein stated. Best and Good Faith Efforts are rebuttably presumed met, when commitments are made within the M/W/DSBE Participation Ranges established for this development and a commitment is made to employ a diverse workforce as enumerated herein.

II. Goals

1. M/W/DSBE Participation Ranges

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for M/W/DSBEs in the Property, the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith estimated cost of the entire Project. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the development and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this development:

MBE	WBE
13%	7%

2. Employment Goals

Purchaser agrees to exhaust Best and Good Faith Efforts to employ minority persons and females in its workforce of apprentices and journeymen at the following levels³:

- Minority Apprentices – 50% of all hours worked by all apprentices
- Minority Journeymen – 32% of all journey hours worked across all trades
- Female Apprentices – 7% of all hours worked by all apprentices
- Female Journeypersons - 7% of all hours worked across all trades

³ These goals, which have been adopted by the Economic Opportunity Cabinet, are the recommendations of the Mayor's Commission on Construction Industry Diversity.

November 2011

III. Responsiveness

A. Purchaser shall identify all MW/DSBE commitments and other agreements evidencing its intent to use Best and Good Faith efforts to employ minority persons and females at the levels stated herein on the form entitled, "MW/DSBE Participation and Workforce Commitments." The identified commitments on this form constitutes a representation that the MW/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Purchaser has entered into a legally binding commitments or other legally binding agreements with the listed MW/DSBEs for the work or supply effort described and the dollar/percentage amount(s) set forth on the form. In calculating the percentage of MW/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. MW/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of Intent, quotations, contracts, subcontracts and any other documents evidencing commitments with MW/DSBEs, including the MW/DSBE Participation and Workforce Commitments Form, become part of and an exhibit to the Agreement resulting from the RFP or Ordinance.

C. OEO will review Purchaser's commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

IV. Compliance and Monitoring of Best and Good Faith Efforts

A. Purchaser agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, upon the request of OEO, documentation relative to its implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with MW/DSBE subcontractors;
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and
- Telephone logs and correspondence relating to MW/DSBE commitments.

- To the extent required by law, the Purchaser shall ensure that all its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons; these documents are subject to inspection by(PRA/OHCD) or OEO.

B. Prompt Payment of M/W/DSBEs

1. The Purchaser agrees and shall cause all its contractors to ensure that all M/W/DSBEs participating in the Project receive payment for their work or supply effort within five (5) business days after receipt of a proper invoice following satisfactory performance.



C. Oversight Committee

1. For this Project, in the sole discretion of City, an oversight committee may be established consisting of representatives from, Purchaser, representatives of the building trades, the construction manager, the City which may include the Project site's District Councilperson, OEO, and appropriate community organizations ("Committee"). The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

V. Remedies and Penalties for Non-Compliance

A. The Purchaser agrees that its compliance with the requirements of this Plan is material to the Agreement. Failure to comply with the Plan may constitute a substantial breach of the Agreement and is subject to the remedies and penalties contained therein or otherwise available at law or in equity. Notwithstanding the foregoing, no privity of contract exists between the City or quasi-agency representing the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. Neither quasi-agency nor the City intends to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

~~CONFIDENTIAL - INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE~~
November 2011

	3/27/12
SIGNATURE OF Owner Representative ⁴	DATE
	4/2/2012
ANGELA DOWD-BURTON, Executive Director, Office of Economic Opportunity ⁵	DATE

⁴The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature thereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁵ Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

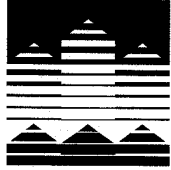
~~EOP Development Template~~
November 2011



**NORTH PHILADELPHIA REDEVELOPMENT AREA
MODEL CITIES URBAN RENEWAL AREA**

1800, 1804-08, 1812, & 1820 N. 16th Street

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington
RE: South Central Urban Renewal Area
Kip and Janelle Ketchum
728 S. Hicks Street
Selection of Redeveloper

Board Meeting Of:
April 10, 2012

The Board is requested to authorize a resolution selecting Kip and Janelle Ketchum as Redeveloper of 728 S. Hicks Street.

Kip and Janelle Ketchum propose to develop a single-family, market-rate townhome. Total development cost is estimated to be \$150,000 and will be paid for with personal assets and bank financing.

The disposition price will be \$30,000, which has been determined to be acceptable by the Authority staff. Sales proceeds will be recycled to NTI. The City has approved an Economic Opportunity Plan for this project.

A proposed form of Resolution and Site Map are attached.

Prepared by: Robert M. LaBrum
Reviewed by: Melvis Dunbar

Attachments
WEC: rml

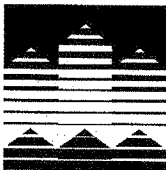
RESOLUTION NO.

RESOLUTION SELECTING KIP AND JANELLE KETCHUM AS REDEVELOPER OF PARCEL NO. 237 (728 S. HICKS STREET), LOCATED IN THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Kip and Janelle Ketchum are hereby selected as the Redeveloper of Parcel No. 237 (728 S. Hicks Street) located within the South Central Redevelopment Area, South Central Urban Renewal Area and approval is hereby given to the Redevelopment Contract and the disposition supplement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Thousand (\$30,000.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: March 28, 2012
 To: Lynn Newsome, OHCD
 From: Robert M. LaBrum *RLB*
 RE: Economic Opportunity Plan
 Redevelopment Agreement
Project: 728 S. Hicks Street
Redeveloper: Kip and Janelle Ketchum

Attached, please find the Economic Opportunity Plan for the above referenced project for your review. If the Plan meets the Redevelopment Authority's goals, please fill out the bottom half of this memorandum and return it to me at your earliest convenience. Thank you.

Project Name: 728 S. Hicks Street
 Project Address: ▪ 728 S. Hicks Street
 Developer: Kip and Janelle Ketchum
 Unit Breakdown: The Redeveloper proposes to build a single-family dwelling on the Parcel.
 Funding Amount: \$150,000
 Total Construction Cost: \$1120,000
 Total Development Cost: \$150,000
 Contractor: TBD

Lynn Newsome

 Lynn Newsome, OHCD

4/5/2012

 Date

**City of Philadelphia
Economic Opportunity Plan**

728 S. Hicks Street

I. Introduction, Definitions and Goals

The Philadelphia Redevelopment Authority (PRA) strongly encourage the use of certified Minority ("MBE"), Women ("WBE"), Disabled ("DSBE") and Disadvantaged¹ ("DBEs") Business Enterprises (collectively, "M/W/DSBEs") and minority and female workers in all aspects of the **728 S. Hicks Street project** located at the **728 S. Hicks Street** ("Property") which may include financial investment, design, construction and operations. In support of this objective, PRA will require that **Kip and Janelle Ketchum** ("Redeveloper") commit to this Economic Opportunity Plan ("EOP" or "Plan").

This Plan contains ranges of projected M/W/DSBE utilization and goals for the employment of minority and female workers in connection with development of the **728 S. Hicks Street project**. This Plan shall be a part of and incorporated into the resulting agreement(s) with the Redeveloper.

Redeveloper hereby verifies that all information submitted to the Office of Economic Opportunity ("OEO") in response to this Plan, is true and correct and is notified that the submission of false information is subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities and 18 Pa.C.S. Section 4107.2 (a)(4) relating to fraud in connection with minority business enterprises or women's business enterprises.

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO approved certifying agency² will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oEO/directory.

For this Plan, the term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means: efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives herein stated. Best and Good Faith Efforts are rebuttably presumed met, when commitments are

¹Disadvantaged Business Enterprises ("DBEs") are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26.

²A list of "OEO approved certifying agencies" can be found at www.phila.gov/oEO

made within the M/W/DSBE Participation Ranges established for this development and a commitment is made to employ a diverse workforce as enumerated herein.

II. Goals

1. M/W/DSBE Participation Ranges

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for M/W/DSBEs in the **728 S. Hicks Street project**, the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith estimated cost of the entire **728 S. Hicks Street project**. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the development and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this development:

MBE	WBE
25%	10%

2. Employment Goals

Redeveloper agrees to exhaust Best and Good Faith Efforts to employ minority persons and females in its workforce of apprentices and journeymen at the following levels³:

Minority Apprentices – 50% of all hours worked by all apprentices
 Minority Journeymen – 32% of all journey hours worked across all trades
 Female Apprentices – 7% of all hours worked by all apprentices
 Female Journeypersons - 7% of all hours worked across all trades

III. Responsiveness

A. Redeveloper shall identify all M/W/DSBE commitments and other agreements evidencing its intent to use Best and Good Faith efforts to employ

³ These goals, which have been adopted by the Economic Opportunity Cabinet, are the recommendations of the Mayor's Commission on Construction Industry Diversity.

minority persons and females at the levels stated herein on the form entitled, "M/W/DSBE Participation and Workforce Commitments." The identified commitments on this form constitutes a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Redeveloper has entered into a legally binding commitments or other legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amount(s) set forth on the form. In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs, including the M/W/DSBE Participation and Workforce Commitments Form, become part of and an exhibit to the Agreement resulting from the RFP

C. OEO will review Redeveloper's commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

IV. Compliance and Monitoring of Best and Good Faith Efforts

A. Redeveloper agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, upon the request of OEO, documentation relative to its implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors;
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and
- Telephone logs and correspondence relating to M/W/DSBE commitments.
- To the extent required by law, the Redeveloper shall ensure that all its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons; these documents are subject to inspection by OEO.

B. Prompt Payment of M/W/DSBEs


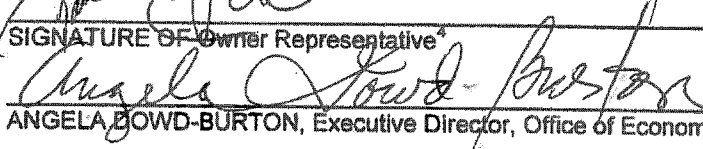
- 1. The Redeveloper agrees and shall cause all its contractors to ensure that all M/W/DSBEs participating in the Project receive payment for their work or supply effort within five (5) business days after receipt of a proper invoice following satisfactory performance.

C. Oversight Committee

- 1. For this Project, in the sole discretion of City, an oversight committee may be established consisting of representatives from Redeveloper, representatives of the building trades, the construction manager, the City which may include the Project site's District Councilperson, OEO, and appropriate community organizations ("Committee"). The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

V. Remedies and Penalties for Non-Compliance

A. The Redeveloper agrees that its compliance with the requirements of this Plan is material to the Agreement. Failure to comply with the Plan may constitute a substantial breach of the Agreement and is subject to the remedies and penalties contained therein or otherwise available at law or in equity. Notwithstanding the foregoing, no privity of contract exists between the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. The City does not intend to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

	3-22-12
SIGNATURE OF Owner Representative ⁴	DATE
	3/2/2012
ANGELA DOWD-BURTON, Executive Director, Office of Economic Opportunity ⁵	DATE

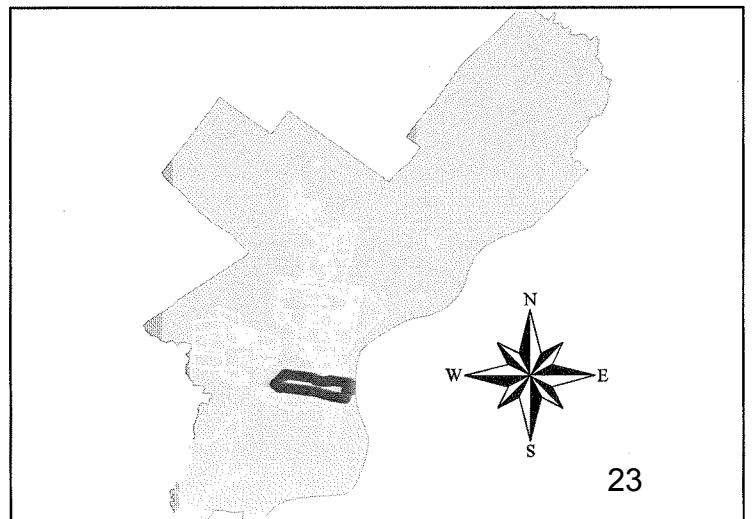
⁴The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature thereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁵ Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

South Central URA Parcel No. 237 (728 S. Hicks Street)



Parcel No. 237
(728 S. Hicks Street)



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington
RE: Marla Otto
2524 S. Marshall Street
Selection of Developer

Board Meeting Of:

April 10, 2012

The Board is requested to authorize a resolution selecting Marla Otto as Developer of 2524 S. Marshall Street.

