

AGENDA
REGULAR MEETING OF COUNCIL
May 6, 2019
6:00 PM

1. ROLL CALL
2. READING OF MINUTES
3. REPORTS & COMMUNICATIONS FROM MAYOR & HEADS OF DEPARTMENTS AND INTERESTED PARTIES AND CITY CLERK'S NOTES
 - 3.A SINGLE TAX OFFICE CITY FUNDS DISTRIBUTED COMPARISON REPORT 2018-2019 YEAR TO DATE APRIL 30, 2019.

[Single Tax Office City Funds Distributed April 2018-2019.pdf](#)
 - 3.B MINUTES OF THE REGULAR MEETING OF SCRANTON REDEVELOPMENT AUTHORITY HELD APRIL 3, 2019.

[Scranton Redevelopment Authority Minutes 4-3-19.pdf](#)
 - 3.C TAX ASSESSOR'S REPORT FOR HEARING DATE TO BE HELD MAY 22, 2019.

[Tax Assessor's Report for 5-22-19.pdf](#)
4. CITIZENS PARTICIPATION
5. INTRODUCTION OF ORDINANCES, RESOLUTIONS, APPOINTMENT AND/OR RE-APPOINTMENTS TO BOARDS & COMMISSIONS MOTIONS & REPORTS OF COMMITTEES
 - 5.A MOTIONS.

5.B NO BUSINESS AT THIS TIME.

6. CONSIDERATION OF ORDINANCES - READING BY TITLE

6.A NO BUSINESS AT THIS TIME.

7. FINAL READING OF RESOLUTIONS AND ORDINANCES

7.A FOR CONSIDERATION BY THE COMMITTEE ON COMMUNITY DEVELOPMENT - FOR ADOPTION - RESOLUTION NO. 114, 2019 - AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO APPLY FOR AND EXECUTE A GRANT FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) THROUGH THE COMMONWEALTH OF PENNSYLVANIA'S OFFICE OF THE BUDGET IN THE AMOUNT OF ONE MILLION (\$1,000,000.00) DOLLARS; ACCEPTING AND DISBURSING THE GRANT IF THE APPLICATION IS SUCCESSFUL; AND COORDINATE THE USE OF THE GRANT FUNDS WITH "MIMI EQUITIES", FOR THE PROJECT TO BE NAMED THE "WYOMING AVENUE DEVELOPMENT".

[Resolution - 2019 RACP Wyoming Avenue Development.pdf](#)

8. ADJOURNMENT

**SINGLE TAX OFFICE
CITY FUNDS DISTRIBUTED
COMPARISON 2018 - 2017**

	<u>YTD</u> <u>4/30/2019</u>	<u>YTD</u> <u>4/30/2018</u>	<u>Increase</u> <u>(Decrease)</u>	<u>Pct.</u>
Real Estate	\$22,648,056.13	\$22,647,503.91	\$552.22	0.00%
Delinquent Real Estate	\$904,493.09	\$760,285.96	\$144,207.13	18.97%
LST/EMS	\$1,688,147.26	\$1,403,203.62	\$284,943.64	20.31%
Bus Priv/Merc	\$1,939,357.43	\$1,795,034.98	\$144,322.45	8.04%
	\$27,180,053.91	\$26,606,028.47	\$574,025.44	

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APR 30 2019

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COUNCIL/CITY CLERK

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SRA

Scranton Redevelopment Authority

Approved Minutes
Regular Meeting
Wednesday, April 3, 2019
12:15 P.M.

Olympus Digital Voice Recorder VN-7200, File A, Track 42

I. Roll call:

Present: Mr. Schwartz, Mr. Savinelli, Mr. Timlin
Paul Kelly, Solicitor
Denise Nytech, SRA Coordinator
Disha Patel, SRA Fiscal Coordinator

Solicitor: Paul Kelly

Absent: Mr. Teserovitch

II. Reading and approval of minutes:

March 2019 minutes approved:

- Mr. Savinelli made the motion to approve the minutes.
- Mr. Schwartz seconded.

Roll Call Vote

- o Mr. Schwartz....YES
- o Mr. Savinelli....YES
- o Mr. Timlin....YES

III. Bills and Communications:

Attorney Paul Kelly Legal Bills - \$1,453.50

- Mr. Savinelli made the motion to approve the bills.
- Mr. Schwartz seconded.

Roll Call Vote

- o Mr. Schwartz....YES
- o Mr. Savinelli....YES
- o Mr. Timlin....YES

IV. Report of the Secretary:

Mr. Savinelli – No report.

V. Reports of Committees:

Property Committee: No report at this time.

Audit Committee: No report at this time.

VI. Financial Statements:

Financial Statements – February 2019

March 2019's statements to defer so that the SRA can review them.

VII. New Business/Unfinished Business:

May Brands offer to buy land – (PIN 13410-010-028.01) Atty. Larry Moran came to speak on behalf of May Brands to buy a parcel of land on Keyser Avenue – 3300 square piece of land that may be owned by Mr. Revello. Atty. Moran will research the Title/Deed and provide a copy to Atty. Kelly. Board agreed to have Atty. Kelly communicate with Atty. Moran regarding dispute if SRA even owns this parcel of land.

O'Connor Place/Orchard Street – Mary-Pat Ward shed light on this situation as it has been an ongoing for a few years. Atty. Matthew Barrett asked if he could attend this meeting regarding this matter. Atty. Barrett was unable to attend. The Board gave authority to Atty. Kelly to research this matter.

Lamar – At the March meeting the Board was concerned of what billboards Lamar has in the City of Scranton and how many they have. Atty. Kelly sent a letter to Lamar headquarters in Louisiana and as of this date has not heard back. The Board allowed Atty. Kelly to keep this matter open awaiting a reply.

Restricted Funds/OECD update – Solicitor, Chairman and Authority Coordinator met with OECD – there is progress – in efforts that the funds in the restricted accounts are properly accounted for. As we go forward in the meeting the City will be reaching out to the SRA for future projects. If we can fund the account with more funds from these restricted accounts it will be able to have the SRA fund more projects down the road. OECD is researching the funds in these accounts.

University of Scranton \$100,000. Contribution (termed as Rockwell lights) – This money has now been earmarked for projects that the SRA can undertake. Letter dated March 13, 2019 from City Solicitor Eskra has asked that a small portion of this fund be used for lighting at the City’s anticipated downtown pocket park on the corner of Linden and Wyoming Avenue. This pocket park is a partnership with Scranton Tomorrow. She also asked that the remaining balance be dedicated to the project of the relocation of the SSD baseball field. The Board authorized a return letter to Atty. Eskra as to when possible a formal ask be written to SRA for how many dollars is being requested.

Coopers Check 1366 \$500.00 payment of Loan – gave to Disha to be placed in the general operating fund. All agreed.

500 Lackawanna Avenue Update – Mr. Rinaldi did provide to OECD the job verifications (18 jobs). Atty. Kelly asked the Board to consider signing an Agreement and a Release whereby a Deed of the property will go to 500 Lackawanna Avenue, Inc. and there is approximately \$197,000.00 in funds that they will sign off and make no claim to. That is also a part of OECD research will continue to do so that SRA can use this for future projects. Formal motion was made for Chairman and Secretary to sign Agreement to convey property to 500 Lackawanna Avenue, Inc. – (corner Washington Ave. & Lackawanna Ave.) All approved motion.

Public Comment:

No public comment.

VIII. Adjournment:

Mr. Schwartz made the motion to adjourn.

Mr. Savinelli seconded.

Roll Call Vote

- Mr. Schwartz....YES
- Mr. Savinelli....YES
- Mr. Timlin....YES

TAX ASSESSOR'S REPORT

Hearing Date: 05/22/19

Time	Name	Boro/Twp.	Pin Number	Attorney	Proposed/Current Assessed Value	After Appeal Value
10:00 AM	MAIN SWETLAND LLC	SCRANTON	15613050012	SAMUEL FALCONE JR	288650	
10:10 AM	CALIXTO ZURIZADAY & JOSE A	SCRANTON	16718020046		17000	
10:20 AM	BARRETO MILAGROS	SCRANTON	15616050034		22000	
10:30 AM	1230 KEYSER LLC	SCRANTON	13410010029	KURT LYNOTT	65000	
10:40 AM	SANDY FRANK J JR & LISA M	SCRANTON	1550802000220		18000	
10:50 AM	DEBLASIO JOSEPH & SHARON	CLIFTON	23401030013		34800	
11:00 AM	RAVAIOLI ALBERT F & CHARLOTTE	DALTON	0680101001200		28250	
11:10 AM	LUKASHEFSKI JOSHUA VINCENT	DUNMORE	13520010016		17200	
11:20 AM	ALBANO ANGELA & FOWLER GERAL	SCOTT TWP	10102060018		35000	
11:30 AM	KELLY EDWARD J & JOYCE M	THORNHURST	2500101000202		34000	
11:40 AM	FARRELL DANIEL & ADA	CLARKS SUMMIT	0901001000800		25000	
11:50 AM	GLEASON LESLIE L	NORTH ABINGTON	07002020006		50000	
12:00 PM	SHAYKA DEREK & CARLY	ARCHBALD	09402050063		47000	
12:10 PM	MUSHOW JASON A&MELLOW LINDS	DICKSON CITY	1240701000223		32800	
12:20 PM	BURCHELL WILLIAM & MARGO	GREENFIELD TWP	02104010006		66500	
12:30 PM	MEGIVERN JAMES J & FOJI JOSEPH	GREENFIELD TWP	0210301000101		54000	
12:40 PM	MEHOLIC JOHN R & GLORIA A	JERMYN	0732004002800	JEFFREY NEPA	14000	
12:50 PM	CHEARNEY JOSEPH H II & REBECC	JEFFERSON TWP	16102030002	KEVIN SMITH	27250	
1:00 PM	GIOMBETTI PETER & JOAN	JEFFERSON TWP	13802040009		41000	
1:10 PM	PULMAN JUSTIN & SHARON	JEFFERSON TWP	1380204003001		54000	
1:20 PM	ARONICA CHARLES & REGINA	JEFFERSON	1390301000194		23000	
1:30 PM	GAUGHAN JAMES J	TAYLOR	16614030022	GREG PASCALE	22000	
1:40 PM	CASTALDI JAMES J & MAUREEN	SPRINGBROOK TWP	20401010033		21800	
1:50 PM	CUCHARA JOSEPH A & MARY E	OLYPHANT	1250209000129		46700	
2:00 PM	MCKARM SAMUEL III & LINDA L	CARBONDALE TWP	0750201000904		2500	
2:00 PM	MCKARM SAMUEL III & LINDA L	CARBONDALE TWP	0750201000905		3000	
2:00 PM	MCKARM SAMUEL III & LINDA L	CARBONDALE TWP	0750201000906		2500	
2:00 PM	MCKARM SAMUEL III & LINDA L	CARBONDALE TWP	0750201000907		3000	
2:00 PM	MCKARM SAMUEL III & LINDA L	CARBONDALE TWP	0750201000908		3000	
2:00 PM	MCKARM SAMUEL III & LINDA L	JEFFERSON TWP	07504010005		1000	
2:00 PM	MCKARM SAMUEL III & LINDA L	JEFFERSON TWP	07504010006		2000	
2:00 PM	MCKARM SAMUEL III & LINDA L	CARBONDALE TWP	0750201000903		3000	

TOTAL RECORDS 32

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RESOLUTION NO. _____

2019

AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO APPLY FOR AND EXECUTE A GRANT FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) THROUGH THE COMMONWEALTH OF PENNSYLVANIA'S OFFICE OF THE BUDGET IN THE AMOUNT OF ONE MILLION (\$1,000,000.00) DOLLARS; ACCEPTING AND DISBURSING THE GRANT IF THE APPLICATION IS SUCCESSFUL; AND COORDINATE THE USE OF THE GRANT FUNDS WITH "MIMI EQUITIES, FOR THE PROJECT TO BE NAMED THE "WYOMING AVENUE DEVELOPMENT".

WHEREAS, the City of Scranton, in coordination with "Mimi Equities", of 317 Linden Street, Scranton, Pennsylvania 18503 is desirous of obtaining funds from the Commonwealth of Pennsylvania's Office of the Budget in the amount of \$1,000,000.00 for the redevelopment of multiple properties located at Wyoming Avenue Scranton Pa. The Grant funds for this project will be used for the following: 1) acquisition of three buildings located at 614, 620 & 650 Wyoming Avenue, Scranton Pa, 2) demolition of building located at 620 Wyoming Avenue, Scranton PA, 3) creation of a parking lot for fifty-four (54) cars, 4) installation an elevator at 614 Wyoming Avenue, Scranton, PA and 5) framing and drywall for the building located at 614 Wyoming Avenue. The construction and development of a multiple story building featuring a mixed-use concept at 614 Wyoming Avenue, Scranton PA will be completed by Mimi Equities with the assistance of private funding. The first two floors will consist of office space of a still to be determined tenant. Floors three through six will consist of 39 apartments ranging from studio to two bedrooms in size. This project will assist in developing housing and office space through the Redevelopment Assistance Capital Program (RACP); and fill the need of downtown housing and modern office space in the 600 block of Wyoming Avenue; and

WHEREAS, a blighting influence exists due to the deteriorating condition of the area the project is located at 614-650 Wyoming Avenue Scranton, Pennsylvania; and

WHEREAS, the City will partner with "Mimi Equities", as the applicant for the grant funds from Commonwealth of Pennsylvania's Office of the Budget and disburse the funds to the City to fund the Project; and

WHEREAS, the City will reimburse the Commonwealth of Pennsylvania's Office of the Budget for any expenditures found by the Commonwealth of Pennsylvania's Office of the Budget to be ineligible; and

WHEREAS, the details of the Project costs and breakdown are detailed in the grant application a copy of which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SCRANTON that the Mayor and other appropriate City Officials are hereby authorized to apply for, execute and submit a grant application to the Pennsylvania Office of the Budget for the Redevelopment Assistance Capital Program (RACP); substantially in the form attached hereto, and if successful, to accept the grant funds to be used for the Project as detailed in the grant application. This approval anticipates the execution of any and all related documentation which may be necessary to complete the grant application, including but not limited to the grant application.

SECTION 1. If any section, clause, provision or portion of this Resolution shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Resolution so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Resolution or any portion thereof from time to time as it shall deem advisable in the best interests of the promotion of the purposes and intent of this Resolution and the effective administration thereof.

SECTION 2. This Resolution shall become effective immediately upon approval.

SECTION 3. This Resolution is enacted by the Council of the City of Scranton under the authority of the Act of Legislature, April 13, 1972, Act No. 62, known as the "Home Rule Charter and Optional Plans Law", and any other applicable law arising under the laws of the State of Pennsylvania.



April 9, 2019

Via Hand Delivery

Jessica Eskra, Esquire
340 North Washington Avenue
4th Fl., Law Department
Scranton, PA 18503

Re: Redevelopment Assistance Capital Program (RACP)
Wyoming Avenue Development
Scranton, PA 18503
Resolution - \$1,000,000.00

Dear Attorney Eskra:

The City was approved for a \$1,000,000.00 grant through the Pennsylvania Office of the Budget through the RACP for the development of the above mentioned project. Documentation regarding this project is attached.

OECD is requesting that you review the attached Resolution for the development of Wyoming Avenue located at 614, 620, and 650 Wyoming Avenue, Scranton, PA 18503.

Please do not hesitate to contact me if you should need additional information.

Sincerely,

Mary-Pat Ward
Executive Director

/mpw



DEPARTMENT OF LAW

P E N N S Y L V A N I A CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4105 • FAX: 570-348-4263

March 6, 2019

Mr. Steven Heuer
Office of the Budget
Bell Tower – 7th Floor
303 Walnut Street
Harrisburg, PA

Re: Redevelopment Assistance Capital Program Grant (RACP)
Wyoming Avenue Development
Scranton, Pennsylvania 18509
Tab 21 – Statement of Compliance Requirements
\$1,000,000.00

Dear Mr. Heuer:

I am the Solicitor for the City of Scranton (hereinafter referred to as "Applicant"). The Applicant has been approved for One Million (\$1,000,000.00) Dollar Grant from the Commonwealth of Pennsylvania's Office of the Budget Redevelopment Assistance Capital Program for the rehabilitation of the project to be called "**Wyoming Avenue Development Project**" ("the Project").

In connection with the aforementioned application, I am of the opinion that:

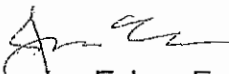
- (a) The Applicant is a City of the Second Class A organized and existing under the laws of the Commonwealth of Pennsylvania, with offices located at 340 North Washington Avenue, Municipal Building, Scranton, Pennsylvania 18503
- (b) There is no pending litigation against the Applicant that would have a material effect on the project; and
- (c) The Applicant can legally contract with the Commonwealth of Pennsylvania for financial assistance and has met all state/federal requirements.

The opinion herein is to the best of my knowledge and is made without any independent investigation or verification on my part. This opinion is limited to the matters expressly set forth herein, and no opinions are to be inferred or may be implied beyond the opinion expressly set forth herein. This opinion is as of the date hereof, and I undertake no obligation and hereby disclaim any obligation to advise of any change in the opinion set forth herein, whether based on a change in the law or any other circumstance.

Page: Two
Tab 21 – Opinion of Counsel

This opinion is being delivered solely in connection with the application of the Applicant for said Grant and for no other purpose. Accordingly, without limitation, this opinion may not be quoted, in whole or in part; or otherwise referred to or filed with any other governmental authority or other regulatory agency, or otherwise circulated, utilized or relied upon for any other purpose without my prior written consent.

Sincerely,


Jessica Eskra, Esquire
City Solicitor

JLE/IsI

Cc: Mrs. Mary Pat Ward Executive Director, OECD
Mr. Donald Mammano, Mimi Equities

RACP Application and Business Plan-1859-00- Wyoming Avenue Development

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Tab 1: Project Eligibility Requirements & Housing Statement

Itemization Requirements:

The proposed project for the Wyoming Avenue Development located in Scranton Pennsylvania is included in the Capital Budget Itemization Act as follows: **Item # 9471**

County	Municipality	Act #	Authorization Date	Act Description	Act Amount	Release Amount	Remai Amo
Lackawanna	Scranton	2017-52	10/30/17	Acquisition, construction, infrastructure, renovation, redevelopment and other related costs for an economic development project on Wyoming Avenue	\$5,000,000	\$1,000,000	\$4,000,000

Construction Status:

The construction will begin in March 2019 for the Wyoming Avenue Development RACP project.

The project is scheduled to be completed December 2019.

Project Labor Agreement is not required

Housing Statement:

Project Name: Wyoming Avenue Development
County: Lackawanna

Mimi Equities request the Wyoming Avenue Development RACP Project be eligible because it supports and generates economic activity and is in accordance with RACP program guidelines. This project is consistent with the City of Scranton's comprehensive plan.

The RACP Project scope includes both housing and non-housing RACP eligible components.

Chapter Three: Growth Management Plan

HOUSING PLAN

Residential – Low/Moderate Density

Low/Moderate residential development, averaging from about 2 to 7 dwelling units per acre, corresponds generally with small-lot single-family detached dwelling units and single-family attached (twins and townhouses) developments in the SAPA area (see the Land Use Plan's Figure 3.2.1).

