

From: [Michael Koonce](#)
To: [Jeremy Gradwohl](#)
Subject: FW: 1620-26 Cecil B Moore Ave
Date: Wednesday, May 1, 2019 4:59:00 PM
Attachments: [1620-26cecilbmooreave.docx](#)
[Some emails.....msg](#)
[FW The intent of this letter is to schedule closing for 1620-26 Cecil B Moore Ave.msg](#)

From: Nikolic, Tania [mailto:Tania.Nikolic@pra.phila.gov]
Sent: Tuesday, March 15, 2016 11:02 AM
To: Michael Koonce <Michael.Koonce@phila.gov>
Cc: Harmon, Ryan <Ryan.Harmon@pra.phila.gov>
Subject: FW: 1620-26 Cecil B Moore Ave

Mike, see attached from Bullard and Payton.

Based on the written request, I really shouldn't even be even take this to the Real Estate Review Committee for consideration based on the City Disposition Policy. Mr Bullard has to pay FMV for the properties – please see the attached emails between staff and Bullard – it has been years and he has been aware of the price of the properties. Based on my talk with Val, we were willing to take \$400,000 (the lower older appraisal amount), but the \$320,000 he is offering is not negotiable. We have multiple interested buyers, he is building market rate units, and my guess is that if I competitively listed we would get over \$500,000. We can take it to the Committee for consideration, but I will not be recommending that we take the reduced price for the reasons just outlined.

I think in order to make this work, we were willing to meet half way and take the \$400,000 appraised value (this is a step back from Brian's stance last year). At this point I am not really willing to even do the \$400,000 – it might be best if we just tell Bullard that we are competitively listing it next week and he either takes it at the \$400,000 or it is gone. If he takes it, he will need to submit a full application package by the first week of April.

Sorry to be blunt, but the process and policy are in place and I have to follow it.

From: Romano, Brian
Sent: Tuesday, March 15, 2016 8:04 AM
To: Nikolic, Tania
Subject: FW: 1620-26 Cecil B Moore Ave

Offering \$320,000

From: Tony PAYTON JR [REDACTED]
Sent: Monday, March 14, 2016 4:20 PM

To: Romano, Brian; Jeffery Young
Cc: Shawn Bullard
Subject: 1620-26 Cecil B Moore Ave

Brian,

Please find the attached offer for those parcels on Cecil B Moore

Regards,

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Tony Payton, Jr.

www.twitter.com/TonyPaytonJr