Ms. Otto is proposing to develop this parcel as a sideyard. Ms. Otto is the adjacent homeowner and has been cleaning and maintaining this property for the past 2 years. The anticipated development cost is \$2,000 and will be paid by the developer through personal funds.

The disposition price will be nominal (\$1.00) and will be conveyed with a deed restriction for use as a sideyard. This disposition complies with the City and Authority's disposition policies. The City has determined that an Economic Opportunity Plan is not necessary for this project.

A proposed form of Resolution and Site Map are attached.

Prepared by: Robert M. LaBrum

Reviewed by: Melvis Dunbar

Attachments

WEC:rml

RESOLUTION NO.

RESOLUTION SELECTING MARLA OTTO AS DEVELOPER OF 2524 S. MARSHALL STREET, NOT LOCATED IN A REDEVELOPMENT AREA

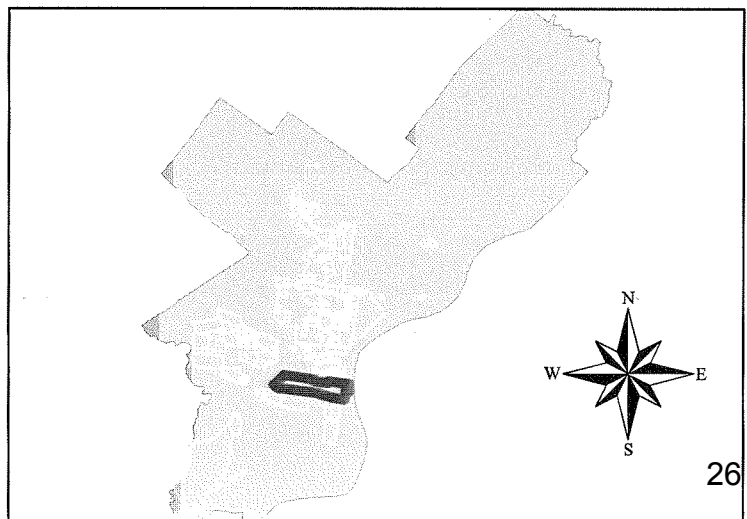
BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Marla Otto is hereby selected as Developer of 2524 S. Marshall Street, not located in a Redevelopment Area, and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One (\$1.00) Dollar; determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer's approved plans; further authorizing the execution, delivery and recording of the Development Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing.

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.

2524 S. Marshall Street



1122-1130 Hall Street



Memorandum



Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:
April 10, 2012

**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

RE: Nicetown Urban Renewal Area
Nicetown Court II Housing Partners, LP
4428-70, 4413-51 Germantown Avenue and 4428 Uber Street
Approval of Acquisition, Option Agreement and Selection of Redeveloper

The Board is requested to authorize a resolution authorizing the Authority to acquire 4456 Germantown Avenue from the City of Philadelphia and 4428 Germantown Avenue from the Philadelphia Housing Authority, approving a purchase option agreement with Nicetown Court II Housing Partners, LP and selecting Nicetown Court II Housing Partners, LP as Redeveloper of 4428-70, 4413-51 Germantown Avenue, and 4428 Uber Street.

The Authority will acquire properties from the City of Philadelphia and the Philadelphia Housing Authority for disposition to Nicetown Court II Housing Partners, LP.

Nicetown Court II Housing Partners, LP, has requested an option agreement to purchase the assemblage for \$9.00, and is dependent upon the site receiving environmental clearance from the Department of Environmental Protection (DEP). This agreement is necessary to satisfy HUD requirements attached to the NSP2 funds used in the project which do not allow a developer to enter into a binding sales agreement before receiving DEP clearance. The Redevelopment Agreement will be contingent upon obtaining this DEP approval.

Nicetown Court II Housing Partners, LP is proposing to develop these parcels into 50 units of low-income rental and 6,000 s.f. of commercial space.

The disposition price will be nominal. The City has approved the Economic Opportunity Plan.

A proposed form of Resolution and Site Map are attached.

Prepared by: Laura Seaman
Reviewed by: Melvis Dunbar

Attachments
EC: ls

RESOLUTION NO.

RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES FROM THE CITY OF PHILADELPHIA AND THE PHILADELPHIA HOUSING AUTHORITY, APPROVING A PURCHASE OPTION AGREEMENT FOR 4413-21 GERMANTOWN AVENUE, INCLUDING 4428 UBER STREET, 4428-70 GERMANTOWN AVENUE, 4423-51 GERMANTOWN AVENUE, LOCATED IN THE NICETOWN REDEVELOPMENT AREA, NICETOWN URBAN RENEWAL AREA AND SELECTING NICETOWN COURT II HOUSING PARTNERS, LP AS REDEVELOPER

BE IT RESOLVED, by the Philadelphia Redevelopment Authority:

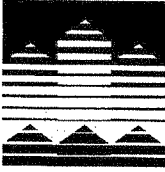
That the Executive Director is authorized to enter into agreements necessary to acquire 4456 Germantown Avenue from the City of Philadelphia and 4428 Germantown Avenue from the Philadelphia Housing Authority.

That the Executive Director is authorized to execute an Option Agreement for Parcels No. 47, 48, 49 (4428-70, 4413-51 Germantown Avenue, 4428 Uber Street) with Nicetown Court II Housing Partners, LP, allowing the developer to purchase and develop these properties subject to the Redevelopment Agreement.

That Nicetown Court II Housing Partners, LP is hereby selected as Redeveloper for Parcels No. 47, 48, 49 (4428-70, 4413-51 Germantown Avenue, 4428 Uber Street) located within the Nicetown Redevelopment Area, Nicetown 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 Nine (\$9.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Memorandum



REDEVELOPMENT
AUTHORITY
OF THE CITY OF
PHILADELPHIA

Date: February 2, 2012
To: Lynn Newsome, OHCD
From: Laura Seaman
RE: Economic Opportunity Plan
Nicetown Court II Housing Partners, LP

Attached, please find the Economic Opportunity Plan for the above referenced project for your review. If the Plan meets the Redevelopment Authority's goals, please fill out the bottom half of this memorandum and return it to me at your earliest convenience. Thank you.

Project Name: Nicetown Court II
Project Address: Nicetown Court II Housing Partners, LP
Owner: Nicetown Court II Housing Partners, LP
Unit Breakdown: Ground floor commercial, 50 units of affordable rental housing.
Funding Amount:
NSP2/ OHCD 5,500,000
NSP2/ Community Builders 1,500,000
Red Stone Equity 10,679,000
Total Construction Cost: 12,710,035
Total Development Cost: 17,159,878
Contractor: Domus

I, Lynn Newsome have reviewed the Economic Opportunity Plan and approved the plan submitted by the contractor for the project for the following goals:

MBE Goals: 1890

WBE Goals: 790

DBE Goals: Good Faith Effort

Lynn Newsome

2/2/2012

Lynn Newsome, OHCD

Date

cc: Dunbar, Yusem, file

City of Philadelphia
Economic Opportunity Plan

Nicotown Court II Housing Partners, LP
4428-70, 4413-51 Germantown Avenue, 4428 Uber Street

I. Introduction, Definitions and Goals

The City strongly encourage the use of certified Minority ("MBE"), Women ("WBE"), Disabled ("DSBE") and Disadvantaged¹ ("DBEs") Business Enterprises (collectively, "M/W/DSBEs") and minority and female workers in all aspects of the Nicotown Court II Project located at the 4428-70, 4413-51 Germantown Avenue, 4428 Uber Street "Properties" which may include financial investment, design, construction and operations. In support of this objective, City will require that the Purchaser commit to this Economic Opportunity Plan ("EOP" or "Plan").

This Plan contains ranges of projected M/W/DSBE utilization and goals for the employment of minority and female workers in connection with development of 4428-70, 4413-51 Germantown Avenue, 4428 Uber Street. This Plan shall be a part of and incorporated into the resulting agreement(s) with the Purchaser.

Purchaser hereby verifies that all information submitted to the Office of Economic Opportunity ("OEO") in response to this Plan, is true and correct and is notified that the submission of false information is subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities and 18 Pa.C.S. Section 4107.2 (a)(4) relating to fraud in connection with minority business enterprises or women's business enterprises.

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO approved certifying agency² will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oEO/directory.

For this Plan, the term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful

¹Disadvantaged Business Enterprises ("DBEs") are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26.

²A list of "OEO approved certifying agencies" can be found at www.phila.gov/oEO

and representative opportunities for participation by MW/DSBEs and an appropriately diverse workforce and to achieve the objectives herein stated. Best and Good Faith Efforts are rebuttably presumed met, when commitments are made within the MW/DSBE Participation Ranges established for this development and a commitment is made to employ a diverse workforce as enumerated herein.

II. Goals

1. MW/DSBE Participation Ranges

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for MW/DSBEs in the Property, the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of MW/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith estimated cost of the entire Project. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the development and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this development:

MBE	WBE
18%	7%

2. Employment Goals

Purchaser agrees to exhaust Best and Good Faith Efforts to employ minority persons and females in its workforce of apprentices and journeymen at the following levels³:

- Minority Apprentices – 50% of all hours worked by all apprentices
- Minority Journeymen – 32% of all journey hours worked across all trades
- Female Apprentices – 7% of all hours worked by all apprentices
- Female Journeypersons - 7% of all hours worked across all trades

³ These goals, which have been adopted by the Economic Opportunity Cabinet, are the recommendations of the Mayor's Commission on Construction Industry Diversity.

III. Responsiveness

A. Purchaser shall identify all M/W/DSBE commitments and other agreements evidencing its intent to use Best and Good Faith efforts to employ minority persons and females at the levels stated herein on the form entitled, "M/W/DSBE Participation and Workforce Commitments." The identified commitments on this form constitutes a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Purchaser has entered into a legally binding commitments or other legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amount(s) set forth on the form. In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs, including the M/W/DSBE Participation and Workforce Commitments Form, become part of and an exhibit to the Agreement resulting from the RFP or Ordinance.

C. OEO will review Purchaser's commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

IV. Compliance and Monitoring of Best and Good Faith Efforts

A. Purchaser agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, upon the request of OEO, documentation relative to its implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors;
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and
- Telephone logs and correspondence relating to M/W/DSBE commitments.

- To the extent required by law, the Purchaser shall ensure that all its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons; these documents are subject to inspection by (PRA/OHCD) or OEO.

B. Prompt Payment of M/W/DSBEs

1. The Purchaser agrees and shall cause all its contractors to ensure that all M/W/DSBEs participating in the Project receive payment for their work or supply effort within five (5) business days after receipt of a proper invoice following satisfactory performance.