Areas appropriate for low/moderate-density housing include the core of the Abingtons' municipalities (outside the Borough and Village Centers), including portions of Abington, Clarks Green, Clarks Summit, Dalton, Glenburn, and South Abington. The housing plan recognizes that reinforcement of the residential areas within the SAPA area is a significant aspect of planning for residential use. Where there remain parcels available for development, these will be developed generally at densities comparable with existing housing, in a form that is compatible with the neighborhood or district character.

Existing low/moderate density residential areas are reasonably stable and are projected to remain much as they are through the planning period. Any development of several units simultaneously, or of a substantial tract, is proposed to incorporate corridors of contiguous open space as part of the land development process. This technique is recommended in order to protect environmentally-sensitive resources, provide lands for recreation, accommodate greenways along road corridors, and to allow for a trail network throughout the community.

Residential – Low Density

Low density development is located throughout the SAPA area and is characterized by existing single-family detached dwelling units located on large lots of one or more acres in size. This type of development is generally found in some of the more rural locations in the SAPA area and east of I-81 in Scranton and Dunmore.

New low density development will be highly clustered, using a development strategy commonly referred to as "conservation development" that concentrates the location for development and limits the disturbance of land for dwelling construction.

Chapter Three: Growth Management Plan

HOUSING PLAN

This method of development includes a high percentage of permanent open space and natural resource protection that occurs in conjunction with land development.

In general, cluster development reduces the amount of land consumed for residences when compared with conventional development methods, while at the same time preserving a portion of development tracts for permanent open space uses. This form of development design technique concentrates buildings in specific areas on a site to allow the remaining land to be used for agriculture, preservation of environmentally-sensitive areas, permanent buffers, open space, or recreational uses. Cluster development can involve only modest set-asides of land for these uses, or can involve set-asides of eighty percent or more of the whole tract being considered for development. From the point of view of the Growth Management Plan, the latter kind of development is preferred, since more permanent open space would result.

This concept will be promoted for any new subdivisions in areas designated for low density development, in order to conserve natural and open space resources. In addition, if there is any flexibility when considering what portion of a tract to reserve as open space, the emphasis will be placed on setting aside lands that are contiguous to or complementary to existing open space, environmentally-sensitive areas or other related amenities.

Cluster Subdivision/Conservation Design

While some opportunities for cluster subdivision have been available over the last few years in the SAPA area, additional incentives may be needed to achieve the goals of the Growth Management Plan. To preserve the remaining open space areas, cluster subdivision opportunities must be attractive to potential developers. All low-density residential zoning districts should offer clear opportunities for cluster subdivision.

One way to achieve increased set-asides of permanent open space is to combine cluster subdivision options in the regulations of a zoning ordinance with opportunities that permit developers of land flexibility in the selection of housing types to be constructed.

Chapter Three: Growth Management Plan

HOUSING PLAN

Density limits based on gross density (“units per acre”) classifications, rather than specific housing types and individual lot-size requirements (“no less than 80,000 square-foot lots”), will be more likely to achieve the desired level of permanent open space set-aside of tracts undergoing development.

In general, flexibility in permitting a variety of structural types of housing, and even encouraging single-family attached and multi-family construction in lieu of single-family detached dwellings, can help in meeting a wide variety of the needs of residents through the planning period while still preserving the existing character of the housing stock.

Fair Share and Affordability

The term “fair share” comes from legal decisions that have been made, beginning in the mid-1970s. Courts have held that local government land use regulations must allow for the housing needs of people who may desire to live within municipal borders. In that regard, an ordinance may not exclude legitimate uses of land, such as multi-family housing, either by specifically prohibiting the use or by failing to make provisions for the use. Each municipality, then, must do its “fair share” in accommodating various housing types that may be in demand in a region.

In addition to being a legal requirement, providing a fair share of housing types makes sense for local businesses that need a diversity of workers to meet their varied needs. A diverse workforce can be seen as a competitive advantage for corporations to remain or to locate within the SAPA area.

While the SAPA area as a whole currently maintains a diverse mix of housing types, it will continue to promote providing its fair share of housing types. The central concepts of the Growth Management Plan will provide opportunities to increase the diversity of housing options within the SAPA area. The higher density housing options allowed within Mixed-Use Centers and Mixed-Use Corridors make possible the provision for affordable housing in a way that new development confined solely to single family detached housing would not.

Chapter Three: Growth Management Plan

HOUSING PLAN

Still, high density housing options may not produce affordable units without concerted efforts by SAPA and housing advocates. Discussions by SAPA and municipal leaders with developers and non-profits may yield opportunities to build some affordable units as part of new developments. For example, integrating workforce housing within a multi-unit development is possible through choices in the square footage and the amenities within the unit, and can also be achieved without substantially changing the outward appearance of a unit, thereby allowing units of differing costs to be easily located near each other within a development. Developers could also be offered incentives such as an expedited review process, increased density allowances (the most common way to achieve workforce housing in PA), and even tax abatement for tenants.

In order to encourage housing options for people of all incomes, the SAPA area could convene a subcommittee task force to discuss best practices within Pennsylvania and throughout the nation in order to determine whether and how to implement policies that respond to the circumstances and needs of SAPA municipalities. The SAPA area may consider expanding that conversation to neighboring municipalities in order to consider the challenges and benefits at a larger scale and potentially learn from the best practices of others.

Resources and guidance are available, including an Urban Land Institute study of how to implement affordable, workforce housing in the Washington DC, Chicago, and Atlanta Regions. *Encouraging Workforce Housing in the Chicago Region, Atlanta and the District of Columbia* describes specific strategies to encourage affordable housing and provides examples intended to stimulate actions in other communities. A Pennsylvania example is Lower Merion Township, Montgomery County which provides incentives for workforce housing, and has real examples of applications that have succeeded or failed.

Chapter Three: Growth Management Plan

HOUSING PLAN

Demographic and other changes may mean that residential units in mixed-use developments can tap into an increasing need for housing structural types other than single-family detached units that meet the needs of residents entering the work force and those wishing to downsize their dwelling. Higher density residential construction in conjunction with commercial/mixed-use initiatives in the SAPA area may be able to respond to current and expected market demands over the planning period.

With a mix of commercial services, restaurants, and community functions, as well as advantages with respect to proximity to transportation and employment, these areas should be well-positioned to gain attractive, market-rate dwelling units at these locations, while also providing opportunities for the addition of smaller, moderately-priced units.

Scranton City Center and its Extension are considered the most appropriate for the highest densities of development, including multi-family residential buildings and the “vertical mix” of commercial and residential uses in structures. Borough Centers too are also appropriate locations for multi-family residential uses, but at more moderate densities, as well as for single-family attached dwellings. Multi-family residential units may also take the form of dwellings located just above a first floor retail or service commercial use, at overall densities that are compatible with the local context.

New development or redevelopment of these areas may provide opportunities for new or rehabilitated housing stock to be built using green building principles. The Scranton-Abingtons Planning Association will investigate ways to encourage environmentally-friendly housing construction.

Residential densities in Mixed-Use Centers in Scranton and Dunmore will be above 12 dwelling units per acre, and could range much higher. Mixed-Use Centers in Clarks Summit, Clarks Green, and Dalton and Mixed-Use Corridors will be closer to the 7 dwelling units per acre range.

Chapter Three: Growth Management Plan

HOUSING PLAN

SECTION 3.4: HOUSING PLAN

GOAL:

Provide for a diversity of housing opportunities, in harmony with existing development and the historical and natural environments.

OBJECTIVES:

1. Facilitate a range of housing types, sizes, and price levels, to respond to changing housing needs and to provide housing for various stages of the life cycle, household configurations, and income levels.
2. Maintain the character of existing residential neighborhoods.
3. Ensure a high level of housing quality that includes environmentally sustainable building techniques, both for new construction and for the existing housing stock.
4. Develop policies that will encourage the creation of workforce housing within the SAPA area to allow individuals entering the work force to live in the communities where they work.

Mixed-Use Centers & Mixed-Use Corridors Housing

The Mixed-Use Centers located throughout the SAPA area represent significant opportunities to develop and redevelop properties for mixed uses, including residential components. Parcels in these areas are suitable for higher-density residential uses such as multi-family (apartment) and single-family attached (townhouse) units, and perhaps specialized residential uses such as life-care facilities. These areas may have prospects for new residential uses in place of current uses or may include new multiple-use (residential and commercial, for example) structures consistent with the special character intended for these parts of the SAPA area.

Tab 2: Project Description

Project Name:	Wyoming Avenue Development
Address:	317 Linden Street Scranton, PA. 18503
Municipality:	Scranton
County:	Lackawanna
State Representative:	Hon. Marty Flynn 409 North Main Ave, Jays Commons Scranton, PA 18504 113 th Legislative District
State Senator:	Hon. John Blake 409 Lackawanna Ave, Suite #210 Scranton, PA. 18503 22 nd Legislative District

Overall:

The Wyoming Avenue Development consists of acquiring three properties on Wyoming Avenue (614,620,650). 620 Wyoming will be demolished in order to create parking for 614 Wyoming Ave, which will be a mixed used building consisting of two floors of office space and four floors of 39 apartments ranging in size from studios to two bedrooms. 650 Wyoming Ave will be renovated in order to accommodate the needs of the tenants in 620 Wyoming Ave. Mimi Equities is planning on addressing the acquisition, demolition, parking lot construction, elevator, framing, and dry wall with RACP money, private funding and a portion of the money from a Wayne Bank 20 year note. The rest of the \$4.5(M) total project will be financed through the remaining bank funds and private equity investment. Without this funding, Mimi Equities would not be able to create the parking needed for future office and housing tenants and the building would not be rehabbed into apartments to help meet the City of Scranton's need for downtown living. In addition, without this funding, the current tenants located in 620 and 650 Wyoming Ave were considering leaving the City of Scranton for a new location.

RACP funding will be used to acquire the three buildings, demolish 620 Wyoming Ave, create parking 54 parking spaces, install an elevator, frame, and dry wall at 614 Wyoming Ave.

Proposed RACP Scope:

The proposed RACP Scope will be used to fix up an abandoned building, create parking and office space and help meet the demands of the City of Scranton's plan of developing downtown housing.

TAB 3. ECONOMIC IMPACT

A.	NEW Jobs:	
1.	NEW permanent direct jobs from positions being CREATED, or vacant ones being filled.	
a.	Full-time jobs	5
b.	Part-time jobs - For scoring purposes, 2.5 part-time jobs are considered a Full Time Equivalent (FTE). OB will calculate FTEs.	
2.	"NEW" permanent direct jobs TRANSFERRED TO PA FROM OUT OF STATE. "NEW" for this entry's purpose only includes existing, filled positions that will be transferred into PA from out of state.	
a.	Full-time jobs	
b.	Part-time jobs - For scoring purposes, 2.5 part-time jobs are considered an FTE. OB will calculate FTEs.	
B.	RETAINED permanent direct (non-construction) jobs. "RETAINED" for this purpose includes existing jobs, currently located elsewhere in PA or existing jobs retained at a current employment site <u>that will be lost without the progression of this project.</u>	
1.	Full-time jobs	
2.	Part-time jobs - For scoring purposes, 2.5 part-time jobs are considered an FTE. OB will calculate FTEs.	
C.	Number of permanent INDIRECT jobs created by support/supplier industries and secondary industries attracted by the project. Must supply multiplier basis used by the project.	
D.	Number of non-permanent direct (CONSTRUCTION) jobs created by the project.	75
E.	MEDIAN ANNUAL WAGE for all NEW permanent direct full-time jobs.	30,000
F.	Provide the PER CAPITA INCOME for the project's county per the U. S. Census Bureau at the following link: http://quickfacts.census.gov/qfd/states/42000.html	27,258
G.	Total STATE TAX GENERATION (payroll, sales, corporate, etc.).	Prior to project

I certify that the representations made in the above schedule and corresponding attachments and supplementary information are to the best of my knowledge, complete, and accurate.

Signature <i>Don Mammano</i>	Title <i>member / President</i>	Date
Don Mammano	President	3/5/2019

TAB 4. COMMUNITY IMPACT

A. Reclamation or the redevelopment of a blighted area or a Brownfield site:
Not Applicable

B. Economic health of the project site's county

1. County unemployment higher than state average: Not Applicable

2. Declining population in county: Yes, according to U.S. Census Website.
Lackawanna County lost population from 2010 to 2017.

Population Estimates July 1, 2017 (V2017)	210,761
Population, Census April 1, 2010	214,437
Population, Percentage Change 4/1/2010-7/1/2017	-1.7%

3. County per capita income below the state per capita income: Yes,

	Pennsylvania	Lackawanna County, Pennsylvania	UNITED STATES
Population estimates, July 1, 2018, (V2018)	12,807,060	NA	327,167,434
PEOPLE			
Income & Poverty			
Median household income (in 2017 dollars), 2013-2017	\$56,951	\$48,380	\$57,652
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$31,476	\$27,258	\$31,177
Persons in poverty, percent	12.5%	14.3%	12.3%

About datasets used in this table

4. Project location in a KOZ, KOEZ, KIZ, KSDZ, EZ or KOIZ-designated area:
Not Applicable

C. Quality of life

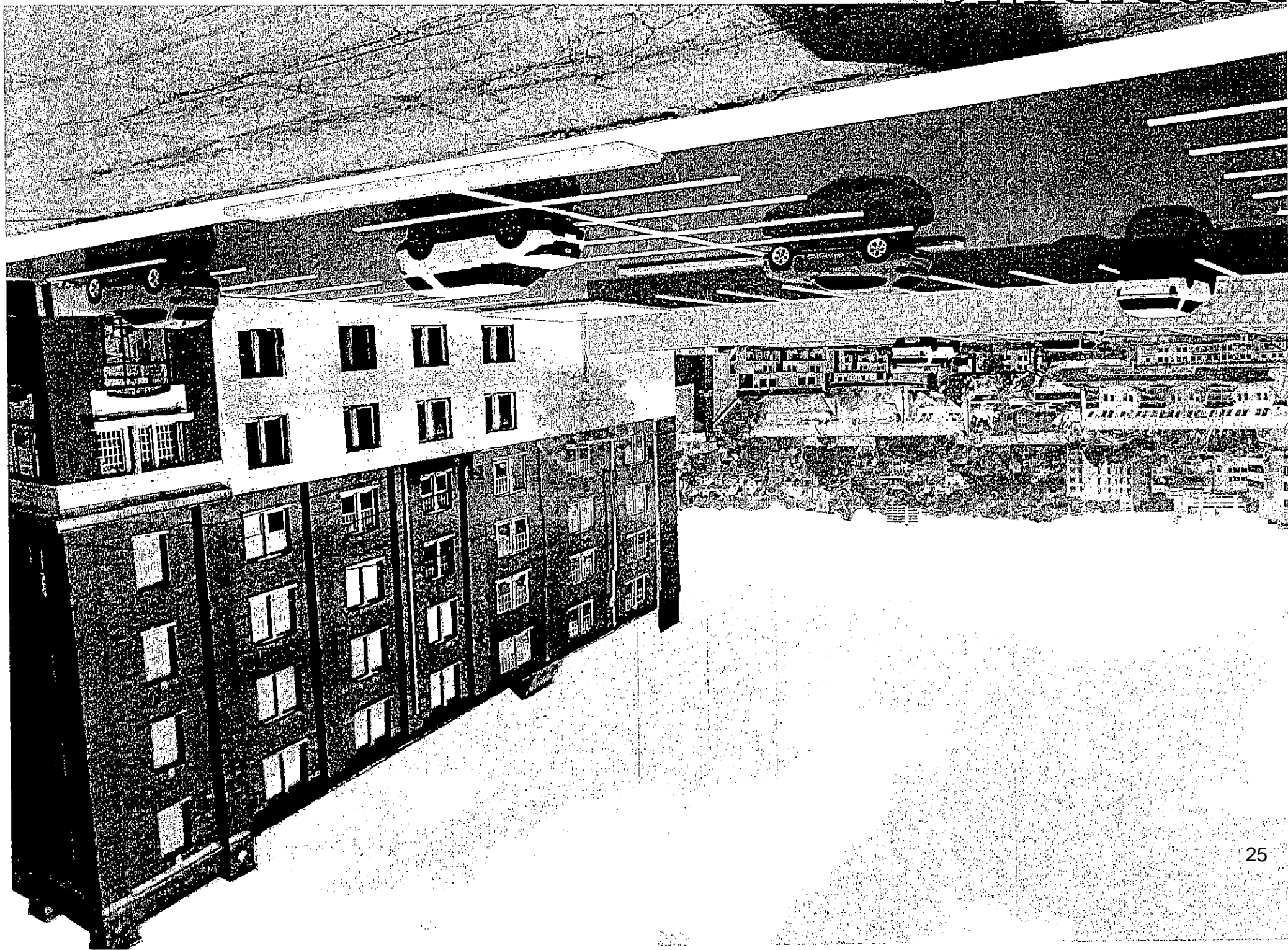
1. Creates or improves Civic, Cultural or Recreation Facilities: Yes

The project is increasing the number of housing units available in an area of Scranton that is need of apartments. This location is close to the Commonwealth Medical College, Lackawanna College, Scranton Prep High School, and small businesses. Currently the conditions of the neighborhood are not adequate to handle the increased student population, administration and community needs.