C. Oversight Committee

1. For this Project, in the sole discretion of City, an oversight committee may be established consisting of representatives from, Purchaser, representatives of the building trades, the construction manager, the City which may include the Project site's District Councilperson, OEO, and appropriate community organizations ("Committee"). The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

V. Remedies and Penalties for Non-Compliance

A. The Purchaser agrees that its compliance with the requirements of this Plan is material to the Agreement. Failure to comply with the Plan may constitute a substantial breach of the Agreement and is subject to the remedies and penalties contained therein or otherwise available at law or in equity. Notwithstanding the foregoing, no privity of contract exists between the City or quasi-agency representing the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. Neither quasi-agency nor the City intends to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

SIGNATURE OF Owner Representative⁴

Nicetown Court II Housing Partners, LP
By: Nicetown Housing II GP, LLC
Its general partner

BY: The Community Builders, Inc., its managing member

BY: Tamara Dindukovich Date: 2-1-2012
Name: Tamara Dindukovich
Title: Authorized Agent

BY: Universal Community Homes, its managing member

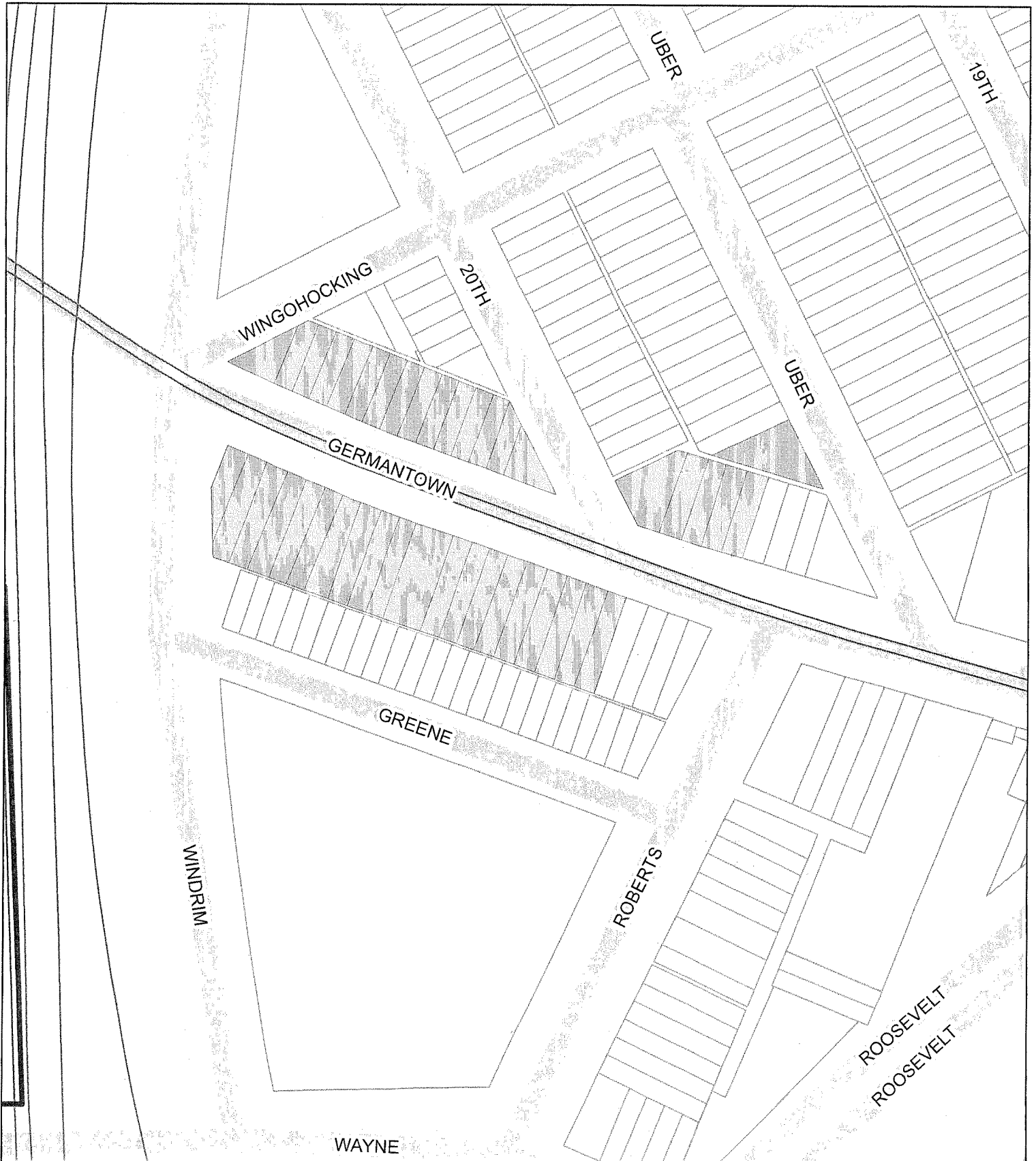
BY: Richard A. Parnas Date: 2-1-2012
Name: Richard A. Parnas
Title: Executive Director

Angela Dowd-Burton 2/1/2012
ANGELA DOWD-BURTON, Executive Director, Office of Economic Opportunity⁵ DATE

⁴The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature thereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁵Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

Nicetown Redevelopment Area
Nicetown Urban Renewal Area
Nicetown Court II Housing Partners, LP
4428-70, 4413-51 Germantown Avenue, 4428 Uber Street
Selection of Redeveloper



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington

RE: Professional Services Contract
React Environmental Professional Services Group, Inc.
1718-26 N. 52nd Street

Board Meeting Of:

April 10, 2012

The Board is requested to consider a Resolution that would authorize a contract with React Environmental Professional Services Group, Inc. (React) not to exceed \$185,000.00 for the demolition of an existing one-story structure and excavation and removal of petroleum contaminated soils at an Authority owned former gas station located at 1718-26 N. 52nd Street. The contract will be paid for through NTI Bond proceeds.

React was the lowest responsive bidder chosen from two firms who responded to a RFP issued by the Authority on March 2, 2012.

The demolition and soil removal is required for the proposed development of the Centennial Village project, a low-income housing tax credit project that will include a 25-unit apartment building designed for seniors with 1st floor commercial/retail space.

A proposed form of Resolution and Site Map are attached.

Prepared by: Robert M. LaBrum
Reviewed by: Melvis Dunbar

Attachments
WEC:rml

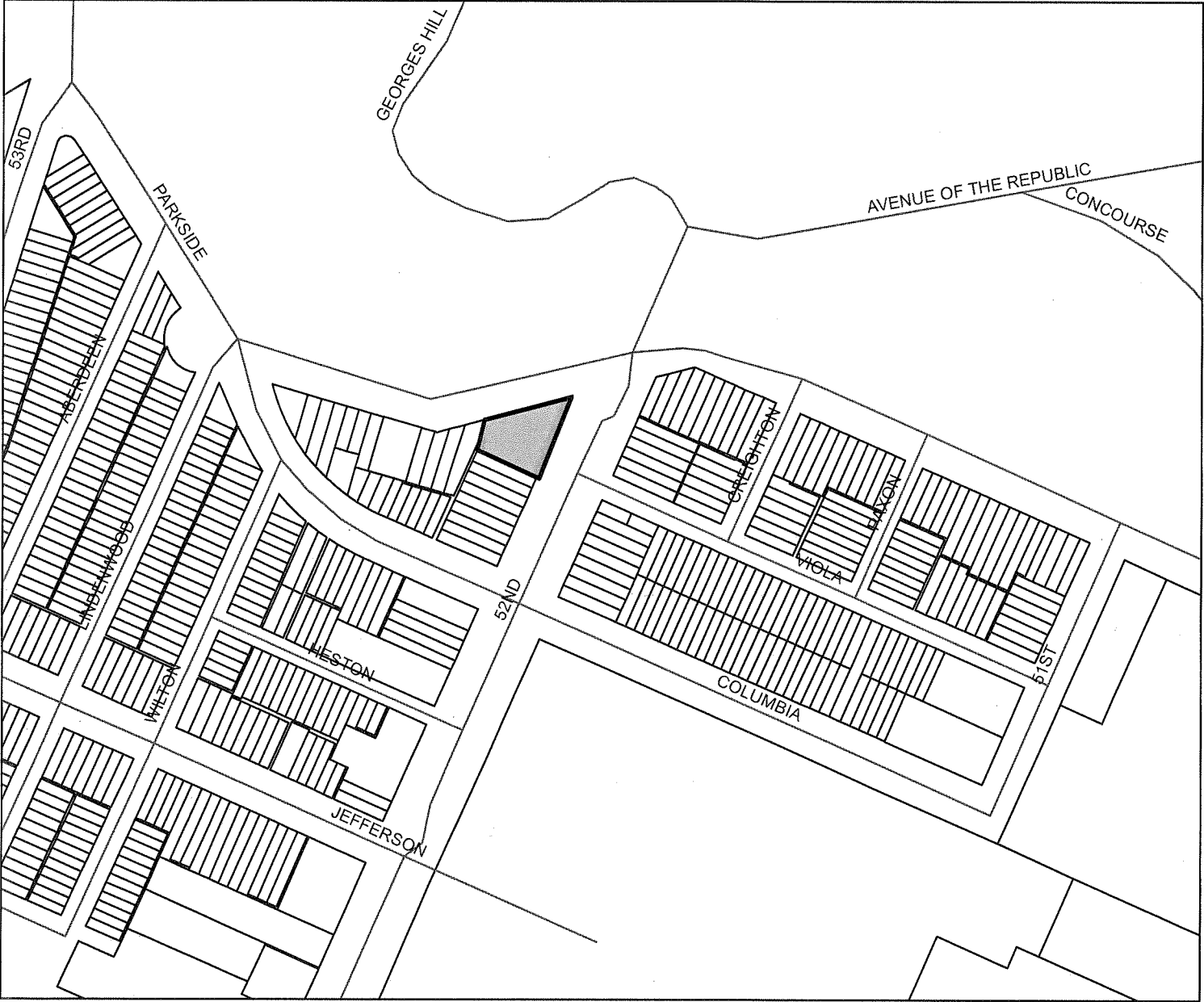
RESOLUTION NO.

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH REACT ENVIRONMENTAL PROFESSIONAL SERVICES GROUP, INC. FOR DEMOLITION AND SOIL EXCAVATION AND REMOVAL AT 1718-26 N. 52ND STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into a professional service contract with React Environmental Professional Services Group, Inc. for the demolition of an existing one-story structure and excavation and removal of petroleum contaminated soils at 1718-26 N. 52nd Street, with a maximum compensation not to exceed \$185,000.00.

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.

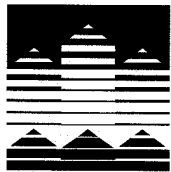
Request for Proposals Demolition and Soil Removal 1718-26 N. 52nd Street



1718-56 N. 52nd Street



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington
RE: Germantown Redevelopment Area
Richie Williams
468 E. Rittenhouse Street
Approving Agreement of Sale

Board Meeting Of:

April 10, 2012

The Board is requested to authorize the sale of the Authority owned property located at 468 E. Rittenhouse Street, within the Germantown Redevelopment Area, to Richie Williams.

The Property is a single-family home in move-in condition and was listed for sale on the Multiple Listing Service. It was fully rehabilitated with financing through the Neighborhood Stabilization Program (NSP1).

In November 2011, the Property was listed at \$72,000. After evaluating the number of days on the market, the current market conditions and no offers to purchase, the Listing Broker recommended that the Authority reduce the List Price to \$69,900. On February 13, 2012, the Authority received an Agreement of Sale from Richie Williams for \$65,000, subject to a 6% seller's assist. Mr. Williams is prequalified for a mortgage from RBS Citizens, N.A. The terms of the Agreement of Sale are outlined in the attachment, which has been approved by Authority staff subject to Board acceptance.

A proposed form of Resolution and Site Map are attached.

Prepared by: Melvis J. Dunbar

Attachments

RESOLUTION NO.

RESOLUTION APPROVING AN AGREEMENT OF SALE FOR 468 E. RITTENHOUSE STREET, LOCATED WITHIN THE GERMANTOWN REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that approval is given to the Agreement of Sale with Richie Williams for the sale of 468 E. Rittenhouse Street, Philadelphia, PA for Sixty Five Thousand (\$65,000) Dollars, subject to a 6% seller's assist; the purchase price being consistent with the fair market value of the property.

FURTHER AUTHORIZING, the execution, delivery and recording of all documentation necessary or desirable to complete the sale and settlement of the property in accordance with the Agreement of Sale.

**FACT SHEET
GERMANTOWN REDEVELOPMENT AREA
468 E. RITTENHOUSE STREET**

Purpose:

The Board is requested to authorize the sale of the Authority owned property located at 468 E. Rittenhouse Street, within the Germantown Redevelopment Area, from the Philadelphia Redevelopment Authority to Richie Williams. This property was fully rehabilitated with financing through the Neighborhood Stabilization Program (NSP1). The Purchaser has submitted an offer of \$65,000, with a 6% seller's assist and has been prequalified for a mortgage from RBS Citizens, N.A.

Purchaser: Richie Williams

Property: 468 E. Rittenhouse Street

Contract Date: February 13, 2012

Terms of

Purchase Price:	Purchase Price:	\$65,000
	Less Brokers Commission @ 6%	(3,900)
	Less Transfer Tax @ 2%	(1,300)
	Less Seller Assist @ 6%	(3,900)
	Less Miscellaneous	<u>(1,725)</u>
	Projected Net Sales Proceeds:	\$54,175

Settlement Date: April 16, 2012

Lender Pre-Approval: \$68,127

Mortgage Contingency: Yes

Interest Rate and Term: 4.375% - 30 Year Fixed

Zoning Compliance: R9A: Residential Property

Transfer Tax: 2% (\$1,300)

Seller's Disclosure: Buyer in receipt of seller's disclosure on February 13, 2012

Broker Commission: 3% Commission – Exit 1st Choice Realty. – Listing Broker
3% Commission – West Philadelphia RE, LLC – Selling Broker

Germantown Redevelopment Area
468 E. Rittenhouse Street

Item I (g)



Memorandum



Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:
April 10, 2012

**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

RE: Cecil B. Moore Avenue Urban Renewal Area
Fourteenth Amended Redevelopment Proposal
Fourteenth Amended Urban Renewal Plan

The Board is requested to authorize a resolution approving the Fourteenth Amended Redevelopment Proposal and Fourteenth Amended Urban Renewal Plan for the North Philadelphia Redevelopment Area and Cecil B. Moore Avenue Urban Renewal Area. These amendments will allow the Authority to acquire one (1) vacant lot at 1838 Cecil B. Moore Avenue utilizing NTI funds.

This vacant lot will be combined with other vacant lots already in the Authority's ownership to create an assemblage that will allow the Authority to issue a Request for Proposal for the parcel located at 1822-42 Cecil B. Moore Avenue.

Acquisition costs for this Redevelopment Proposal are estimated to be \$101,000.

A proposed form of Resolution, Property List and Site Map are attached.

Prepared by: Brian Romano
Reviewed by: Melvis Dunbar

Attachments
WEC: bjr

RESOLUTION NO.

RESOLUTION APPROVING THE FOURTEENTH AMENDED REDEVELOPMENT PROPOSAL AND THE FOURTEENTH AMENDED URBAN RENEWAL PLAN FOR THE NORTH PHILADELPHIA REDEVELOPMENT AREA, CECIL B. MOORE AVENUE URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Thirteenth Amended Redevelopment Proposal and the Thirteenth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, there was presented to this meeting of the Philadelphia Redevelopment Authority for its consideration and approval the Fourteenth Amended Redevelopment Proposal and the Fourteenth Amended Urban Renewal Plan, specifically; the acquisition of one (1) parcel for residential, commercial, and related uses.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that approval is hereby given to the Fourteenth Amended Redevelopment Proposal and the Fourteenth Amended Urban Renewal Plan for the Cecil B. Moore Avenue Urban Renewal Area as presented to this meeting and further authorizing the presentation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

FACT SHEET
CECIL B. MOORE AVENUE URBAN RENEWAL AREA
FOURTEENTH AMENDED REDEVELOPMENT PROPOSAL
FOURTEENTH AMENDED URBAN RENEWAL PLAN

I. PURPOSE

This Plan Amendment includes the following land acquisition request:

1838 Cecil B. Moore Avenue

One (1) vacant lot will be acquired and combined with others already in the Authority's ownership to create an assemblage that will allow the PRA to issue an RFP for the parcels located at 1822-42 Cecil B. Moore Avenue.

II. RELOCATION INFORMATION

There are no relocations required as part of this request.

III. SUMMARY DATA

Vacant Lot	Occupied Lot	Vacant Structure	Occupied Structure	Total Properties
1	0	0	0	1

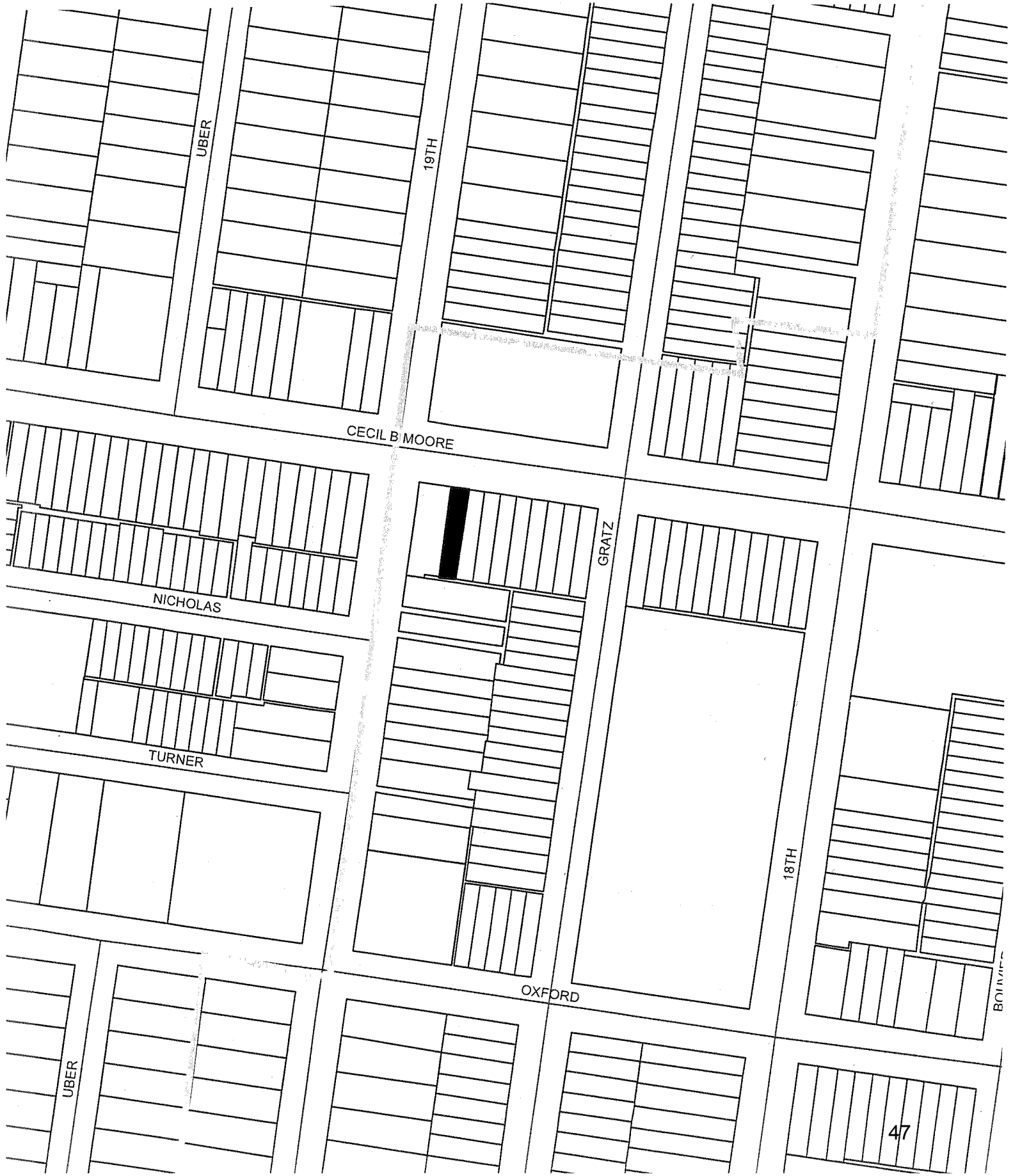
IV. ESTIMATED ACQUISITION COSTS: \$ 100,850

**CECIL B. MOORE AVENUE URBAN RENEWAL AREA
FOURTEENTH AMENDED URBAN RENEWAL PLAN
CLEARANCE / ACQUISITION**

#	House Number	Street	Occupancy	Type
1.	1838	Cecil B. Moore	Vacant	Lot

Cecil B. Moore Avenue Urban Renewal Area

1838 Cecil B. Moore Avenue



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington
RE: Grays Ferry Urban Renewal Area
Eleventh Amended Redevelopment Proposal
Eleventh Amended Urban Renewal Plan

Board Meeting Of:
April 10, 2012

The Board is requested to authorize a resolution approving the Eleventh Amended Redevelopment Proposal and Eleventh Amended Urban Renewal Plan for the Grays Ferry Redevelopment Area, Grays Ferry Urban Renewal Area. These amendments will allow the Authority to expand the existing Urban Renewal Area boundaries as well as provide for the acquisition of two (2) properties utilizing NTI funds.

Cashel Development

One (1) vacant lot will be acquired to support the development by Cashel Development which includes six new construction homes for low- to moderate-income families. NSP2 will be financing the construction of the parcel.

Sideyard

One (1) vacant lot will be acquired in support of the adjacent owner for use as a sideyard.

Acquisition costs for this Redevelopment Proposal are estimated to be \$73,965.

A proposed form of Resolution, Property List and Site Map are attached.

Prepared by: Robert M. LaBrum
Reviewed by: Melvis Dunbar

Attachments
EC: rml

RESOLUTION NO.

RESOLUTION APPROVING THE ELEVENTH AMENDED REDEVELOPMENT PROPOSAL AND THE ELEVENTH AMENDED URBAN RENEWAL PLAN FOR THE GRAYS FERRY REDEVELOPMENT AREA, GRAYS FERRY URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Tenth Amended Redevelopment Proposal and Tenth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, the Eleventh Amended Redevelopment Proposal and Eleventh Amended Urban Renewal Plan has been presented to the Board for its consideration and approval, specifically, for the expansion of the Urban Renewal Area boundaries and the acquisition of two (2) parcels for residential and related use.

NOW, THEREFORE, BE IT RESOLVED, By the Philadelphia Redevelopment Authority, that approval is hereby given to the Eleventh Amended Redevelopment Proposal and Eleventh Amended Urban Renewal Plan for the Grays Ferry Redevelopment Area, Grays Ferry Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

**FACT SHEET
GRAYS FERRY URBAN RENEWAL AREA
ELEVENTH AMENDED REDEVELOPMENT PROPOSAL
ELEVENTH AMENDED URBAN RENEWAL PLAN**

I. PURPOSE

This Plan Amendment includes the following:

The Urban Renewal Area boundaries will be expanded.

One (1) vacant lot will be acquired to support the development by Cashel Development which includes six new construction homes for low- to moderate-income families. NSP2 will be financing the construction of the parcel.

One (1) vacant lot will be acquired for use as a sideyard by an adjacent owner.

These properties will be acquired with bond proceeds from the Neighborhood Transformation Initiative (NTI) program.

II. RELOCATION INFORMATION

There are no relocations required as part of this request.

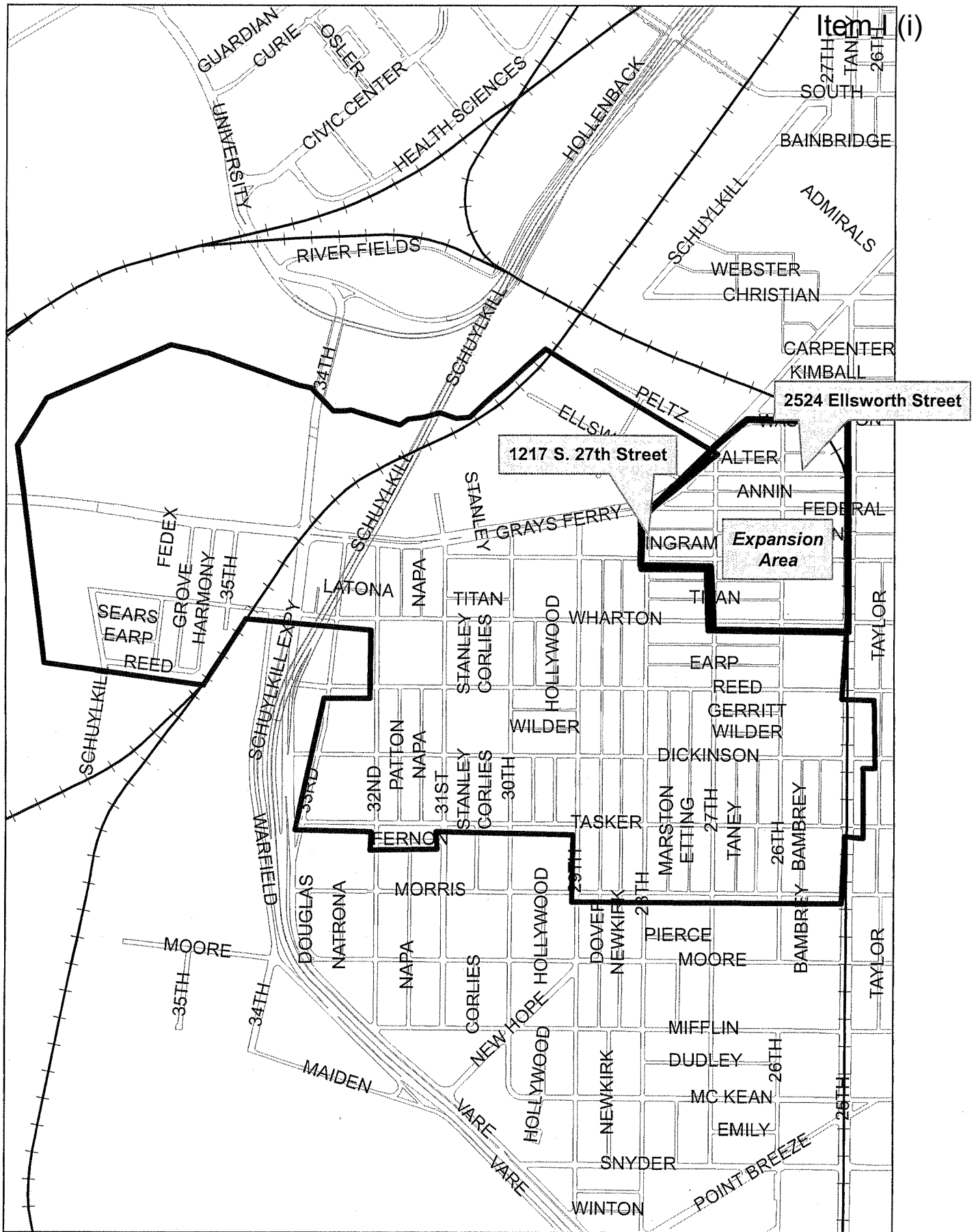
III. SUMMARY DATA

Vacant Lot	Occupied Lot	Vacant Structure	Occupied Structure	Total Properties
2	0	0	0	2