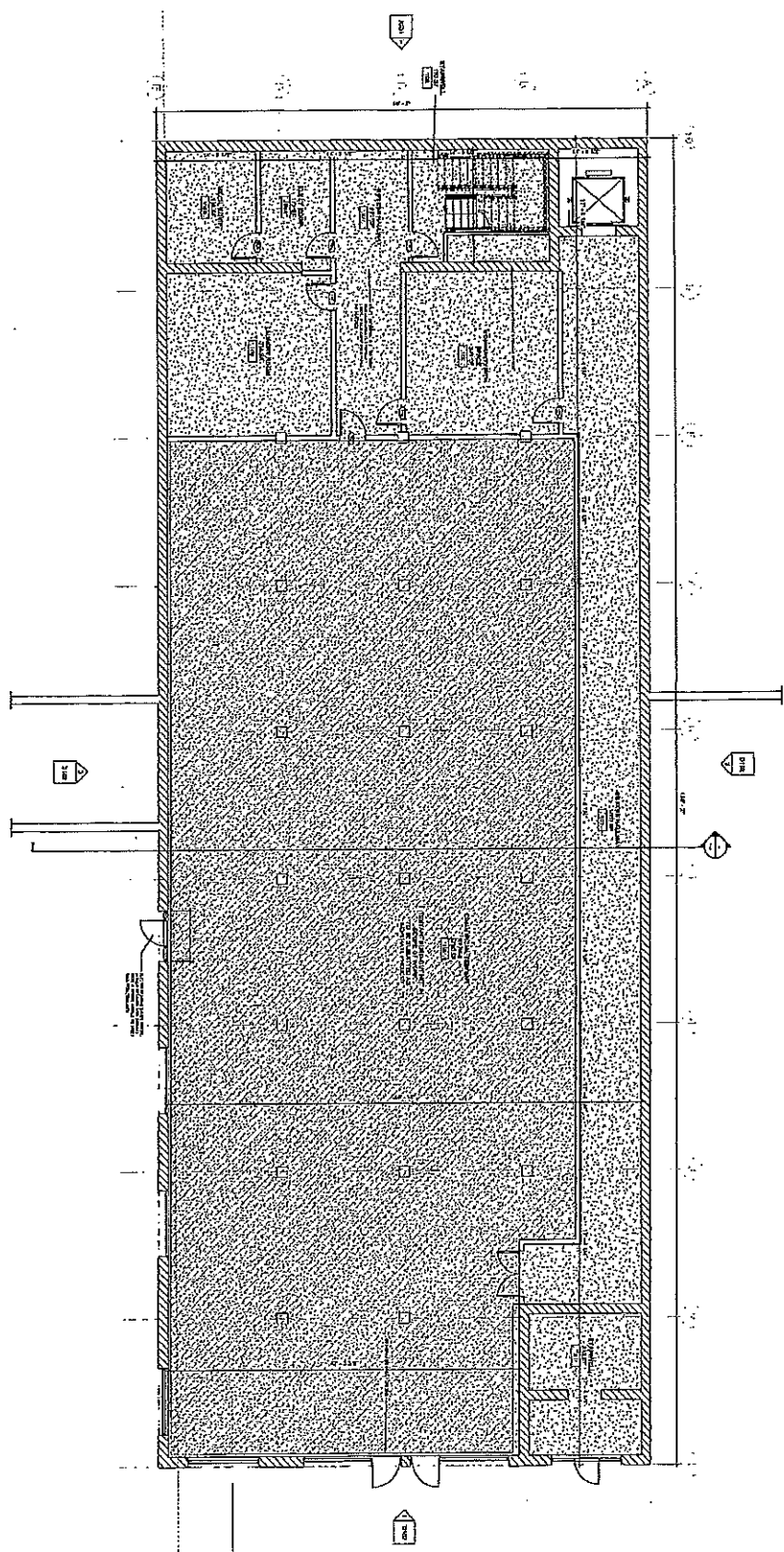
2. Improves Commercial/Retail/Mixed-use Buildings in a downtown or core area:
Yes. This project will develop two floors of available office space at approximately 9,000 square feet per floor and build 39 apartment units on four floors.
3. Addresses immediate/urgent issues to improve the quality of life: Yes
4. Addresses issues that could have a negative impact on the quality of life: Yes

D. Regional impact

1. Consistent with an existing revitalization plan: Yes
Is consistent with City of Scranton's Comprehensive Plan
2. Joint effort involving multiple municipalities: NO
3. Public engaged in the development of the project: No.
4. Promotes tourism: No



0.000000
 200' x 100'



<p>DFM</p> <p>DFM PROPERTIES SCRANTON APARTMENTS</p> <p>411 WYOMING AVENUE SCRANTON, PA 18503</p>	<p>LHC</p> <p>Construction Management</p> <p>700 Main Street, 4th Floor Scranton, PA 18503</p>	<p>PROJECT NAME: [unintelligible]</p> <p>DATE: [unintelligible]</p> <p>DESIGNED BY: [unintelligible]</p> <p>DRAWN BY: [unintelligible]</p> <p>CHECKED BY: [unintelligible]</p> <p>APPROVED BY: [unintelligible]</p>
		<p>PROJECT NO.: [unintelligible]</p> <p>DATE: [unintelligible]</p> <p>DESIGNED BY: [unintelligible]</p> <p>DRAWN BY: [unintelligible]</p> <p>CHECKED BY: [unintelligible]</p> <p>APPROVED BY: [unintelligible]</p>

ESTIMATED GROSS AREA
DFM PROPERTIES
SCRANTON
APARTMENTS
814 HYDE PARK AVENUE
DENVER, CO 80202



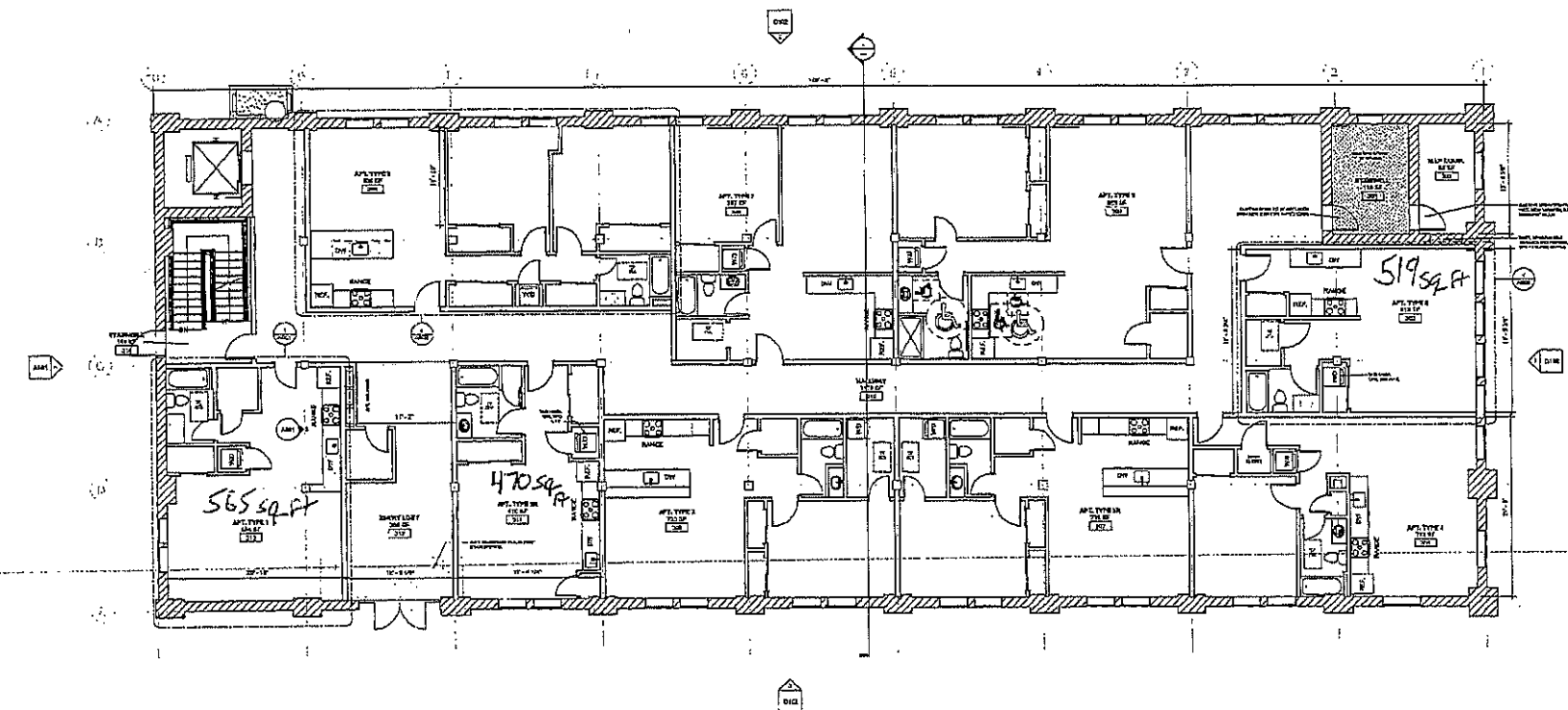
PROJECT NUMBER: 10-20-01
DATE: 10/20/01
DRAWN BY: JWP
CHECKED BY: JWP
APPROVED BY: JWP

NO.	REVISION	DATE

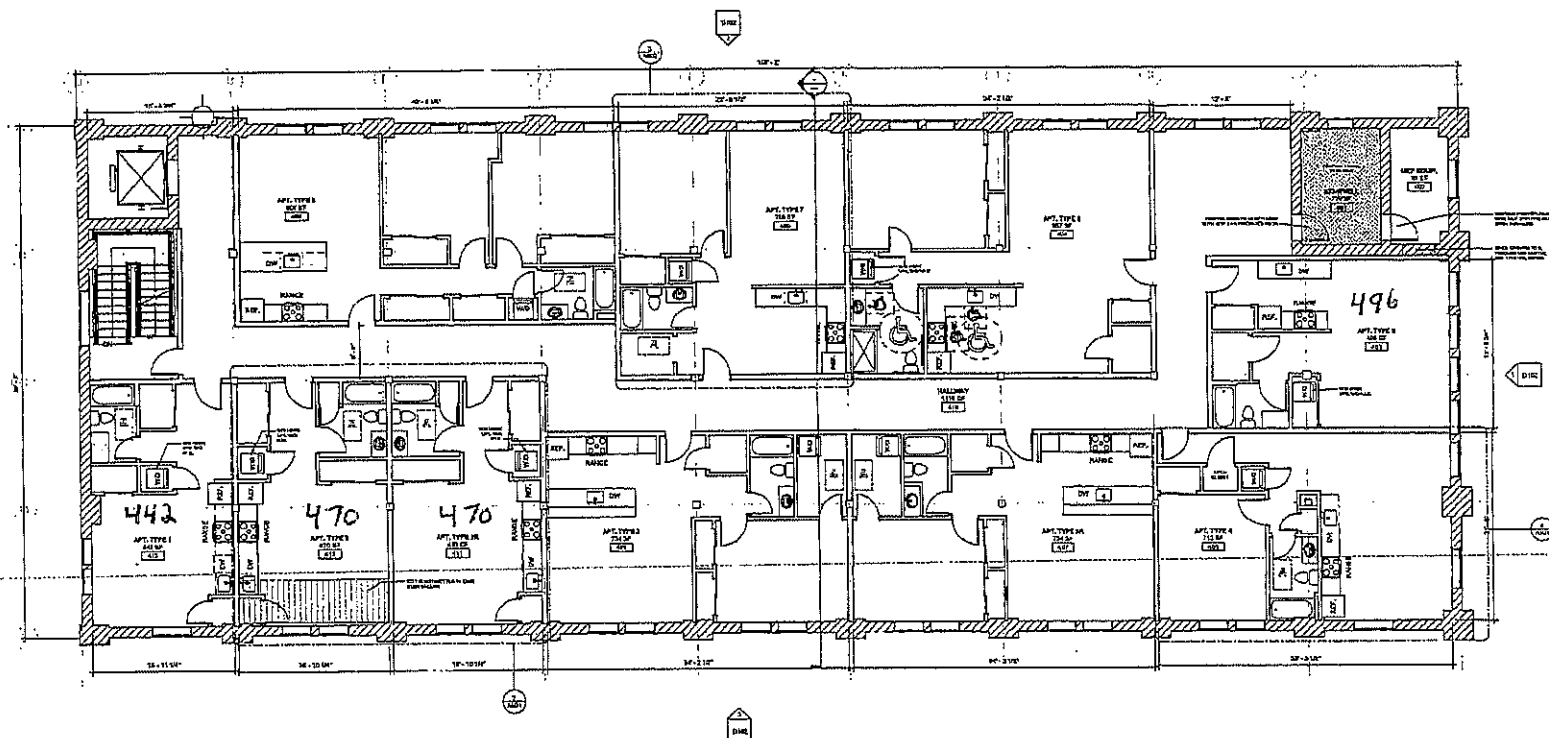
THIRD FLOOR

A103

SCALE: 3/16" = 1'-0"



3RD FLOOR
3/16" = 1'-0"



DELIVERY/RECEIPT
DFW PROPERTIES
SCRAMTON
APARTMENTS
15000 N. GILBERT
SCOTTSDALE, AZ 85254



PROJECT NUMBER: 15-0003
ISSUE DATE: 07/20/09
SUBMITTER: LHC
CHECKED BY: C. H. H.
REVISIONS:

#	DESCRIPTION	DATE

FOURTH FLOOR

A104

SCALE: 3/16" = 1'-0"

2.000

2.000

DEVELOPER: LHC CONSTRUCTION MANAGEMENT
PROJECT: DFM PROPERTIES SCRANTON APARTMENTS
1150 COMMERCIAL AVENUE
SAN FRANCISCO, CA 94103



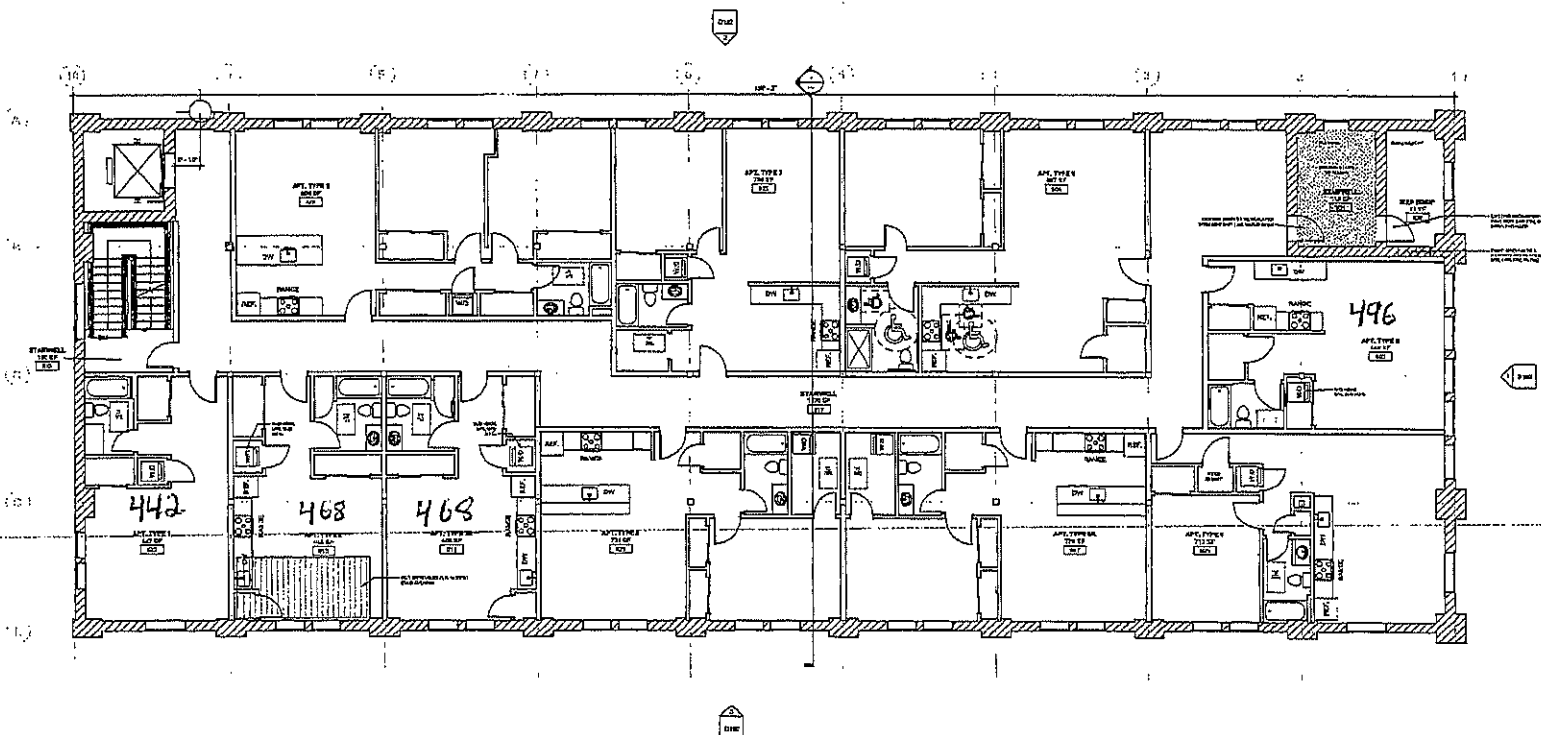
PROJECT NUMBER: 1150
DRAWN DATE: 10/10/00
DRAWN BY: JLM
CHECKED BY: JLM
REVISIONS:

NO.	REVISION	DATE

FIFTH FLOOR

A105

SCALE: 3/16" = 1'-0"



5TH FLOOR
3/16" = 1'-0"

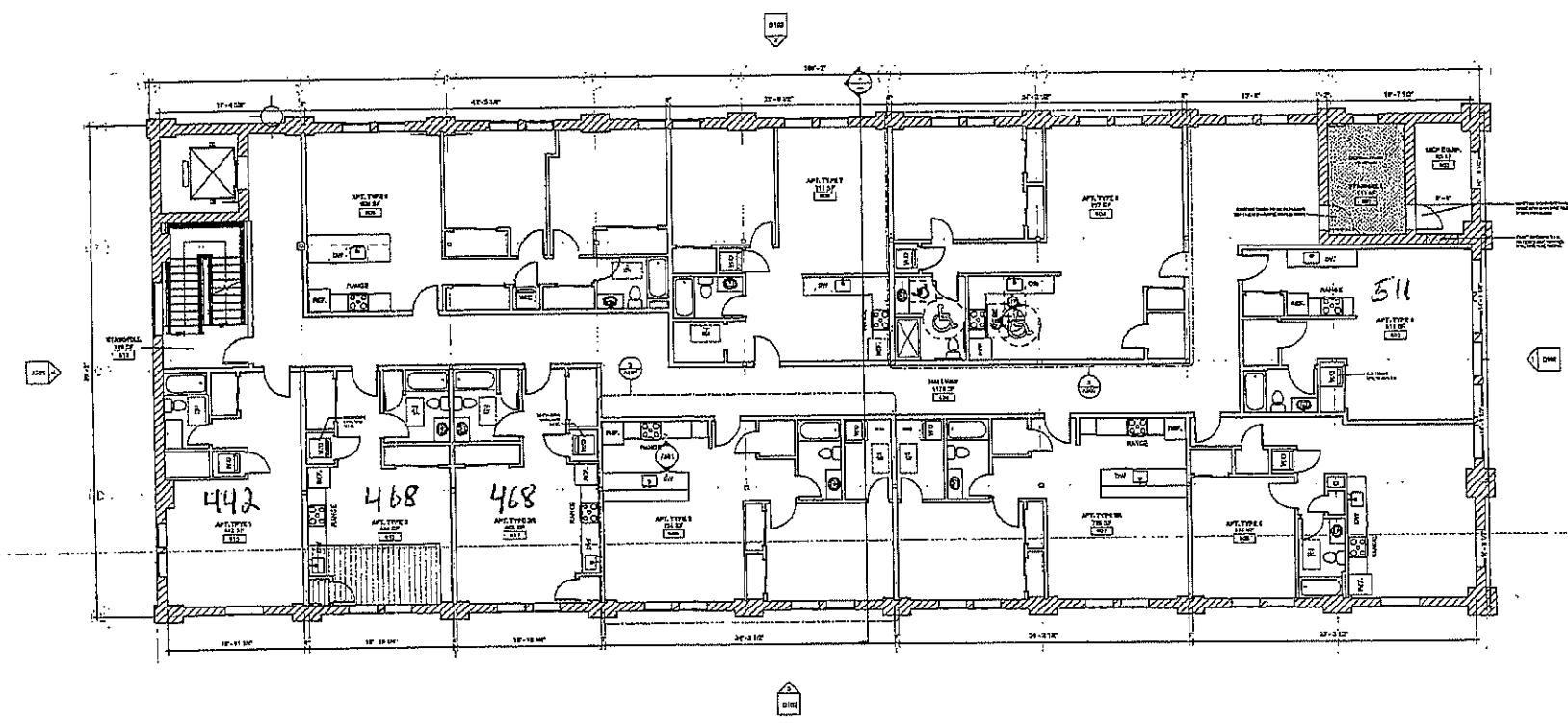


PROJECT NAME: _____		NO. _____
SCALE: 1/8" = 1'-0"		12/15/03
DESIGNED BY: _____	_____	Arch _____
CHECKED BY: _____	_____	Check _____
REVISIONS:		
6	DESCRIPTION	DATE

SIXTH FLOOR

A106

SCALE: 3/16" = 1'-0"



① SIXTH FLOOR
311'0" x 112'0"

DATE: 12/15/03 BY: LHC

TAB 5. STRATEGIC CLUSTERS FOR DEVELOPMENT

Not Applicable

TAB 6. ORGANIZATION, MANAGEMENT & STRATEGIC PLAN

TABLE OF INVOLVED ORGANIZATIONS:

GRANTEE:	City of Scranton Mayor William Courtright 340 North Washington Avenue Scranton, PA. 18503 P: (570) 348-4216 Contact: Mary Pat Deflice, Executive Director mpdeflice@scrantonpa.gov		
Sub-Grantee:	Miml Equities President Don Mammano 317 Linden Street Scranton, PA. 18503 P: (570) 241-3687 don@dfmproperties.com		
Architect:	Design Management Group Ryan Wanko, PE CEM, LEED AP 2007 Highway 315 Suite 202 Pittston, PA. 18640 P: (570) 299-7520 Ryan@dmgeng.com		
Engineer:	Reuther & Bowen Marc Bowen, PE, Managing Principal 326 Ward Street Dunmore, PA. 18512 P: (570) 496-7020 mbowen@reutherbowen.com		
Project Administration:	Mark Amenola Business Manager 317 Linden Street Scranton, PA 18503 P: (570) 344-1750	Construction Manager:	Steve Kanaley Design Manager LHC Construction Management 1212 Keelersburg Road Tunkhannock, PA 18657 P. (570) 283 - 0536

A. Project Information

1. Tax Status & Organizational Structure

Mimi Equities will operate as a for profit company and will own the properties

2. Financial & Operating Status

Financing for the project consists of the following \$1,000,000 in RACP funding, and \$3,500,000 in private investment from the owner/developer secured through a 20-year bank loan from Wayne Bank and \$1 million in private owners equity from Mimi Equities.