IV. ESTIMATED ACQUISITION COSTS: \$ 73,965.00

**GRAYS FERRY URBAN RENEWAL AREA
ELEVENTH AMENDED URBAN RENEWAL PLAN
CLEARANCE / ACQUISITION**

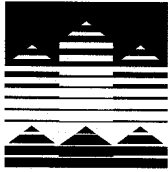
#	House Number	Street	Occupancy	Type
1.	1217	S. 27 TH Street	Vacant	Lot
2.	2524	Ellsworth Street	Vacant	Lot



Grays Ferry Urban Renewal Area
 11th Amended Redevelopment Proposal



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012

To: Members of the Board

From: Ed Covington

RE: New Kensington-Fishtown Urban Renewal Area
Sixth Amended Redevelopment Proposal
Sixth Amended Urban Renewal Plan

Board Meeting Of:

April 10, 2012

The Board is requested to authorize a resolution approving the Sixth Amended Redevelopment Proposal and Sixth Amended Urban Renewal Plan for the New Kensington-Fishtown Redevelopment Area and New Kensington-Fishtown Urban Renewal Area.

The amendment to the Proposal and Plan provides for the acquisition of two (2) properties including:

One (1) vacant structure at 2218-20R Emerald Street will be acquired in support of a project proposed by Chris and Lee Sheffield. This rear land-locked vacant structure will be developed as part of a multi-unit residential project. Chris and Lee Sheffield own the front portion of the parcel.

One (1) vacant lot at 2211 Blair Street will be acquired in support of Michael's Decorators, which is a family owned business at 2210-2214 Frankford Avenue. Michael's Decorators wants to acquire this lot for business expansion and this vacant lot sits directly behind its current business.

Acquisition costs are estimated to be \$97,100 and will be paid with NTI bond funds.

A proposed form of Resolution, Property List and Site Map are attached.

Prepared by: Brian Romano

Reviewed by: Melvis Dunbar

Attachments

WEC: bjr

RESOLUTION NO.**RESOLUTION APPROVING THE SIXTH AMENDED REDEVELOPMENT PROPOSAL AND THE SIXTH AMENDED URBAN RENEWAL PLAN FOR THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

WHEREAS, Approval was heretofore given to the Fifth Amended Redevelopment Proposal and the Fifth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, there was presented to this meeting of the Philadelphia Redevelopment Authority for its consideration and approval the Sixth Amended Redevelopment Proposal and the Sixth Amended Urban Renewal Plan, specifically:

1. the acquisition of one (1) property for residential and related uses.
2. the acquisition of one (1) property for commercial and related uses.

NOW, THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that approval is hereby given to the Sixth Amended Redevelopment Proposal and the Sixth Amended Urban Renewal Plan for the New Kensington-Fishtown Urban Renewal Area as presented to this meeting and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

FACT SHEET
NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA
SIXTH AMENDED REDEVELOPMENT PROPOSAL
SIXTH AMENDED URBAN RENEWAL PLAN

I. PURPOSE

This Plan Amendment includes the following land acquisition requests:

One (1) vacant structure at 2218-20R Emerald Street will be acquired on behalf of Chris and Lee Sheffield. This rear land-locked vacant structure will be developed as part of a multi-unit residential project. Chris and Lee Sheffield own the front portion of the parcel.

One (1) vacant lot at 2211 Blair Street will be acquired on behalf of Michael's Decorators, which is a family-owned business at 2210-2214 Frankford Avenue. Michael's Decorators wants to acquire this lot for business expansion. This lot sits directly behind its current business.

II. RELOCATION INFORMATION

There are no relocations required as part of this request.

III. SUMMARY DATA

Vacant Lot	Occupied Lot	Vacant Structure	Occupied Structure	Total Properties
1	0	1	0	2

IV. ESTIMATED ACQUISITION COSTS: \$ 97,135

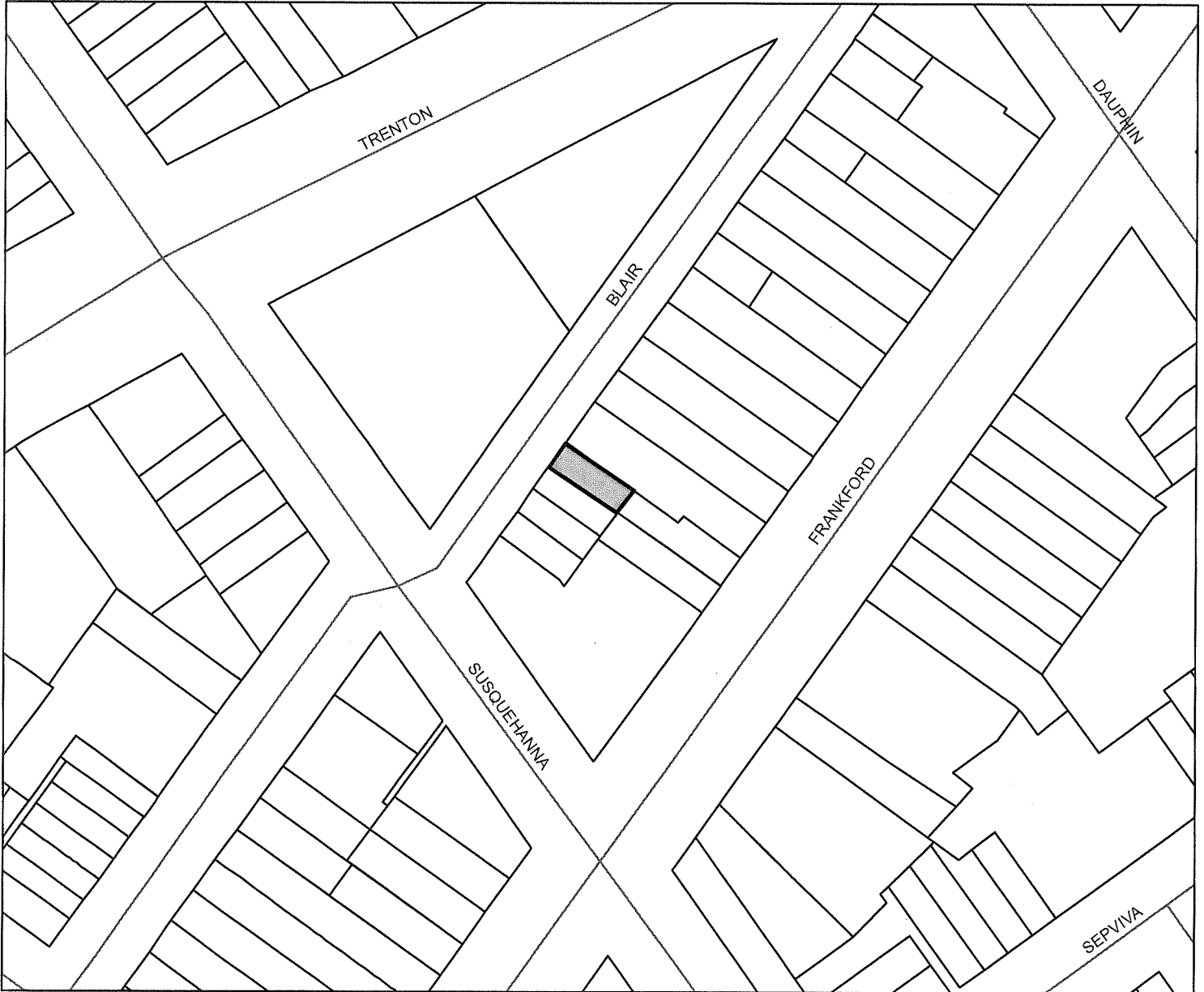
**NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA
SIXTH AMENDED REDEVELOPMENT PROPOSAL
CLEARANCE / ACQUISITION**


#	House Number	Street	Occupancy	Type
1.	2218-20R	Emerald	Vacant	Structure
2.	2211	Blair	Vacant	Lot

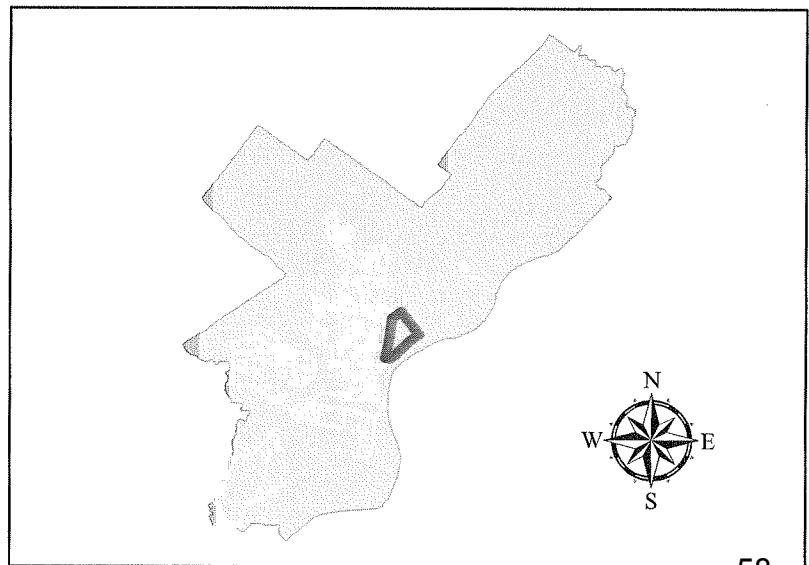
New Kensington Fishtown URA 2218R-20 Emerald Street



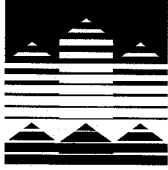
New Kensington-Fishtown URA 2211 Blair Street



 2211 Blair Street



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012

To: Members of the Board

From: Ed Covington

RE: South Central Urban Renewal Area
Eighteenth Amended Redevelopment Proposal and
Eighteenth Amended Urban Renewal Plan

Board Meeting Of:

April 10, 2012

The Board is requested to authorize a resolution approving the Eighteenth Amended Redevelopment Proposal and Eighteenth Amended Urban Renewal Plan for the South Central Redevelopment Area and South Central Urban Renewal Area. This Plan Amendment will provide for the acquisition five (5) vacant lots which have already been developed as a community garden, known as the 6th Street Community Garden for which Neighborhood Gardens Association has indicated its willingness to take title to the properties.

These properties will be acquired utilizing funds from the Neighborhood Transformation Initiative program. Acquisition costs for this Redevelopment Proposal are estimated to be \$461,200.

A proposed form of Resolution, Property List and Site Map are attached.

Prepared by: Tracy Pinson-Reviere

Reviewed by: Melvis Dunbar

RESOLUTION NO.

RESOLUTION APPROVING THE EIGHTEENTH AMENDED REDEVELOPMENT PROPOSAL AND THE EIGHTEENTH AMENDED URBAN RENEWAL PLAN FOR THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Seventeenth Amended Redevelopment Proposal and Seventeenth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, the Eighteenth Amended Redevelopment Proposal and the Eighteenth Amended Urban Renewal Plan, has been presented to the Board for its consideration and approval, specifically, for the acquisition of five (5) parcels for recreational use.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that approval is hereby given to the Eighteenth Amended Redevelopment Proposal and the Eighteenth Amended Urban Renewal Plan for the South Central Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

**FACT SHEET
SOUTH CENTRAL URBAN RENEWAL AREA
EIGHTEENTH AMENDED REDEVELOPMENT PROPOSAL
EIGHTEENTH AMENDED URBAN RENEWAL PLAN**

I. PURPOSE

This Plan Amendment will provide for the acquisition five (5) vacant lots on behalf of Neighborhood Gardens Association who has indicated its willingness to take title to the properties which have already been developed as a community garden, known as the 6th Street Community Garden.