As this is a new project there is no historical financial data available. There is a cash flow analysis to support the pro forma

3. Project Administration

The administration of the project, operation and compliance reporting will be the responsibility of Business Manager Mark Amendola, and LHC Construction Management, the construction manager. Don Mammano, the President of Mimi Equities has extensive experience in Scranton PA with urban development projects operating under DFM Properties. DFM has completed several major projects in Scranton including 317 Linden Street, the Scranton Armory, and over 100 housing units in the City of Scranton.

The Grantee, the City of Scranton, has applied for and been awarded many RACP grants over the past several years and has significant experience administering and managing such grants and in working with Don Mammano. The City administers state and federal funds through the Office of Economic Community Development (Mary Pat Deflice). They will administer the RACP funding, The Grantee will work closely with Mimi Equities, who will complete the project being funded through this grant, to ensure that all program guidelines and requirements are met. A cooperation agreement will be executed between the Grantee and Sub-Candidate that establishes the cooperative framework under which the Grantee and Mimi Equities will ensure appropriate management of the RACP funds.

4. Financial Necessity

The Wyoming Development Project is located on the 600 block of Wyoming Avenue near the Commonwealth Medical College, Lackawanna College and many other small businesses. This block has not seen residential redevelopment activity or office space availability for many years. The reason being, that a project this size will never be able to charge the rents associated with rehabbing a six story building within a traditional capital structure for this part of the City. The project would be a non-starter without the RACP money.

RACP funds in the amount of \$1,000,000 are necessary to undertake the project, as the project requires extensive improvements of multiple buildings and the existing landscape that combined with the economics, make this project unviable. RACP funds along with the noted equity and debt will allow the project to move forward and be completed by December of 2019.

B. Strategic Plan

1. Business Strategy Plan

The Wyoming Avenue Development Project will address the need to improve the quality of life in this section of the City by adding available office and rental space with parking. This will act as a catalyst for redevelopment for this area of the City.

The City of Scranton was once a thriving and vibrant City, with manufacturing, current office space and entertainment venues. Scranton has seen its population shrink and its employment base change to new demographics. However, the City of Scranton population has since stabilized and has seen an investment in downtown living and available commercial space by private developers in conjunction with leadership by state and local elected officials. This project will be the catalyst that provides for more economic growth in this section of the City.

The Wyoming Avenue Development Project requires the acquisition of three buildings for the completion of 614 Wyoming Avenue. 620 Wyoming Avenue will be demolished to provide 54 parking spaces for tenants in 614 Wyoming Ave, which will consist of two floors of available office space and four floors of market rate housing. Floors one and two will provide 18,000 square feet of available commercial space and floors three through six will consist of 15 studio apartments, 20 one bedroom apartments and 4 two bedroom apartments. This project will keep 30-40 jobs in the City and will be consistent with the industrial commercial element in this neighborhood while incorporating a much needed residential element.

2. Financial Information

A 20-year \$3.5(M) loan is secured from Wayne Bank, and Mimi Equities is contributing \$1(M) in private owners equity to the Wyoming Ave Development Project. Please see attached the Wayne Bank Agreement

3. Plan for Continuing Operation

The financial plan is attached. Parking is a major consideration in the operation of the Wyoming Avenue Development. Currently, this is very little available parking in this location, and this will be addressed as part of the acquisition and demolition process. Thus providing commercial and housing tenants with options that do not exist in this neighborhood.



717 Main Street, P.O. Box 289 • Honesdale, PA 18431
570-253-1455 • Fax: 570-253-3278 • waynebank.com

March 5, 2019

Donald F Mammano, Jr., Member
317 Linden Street
Scranton, PA 18503

**RE: Amendment to Commitment Letter Dated January 28, 2019
Commercial Construction Mortgage in the Amount of \$3,500,000.00**

Dear Mr. Mammano:

The above-referenced commitment letter is amended to include the following:

1. The Borrower shall be changed from Electric City Development, LLC to MIMI EQUITIES, LLC;
2. The number of units has changed from forty one to thirty nine;
3. All other terms and conditions remain unchanged.

Please indicate your acceptance of this Amendment by signing and returning this letter to me. A copy has been enclosed for your records.

Very respectfully yours,

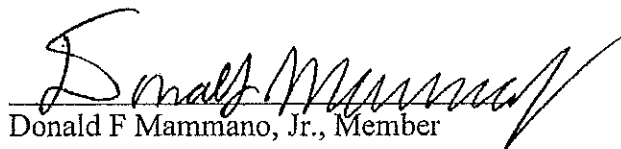
Vincent G O'Bell
Senior Vice President
Commercial Loan Officer

VO

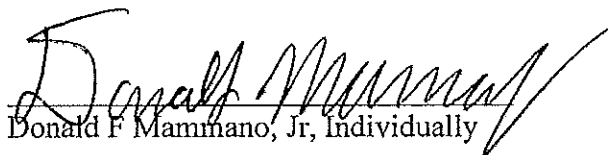
On this the 3rd day of March, 2019, intending to be legally bound, the undersigned hereby accepts the foregoing Commitment and agrees to the terms and conditions hereof.

ACCEPTANCE OF BORROWER

MIMI EQUITIES, LLC by:


Donald F Mammano, Jr., Member

ACCEPTANCE OF GUARANTOR


Donald F Mammano, Jr, Individually



717 Main Street, P.O. Box 269 • Honesdale, PA 18431
570-253-1453 • Fax: 570-253-3273 • waynebank.com

January 28, 2019

Donald F. Mammano, Jr., Member
Electric City Development, LLC
317 Linden Street
Scranton, PA 18503

RE: Commercial Construction Mortgage Loan in the Amount of \$3,500,000.00

Dear Mr. Mammano:

We are pleased to advise you that subject to the terms and conditions herein set forth, Wayne Bank (the "Bank") has approved your application for a Commercial Construction Mortgage Loan (the "Loan") in the amount of Three Million Five Hundred Thousand (\$3,500,000.00) Dollars, which will be extended to Electric City Development, LLC (the "Borrower") to purchase three (3) parcels along Wyoming Avenue in Scranton, Pennsylvania and convert/renovate one building into forty one residential apartments and two floors of commercial space (collectively, the "Improvements").

This Commitment is issued subject to: (i) the statutory and other requirements by which we as a banking association are governed; (ii) your acceptance hereof in the manner hereinafter provided; (iii) your compliance with all the provisions hereof; and, (iv) the following terms and conditions.

AMOUNT OF LOAN:	\$3,500,000.00	
ORIGINATION FEE:	\$6,000.00	Due at acceptance
	\$6,000.00	Due at Closing

The Origination Fee shall be deemed earned by the Bank upon acceptance of this Commitment Letter by the Borrower and, if for any reason Closing, as hereinafter defined, does not occur pursuant to this Commitment Letter, the Bank shall be entitled to obtain reimbursement from Borrower for all the Bank's out-of-pocket costs incurred in connection with the proposed commitment and to retain the portion of such fee paid by the Borrower as its compensation for issuing this Commitment Letter and the time, effort, investigation and services devoted to the proposed transaction.

RATE OF INTEREST: The Loan shall bear interest at an annual rate fixed equal to Five and 625/1000 (5.625%) percent, based upon a year of three hundred sixty (360) days, until the date five (5) years from the date of Closing (the "Interest Rate Change Date"). On the Interest Rate Change Date, and every three (3) years thereafter, the interest rate shall be adjusted to a rate of Three (3.00%) percent in excess of the 3 Year Treasury Rate, as published each business day in the Money Rate section of the Wall Street Journal, or such similar publication chosen by the Bank, in its sole discretion (the "3 Year Treasury Rate"), based on a year of three hundred sixty (360) days. **The Borrower hereby acknowledges and agrees that the 3 Year Treasury Rate is a changing rate, which is used by the Bank as a standard for setting loan rates, and is not necessarily equal to the Bank's lowest or most favorable loan rate.**

TERMS OF REPAYMENT: The Loan shall be repaid in full over a period of twenty (20) years and eighteen (18) months from the date of Closing. Commencing thirty (30) days from the date of Closing and continuing on the same date of each month for the next seventeen (17) months thereafter (the "Draw Period"), the Borrower shall make eighteen (18) monthly payments of interest only to the Bank on the outstanding principal balance of the Loan at the above rate of interest. Then, after the Draw Period and commencing on the date which is one (1) year and seven (7) months from the date of Closing and continuing on the same day of each month thereafter, the Borrower shall make forty-two (42) fixed monthly payments of principal and interest, each in the amount of Twenty-four Thousand Four Hundred seventy-nine and 35/100 (\$24,479.35) Dollars, to the Bank on the outstanding balance of the Loan at the above-stated rate of interest. On the Interest Rate Change Date, the monthly payments of principal and interest shall be adjusted to the interest rate then in effect in accordance with the "Rate of Interest" section above. The entire remaining principal balance of the Loan, with all interest accrued thereon, shall be due and payable on the date twenty-one (21) years and six (6) months from the date of Closing.

DEFAULT RATE: Upon default, including failure to pay upon final maturity, the Bank, at its option, may increase the interest rate on the Loan to six (6.0%) percent over the interest rate detailed then in effect at the time of such default.

PAYMENTS AND PREPAYMENTS: All payments shall be made in current funds at the office of the Bank specified in this Commitment or at any other branch office of the Bank. The Bank shall be entitled to impose a service charge equal to Twenty-five (\$25.00) Dollars or five (5%) percent of the amount of any installment of principal and interest not paid within fifteen (15) days after the same becomes due and payable, whichever is greater. The Borrower shall have the right to prepay the entire amount of the Loan at any time without restriction or penalty, and make partial prepayments on account of the principal from time to time, provided that partial prepayments shall not be deemed to reduce the amount of the monthly installments specified in the Commitment, or postpone the payment of any such installment. **However, the Borrower will pay a prepayment penalty of One (1.00%) percent of the outstanding balance of the**

Loan in the event the Loan, or any portion thereof, is refinanced by any entity other than the Bank during the first five (5) years of the Loan.

BANK REVIEW: For purposes of this Loan, all documentation prepared by Borrower's legal counsel shall be forwarded to the Bank and/or its legal counsel at least five (5) days prior to the date of Closing. Borrower shall be responsible for the payment of any costs incurred for fees for professional services rendered by the Bank's counsel for review of said documentation.

ADVANCES: Advances under the Loan (each an "Advance") will be made during the Draw Period, according to a construction advance schedule approved by the Bank prior to Closing and, upon the Bank's receipt and satisfactory review of certificates(s) provided by a licensed, independent architect/engineer, engaged by the Bank for the purpose of assessing and inspecting the Improvements. The Bank will require third-party inspections of the work completed prior to each Advance, the cost of which are to be borne by the Borrower. Advances will be made directly to the contractor or sub-contractor, as applicable, upon receipt of an invoice for the work performed or materials supplied.

TAX MONITORING: In lieu of monthly real estate tax escrow payments, Borrower agrees to enroll in the Bank's tax payment monitoring program. A one-time estimated fee of Three Hundred Ninety-seven (\$397.00) Dollars will be borne by Borrower at Closing.

SECURITY: Security for the Loan shall consist of the following (collectively, the "Collateral"):

(a) **Mortgage Liens.** A first lien, title-insured mortgage (collectively, the "Mortgages") upon each of the parcels of real estate located at (i) 614 Wyoming Avenue, Scranton, Lackawanna County, Pennsylvania; (ii) 620-624 Wyoming Avenue, Scranton, Lackawanna County, Pennsylvania; (iii) 650 Wyoming Avenue, Scranton, Lackawanna County, Pennsylvania; and (iv) 317 Madison Avenue, Scranton, Lackawanna County, Pennsylvania (collectively, the "Mortgaged Properties"). The Mortgages shall also constitute a security agreement creating a first lien on and security interest in all present and future leases thereof and rents payable thereunder, all building systems, fixtures, and equipment now and at any time hereafter located on and at the Mortgaged Properties and all additions thereto, substitutions therefore, and replacements thereof, including all cash and noncash proceeds of insurance.

(b) **Assignment of Leases.** Assignment of all leases, rents and income related to the Mortgaged Properties (the "Assignment of Rents").

(c) **Security Agreement.** A perfected first lien security interest in and to the business assets of Borrower (collectively, the "Business Assets"), including, without limitation, all furniture, fixtures, machinery, equipment, inventory, chattels, deposit accounts, accounts, building materials, personalty, general intangibles, licenses, and all other property, now owned

or hereafter acquired, or affixed to the Mortgaged Properties of the Borrower (the "Security Agreement").

(d) **Guarantee/Suretyship Agreement.** A Guarantee/Suretyship Agreement (the "Guaranty") duly executed by Donald F. Mammano, Jr. (the "Guarantor").

(e) **Assignment of Plans and Specifications.** Assignment of all rights of the Borrower in and to the Plans and Specifications, including, without limitation, the construction contract between the Borrower and the general contractor for the Improvements (the "Construction Contract").

(f) **Assignment of the Construction Contract.** Assignment of all of Borrower's rights, title and interests in and to the Construction Contract, including, without limitation, the consent to such assignment by the general contractor and subcontractors (the "Assignment of the Construction Contract").

(g) **Assignment of RACP Grant Proceeds.** The Loan is contingent upon the approval of the Redevelopment Assistance Capital Program grant (the "RACP Grant") of proceeds in the amount of One Dollars (\$1,000,000.00) Dollars (the "RACP Grant Proceeds") awarded to Electric City Development, LLC, which shall be assigned to the Bank. The Bank shall apply the RACP Grant Proceeds to the Loan as a reduction of the principal and shall modify the payments under the Loan thereafter, as appropriate.

ITEMS TO BE FURNISHED: At Closing, or as soon thereafter as agreed to by the Bank, the Borrower shall furnish to the Bank the following items:

(a) **General Insurance.** Policies of Fire, Casualty, Liability, and Flood Insurance as required by the Bank, with regard to the Mortgaged Properties, with such coverages as are usually maintained by similar businesses, in such amounts and issued by such insurance carriers **licensed to do business in Pennsylvania** as may be acceptable to the Bank wherein the interests of the Borrower and the Bank are insured as their respective interests may appear, and the said policies to name the Bank as mortgagee or loss payee, as appropriate, under the equivalent of a Pennsylvania standard clause. **All policies shall provide that no cancellation or termination shall be effective without fifteen (15) days prior notice to the Bank. The policy term and payment term cannot be less than six (6) months. The Bank shall be furnished with a copy of the policy at least forty-eight (48) hours prior to Closing. In the event of policy cancellation or lapse, the Bank will force-place insurance with related premiums being borne by the Borrower in addition to a \$250.00 administrative fee.**

(b) **Flood Determination/Insurance.** If any part or all of the Mortgaged Properties is determined to be located in a Special Flood Hazard Area, the Borrower will be required to purchase and maintain flood insurance for the life of the loan. The Borrower will pay with its

monthly loan payments an amount as periodically determined by the Bank to pay the annual flood insurance premium.

(c) **Title Insurance Policy.** A marked-up title binder or a policy of title insurance in an amount equal to the amount of the Loan issued by a title insurance company acceptable to the Bank, insuring the liens of the Mortgages as a valid first liens against the Mortgaged Properties, free and clear of all prior liens (including, but not limited to, possible mechanics' liens) and encumbrances, except liens in favor of the Bank, and subject only to such minor objections and exceptions as the Bank, and Bank's counsel, may approve, together with a Closing Protection Letter in favor of the Bank and Pennsylvania endorsements 100, 300, 710, 910, 1015 and 1030 and such other endorsements thereto (or their equivalent) as the Bank may reasonably require. The binder shall include copies of all recorded easement agreements, memoranda of leases, rights of way, plans, etc. The title binder must be delivered to the Bank, or Bank's counsel, at least five (5) days prior to the Closing Date for review. The binder must be marked up on the Closing Date and returned to the Bank. The title insurance policy is to be furnished to the Bank within forty-five (45) days following the Closing Date.

(d) **Loan Documents.** A Loan Agreement, Note, the Mortgages, Assignment of Rents, Security Agreement, Guaranty, an Environmental Indemnity Agreement, and such other documentation required by the Bank to evidence and secure the Loan (collectively, the "Loan Documents"), all in form and content satisfactory to the Bank. Borrower hereby acknowledges and agrees that the Loan Documents shall contain all of the Bank's prevailing terms and conditions for a commercial construction mortgage loan, including, but not limited to, a confession of judgment/warrant of attorney on behalf of the Bank.

(e) **Corporate Documents.** The Borrower's counsel will order an original Certificate of Good Standing for Electric City Development, LLC issued by the Pennsylvania Department of State and a Corporate Lien Certificate for Electric City Development, LLC issued by the Pennsylvania Department of Revenue, all dated within thirty (30) days of Closing and provide copies to the Bank. Borrower will provide a copy of the Certificate of Organization with the Pennsylvania Department of State and the most recent Operating Agreement for Electric City Development, LLC, prior to the Closing.

(f) **Appraisal.** An appraisal of each of the Mortgaged Properties by an independent appraiser engaged by the Bank. The aggregate loan to value ratio not to exceed seventy-five (75%) percent of the appraised value before the application of the RACP Grant Proceeds to the principal balance of the Loan. All costs for such appraisal shall be borne by the Borrower.

(g) **Environmental.** Environmental inspections and reports as may be deemed necessary by the Bank in its sole opinion, including, but not limited to, the most recent Phase I report, if prepared or other environmental screening reports, if prepared, associated with the Mortgaged Properties, and containing only those exceptions acceptable to the Bank.

(h) **Legal Opinion.** An opinion of counsel for the Borrower and Guarantor in form and content acceptable to the Bank, as to good standing, corporate authorization, incumbency of

officers, pending or threatened litigation, compliance with all applicable laws and regulations, the validity and enforceability of all documents, compliance with all existing agreements, zoning of the Mortgaged Properties, environmental compliance, compliance with all applicable regulations and permits with respect to the operation of the Borrower's business(es), the priority of the Bank's liens, and such other matters as the Bank may require.

(i) **Construction Documents.** Borrower will provide Bank with a copy of the following documents relating to the Improvements (the "Construction Documents"), prior to Closing: (i) all necessary government and local approvals, permits or certifications required for the Improvements; (ii) a copy of the executed Construction Contract between the general contractor and the Borrower, in a form and substance satisfactory to the Bank; (iii) a construction draw schedule for all costs associated with the Improvements; (iv) stipulations against liens or bonds from any and all subcontractors engaged by the general contractor, each in a form and substance satisfactory to the Bank; and (v) such other documents relating to the Improvements as the Bank or the Bank's legal counsel deems necessary.

(j) **RACP Grant Documents.** Any and all documents issued by the Commonwealth of Pennsylvania and such other authorities, as applicable, in connection with the RACP Grant.

(k) **Leases.** Copies of all present and future leases with respect to the Mortgaged Properties.

(l) **Miscellaneous.** The Borrower shall furnish such other documents, instruments, and materials as the Bank or the Bank's legal counsel deems necessary or appropriate.

GENERAL TERMS AND CONDITIONS: The Loan Agreement and the other Loan Documents shall contain such terms and conditions, cross-default provisions, representations and warranties, and affirmative, negative, financial and environmental covenants as required by the Bank, including, but not limited to, the following:

(a) the Bank shall be furnished, within one hundred twenty (120) days after the end of each fiscal year, with annual financial statements each of the Borrower and Guarantor, in form and content acceptable to the Bank.

(b) the Bank shall be furnished with a copy of the federal income tax returns filed by each of the Borrower and Guarantor, within ten (10) days of filing.

If annual financial information (or a copy of an acceptable IRS extension) is not furnished to the Bank as required above, the Bank reserves the right to increase the applicable interest rate then in effect by four (4.0%) percent until this information is delivered to the Bank.

(c) the owners of Borrower shall not sell, transfer or otherwise dispose of any of their respective ownership interests or units in the Borrower, without the prior written consent of the

Bank. The Borrower and Guarantor shall not sell, lease, transfer, or otherwise dispose of all or any part of the Mortgaged Properties, without the prior written consent of the Bank.

(d) the Borrower and Guarantor shall maintain all the franchises, licenses, permits, and the other authorizations required for the Improvements, the Mortgaged Properties, and the ownership of the Mortgaged Properties, and the ownership of its Business Assets, in compliance with the same and in compliance with all statutes, ordinances, and regulations applicable to same.

(e) the Borrower and Guarantor shall maintain the Improvements and the Mortgaged Properties in good order and condition, make all repairs, replacements, and renewals necessary for the proper maintenance and operation of the same, and permit authorized representatives of the Bank to inspect the same at reasonable times.

(f) the Borrower shall not issue any additional ownership interests or units nor redeem any of their ownership interests or units in the Borrower, without the prior written consent of the Bank.

(g) the Borrower and Guarantor shall not allow any lien, security interest, mortgage, pledge or other form of encumbrance to attach to the Improvements, the Mortgaged Properties, or the Business Assets.

(h) such other terms and conditions that the Bank or the Bank's legal counsel deems necessary or appropriate.

MISCELLANEOUS:

(a) if, prior to Closing, the financial condition of the Borrower and/or the Guarantor shall change, such that in the reasonable business judgment of the Bank, its risk hereunder shall increase, this Commitment, and the Bank's obligation to extend the Loan to the Borrower, shall terminate.

(b) all terms, conditions, representations and covenants of the Borrower and Guarantor contained herein or in any documentation required hereunder shall survive the execution of the Commitment and the making of the Loan hereunder and will continue in full force and effect as long as any indebtedness hereunder of the Borrower to the Bank remains outstanding.

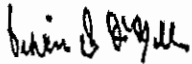
(c) all items required to be furnished hereunder shall be furnished without cost to the Bank, and the Borrower, by the acceptance hereof, hereby agrees to pay, whether or not the Closing occurs, all fees and expenses of the Bank's counsel for services in connection with this Commitment, and/or the Loan, and to reimburse the Bank for all out-of-pocket expenses incurred in connection herewith.

(d) the Bank's commitment to extend the Loan to the Borrower shall terminate **including, without limitation, any interest rate commitment** unless this Commitment Letter is executed by the Borrower and returned to the Bank on or before February 15, 2019, and Closing of the Loan occurs on or before March 15, 2019 (the "Closing").

(e) This commitment is not assignable.

Please indicate your acceptance of this Commitment by signing and returning the original of this letter to me on or before February 15, 2019.

Very truly yours,

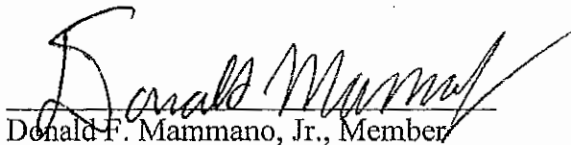


Vincent G. O'Bell
Senior Vice President
Commercial Loan Officer

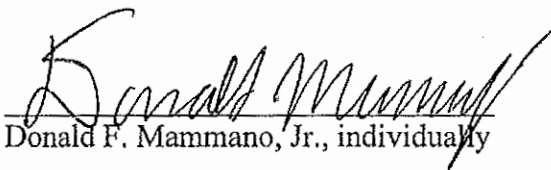
On this the 5th day of March, 2019, intending to be legally bound, the undersigned hereby accepts the foregoing Commitment and agrees to the terms and conditions hereof.

ACCEPTANCE OF BORROWER

Electric City Development, LLC, by:


Donald F. Mammano, Jr., Member

ACCEPTANCE OF GUARANTOR


Donald F. Mammano, Jr., individually



February 19, 2019

Mr. Steven Heuer
Office of the Budget
Bell Tower – 7th Floor
303 Walnut Street
Harrisburg, PA

Re: Redevelopment Assistance Capital Program Grant (RACP)
Mimi Equities
Wyoming Avenue Development
Scranton, Pennsylvania 18503
Tab 7 – Statement of Compliance Requirements
\$1,000,000.00

Dear Mr. Heuer:

This letter serves as a Statement of Compliance regarding the City of Scranton (Applicant) and Mimi Equities (Sub-Applciant) receiving \$1,000,000.00 from the Office of the Budget through its Redevelopment Assistance Capital Program Grant (RACP).

All construction and related activities of the "Wyoming Avenue Development Project" will comply with all requirements set forth by the Commonwealth of Pennsylvania, including but not limited to:

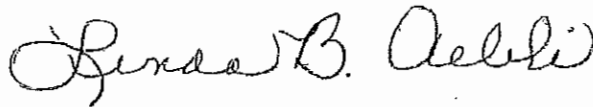
1. Competitive Bidding Requirements
2. Steel Products Procurement Act
3. Trade Practices Act
4. Public works Contractors' Bond Law (Performance Bond & Payment Bond)
5. Pennsylvania Prevailing Wage Act or Davis Bacon Federal Wage Act
6. Americans with Disabilities Act
7. Fidelity Bonds
8. Insurance
 - a. Worker's Compensation Insurance
 - b. Comprehensive General Liability Insurance
 - c. Property Damage Insurance
 - d. Identify Commonwealth as Additional Insured
 - e. Flood Insurance (if applicable)
9. Article 8 (Restrictions on Govt. Entities selling RACP project of Grant Agreement.

Page: Two

Tab 7 – Statement of Compliance Requirements

The City of Scranton will continue to gather the documentation of compliance as required by the grant, which we will make available to the Commonwealth. We understand that failure to comply with these provisions could affect funding reimbursement.

Sincerely,

A handwritten signature in black ink, reading "Linda B. Aebli". The signature is fluid and cursive, with the first name "Linda" being the most prominent.

Linda B. Aebli
Executive Director

Lba/

Cc: Mimi Equities, 317 Linden Street, Scranton, Pennsylvania 18503

Tab 8: Project Schedule

Activity Wyoming Avenue Development Project:

Design Phase Start	<u>DATE:</u> 1/21/19
Design Completion Date	2/28/19
Bid Date	9/1/18 – 1/20/19
Award Bid to General Contractor	1/21/19
Obtain Permits	2/28/19 - 3/31/19
Start Construction	4/1/19
End Construction	12/1/19

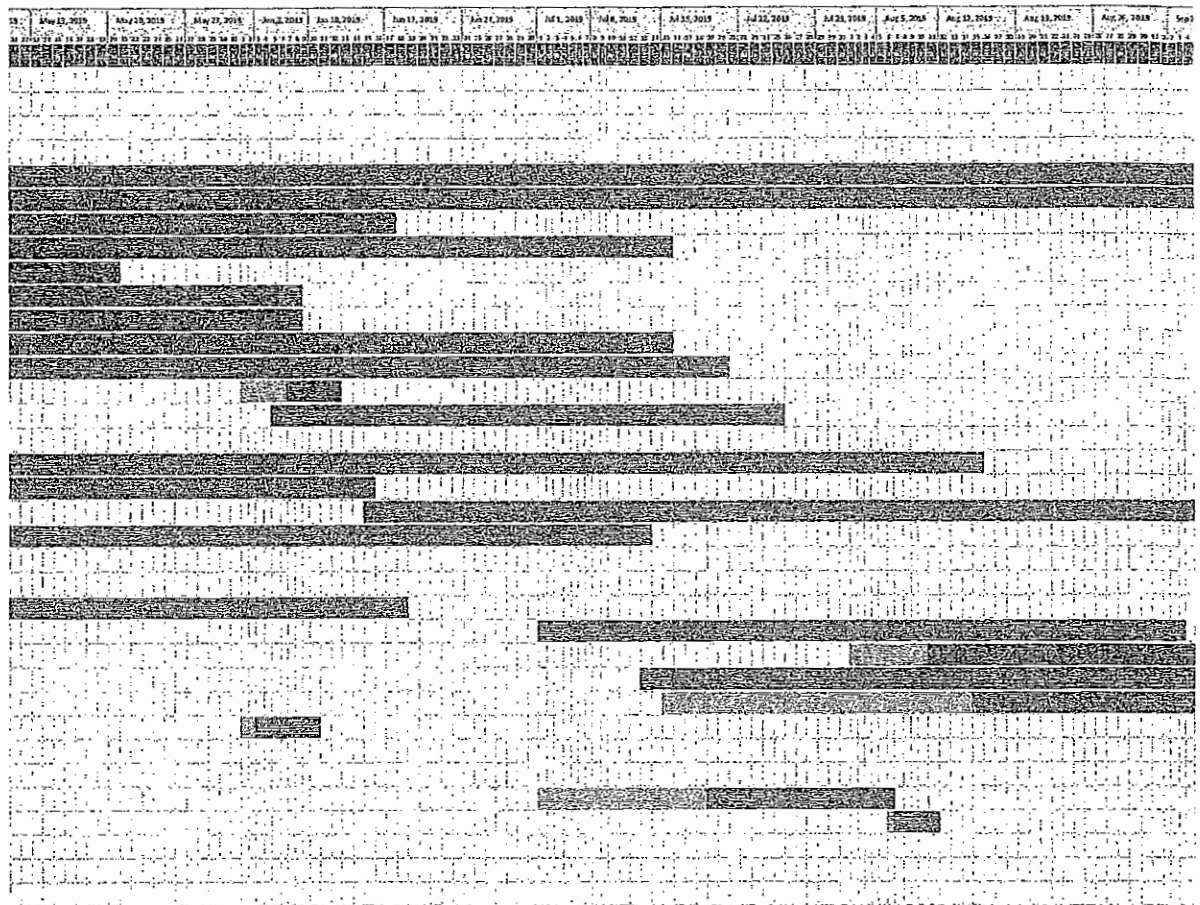
Start & End Construction (Each Phase or Component)

	<u>Start Date</u>	<u>End Date</u>
1. Building Acquisitions	2/19/19	3/22/19
2. Demolition of Building and Site Work for parking	4/1/19	10/10/19
3. Framing	4/1/19	5/20/19
4. Drywall	5/2/19	8/15/19
5. Elevator Installation	7/1/19	8/1/19

Construction Schedule
Wyoming Ave Development Project
LHC Construction Mgmt
Joseph Rickus

Joseph Rickus			Project Status		Sep. 01/2018																											
Display Week:			1																													
					Aug 27, 2018	Sep 3, 2018	Sep 10, 2018	Sep 17, 2018	Sep 24, 2018	Oct 1, 2018	Oct 8, 2018	Oct 15, 2018	Oct 22, 2018	Oct 29, 2018	Nov 5, 2018	Nov 12, 2018	Nov 19, 2018	Nov 26, 2018														

Small view - see ABOVE tab for more



The image is a very poor quality scan of a document. It is heavily noisy and the text is almost entirely illegible. The document appears to be a form or a report with multiple columns and rows. The right side of the document is mostly blank, suggesting a continuation of the form. The overall appearance is that of a corrupted or very low-quality scan of a printed document.

TAB 8B: BID DOCUMENTATION

Bid documentation will be submitted separately after meeting with state consultant

TAB 8C: CONSTRUCTION RELATED DOCUMENTATION

Construction related contracts will be submitted separately upon execution

Project drawings and plans are attached along with a construction schedule.

Date of Forecast: 9/1/18

Source of Funds
RACP Grant
Proceeds from Wayne Bank
Owner Equity
Total Source of Funds

Revenue			Forecasted Revenue												
RDA-300	Received to	Balance	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Cumulated
1,000,000		1,000,000					400,000	150,000			300,000		150,000		0
880,726	880,726	0													0
500,000	500,000	0													0
2,380,726	1,380,726	1,000,000	0	0	0	0	400,000	150,000	0	0	300,000	0	150,000	0	0

Expenditures			Forecasted Expenditures											
RDA-300	Expended	Balance	March Month 1	April Month 2	May Month 3	June Month 4	July Month 5	August Month 6	September Month 7	October Month 8	November Month 9	December Month 10	January Month 11	Cumulated
135,000		135,000		10,000	80,000	0					0	45,000		0
184,000		184,000	16,727	16,727	16,727	16,727	16,727	16,727	16,727	16,727	16,727	33,455		0
298,839		298,839			50,000	50,000								0
295,310		295,310				90,000	90,000	90,000	25,310					0
159,236		159,236		80,000	79,236									0
80,341		80,341	80,341											0
180,000		180,000		72,000			90,000					18,000		0
1,050,000		1,050,000	1,050,000	0										0
2,380,726	0	2,380,726	1,147,068	178,727	225,983	156,727	246,727	108,727	42,037	16,727	163,568	96,455	0	0
	1,380,726	-1,147,068	-178,727	-225,983	-156,727	153,273	43,273	-42,037	-16,727	136,434	-96,455	150,000	0	0

10 of Funds
 Architectural & Engineering
 Project Management Fee
 Site Work
 Drywall
 Framing
 Permits
 Elevator
 Building Acquisition

Capital Use of Funds

Monthly Cash Flow

lancing:

Cumulative Source of Funds

Cumulative Use of Funds

Cumulative Cash Flow

Line of Credit - Outstanding Balance

Interest estimated at 6.00%

	Financing Forecast												
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Cumulated
1,380,726 0	1,380,726	1,380,726	1,380,726	1,380,726	1,780,726	1,930,726	1,930,726	1,930,726	2,230,726	2,230,726	2,380,726	2,380,726	2,380,726
	1,147,088	1,325,798	1,551,759	1,708,486	1,955,213	2,081,941	2,103,978	2,120,705	2,284,271	2,380,726	2,380,726	2,380,726	2,380,727
1,380,726	233,658	54,930	-171,033	-327,760	-174,487	-131,215	-173,252	-189,979	-53,545	-150,000	0	0	-1
Total	6,856	0	171,033	327,760	174,487	131,215	173,252	189,979	53,545	150,000	0	0	1
	0	0	855	1,639	872	658	866	950	268	750	0	0	0

RDA-300		Commonwealth of Pennsylvania REDEVELOPMENT ASSISTANCE CAPITAL PROJECT SOURCES OF FUNDS				Date Received ME No. State Consultant Firm	
The latest status of this project is: <input checked="" type="checkbox"/> Business Plan <input checked="" type="checkbox"/> Application <input type="checkbox"/> Grant Agreement		This RDA filing, as it applies to the project's "status" at left, is a/an: <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISION No. <input type="checkbox"/> AMENDMENT				Version: June 2014	
PROJECT INFORMATION							
PROJECT NAME		Wyoming Avenue Development Project			PROJECT PHASE		I OF I
GRANTEE		City of Scranton					
SUB-GRANTEE(S)		Mini Equities 317 Linden Street Scranton, PA 18503					
County	Municipality	Municipal Population	Legislative Districts		RACP Construction Schedule		
Lackawanna	Scranton	76,000	House 113	Senate 22	Start Date 9/1/18	End Date 12/1/19	Duration in months 15
OFFICIAL CONTACT PERSONS							
Chief Elected Official or Officer of Grantee				Contact Person (normally the person from the entity at left that is most familiar with the project; enter "Same" if same person & provide email address)			
Federal ID No.				Name & Title	Don Mammano		
Name & Title	Mary Pat DeFice, Executive Director			Organization	Mini Equities		
Organization	OFFICE OF ECONOMIC & COMMUNITY DEV			Address	317 Linden St Scranton, PA 18503		
Address	MUNICIPAL BLDG 340 North Washington Ave Scranton, PA 18503			Phone	570-241-3687		
Phone	570-348-4216			Email address	ddefice@scrantonpa.gov		
Email address	mdefice@scrantonpa.gov						
FUNDING SOURCES							
Type	Amount	Description			Secured?	Unsecured? or Other?	
REDEVELOPMENT ASSISTANCE FUNDS	\$1,000,000						
MATCHING FUNDS	\$1,380,726						
A. Local Funds							
B. Private Funds		\$880,726	20 year bank financing of \$3,500,000		yes		
		\$500,000	Owner Equity		yes		
C. Land							
Attach Appraisal							
D. Federal Funds							
E. Other							
TOTAL FUNDS	\$2,380,726						
Attach an explanation about any state or federal funds the project has received in the past or will receive in the future that are not being counted as matching funds							
PROJECT ADMINISTRATION							
Will the Applicant administer the project?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will the Applicant designate a Project Administrator?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Other? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Administrators:		Applicant's Staff		Mary Pat DeFice, Executive Director, OECD City of Scranton			
		Sub-Applicant's Staff		Don Mammano, President			
		Designated Administrator		Mark Amendola, Business Manager			
Are Cooperation Agreements attached?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Status:			
APPLICANT'S AUTHORIZATION							
To the best of my knowledge and belief, data in this application are true and correct and the submission of the application has been duly authorized by the governing body.							
Signature & Title of Authorized Official						Date	

RDA-301 The latest status of this project is: <input checked="" type="checkbox"/> Business Plan <input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/> Grant Agreement		Commonwealth of Pennsylvania REDEVELOPMENT ASSISTANCE CAPITAL PROJECT USES OF FUNDS <small>Version: June 2016</small> This RDA filing, as it applies to the project's "status" at left, is a/an: <input checked="" type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> REVISION No. <input type="checkbox"/> <input checked="" type="checkbox"/> AMENDMENT				Date Received ME No. State Consultant Firm		
PROJECT NAME		Wyoming Avenue Development Project		PROJECT PHASE		I	OF	I
GRANTEE		City of Scranton						
SUB-GRANTEE(S)		Mimi Equities 317 Linden Street Scranton, PA 18503						
LINE ITEM	BUDGET CATEGORY	RACP REIMBURSEMENT	MATCH ONLY	TOTAL				
1	Operation & Maintenance	Typical Match						
2	Administration	Typical Match	\$184,000	\$184,000				
3	Legal	Typical Match						
4	Financing/Accounting	Typical Match						
5	Interest During Construction							
6	Architectural/Engineering	Typical Match	\$135,000	\$135,000				
	A. Feasibility Study	Typical Match						
	B. Surveys	Typical Match						
	C. Design	Typical Match						
	D. Inspection Services	Typical Match						
	E. Other (Specify)	Typical Match						
7	Permits		\$80,341	\$80,341				
8	Land (If used, entries A., B., or C. below should reflect the [planned] ownership at commencement of the RACP project construction)							
	A. Grantee owned (value)							
	B. Sub-Grantee owned (value)	\$400,000	\$650,000	\$1,050,000				
	C. 3rd Party owned (value)							
	D. Easement Cost							
	E. Other Land Costs (Specify & itemize below)							
	i.							
	ii.							
	iii.							
9	Construction (Attach construction cost breakdown)							
	A. Contingency (% of Construction)	Typical Match						
10	Other (Specify & itemize below)							
	A. Framing		\$159,236	\$159,236				
	B. Drywall	\$123,161	\$172,149	\$295,310				
	C. Elevator	\$180,000		\$180,000				
	D. Site Work	\$296,839		\$296,839				
TOTAL PROJECT COST		\$1,000,000	\$1,380,726	\$2,380,726				
APPLICANT'S AUTHORIZATION				COMMONWEALTH'S APPROVAL				
Approval of the Project Financing Plan is hereby requested.				The Project Financing Plan is hereby granted.				
SEAL	Applicant	City of Scranton		Commonwealth of Pennsylvania Office of the Budget				
	Signature of Authorized Official			Signature of Authorized Official				
	Title	Executive Director		Title				
	Typed or Printed Name	Mary Pat Defilice		Typed or Printed Name				
	Date			Date				

TAB 11: STATEMENT OF PROJECT COST ESTIMATE

PROJECT NAME	COUNTY	RACP FUNDING ROUND
Wyoming Ave Development	Lackawanna	2018

The cost estimate for the Wyoming Ave Development Project was prepared by Joe Rinkus of LHC Construction Management. LHC Construction Management has been in business for 20 years working in 8 different states as a Construction Management Firm specializing in large scale commercial spaces, apartment buildings, assisted living developments and residential spaces. Their management team works with architects to develop a design developed for the client with a detailed scope or work which include construction costs, timelines and cost measures for their client. LHC uses their experience and skilled builders and employees to assist the client develop and manage a successful project.