These properties will be acquired with bond proceeds from the Neighborhood Transformation Initiative (NTI).

II. RELOCATION INFORMATION

There are no relocations required as part of this request.

III. SUMMARY DATA

Vacant Lot	Vacant Structure	Occupied Structure	Total Properties
5	0	0	5

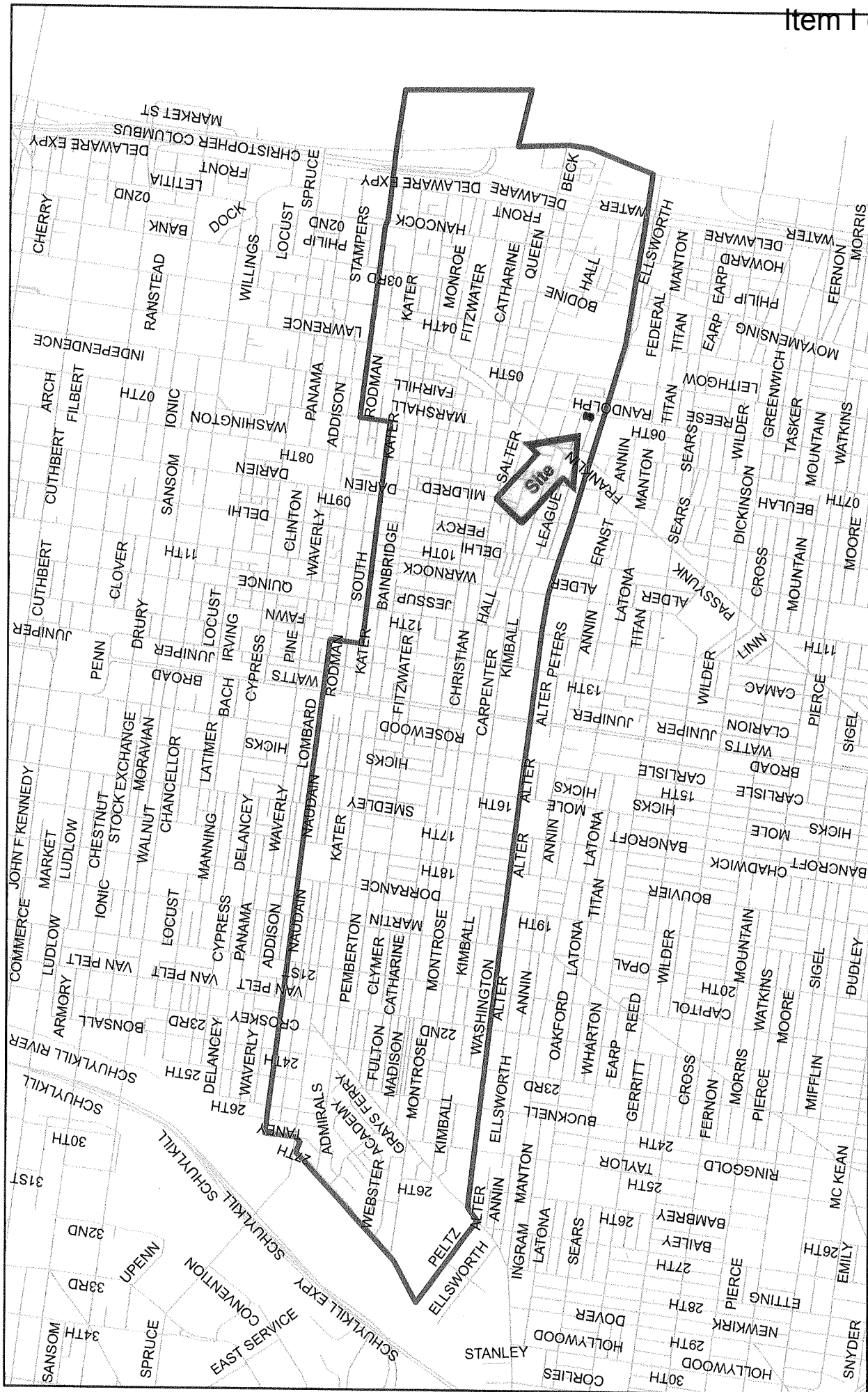
IV. ESTIMATED ACQUISITION COSTS: \$461,200

**SOUTH CENTRAL URBAN RENEWAL AREA
EIGHTEENTH AMENDED URBAN RENEWAL PLAN
CLEARANCE / ACQUISITION**

#	House Number	Street	Occupancy	Type
1	1028	S. Fairhill Street	Vacant	Lot
2	1030	S. Fairhill Street	Vacant	Lot
3	1032	S. Fairhill Street	Vacant	Lot
4	1035	S. 6 th Street	Vacant	Lot
5	1037	S. 6 th Street	Vacant	Lot

SOUTH CENTRAL URBAN RENEWAL AREA EIGHTEENTH AMENDED PROPOSAL AND PLAN

Item 1 (k)



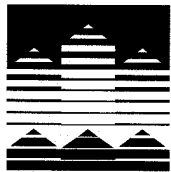
BOUNDARY ACQUISITION MAP

LEGEND

Urban Renewal Area
and Parcels

Prepared by Tracy Pinson-Revire
April 2, 2012

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:

April 10, 2012

RE: Point Breeze Urban Renewal Area
Seventh Amended Redevelopment Proposal
Seventh Amended Urban Renewal Plan

The Board is requested to approve a resolution rescinding Resolution No. 19,141, approved April 12, 2011, approving the Seventh Amended Redevelopment Proposal and Seventh Amended Urban Renewal Plan for the Point Breeze Urban Renewal Area.

The Board is also requested to authorize a resolution approving a revised Seventh Amended Redevelopment Proposal and Seventh Amended Urban Renewal Plan for the Point Breeze Urban Renewal Area.

The Proposal that was previously approved by the Board at their April 12, 2011 meeting is being revised to remove from the acquisition list forty-three properties for which the owner has applied for and/or received permits in the last 12 months, built new housing or demolished a vacant structure, or that have been determined to be occupied.

Additionally, the revision will add three properties to be acquired for sideyards.

Total acquisition cost is \$2,321,085 for the residential properties and \$38,460 for the sideyards. All acquisition costs will be paid for using Neighborhood Transformation Initiative funds.

Finally, the amendment includes proposed land use changes for 3 properties that have been already been acquired. 2018 Reed Street, a vacant structure, and 2020 Reed Street, a vacant lot, will be developed as an addition and handicap entrance to the adjacent Wilson Funeral Home. 2022 Reed Street, a vacant lot, will be developed as a memorial garden for the bereaved.

A proposed form of Resolution and Fact Sheet are attached.

Prepared by: Leigh Jones
Reviewed by: Bennur Koksuz

Attachments

RESOLUTION NO.

POINT BREEZE AND POINT BREEZE EAST REDEVELOPMENT AREAS, POINT BREEZE URBAN RENEWAL AREA, RESOLUTION RESCINDING RESOLUTION NO. 19,141 ADOPTED APRIL 12, 2011 APPROVING THE SEVENTH AMENDED REDEVELOPMENT PROPOSAL AND THE SEVENTH AMENDED URBAN RENEWAL PLAN.

WHEREAS, on April 12, 2011, by Resolution No. 19,141, the Board approved the Seventh Amended Redevelopment Proposal and the Seventh Amended Urban Renewal Plan for the Point Breeze East Redevelopment Area, Point Breeze Urban Renewal Area;

WHEREAS, the Staff and Executive Director wish to rescind Resolution No. 19,141 so that a revised proposal and urban renewal plan may be submitted for this Board's approval.

BE IT RESOLVED, By the Philadelphia Redevelopment Authority, that Resolution No. 19,141 is hereby rescinded and shall be deemed to be null and void.

RESOLUTION NO.

POINT BREEZE AND POINT BREEZE EAST REDEVELOPMENT AREAS, POINT BREEZE URBAN RENEWAL AREA, RESOLUTION APPROVING THE SEVENTH AMENDED REDEVELOPMENT PROPOSAL AND THE SEVENTH AMENDED URBAN RENEWAL PLAN

WHEREAS, Approval was heretofore given to the Sixth Amended Redevelopment Proposal and the Sixth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, There was presented to this meeting of the Philadelphia Redevelopment Authority for its consideration and approval the Seventh Amended Redevelopment Proposal and the Seventh Amended Urban Renewal Plan, specifically:

1. The acquisition of forty-eight (48) parcels for residential and related uses.
2. The acquisition of three (3) parcels for sideyard use.
3. A land use change for three properties related to use as a funeral home.

NOW, THEREFORE, BE IT RESOLVED By the Philadelphia Redevelopment Authority that approval is hereby given to the Seventh Amended Redevelopment Proposal and the Seventh Amended Urban Renewal Plan for the Point Breeze Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

FACT SHEET
POINT BREEZE AND POINT BREEZE EAST REDEVELOPMENT AREAS
POINT BREEZE URBAN RENEWAL AREA
SEVENTH AMENDED REDEVELOPMENT PROPOSAL
SEVENTH AMENDED URBAN RENEWAL PLAN

I. PURPOSE

The Amended Proposal provides for the acquisition of forty-eight (48) properties to be used for the new construction and rehabilitation of mixed-income residential units. These properties will be combined with four existing PRA-owned sites and bundled together into 2-3 assemblages to be marketed via Requests for Proposals (RFPs). It is anticipated that some affordable housing development on these sites will be subsidized by sales proceeds from the Neighborhood Stabilization Program (NSP). The Amended Proposal also provides for the acquisition of three (3) properties to be used as sideyards.

These properties will be acquired with bond proceeds from the Neighborhood Transformation Initiative (NTI).

The amended Proposal also includes proposed land use changes for 3 properties that have already been acquired that will be for uses related to a funeral home.

II. RELOCATION INFORMATION

There are zero (0) relocations required as part of this request.

III. SUMMARY DATA

Vacant Lot	Vacant Structure	Occupied Structure	Total Properties
43	8	0	51

IV. ESTIMATED ACQUISITION COSTS: Residential - \$2,321,085
Sideyards - \$38,460

**POINT BREEZE URBAN RENEWAL AREA
SEVENTH AMENDED URBAN RENEWAL PLAN
ACQUISITION**

#	House #	Street Name	Type	Occupancy	Redevelopment Area
1	1902	Alter Street	Lot	Vacant	PB East
2	1932	Alter Street	Lot	Vacant	PB East
3	2003	Ellsworth Street	Lot	Vacant	PB
4	2007	Ellsworth Street	Lot	Vacant	PB
5	2009	Ellsworth Street	Lot	Vacant	PB
6	1728	Federal Street	Structure	Vacant	PB East
7	1734	Federal Street	Structure	Vacant	PB East
8	1602	Latona Street	Lot	Vacant	PB East
9	1604	Latona Street	Lot	Vacant	PB East
10	1606	Latona Street	Lot	Vacant	PB East
11	1612	Latona Street	Structure	Vacant	PB East
12	1624	Latona Street	Lot	Vacant	PB East
13	1637	Latona Street	Lot	Vacant	PB East
14	1709	Latona Street	Lot	Vacant	PB East
15	1716	Latona Street	Lot	Vacant	PB East
16	1719	Latona Street	Lot	Vacant	PB East
17	1723	Latona Street	Lot	Vacant	PB East
18	1729	Latona Street	Lot	Vacant	PB East
19	1628	Manton Street	Structure	Vacant	PB East
20	1713	Manton Street	Lot	Vacant	PB East
21	1715	Manton Street	Lot	Vacant	PB East
22	1719	Manton Street	Lot	Vacant	PB East
23	1721	Manton Street	Lot	Vacant	PB East
24	1730	Manton Street	Lot	Vacant	PB East
25	1204	S. 17th Street	Lot	Vacant	PB East
26	1212	S. 17th Street	Lot	Vacant	PB East
27	1225	S. 17th Street	Lot	Vacant	PB East
28	1231	S. 17th Street	Lot	Vacant	PB East
29	1235	S. 17th Street	Lot	Vacant	PB East
30	1237	S. 17th Street	Lot	Vacant	PB East
31	1241	S. 18th Street	Lot	Vacant	PB East
32	1117	S. 20th Street	Lot	Vacant	PB East
33	1125	S. 20th Street	Structure	Vacant	PB East
34	1129	S. 20th Street	Lot	Vacant	PB East
35	1131	S. 20th Street	Lot	Vacant	PB East
36	1145	S. 20th Street	Lot	Vacant	PB East
37	1147	S. 20th Street	Lot	Vacant	PB East
38	1149	S. 20th Street	Lot	Vacant	PB East
#	House #	Street Name	Type	Occupancy	Redevelopment Area
40	1153	S. 20th Street	Lot	Vacant	PB East