The Applicant should provide a detailed estimate of construction costs. Broad categories should be broken down into phases, components, and contracts whenever possible.

Project Name		County	No. of Phases
Wyoming Avenue Development Project		Lackawanna	1
Phase 1 Description		Phase 1 Cost Total	
		\$931,385	
PHASE 1 of 1	Component or Sub-component/Contract Description	Component Cost Total	Sub-component Cost
Component 1	Framing	\$159,236	
Sub-component/Contract 1-1	Framing		\$159,236
Sub-component/Contract 1-2			
Sub-component/Contract 1-3			
Sub-component/Contract 1-4			
Sub-component/Contract 1-5			
Component 2	site development	\$296,839	
Sub-component/Contract 2-1	site development		\$296,839
Sub-component/Contract 2-2			
Sub-component/Contract 2-3			
Sub-component/Contract 2-4			
Sub-component/Contract 2-5			
Component 3	drywall	\$295,310	
Sub-component/Contract 3-1	drywall		\$295,310
Sub-component/Contract 3-2			
Sub-component/Contract 3-3			
Sub-component/Contract 3-4			
Sub-component/Contract 3-5			
Component 4	elevator	\$180,000	
Sub-component/Contract 4-1	elevator		\$180,000
Sub-component/Contract 4-2			
Sub-component/Contract 4-3			
Sub-component/Contract 4-4			
Sub-component/Contract 4-5			
Component 5		\$0	
Sub-component/Contract 5-1			
Sub-component/Contract 5-2			
Sub-component/Contract 5-3			
Sub-component/Contract 5-4			
Sub-component/Contract 5-5			
Component 6		\$0	
Sub-component/Contract 6-1			
Sub-component/Contract 6-2			
Sub-component/Contract 6-3			
Sub-component/Contract 6-4			
Sub-component/Contract 6-5			
Component 7		\$0	
Sub-component/Contract 7-1			
Sub-component/Contract 7-2			
Sub-component/Contract 7-3			
Sub-component/Contract 7-4			
Sub-component/Contract 7-5			

AGREEMENT FOR THE SALE OF COMMERCIAL REAL ESTATE

A/S-C

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

SELLER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) <u>NONE</u>	PHONE _____
ADDRESS _____	FAX _____
LICENSEE(S) _____	Designated Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No
BROKER IS THE AGENT FOR SELLER. OR (if checked below):	
Broker is NOT the Agent for Seller and is a/an: <input type="checkbox"/> AGENT FOR BUYER <input type="checkbox"/> TRANSACTION LICENSEE	

BUYER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) <u>NONE</u>	PHONE _____
ADDRESS _____	FAX _____
LICENSEE(S) _____	Designated Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No
BROKER IS THE AGENT FOR BUYER. OR (if checked below):	
Broker is NOT the Agent for Buyer and is a/an: <input type="checkbox"/> AGENT FOR SELLER <input type="checkbox"/> SUBAGENT FOR SELLER <input type="checkbox"/> TRANSACTION LICENSEE	

When the same Broker is Agent for Seller and Agent for Buyer, Broker is a Dual Agent. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agent(s) for Buyer and Seller. If the same Licensee is designated for Seller and Buyer, the Licensee is a Dual Agent.

1. This Agreement, dated February 13, 2019, is between

2. SELLER(S):

Robert Friedman and Anne Glauber

138 Wyoming Road, Dallas, PA 18612

3. called "Seller," and BUYER(S):

MIMI Equities, LLC

317 Linden Street, Scranton, PA 18503

4. called "Buyer."

5. 2. PROPERTY. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase:

6. ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, if any, known as:

7. 650 Wyoming Avenue

8. In the City of Scranton County of Lackawanna

9. Commonwealth of Pennsylvania, Identification (e.g., Tax ID#; Parcel #; Lot, Block; Deed Book, Page, Recording Date)

10. PIN No: 14576-020-001 Instrument No. 201112490

11. 3. TERMS (10-06)

12. (A) Purchase Price Six Hundred Seventy-Five Thousand _____, Dollars

13. which will be paid to Seller by Buyer as follows:

14. 1. Cash or check at signing this Agreement: \$ 15,000.00

15. 2. Cash or check within _____ days of the execution of this Agreement: \$ _____

16. 3. _____ \$ _____

17. 4. _____ \$ _____

18. 5. Cash or cashier's check at time of settlement: \$ 660,000.00

19. TOTAL \$ 675,000.00

20. (B) Deposits paid by Buyer within 30 DAYS of settlement will be by cash or cashier's check. Deposits, regardless of the form of

21. payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here),

22. who will retain deposits in an escrow account until consummation or termination of this Agreement in conformity with all applicable

23. laws and regulations. Any check tendered as deposit monies may be held uncashed pending the acceptance of this Agreement.

24. (C) Seller's written approval to be on or before: February 14, 2019

25. (D) Settlement to be on March 29, 2019, or before if Buyer and Seller agree,

26. (E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:

27. (F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:

28. (G) At time of settlement, the following will be adjusted pro-rata on a daily basis between Buyer and Seller, reimbursing where applicable:

29. taxes (see Notices and Information Regarding Real Estate Taxes); rents; interest on mortgage assumptions; condominium fees, if any;

30.

31.

32.

AGREEMENT FOR THE SALE OF COMMERCIAL REAL ESTATE

A/S-C

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

SELLER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) <u>NONE</u>	BROKER
ADDRESS _____	PHONE _____
LICENSEE(S) _____	FAX _____
Designated Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	
BROKER IS THE AGENT FOR SELLER. OR (if checked below):	
Broker is NOT the Agent for Seller and is a/an: <input type="checkbox"/> AGENT FOR BUYER <input type="checkbox"/> TRANSACTION LICENSEE	

BUYER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) <u>NONE</u>	BROKER
ADDRESS _____	PHONE _____
LICENSEE(S) _____	FAX _____
Designated Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	
BROKER IS THE AGENT FOR BUYER. OR (if checked below):	
Broker is NOT the Agent for Buyer and is a/an: <input type="checkbox"/> AGENT FOR SELLER <input type="checkbox"/> SUBAGENT FOR SELLER <input type="checkbox"/> TRANSACTION LICENSEE	

When the same Broker is Agent for Seller and Agent for Buyer, Broker is a Dual Agent. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agent(s) for Buyer and Seller. If the same Licensee is designated for Seller and Buyer, the Licensee is a Dual Agent.

1. This Agreement, dated February 13, 2019, is between
2. SELLER(S):

Fifth Street Realty
Cross Valley Centre, 667 North River Street, Plains, PA 18705

3. called "Seller," and BUYER(S):

MIMI Equities, LLC
317 Linden Street, Scranton, PA 18503

4. called "Buyer."

5. 2. PROPERTY. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase:
6. ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, if any, known as:
7. 620-624-626 Wyoming Avenue

8. In the City of Scranton County of Lackawanna
9. Commonwealth of Pennsylvania. Identification (e.g., Tax ID#, Parcel #, Lot, Block, Deed Book, Page, Recording Date)
10. PIN: 14576-020-002 Record Book 8, Page 138

11. 3. TERMS (10-06)

(A) Purchase Price One Hundred Twenty-Five Thousand Dollars

which will be paid to Seller by Buyer as follows:

1. Cash or check at signing this Agreement: \$ 10,000.00
2. Cash or check within _____ days of the execution of this Agreement: \$ _____
3. _____ \$ _____
4. _____ \$ _____
5. Cash or cashier's check at time of settlement: \$ _____

TOTAL \$ 115,000.00

(B) Deposits paid by Buyer within 30 DAYS of settlement will be by cash or cashier's check. Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here),

who will retain deposits in an escrow account until consummation or termination of this Agreement in conformity with all applicable laws and regulations. Any check tendered as deposit monies may be held uncashed pending the acceptance of this Agreement.

(C) Seller's written approval to be on or before February 14, 2019

(D) Settlement to be on March 29, 2019, or before if Buyer and Seller agree.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:

(G) At time of settlement, the following will be adjusted pro-rata on a daily basis between Buyer and Seller, reimbursing where applicable: taxes (see Notices and Information Regarding Real Estate Taxes); rents; interest on mortgage assumptions; condominium fees, if any;

TAB 11B: SITE CONTROL DOCUMENTATION

PROJECT NAME	COUNTY	RACP FUNDING ROUND
Wyoming Ave Development	Lackawanna	2018

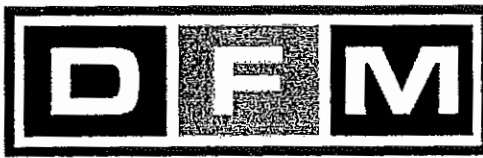
The Sub-Grantee, Mimi Equities LLC, is acquiring the properties at 614, 620, and 650 Wyoming Avenue in the City of Scranton, Lackawanna County, on March 22, 2019. A copy of the Agreement For Sale is attached for reference. A copy of the deeds will be supplied upon filing at Lackawanna County Recorder of Deeds Office.

TAB 12: BUSINESS SCORING SUMMARY

Not Applicable

TAB 13: PLANS AND SPECIFICATIONS

Complete Project plans and specifications are underway and will be completed and submitted in April of 2019. All plans and specifications are compliant with Tab 7 of this application and in accordance with ADA requirements.



REAL ESTATE • CONSTRUCTION • MANAGEMENT

www.dfmproperties.com

info@dfmproperties.com

317 Linden Street Scranton Pa 18503 (570) 344-1750

March 5, 2019

Tom Carter, Assistant Director
Redevelopment Assistance Capital Program
Bureau of Revenue, Capital & Debt
Office of the Budget, Commonwealth of Pennsylvania
18th Floor, Harrisstown 2
333 Market Street
Harrisburg, Pennsylvania 17101-2210

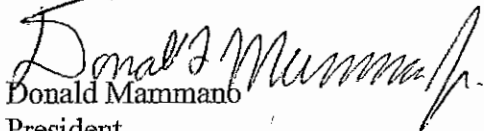
**RE: Wyoming Avenue Development
\$1,000,000 RACP Grant**

Dear Mr. Carter:

In accordance with the procedure for application for the Redevelopment Assistance Capital Program (RACP) Grant, please accept this request for a 10 month drawdown schedule relative to the above referenced RACP Grant award. We are requesting other than the normal 36-month drawdown schedule because the project will be completed in less than 36 months.

Thank you for your attention and consideration in this regard. If I may provide anything further, please don't hesitate to contact me at 570-241-3687 or via email at don@dfmproperties.com.

Sincerely,



Donald Mammano

President

Mimi Equities

TAB 14: FUNDING ACCUMULATION SCHEDULE

DIRECTIONS: Complete the 4 boxes immediately below, then enter amounts in the 3 highlighted cells. The balance of the form will self-calculate.

Applicant:	City of Scranton
Sub-Applicant:	Mimi Equities
Project Name:	Wyoming Avenue Development
Reason if requesting other than a 36-month drawdown schedule:	Project will be completed within 10 months

A. Redevelopment Assistance Grant:	\$1,000,000
B. Total Match (Non-RACP) Amount:	\$1,380,726
C. Total Project Funding (C = A + B):	\$2,380,726

Accumulation Per Month = Redevelopment Assistance Grant divided by 10 Months.

Month	Accumulation per month	Accumulated Amount
1	\$100,000	\$100,000
2	\$100,000	\$200,000
3	\$100,000	\$300,000
4	\$100,000	\$400,000
5	\$100,000	\$500,000
6	\$100,000	\$600,000
7	\$100,000	\$700,000
8	\$100,000	\$800,000
9	\$100,000	\$900,000
10	\$100,000	\$1,000,000
11	\$0	\$1,000,000
12	\$0	\$1,000,000
13	\$0	\$1,000,000
14	\$0	\$1,000,000
15	\$0	\$1,000,000
16	\$0	\$1,000,000
17	\$0	\$1,000,000
18	\$0	\$1,000,000
19	\$0	\$1,000,000
20	\$0	\$1,000,000
21	\$0	\$1,000,000
22	\$0	\$1,000,000
23	\$0	\$1,000,000
24	\$0	\$1,000,000
25	\$0	\$1,000,000
26	\$0	\$1,000,000
27	\$0	\$1,000,000
28	\$0	\$1,000,000
29	\$0	\$1,000,000
30	\$0	\$1,000,000
31	\$0	\$1,000,000
32	\$0	\$1,000,000
33	\$0	\$1,000,000
34	\$0	\$1,000,000
35	\$0	\$1,000,000
36	\$0	\$1,000,000

Tab 15: PERMITS, LIENSING, REGULATORY, AND LEGAL REQUIREMENTS

GENERAL

- Local Building Permits – will be available in March and April of 2019
- Demolition Permit – will be available in March of 2019
- Zoning Hearing Board – Required. The project was granted a variance on 1/9/2019 (Letter from City of Scranton Zoning Hearing Board is attached)
- Occupancy Permits – will be issued upon completion of the project in December 2019
- Utilities – the project property is currently served by water, sewer, electric and gas. See attached letter from Architects

HISTORICAL

- NOT APPLICABLE

ENVIRONMENTAL

- Phase 1 Environmental Assessment Report – See Attached
- Asbestos Abatement – in progress (non-RACP Scope)
- Lead Paint Abatement – lead paint report is in progress (non-RACP Scope)

Ernest J. Gazda, Jr. (Retired)

Law Offices

Ernest J. Gazda, Sr.
1908-1981

Daniel L. Penetar, Jr.

Gazda and Penetar

116 North Washington Avenue, Suite 2A
Scranton, Pennsylvania 18503

Phone 570-343-1141

Fax 570-341-2130

gazdapenetar@verizon.net

January 11, 2019

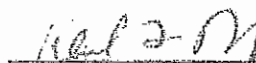
Donald Mammano d/b/a DFM Properties, LLC
317 Linden Street
Scranton, PA 18503

Dear Mr. Mammano:

Please be advised that, as a result of the Hearing held January 9, 2019, by the Scranton Zoning Hearing Board, your Application for a Variance has been granted as follows:

- (a) Property Address: 614 Wyoming Avenue
Scranton, PA
- (b) Variance:
1. Allow thirty-nine (39) off-street parking spots for the thirty-nine (39) apartments;
 2. Allow fifteen (15) of the apartments to be less than six hundred (600) square feet per Plans submitted;
 3. Allow relief from the five hundred (500) square foot per dwelling unit requirement.
- (c) Conditions: None

Very truly yours,


Daniel L. Penetar, Jr., Esquire

DLP/JR/wmb

cc: Jack Sweeney, Scranton Zoning Officer
Patrick J. Lavelle, Esquire



mechanical / electrical / plumbing / fire protection / technology / utility / energy

March 05, 2019

Design Management Group, LLC.
2007 PA Highway 315, Suite #202
Pittston, PA 18640

RE: Utilities for DFM Properties Scranton Apartments
614 Wyoming Avenue
Scranton, PA 18509

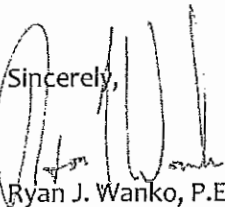
To Whom It May Concern,

Please note that as the design professional overseeing the mechanical and electrical aspects of this project, our office has determined that the existing utilities are sufficient to support the planned redevelopment of the associated project.

Based on our analysis of the proposed uses, please note the following:

1. The existing 6" incoming water line is adequate to supply the water load of the apartments and retail spaces. The current apartment design as an estimated demand of 315 fixture units. This load is well short of the maximum allowable through the 6" service and provides for additional use of future retail tenants as required.
2. The existing 6" sanitary lateral is of sufficient capacity to allow for the estimated loading of 465 drainage fixture units.
3. The existing 2" gas service is of sufficient capacity to allow for the estimated loading of 1,500 MBH
4. The new electrical service will be 2000-amp, 120/208 V-3 PH-4 W, which is sufficient to facilitate the total load for the new fit-out at 1443 amps. This allows for an additional 557 amps to feed the house panels and commercial spaces.