41	1610	Titan Street	Lot	Vacant	PB East
42	1612	Titan Street	Lot	Vacant	PB East
43	1712	Titan Street	Lot	Vacant	PB East
44	1718	Titan Street	Lot	Vacant	PB East
45	1720	Titan Street	Structure	Vacant	PB East
46	1721	Titan Street	Lot	Vacant	PB East
47	1727	Titan Street	Structure	Vacant	PB East
48	1728	Titan Street	Structure	Vacant	PB East
49	2422	Federal Street	Lot	Vacant	PB
50	2123	Fernon Street	Lot	Vacant	PB
51	1913	Wilder Street	Lot	Vacant	PB East

PB = Point Breeze

PB East = Point Breeze East

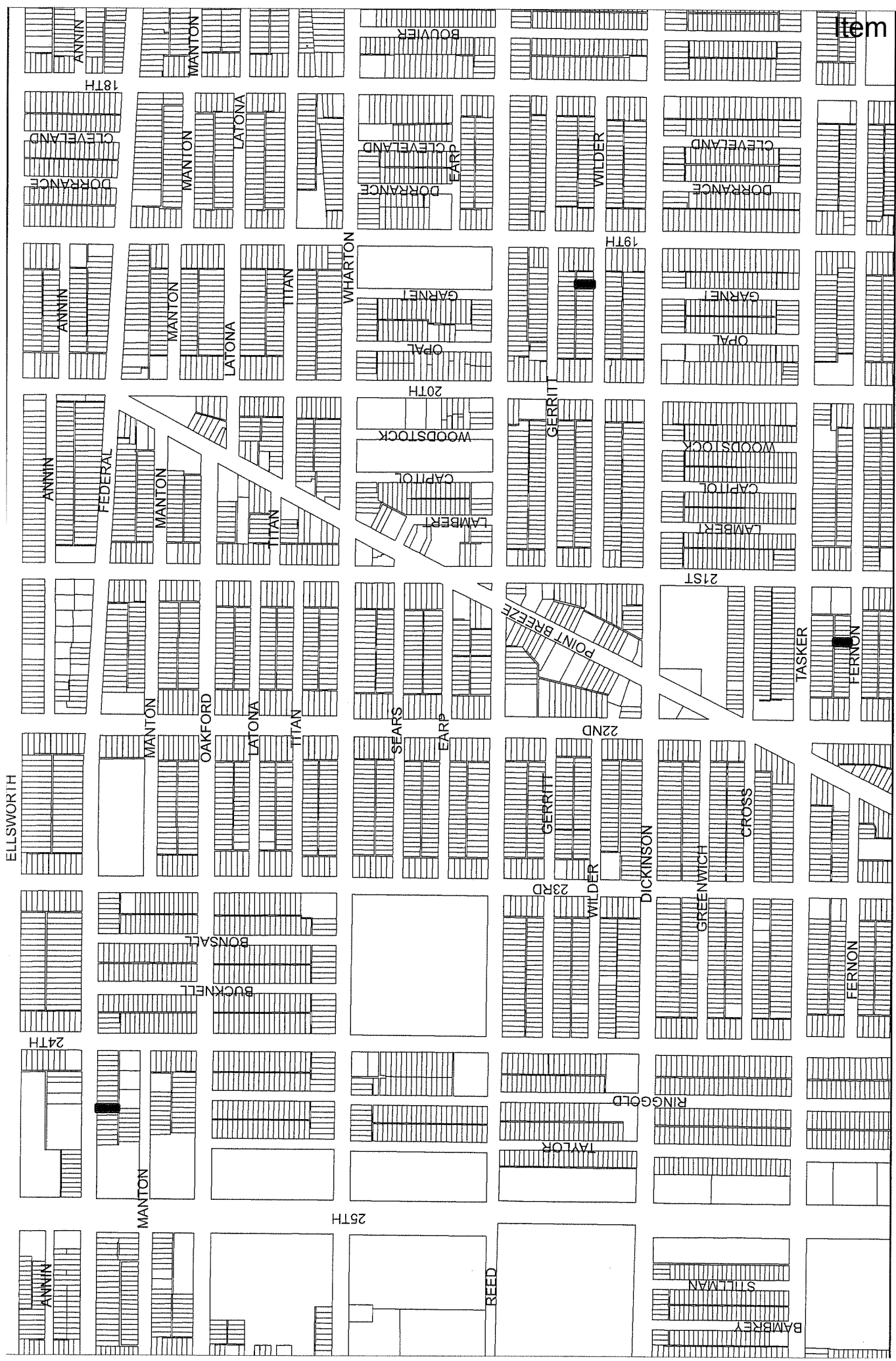


Item (I)

(I)

Seventh Amended Redevelopment Proposal
 Point Breeze URA
 2nd Council District





Seventh Amended Redevelopment Proposal
 Point Breeze URA
 2nd Council District

Item 1 (i)

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:

April 10, 2012

RE: Whitman Urban Renewal Area
Eleventh Amended Redevelopment Proposal
Eleventh Amended Urban Renewal Plan

The Board is requested to authorize a resolution approving the Eleventh Amended Redevelopment Proposal and Eleventh Amended Urban Renewal Plan for the Whitman Redevelopment Area and Whitman Urban Renewal Area. These properties will be acquired utilizing funds from the Neighborhood Transformation Initiative (NTI).

The Amended Proposal provides for the acquisition of three (3) properties to be combined with adjacent properties owned by the Authority and the South Philadelphia Area Revitalization Corporation (SPARC) and ultimately developed by Presby's Inspired Life as a senior housing facility. An assemblage of Authority and SPARC owned properties on the south side of the street will provide parking for the facility. Two of the properties are vacant lots and one is a vacant structure.

Acquisition costs for this Redevelopment Proposal are estimated to be \$92,162 and will be funded through NTI (1st District funds). The budget also includes the costs associated with ordering title reports for the SPARC-owned properties if necessary. This acquisition does not include any relocation.

A proposed form of Resolution, Property List and Site Map are attached.

Prepared by: Leigh Jones
Reviewed by: Bennur Koksuz

Attachments
WEC: lj

RESOLUTION NO.

RESOLUTION APPROVING THE ELEVENTH AMENDED REDEVELOPMENT PROPOSAL AND THE ELEVENTH AMENDED URBAN RENEWAL PLAN FOR THE WHITMAN REDEVELOPMENT AREA, WHITMAN URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Tenth Amended Redevelopment Proposal and the Tenth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, There was presented to this meeting of the Philadelphia Redevelopment Authority for its consideration and approval the Eleventh Amended Redevelopment Proposal and the Eleventh Amended Urban Renewal Plan, specifically:

The acquisition of three (3) parcels for senior housing and accessory parking use

NOW, THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that approval is hereby given to the Eleventh Amended Redevelopment Proposal and the Eleventh Amended Urban Renewal Plan for the Whitman Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

**FACT SHEET
WHITMAN URBAN RENEWAL AREA
ELEVENTH AMENDED REDEVELOPMENT PROPOSAL
ELEVENTH AMENDED URBAN RENEWAL PLAN**

I. PURPOSE

The Amended Proposal provides for the acquisition of three (3) properties to be combined with PRA and SPARC-owned sites for the development of a senior housing facility and accompanying parking.

These properties will be acquired with bond proceeds from the Neighborhood Transformation Initiative (NTI).

II. RELOCATION INFORMATION

There are zero (0) relocations required as part of this request.

III. SUMMARY DATA

Vacant Lot	Vacant Structure	Occupied Structure	Total Properties
2	1	0	3

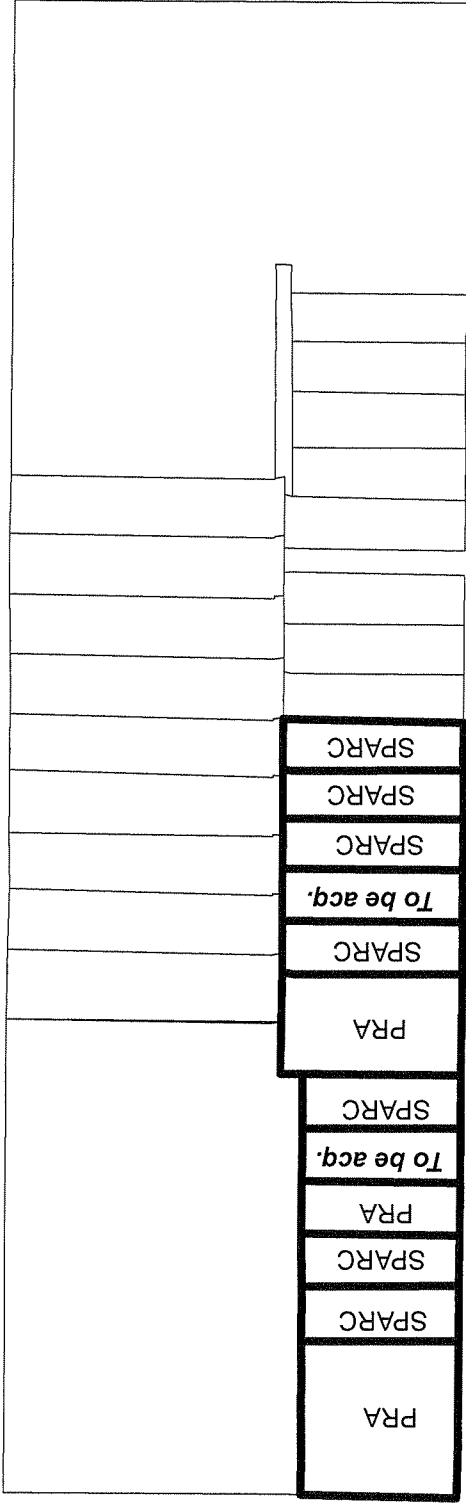
IV. ESTIMATED ACQUISITION COSTS: \$92,162

**WHITMAN URBAN RENEWAL AREA
ELEVENTH AMENDED URBAN RENEWAL PLAN
ACQUISITION**

#	House Number	Street Name	Type	Occupancy
1	433	CANTRELL	lot	vacant
2	438	CANTRELL	building	vacant
3	443	CANTRELL	lot	vacant

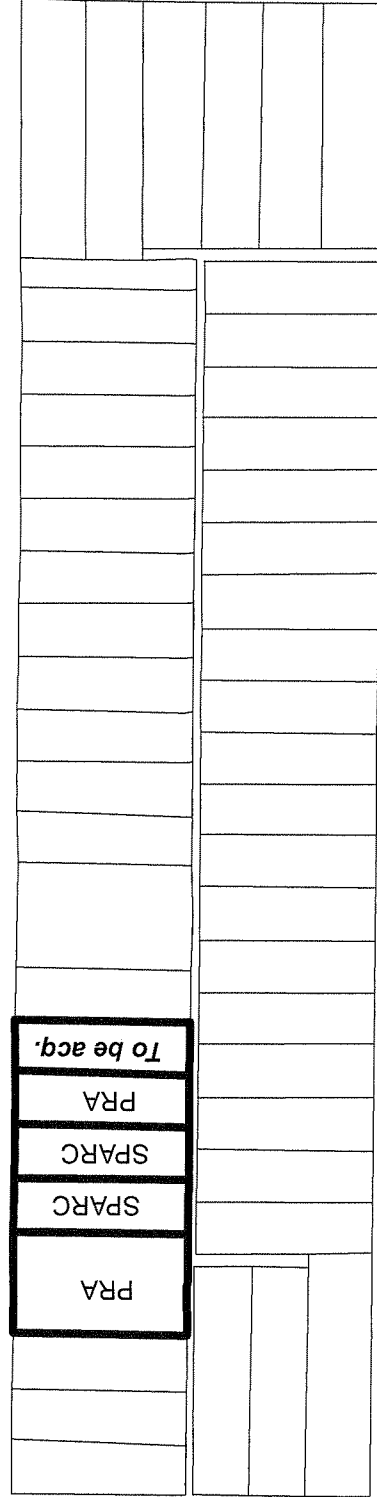
SNYDER

04TH



CANTRELL

05TH



WINTON

76

Proposed Senior Housing and Parking Sites



Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:

April 10, 2012

RE: Reading Terminal Headhouse Project
1113 Market Street
Mortgage Modification

The Board is requested to adopt a resolution approving the modification of loan terms for two Authority loans provided to Headhouse Retail Associates, L.P. The financing was provided in connection with the rehabilitation of the Reading Terminal Headhouse Project (Project) developed by the Authority into three condominium units (hotel, retail, public area) located at 1113 Market Street. Upon completion of the Project in 1999, the hotel unit was sold to Marriott Hotel, the retail and public area condominiums were sold to Headhouse Retail Associates, L.P. a Pennsylvania limited partnership created by the Authority. In addition to the Authority's financing, the Philadelphia Industrial Development Corporation (PIDC) provided financing to the Project. The following is a summary of financing provided by PIDC and the Authority:

PIDC Financing

Loan I – A loan in the amount of \$2,750,000 secured by a first mortgage dated December, 2000. This loan requires monthly payments from operation of the Project and matures July 2018. This loan refinanced an existing first mortgage provided by Mellon Bank.

Loan II – A loan in the amount of \$3,650,000 provided by the Philadelphia Authority for Industrial Development (PAID) secured by a second mortgage dated July 1998. This loan requires monthly payments and matures July 2015. PAID entered into a Tax Increment Financing Agreement with the City and School District to pay incremented tax revenues from the Project to PAID which is applied towards debt service along with, if required, Project revenues.

Loan III – A loan in the amount of \$1,500,000 secured by a third mortgage dated July 1998. This loan requires no payments unless certain cash flow standards are met and matured July 2008. PIDC has extended the maturity date.

Authority Financing

Loan IV – A loan in the amount of \$4,000,000 secured by a fourth mortgage dated January 1998. This loan requires no payments unless certain cash flow standards are met and matured July 2008.

Loan V – A loan in the amount of \$7,891,000 secured by a fifth mortgage dated January 1998. This loan requires no payments unless certain cash flow standards are met and matured July 2008.

In April 2009 the Board authorized the extension of the maturity dates until December 2011. Since the Authority loans mature prior to the primary loans (PIDC Loan I & II) it is requested that the maturity date be extended to December 1, 2018 which is six months after the maturity date of the first mortgage. All other terms of the loans will remain the same.

The resolution is attached hereto.

Prepared By: Nicholas Dema

RESOLUTION NO.**RESOLUTION AUTHORIZING MODIFICATION OF EXISTING DEBT HELD BY THE AUTHORITY**

WHEREAS, The Authority provided the following financing (Authority Financing):

<u>Borrower</u>	<u>Loan Amounts</u>	<u>Maturity Date</u>
Headhouse Retail Associates L.P.	\$4,000,000	July 2008
Headhouse Retail Associates L.P.	\$7,891,000	July 2008

The Authority Financing was provided in connection with the rehabilitation of the Reading Terminal Headhouse Project (Project) developed by the Authority into three condominium units (hotel, retail, public area) located at 1113 Market Street.

WHEREAS, Headhouse Retail Associates L.P. is the owner of condominium units 2 & 3 representing the retail and public area improvements of the Project; and

WHEREAS, the Authority Financing is subordinate to financing provided by the Philadelphia Industrial Development Corporation (PIDC Loans); and

WHEREAS, the Authority has previously extended the maturity dates to December, 2011; and

WHEREAS, the Authority Financing has matured prior to payment of the PIDC Loans; and

WHEREAS, since the Authority Financing is subordinate to the PIDC Loans repayment should occur after satisfaction of the of the PIDC Loans.

NOW THEREORE BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority consents to modify the terms of the Authority Financing to change the maturity date to December 1, 2018.

FURTHER, Authorizing the Executive Director, with the advice of General Counsel, to allow modification and corrections to this Resolution which are necessary or desirable to carry out its purposes and intents and the execution and delivery of all documents necessary to carry out the foregoing.

Memorandum



**REDEVELOPMENT
AUTHORITY**
OF THE CITY OF
PHILADELPHIA

Date: April 4, 2012
To: Members of the Board
From: Ed Covington

Board Meeting Of:

April 10, 2012

RE: Vacant Property Review Committee

The Board is requested to adopt a Resolution that authorizes the conveying of title to certain identified Grantees, which have been selected by the Vacant Property Review Committee (“VPRC”) for inclusion into the VPRC Program. The VPRC Program is a Program of City Council pursuant to 16-400 of the Philadelphia City Code. The VPRC Program, established in 1973, utilizes vacant properties acquired by the City which are surplus to the needs of the City but capable of being improved or rehabilitated by various individuals or entities. Their 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. 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. All of the properties and the Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

The proposed actions are as follows:

- (1) Disposition of the following six (6) properties for nominal consideration.

<u>Address</u>	<u>Grantee(s)</u>
1312 South Bouvier Street	James F. Claiborne
3121 North Darien Street	Pablo Gonzalez Hernandez
2836 West Lehigh Avenue	29 th Street Community Development Center
638 Winton Street	Lenora Pritchett-Nash
5213 Woodland Avenue	Southwest Philadelphia District Services
3133 North 7 th Street	Olga I. Collazo & Ramon A. Torres-Maldonado

- (2) Disposition of the following twelve (12) properties at fair market value which has been established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia.

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised Value</u>
2503 North Alder Street	Charles A. Brown	\$ 7,000.00
2634 North Darien Street	Esteban Cabrera	\$ 2,500.00
1825 Ginnodo Street	Home Solutions Group, LLC.	\$42,000.00
1719 W. Huntingdon St.	Jamillah Abdullah	\$ 3,500.00
6248 Market Street	Philadelphia Suburban Development Corporation	\$ 8,000.00
1710 Meadow Street	Kwok Keung NG	\$ 5,000.00
2329 North Mutter Street	Joshua Velez	\$ 1,500.00
1220 West Oakdale Street	Ledora Childs	\$ 3,000.00
636 West Roosevelt Blvd.	Gwendolyn Anderson	\$ 3,000.00
1609 W. Thompson Street	Home Solutions Group, LLC.	\$50,000.00
1307 North 6 th Street	Shimon Levy	\$22,000.00
2520 North 19 th Street	Danny Blount	\$ 4,500.00

RESOLUTION NO.

VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA FOR VARIOUS PROPERTIES AND DISPOITION 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 Council of the City of Philadelphia has authorized the disposition of the properties listed below by the Philadelphia Redevelopment Authority for a consideration of \$1.00 per property.

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:

<u>Address</u>	<u>Grantee(s)</u>
1312 South Bouvier Street	James F. Claiborne
3121 North Darien Street	Pablo Gonzalez Hernandez
2836 West Lehigh Avenue	29 th Street Community Development Corporation
638 Winton Street	Lenora Pritchett-Nash
5213 Woodland Avenue	Southwest Philadelphia District Services
3133 North 7 th Street	Olga I. Collazo & Ramon A. Torres-Maldonado

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 for fair market value as determined by appraisal;

WHEREAS, the City of Philadelphia’s Office of Housing and Community Development has determined the fair market value, as listed below, for the properties identified herein.

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised Value</u>
2503 North Alder Street	Charles A. Brown	\$ 7,000.00
2634 North Darien Street	Esteban Cabrera	\$ 2,500.00

1825 Ginnodo Street	Home Solutions Group, LLC	\$42,000.00
1719 West Huntingdon Street	Jamillah Abdullah	\$ 3,500.00
6248 Market Street	Philadelphia Suburban Development Corporation	\$ 8,000.00
1710 Meadow Street	Kwok Keung Ng	\$ 5,000.00
2329 North Mutter Street	Joshua Velez	\$ 1,500.00
1220 West Oakdale Street	Ledora Childs	\$ 3,000.00
636 West Roosevelt Boulevard	Gwendolyn Anderson	\$ 3,000.00
1609 West Thompson Street	Home Solutions Group, LLC	\$50,000.00
1307 North 6 th Street	Shimon Levy	\$22,000.00
2520 North 19 th Street	Danny Blount	\$ 4,500.00

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.

VACANT PROPERTY REVIEW COMMITTEE
NOMINAL CONSIDERATION DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
1312 S. Bouvier St. /36 VPRC: 12/13/2012 City Council: 120116 Adopted On: 3/1/2012	James F. Claiborne 1316 South Bouvier Street Philadelphia, PA 19146	Private Lot Transfer
3121 N. Darien St. /37 VPRC: 9/11/2007 City Council: 120155 Adopted On: 3/8/2012	Pablo Gonzalez Hernandez 3121 North Darien Street Philadelphia, PA 19133	Private Rehabilitation
2836 W. Lehigh Ave. /28 VPRC: 4/12/2005 City Council: 120089 Adopted On: 2/16/2012	29 th Street Community Development Corporation c/o Gladys Meade 2955 North 29 th Street Philadelphia, PA 19132	Private Rehabilitation
638 Winton St./39 VPRC: 11/15/2011 City Council: 110907 Adopted On: 12/15/2011	Lenora Pritchett-Nash 636 Winton Street Philadelphia, PA 19148	Private Lot Transfer
3133 N. 7 th St./37 VPRC: 2/14/2012 City Council: 120155 Adopted On: 3/8/2012	Olga I. Collazo & Ramon A. Torres-Maldonado 3131 North 7 th Street Philadelphia, PA 19133	Private Lot Transfer
5213 Woodland Ave./51 VPRC: 4/8/2008 City Council: 120149 Adopted On: 3/8/2012	Southwest Philadelphia District Services, c/o Michael Ross, President 1218 South 59 th Street Philadelphia, PA 19143	Non-Profit Rehabilitation

**VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET**

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised Value</u>	<u>REUSE</u>
2503 N. Alder St. /37 VPRC: 1/10/2012 City Council: 120115 Adopted On: 03/01/2012	Charles A. Brown 1025 West Dakota Street Philadelphia, PA 19133	\$ 7,000.00	Private Rehabilitation
2634 N. Darien St. /36 VPRC: 11/15/2011 City Council: 120032 Adopted On: 2/02/2012	Esteban Cabrera 2631 North 9 th Street Philadelphia, PA 19133	\$ 2,500.00	Private Lot Transfer Garden
1825 Ginnodo St./47 1609 W. Thompson St./47 VPRC: 2/8/2011 City Council: 110541 Adopted On: 6/23/2011	Home Solutions Group, LLC c/o Gary Murry, Jr. 318 Thyme Lane Philadelphia, PA 19128	\$42,000.00 \$50,000.00	Private Rehabilitation Commercial Rehabilitation
1719 W. Huntingdon St. /16 VPRC: 9/13/2011 City Council: 120089 Adopted On: 2/16/2012	Jamillah Abdullah 2115 Ruffner Street Philadelphia, PA 19140	\$3,500.00	Private Lot Transfer
6248 Market St./03 VPRC: 12/13/2011 City Council: 120148 Adopted On: 3/8/2012	Philadelphia Suburban Development Corporation 100 Ross Road, Suite 200 King of Prussia, PA 19406	\$8,000.00	Private Lot Transfer

**VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET**

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised Value</u>	<u>REUSE</u>
1710 Meadow St./23 VPRC: 3/8/2011 City Council: 110353 Adopted On: 5/12/2011	Kwok Keung NG 2175 Batchelder Street Brooklyn, NY 11229	\$5,000.00	Private Lot Transfer
2329 N. Mutter St. /19 VPRC: 11/15/2011 City Council: 120032 Adopted On: 2/02/2012	Joshua Velez 2327 Mutter Street Philadelphia, PA 19133	\$1,500.00	Private Lot Transfer Sideyard
1220 W. Oakdale St. /37 VPRC: 5/10/2011 City Council: 110526 Adopted On: 6/16/2011	Ledora Childs 1218 West Oakdale Street Philadelphia, PA 19133	\$3,000.00	Private Lot Transfer
636 W. Roosevelt Blvd./49 VPRC: 10/11/2011 City Council: 120115 Adopted On: 3/01/2012	Gwendolyn Anderson 634 West Roosevelt Blvd. Philadelphia, PA 19140	\$3,000.00	Private Lot Transfer
1307 N. 6 th St./18 VPRC: 12/13/2011 City Council: 120220 Adopted On: 3/22/2012	Shimon Levy 1324 North 6 th Street Philadelphia, PA 19122	\$22,000.00	Private Rehabilitation
2520 N. 19 th St./16 VPRC: 1/10/2012 City Council: 120220 Adopted On: 3/22/2012	Danny Blount 6425 Boyer Street Philadelphia, PA 19119	\$4,500.00	Private Lot Transfer