Should you have any questions or need any additional information, please feel free to contact me at 570-299-7520, or email at ryan@dmgeng.com

Sincerely,

Ryan J. Wanko, P.E. / C.E.M. / LEED AP



ENVIRONMENTAL ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT Of



Former Miller Building
614 Wyoming Avenue
Scranton, Pennsylvania

PREPARED BY:

SCE Environmental Group, Inc
PO Box 9166
Dickson City, PA 18519
570.383.4151
570.383.8225 (fax)
www.scenv.com

SCE CONTACT:

Jody Cordaro
President
570.383.4151 Ext. 104
jcordaro@scenv.com

Date of Report: May 10, 2010
On site Date: April 21, 2010

TABLE OF CONTENTS

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SECTION 5	Records Review <ul style="list-style-type: none">5.1 Standard Environmental Record Sources5.2 Additional Environmental Record Sources5.3 Physical Setting Sources5.4 Historical Use Information on the Property5.5 Historical Use Information on Adjoining Properties
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SECTION 7	Interviews <ul style="list-style-type: none">7.1 Interview with Owner7.2 Interview with Site Manager7.3 Interview with Occupants7.4 Interview with Local Government Officials7.5 Interview with Others
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APPENDICES

- APPENDIX A: Photographic Documentation
- APPENDIX B: EDR Report Radius Map with GeoCheck
- APPENDIX C: Maps and Aerial Photographs
- APPENDIX D: EDR City Abstract Report / Historical Topographic Map
- APPENDIX E: Training Certificate
- APPENDIX F: Supporting Documentation

1. CERTIFICATION

SCE Environmental Group, Inc. completed a Phase I Environmental Site Assessment of the former Miller Building (the "Project"), located at 614 Wyoming Avenue, Pennsylvania, 18503. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is exclusively for the use and benefit of the Client and the client's lender. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and SCE.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of SCE. In expressing the opinions stated in this report, SCE has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that SCE assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the onsite visit.

If you have any questions regarding this report, please contact the undersigned listed below at 570.383.4151, Ext. 104.

Researched by: Mr. Dale R. Nat, Project Manager

Surveyed by: Mr. Dale R. Nat, Project Manager

Written by: Mr. Dale R. Nat, Project Manager

Reviewed by: Mr. Jody Cordaro, President

2. EXECUTIVE SUMMARY

SCE performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of (the "Project"), located at 614 Wyoming Avenue, Scranton, Pennsylvania, which consists of approximately 10,000 square feet of land containing one building totaling approximately 60,000 square feet. An adjacent lot to the rear of the property totaling approximately 2,000 square feet was included in the assessment.

The following summarizes the independent conclusions representing SCE's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05 Scope of Work.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the Project. Any exceptions, to or deletions from, this practice are described in the Scope of Work Section.

Based on the results of the assessment, one recognized environmental condition (REC) was identified at the Project as listed below:

- Localized surface staining on the 1st floor garage floor. The dimension is approximately 9 square feet. There are no floor drains in the area and the spill can easily be cleaned up with absorbent material and disposed of accordingly.

In addition to the localized staining, the following non-scope items were noted: Suspect asbestos containing materials in the form of pipe insulation and floor tile. There was approximately 20 LF of pipe insulation and 500 square feet of floor tile.

The Project is not listed in any federal, state, or local regulatory databases as summarized in the Environmental Data Resources (EDR) Radius Map Report. There are no environmental program files at the Pennsylvania Department of Environmental Protection (DEP).

3. SCOPE OF WORK

SCE conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices. The Questionnaire was completed with Marilee Barone, Realtor, and the Building Site Contact, Ken, for the Project. Information obtained from the Questionnaire has been used in the preparation of this report.

SCE reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, SCE interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05 Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior)

- This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This visual screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for "suspect" determination is taken from the materials listed in the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). All materials listed in the Green Book which were installed prior to 1981 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones and radon gas concentrations through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties.
- Lead-based paint for properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, SCE interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not being performed as a part of this assessment. SCE notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-05. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. USER PROVIDED INFORMATION

4.1 Title Records

Based upon a review of available records and interviews conducted, the subject property at 614 Wyoming Avenue, Scranton, Pennsylvania is currently used for storage. The property is deeded in the name of Angelo Grasso. The deed is dated September 30, 1998. The deed for the property located in Book 1640 Pages 192 and references three parcels.

4.2 Environmental Liens or Activity and Use Limitations

Based upon the interviews conducted and a review of the available information supplied by EDR, there are no environmental liens or activity and use limitations listed against the parcels. A search of the Federal Superfund Liens database also showed there are no environmental liens.

4.3 Specialized Knowledge

All specialized knowledge or experience regarding recognized environmental conditions in connection with this property was listed in this report. No specialized knowledge or experience obtained during the interview or file review process was withheld from this report.

4.4 Valuation Reduction for Environmental Issues

Based upon an interview with the current owners, review of available records and site reconnaissance of the property no visible soil contamination was observed.

4.5 Owner, Property Manager, and Occupant Information

The information obtained from interviews as part of this Phase I environmental site assessment is listed in Section 7 of this report.

4.6 Reason for Performing Phase I

This Phase I Environmental Site Assessment was prepared in accordance with ASTM E1527-05 at the request of Joe Ferrario of Ferrario Insurance Agency for property acquisition purposes. The standard utilized for this project is considered the "industry standard" and demonstrates a reasonable standard of care.

5. RECORDS REVIEW

5.1 Standard Environmental Record Sources

The following standard databases were searched and compiled by Environmental Data Resources, Inc. (EDR), 440 Wheelers Farms Road, Milford, CT 06890. Any sites that fell within the ASTM-defined radii of the subject property are listed below and detailed in EDR's report as listed in Appendix B.

The Project is not listed in any regulatory databases. The adjacent sites are listed below. Detailed information for each site can be found in Appendix B. Based upon operational use, topographic gradient, and distance from the Project, the adjacent sites listed below are not considered a recognized environmental condition for the Project. The orphan sites which were unmappable and summarized in the EDR report were not considered to pose an environmental recognized condition for the Project.

Database Findings:

The subject property was not listed on the UST database searched by EDR. The following adjacent properties within a 1/2 mile radius were listed:

A1 – DG Nicholas Manufacturing

601 Wyoming Ave., Scranton, PA 18509

Distance / Elevation: < 1/8 mile / Equal elevation

Direction: WSW

Databases: RCRA-SQG, FINDS, MANIFEST

Based on review of the USGS Topographic Map, this site is located topographically equal elevation from the Project and estimated groundwater flow in the area of the sites is to the general northwest. Information in the RCRA-SQG, FINDS, MANIFEST databases indicates the site disposed Arsenic. Furthermore, this site was not identified on the any database which reports releases or spills such as the NPL, SHWS, or CERCLIS Listings. Based on regulatory status, distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

A2 – DG Nicholas Manufacturing

601 Wyoming Ave., Scranton, PA 18509

Distance / Elevation: < 1/8 mile / Equal elevation

Direction: WSW

Databases: AST

Information in the AST database indicates the site is currently operating an above ground storage tank. Based on regulatory status, distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

A3 – PPL Ctl City Substation

Oakford Ct./Olive St., Scranton, PA 18509

Distance / Elevation: < 1/8 mile / Lower elevation

Direction: WNW

Databases: Act 2 DEED/VCP

Information in the Act 2 Deed/VCP database indicates the site cleaned up PCB materials from the substation.. Based on regulatory status, distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

A4 – PPL Pole 5729N46144

Penn/Olive St, Scranton, PA 18509

Distance / Elevation: < 1/8 mile / Lower elevation

Direction: WNW

Databases: VCP

Information in the VCP database indicates the site cleaned up PC materials from a pole mounted transformer. Based on regulatory status, distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

A5 – Able Brake

510-512 Wyoming Ave., Scranton, PA 18509

Distance / Elevation: < 1/8 mile / Higher elevation

Direction: SW

Databases: RCRA-CESQG, FINDS, MANIFEST

Information in the RCRA-CESQG, FINDS, MANIFEST database indicates the site used and disposed tetrachloroethylene. Based on regulatory status, distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

A6 – Dunmore Oil Co.

524 Penn Ave., Scranton, PA 18509

Distance / Elevation: 1/8 – 1/4 mile / Equal elevation

Direction: WSW

Databases: LUST

Information in the LUST database indicates there was a previously leaking underground storage tank. Based on regulatory status (closed), distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

REMAINING PLOTTED SITES

Based on regulatory status, distance, and topographic relations this site is not anticipated to have adversely impacted the environmental integrity of the Project.

Federal ASTM Standard Records

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRIS	Resource Conservation and Recovery Information System
ERNS	Emergency Response Notification System

State of Pennsylvania ASTM Standard Records

SHWS	Hazardous Sites Cleanup Act Site List
PA SWF/LF	Solid Waste Facility Inventory/Transfer Stations, Operating Facilities, Transfer Stations, Inactive Solid Waste Landfill
LUST	Storage Tank Release Sites
AST	Above Ground Storage Tanks
UST	Listing of Pennsylvania Regulated Underground Storage Tanks
MANIFEST	Hazardous Waste Manifest information
VCP	Voluntary Cleanup Program Sites
ARCHIVE UST	Archived Underground Storage Tank Sites

5.2 Additional Environmental Record Sources

The following supplemental databases were searched and compiled by Environmental Data Resources, Inc. (EDR), 440 Wheelers Farms Road, Milford, Connecticut 06890. A detailed summary of each database is listed in Appendix 1.

Federal ASTM Supplemental Records

BRS	Biennial Reporting System
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System

MINES	Mines Master index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
DOD	Department of Defense Sites
STORMWATER	Storm Water General Permits
US BROWNFIELDS	A Listing of Brownfield Sites
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS INSP	FIFRA/TSCA Tracking System
SSTS	Section 7 Tracking Systems
FTTS	FIFRA/TSCA Tracking System
DRYCLEANERS	Drycleaners

State of Pennsylvania ASTM Supplemental Record

AST	Listing of Pennsylvania Regulated Aboveground Storage Tanks
LAST	Storage Tank Release Sites
ACT 2 - DEED	Act 2-Deed Acknowledge Sites
UNREG L Tanks	Unregulated Tank Case
HIST LF	Abandoned Landfill Inventory
ARCHIVE AST	Archived Aboveground Storage Tank Sites

EDR Proprietary Historical Databases

FORMER MANUFACTURED GAS (COAL GAS) SITES

Brownfield Databases

AUL	Engineering and Institutional Controls at Act 2 Sites
VCP	Voluntary Cleanup Program Sites
BROWNFIELDS	Brownfields Sites
US BROWNFIELDS	A listing of Brownfield Sites

Other Databases

Oil/Gas Pipelines
Electric Power Transmission Line Data
Sensitive Receptors
Flood Zone Data
NWI

5.3 Physical Setting Source

A review of the USGS 7.5 minute topographic map of the Physical Setting Source Map – Scranton, PA, as listed in Appendix B was used to determine topographic information, hydrologic information, geologic data, and regional groundwater flow information.

1. Based upon the USGS Topographic Map, 41075-D6, Scranton Quad – PA, the general topographic gradient is to the general west.
2. Based upon the hydrologic data, a National Wetlands Inventory Map is listed as NWI Quad – Scranton.
3. The geologic age identification is of the Stratified Sequence category. The Rock Stratigraphic Unit is the Paleozoic Era, Pennsylvanian System, Des Moines Series, Code PP2. The geologic mapping of the area shows the underlying depth to the bedrock is greater than one hundred and two inches.
4. Based upon EDR's AQUIFLOW Information System, the general direction of the groundwater flow is inferred to be to the west. There were no wells found on the subject property.

5.4 Historical Use Information on the Property

The Project is approximately 100 years old. The current site contained residential dwellings back to the 1919 date as identified on the Sanborn map. The site was undeveloped as indicated on the 1898 Sanborn map.

Deed records for the subject property identify the current owner as Angelo Grasso, as owner. Sanborn fire insurance maps were available for the subject property.

5.5 Historical Use Information on Adjoining Properties

Based upon interviews and a review of available records, the adjoining properties are utilized for commercial purposes. The land in the immediate area has been used for commercial purposes dating back to the late 1880's.

6. SITE RECONNAISSANCE

Property Summary	
Address:	614 Wyoming Avenue Scranton, Pennsylvania
On site Point of Contact (POC)	Marilee Brown, Realtor and Building contact-Ken.
Areas accessed:	Included all interior areas; all common areas; all exterior areas and the Project boundaries.
Inaccessible areas:	Roof.
Weather conditions:	Partly cloudy, with temperatures in the mid 70's (°F).
Current Project use:	The Project is currently used as a commercial building to support a hauling business. The business cleans out estate, attics, basements. Dumpsters are also provided for the sites. Anything of value during the clean-outs is brought back to the building sorted and recycled. The useable items are stored on floors 2-5 and sold to public. There is a garage on 1 st floor used for limited service (oil changes) of the in-house vehicles.
Land area:	Approximately 1 acre.
Construction/renovation date(s):	Approximately 1919
Improvements:	Project improvements consist of one six story building and a one-story garage with minimal landscaping, paved sidewalks and paved parking lot.
Adjacent Property:	North: Commercial building – Car Quest / Lumber Yard East: Commercial Building – Paint Shop South: Residential Apartments (HUD) - unoccupied West: Commercial Building – Apartment Building
Water/sewer service:	The Project is serviced by public water, electrical, gas and sanitary sewer systems.
Mechanical/HVAC systems:	Heat and air-conditioning are supplied to the Project from combination electrically operated and natural gas-fired units.
Topography	Sloped land with a topographical gradient of general west. Source: Topographic Quadrangle, published by the United States Geological Survey (USGS)
Wetlands	A National Wetlands Inventory (NWI) Map for the area of the Project, published by the United States Fish and Wildlife Service, was identified at the local agencies visited as a part of this assessment. A USGS Topographic Map and observations during the on site assessment identified the following: - No surface water features or vegetation indicative of wetland areas (i.e., cattails and sedges) were identified at the Project or adjacent properties.
Floodplain	Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 1999 indicated the following: - The Project is not located within the 100 and 500 year flood plain of the Lackawanna River

Assessment component	Result:
Operational Activities/Noteworthy Tenants	Currently, there are no activities that would result in a recognized environmental condition with the exception of on-site oil changes of fleet trucks. The current oil is labeled in 55 gallon drum. No floor drains were noted in the area.

ENVIRONMENTAL ASSESSMENT

Assessment component	Result:
Hazardous Materials and Petroleum Products Storage/Handling	There were no hazardous materials stored on-site above 5 gallons, with the exception of the 5/30 W oil stored in a 55 gallon manufacturers drum.. Chemicals include routine maintenance and cleaning chemicals No environmental concerns were noted.
Waste Generation, Treatment, Storage, and Disposal	The site maintains over 20 dumpsters as part of its operations. Once waste is segregated and sorted from hauling jobs, the additional waste is trucked to the landfill. No environmental concerns noted.
Polychlorinated Biphenyls (PCBs)	The Project is supplied with underground utilities. No suspect PCBs containing equipment was observed.
Asbestos-Containing Materials (ACM)	Based on the age of the building, the following suspect asbestos-containing materials were observed: <ul style="list-style-type: none"> • 9"x9" floor tile and associated mastic in multiple colors located on second floors. • Linoleum (sheet goods) on 2nd and 3rd floors. • Pipe and pipe fitting insulation on the fourth floor. • Sheetrock and joint compound • Wall and ceiling plaster
Radon Gas	The site is located within EPA Zone 1 with an average indoor level >4 pCi/L. Radon sampling was not performed as a part of this assessment.
Lead-Based Paint (LBP)	Based upon the age of the building, the paint is considered suspect lead-based paint. A lead-based paint survey was not conducted as part of this assessment.
Lead-in-Drinking Water	According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards.
Facility Storage Tanks and Pipelines (above or belowground)	No above ground or underground storage tanks were observed at the facility.
Surface Areas	No evidence of spills or staining was observed in the areas of hazardous material/petroleum product or waste generation/pre-disposal storage., with the exception of the one small (3'x3") area of surfacing staining on the garage floor from a parked vehicle. No environmental concerns were noted with surface areas.
Mold	SCE did not observe obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project building.

1. INTERVIEWS

7.1 Interviews with Owner

Marilee Barone, Realtor provided background information on the site. The owner was not available for interview, but his Site Contact, Ken, provide information on history of site.

7.2 Interview with Site Manager

The Building Site Contact, Ken, provided access to the site. He is currently assists the owner with the building operations and business. He has been with the owner for 8 years.

He provided access to all accessible areas of the building with exception of the roof. He was unaware of any recognized environmental conditions. He stated the current operations support the hauling and clean-out business. Re-useable items are sold on-site to the public in a flea market setting on floors 2-4.

7.3 Interview with Occupant

There were no occupants in the buildings at the time of the assessment, with the exception of the Building Owners representative and his assistant. The site contact was the only person interviewed during the site assessment.

7.4 Interviews with Local Government Officials

A file review was requested at the PADEP Wilkes-Barre office. Based upon a telephone conversation with Debbie of Records Management, no files for the subject property existed.

7.5 Interviews with Others

No others were interviewed during the site reconnaissance, due to confidentiality of the pending sale.

2. FINDINGS

SUBJECT PROPERTY FINDINGS:

1. The subject property contains one recognized environmental condition (RECs) based upon a review of available records and a site reconnaissance of the property. Localized oil staining related to oil changing of in-house vehicles on the 1st floor garage.
2. Based upon a review of available records, no environmental liens or activity or use limitations were noted for the subject property during the lien search process.
3. No violations or noncompliance issues for the subject property were listed in the federal and state databases, specifically, the EPA Civil Enforcement Docket (DOCKET).
4. Based upon the adjacent sites as plotted within the appropriate radii surrounding the subject property, there were no existing violations or reported releases as listed in Appendix B within EDR's report.
5. Based upon the construction date there are suspect asbestos containing materials. The suspect containing items were in the form of pipe insulation, pipe fitting insulation, floor tile and mastic. The suspect asbestos containing materials must be sampled prior to renovation or demolition.
6. Based on the age of construction suspect lead-based paint was observed. The paint was in fair to poor condition with loose and peeling paint observed in select locations during the assessment. If the suspect lead-based paint is disturbed during future renovation or demolition, they should be sampled.

9. OPINION

Based upon a review of the available information, it is the opinion of Dale R. Nat, Environmental Professional (EP), one recognized environmental condition or historical recognized environmental is currently present: *Localized surface staining on the 1st floor garage floor. The dimension is approximately 9 square feet. There are no floor drains in the area and the spill can easily be cleaned up with absorbent material and disposed of accordingly. They typical cost for this type of clean-up is several hundred dollars.*

Non-scope items in the form of suspect asbestos containing floor tile and pipe insulation are present in limited quantities on the 2nd and 4th floors. An asbestos operations and maintenance program should be implemented to effectively manage asbestos containing materials in place. The typical cost for an asbestos O&M plan is approximately \$800.00

This opinion is based upon documentation and actual knowledge gathered from site reconnaissance, regulatory review, historical documentation review and interviews conducted during the assessment.

10. CONCLUSIONS

This assessment was conducted in accordance with the ASTM standard for Environmental Site Assessments, E1527-05. Any exceptions to, or deletions from, this standard are described in Section 2.2 of this report.

This assessment has revealed evidence of one recognized environmental condition in connection with the subject property that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property listed as follows.

- Localized surface staining on the 1st floor garage floor. The dimension is approximately 9 square feet. There are no floor drains in the area and the spill can easily be cleaned up with absorbent material and disposed of accordingly.

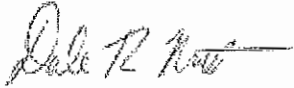
Since Phase I Environmental Site Assessments are static in time, the findings and conclusions summarized within this report are representative of conditions that existed at the time of the assessment.

The findings and conclusions are based upon available information and the visual conditions that existed at the time of this assessment which constitutes "all appropriate inquiry." SCE Environmental Group cannot render any conclusions of the subsurface conditions, since no testing of this type was conducted.

The enclosed findings and conclusions are based upon information gathered between the periods of April 13 and May 4, 2010.

11. SIGNATURE PAGE

This report was prepared in accordance with ASTM E-1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The site reconnaissance for this assessment was conducted on April 21, 2010.



Signature
Environmental Professional (EP)

May 10, 2010
Date

APPENDICES

- APPENDIX A: Photographic Documentation
- APPENDIX B: EDR Report Radius Map with GeoCheck
- APPENDIX C: Maps and Aerial Photographs
- APPENDIX D: EDR City Abstract Report / Historical Topographic Map
- APPENDIX E: Training Certificate
- APPENDIX F: Supporting Documentation

APPENDIX A:
PHOTOGRAPHIC DOCUMENTATION

ENVIRONMENTAL ASSESSMENT



Photo #1: Front of building looking northwest.



Photo #2: Adjacent property looking north.



Photo #3: Rear of Building.



Photo #4: Rear of property from open rear door.



Photo #5: Side of building.



Photo #6: Side of building looking south.

ENVIRONMENTAL ASSESSMENT

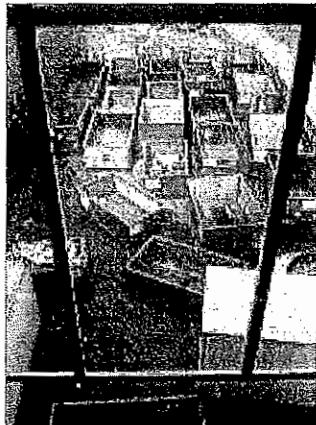


Photo #17: Adjacent parcel to northeast. Used for dumpster storage.



Photo #18: Looking north west from side entrance.



Photo #9: Lumber yard to the north.

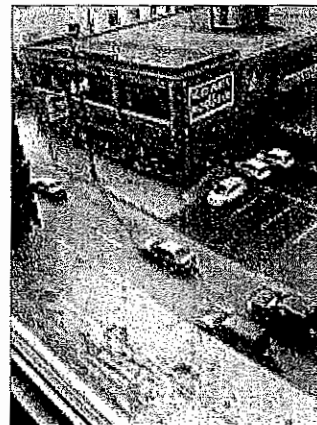


Photo #10: Car quest across the street to north west.

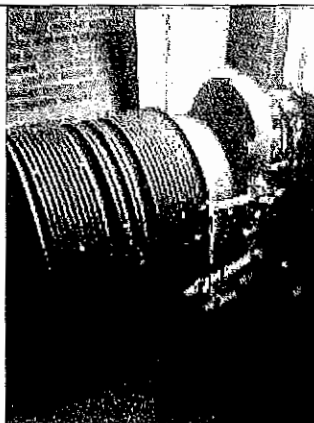


Photo #11: Elevator cable with electric motor. No hydraulic fluid noted.



Photo #12: Localized oil staining seen in garage - REC.

ENVIRONMENTAL ASSESSMENT



Photo #13: Suspect asbestos containing pipe insulation



Photo #14: Suspect asbestos containing floor tile.



Photo #15: Adjacent portal to building used for dumpster storage.



Photo #16: Typical north west front side entrance.



Photo #17: Typical current use of building with contents for sale.



Photo #18: Suspect lead-based paint.

ENVIRONMENTAL ASSESSMENT

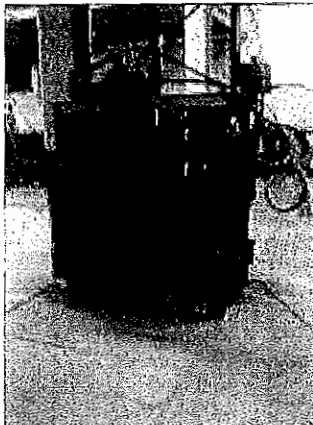


Photo #19: Bailer on 1st floor. No hydraulic fluid.

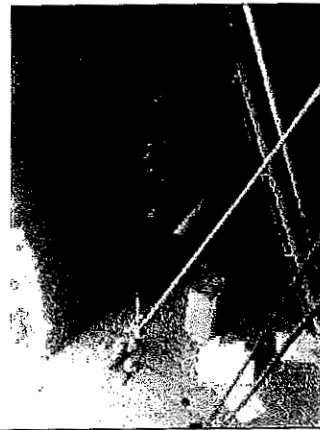


Photo #20: Former heat system piping from old wall mounted radiators.

ENVIRONMENTAL
ASSESSMENT

APPENDIX B:
EDR REPORT RADIUS MAP WITH GEOCHECK

APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS

**APPENDIX D:
EDR CITY ABSTRACT REPORT / HISTORICAL
TOPOGRAPHIC MAP**

APPENDIX E:
TRAINING CERTIFICATE

APPENDIX F:
SUPPORTING DOCUMENTATION

ENVIRONMENTAL
ASSESSMENT

TAB 16: FLOOD ZONE REQUIREMENTS

Please find attached a Flood Insurance Rate Map that shows the project at 614 Wyoming Avenue is outside of the flood zone.

ing wall of Conrail

f North Scranton
iver.

34" located in the
inline bridge over

r of the Scranton

all of the Hickory

t of the Conrail

e southeast corner

South Washington

edar Avenue bridge

of bridge carrying

utment of bridge
n Nay Aug Park.

of Myrtle Street

ll of the Ash Street

South Washington
k.

ing wall, northeast
d bridge over Staf-

pet of Remington

et of Cedar Avenue

Brook Street and

Elm Street culvert

of South Webster
k.

of culvert carrying
ook under Conrail.

f Stafford Avenue

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
SCRANTON,
PENNSYLVANIA
LACKAWANNA COUNTY

PANEL 15 OF 25

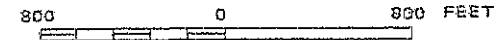
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
420538 0015 B

EFFECTIVE DATE:
AUGUST 15, 1980



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMatte - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.fema.gov>

KEY TO MAP

500-Year Flood Boundary	—————
100-Year Flood Boundary	—————
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	—————
500-Year Flood Boundary	—————
Base Flood Elevation Line With Elevation In Feet**	~~~~~ 513 ~~~~~
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 X
River Mile	• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

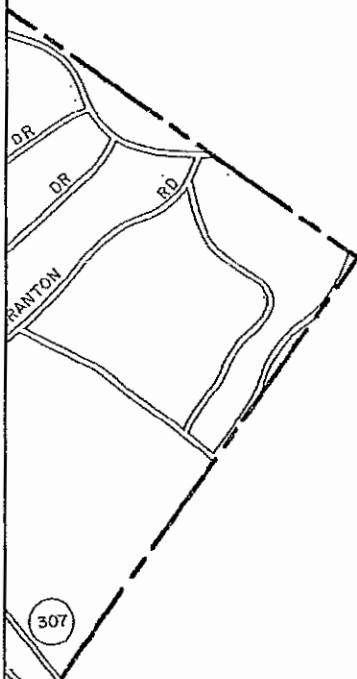
ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

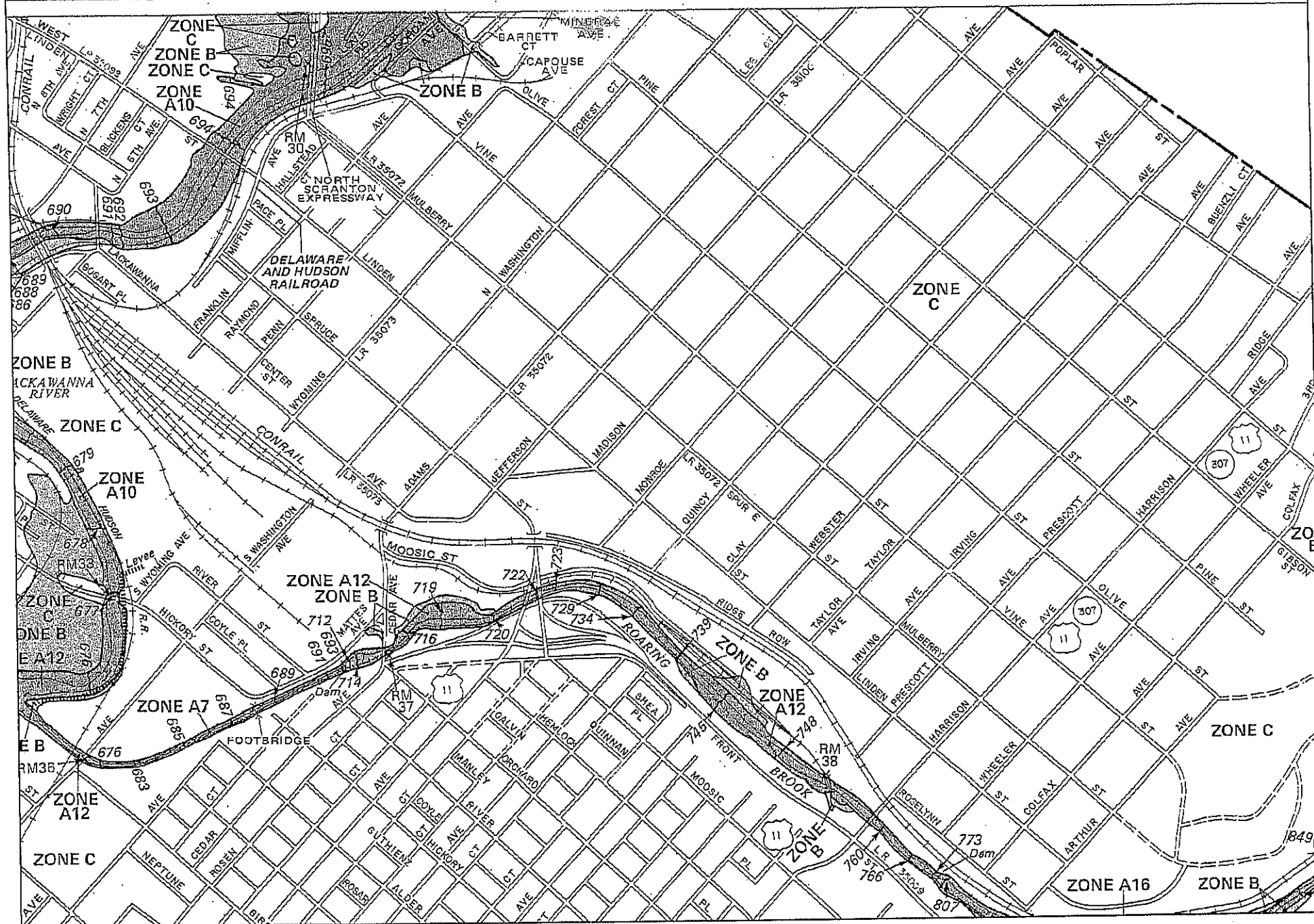
NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.







TAB 17: COMMUNITY PARTICIPATION

Please see attached news articles from the Scranton Times on Scranton City Council supporting grants for Wyoming Ave project.

2019 Grant Money - New Grant Applications

Get Funding Now. Easy Applications. Deadlines are Approaching Fast!
newusafunding.com

OPEN

City seeks grants to fund downtown projects

JIM LOCKWOOD, STAFF WRITER / PUBLISHED: OCTOBER 23, 2018

2019 Grant Money

New Grant Applications

Get Funding Now. Easy Applications.
Deadlines are Approaching Fast!

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2019 Grant Money

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Wash for Your Insides

Gundry MD Total Restore Supplement

3 Skin Mistakes Women Keep Making

Beverly Hills MD

by Taboola

SCRANTON — The city plans to seek state grants for several projects downtown, including a developer's plan to convert a vacant warehouse at 614 Wyoming Ave. into an office building.

Council voted 4-0 — with President Pat Rogan, Tim Perry, Bill Gaughan and Wayne Evans all in favor, and Kyle Donahue absent — to introduce a resolution authorizing the city to apply for a \$500,000 state gaming grant for developer Don Mammano's warehouse renovation project.

Mammano's plan, which has a total cost of about \$5.8 million, calls for his firm, Electric City Development LLC of 317 Linden St., to buy the former, six-story warehouse and two adjacent properties. He initially would renovate the first two floors of the warehouse into office space, demolish an adjacent building and create a two-tiered parking area for 104 vehicles, according to the gaming grant application.

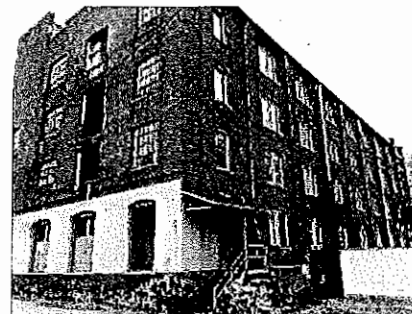
Mammano, president of DFM Properties and Mimi Equities, also recently received a different state grant of \$1 million, from the

ARTICLE TOOLS

FONT SIZE

— +

SHARE THIS



Rear of former warehouse at 614 Wyoming Ave. in Scranton. JIM LOCKWOOD/STAFF PHOTO



Vines on side and rear of former warehouse at 614 Wyoming Ave. in Scranton. JIM LOCKWOOD/STAFF PHOTO



Are you the Cutest Couple?

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2019 Grant Money

New Grant Applications

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Deadlines are Approaching Fast!

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OPEN



Redevelopment Assistance Capital Program, or RACP, for the 614 Wyoming Ave. project. This application says the project would renovate all six floors into an office building.

During council's meeting, resident Joan Hodowanitz noted the gaming grant application calls for renovation of two floors only, and asked about the other four floors.

Evans said it appears that the project likely would be done in phases.

Meanwhile, council also voted 4-0 to introduce other resolutions that would authorize the city to apply for the following state grants:

n A \$345,405 gaming grant for repairs and modernization of elevators at the historic Scranton Cultural Center at the Masonic Temple, 420 N. Washington Ave.

n A total of \$112,500 in two separate grants, but for the same purpose — environmental remediation of a vacant, contaminated lot at 248 Wyoming Ave., toward conversion of that site into a pocket park. These include a \$62,500 state gaming grant and a \$50,000 Keystone Communities Program grant.

n A \$78,960 gaming grant for NeighborWorks Northeastern Pennsylvania, for the nonprofit agency's NeighborWorks Homeownership Center, 815 Smith St. in West Side.

Council also voted 4-0 to adopt a resolution authorizing the city to apply for a \$2.5 million state multimodal grant for a South Side sidewalk project. Michele Dempsey of Dx Dempsey Architecture in Scranton explained how new sidewalks would fit into a larger vision of creating an Iron District corridor along Cedar Avenue, from Bogart Court downtown to Birch Street. The stretch of Cedar Avenue in the industrial area of the historic Scranton Iron

Furnaces at 159 Cedar Ave., is particularly "not very inviting" for pedestrians, Dempsey said.

Resident Marie Schumacher, who questioned the sidewalk grant last week, again raised concerns. She said the corridor concept is nice, "if you have a boatload of money," but she also would like sidewalks in her East Mountain neighborhood.

Resident Lenny Srebro, a frequent council speaker about stormwater flooding in the Keyser Valley area, asked why council doesn't seek grants for stormwater maintenance.

2019 Grant Applications

New Grant Applications

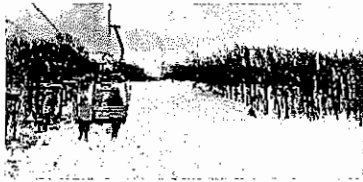
New Funding Released All the Time.
Deadlines Approaching. Apply Now

[newusafunding.com](#)

OPEN



[Image Gallery for City seeks grants to fund downtown projects](#)



Trail Mix: Letting kids explore and the heart attacks that come with it

Hey gang, When this blog first launched, I said we were going to cover a lot of topics related to enjoying the outdoors. We'd focus on hiking and trail running for sure but nothing was going to be out of bounds. (read more)



Hotel guests heard argument between Schuylkill County jeweler and woman before homicide

Newly released court records show that guests at the New Orleans hotel where Schuylkill County jeweler Patrick Murphy was found slain last week heard an argument coming from Murphy's room shortly before suspect Megan Hall walked "briskly" out of the hotel. (read more)



Rogan said one issue has nothing to do with the other. Just because the city has stormwater problems does not mean it should not seek grants for new sidewalks, and there are different pots of state grant money for different purposes, Rogan said.

In another stormwater matter, council noted that Mayor Bill Courtright did not respond directly to council's call last week for the mayor to convene a public forum on stormwater flooding problems throughout the city. Instead, the mayor's solicitor, Jessica Eskra, responded to council in a letter, saying she would meet with Rogan and other unnamed members of Courtright's administration and representatives of Pennsylvania American Water, and "I trust that they will update remaining members of council" afterward. Gaughan said the mayor "needs to do his job, come out of hiding and address the people." Evans also renewed council's call for Courtright to hold a "stormwater summit."

Evans also challenged Courtright in another vein — to earmark \$25,000 in an "Innovation Fund" in the upcoming 2019 city budget. Evans cited as examples of innovation some council initiatives, including going to paperless meeting agendas and trying to get the administration to use the SeeClickFix app to track and resolve problems logged in by citizens. Evans pledged to take a \$5,000 cut in his \$12,500 annual council salary, and have that \$5,000 put into an Innovation Fund.

"Mr. Mayor, the innovation ball is in your court," Evans said.

Contact the writer:

jlockwood@timeshamrock.com;

570-348-9100 x5185;

@jlockwoodTT on Twitter

This Week's Circulars

Hover for Circular

Hover for Circular

Hover for Circular

We welcome user discussion on our site, under the following guidelines:

To comment you must first create a profile and sign-in with a verified DISQUS account or social network ID. Sign up here.

Comments in violation of the rules will be denied, and repeat violators will be banned. Please help police the community by flagging offensive comments for our moderators to review. By posting a comment, you agree to our full terms and conditions. Click here to read terms and conditions.

TAB 18: RESOLUTION TO FILE BY APPLICANT

Mimi Equities is awaiting the resolution by City of Scranton authorizing the filing of a Redevelopment Assistance Capital Program Grant Application.

TAB 19: COOPERATION AGREEMENT OR ORDINANCE BY HOST MUNICIPALITY

Not Applicable

TAB20: Cooperation Agreement with Administrator/Sub Applicant

Pending

Tab 21: Opinion of Counsel

TAB 22: EMINENT DOMAIN

Not Applicable



DEPARTMENT OF LAW

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4105 • FAX: 570-348-4263

April 23, 2019

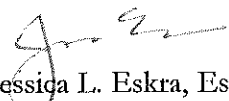
To the Honorable Council
Of the City of Scranton
Municipal Building
Scranton, PA 18503

RECEIVED
APR 23 2019
OFFICE OF CITY
COUNCIL/CITY CLERK

Dear Honorable Council Members:

ATTACHED IS A RESOLUTION AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO APPLY FOR AND EXECUTE A GRANT FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) THROUGH THE COMMONWEALTH OF PENNSYLVANIA'S OFFICE OF THE BUDGET IN THE AMOUNT OF ONE MILLION (\$1,000,000.00) DOLLARS; ACCEPTING AND DISBURSING THE GRANT IF THE APPLICATION IS SUCCESSFUL; AND COORDINATE THE USE OF THE GRANT FUNDS WITH "MIMI EQUITIES, FOR THE PROJECT TO BE NAMED THE "WYOMING AVENUE DEVELOPMENT".

Respectfully,


Jessica L. Eskra, Esquire
City Solicitor

JLE/sl