

Eagle's Nest Christian Community Development Corporation

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Philadelphia City Planning Commission

The Philadelphia, LRA
One Parkway Building, 13th floor
1515 Arch Street
Philadelphia, PA., 19102

Notice of Intent

Executive Summary

We are writing a **Notice of Interest** to express an interest in obtaining a federal surplus property known as the **Germantown Veterans Memorial US Army Reserve Center**, located at 5200 Wissahickon Avenue, in the East Falls/Southwest Germantown section of Philadelphia, Pennsylvania. We plan to obtain the facility through an **Educational Public Benefits Conveyance**. We attended the workshop/tour of the facility and received a copy of the floor plans from the Philadelphia City Planning Commission. We have determined that the facility would be a perfect fit for the future expansion of our education program in the community.

The Southwest Germantown Redevelopment Area Plan boundaries run along Wissahickon Avenue. The reserve center site is within the boundaries of East Falls, and East Falls is not a Redevelopment Area. A marketing study and business plan was done for the Ridge Avenue Business District, with City funding. The East Falls Development Corporation did a Riverfront Master Plan and a more recent plan for the Ridge Avenue Business District entitled East Falls Reconnects to the River. Both of these plans were done with State funding. The East Falls plans deal with the Riverfront and the Business District. The LRA re-use plan the Planning Commission is going to do will deal with the portion of East Falls and Germantown neighborhoods that surround the reserve center site. This area was determined to be the area of impact that any re-use of the reserve center site will have on the surrounding community.

The Greater Germantown Housing Development Corporation's (GGHDC) Neighborhood Revitalization Plan, completed in 1995, with funding from the Office of Housing & Community Development included all of Germantown below Cheltenham Avenue.

This plan did not use the Southwest Germantown Redevelopment Area plan because it was not done until December 1998. It was done at the request of GGHDC to enable them to expand their LINK housing program into Southwest Germantown.

The current Neighborhood Transformation Initiative (NTI) Plan, being done by the Planning Commission, will include all of Germantown above and below Cheltenham Avenue. The TCDI transportation study will cover the Germantown Business District, all of lower Germantown and the Wayne Junction area, which includes part of Nicetown.

All of these plans are relevant to the reserve center site. The re-use plan will address those issues in the Germantown and East Falls neighborhoods surrounding the Germantown Veterans Memorial US Army Reserve Center.

East Falls/Southwest Germantown is a diverse community, and has some of the most well organized community groups in the City of Philadelphia. We have served this immediate community for over 17 years and we will not have to go through the usual scrutiny an outside entity will have to go through to propose a future use for the facility. We are strategically located approximately one block south of the facility and we have an excellent working relationship with the local community groups and politicians.

This property can be a win-win for the community because there will be no surprises as to the future use of the property. We have been a part of the fabric of this community for many years. It has been determined that the facility in its present use as an armed forces reserve training facility, is perfectly conducive for our type of operation. The only requirement needed to make the facility suitable for our use is, ADA compliance, childproofing, and new signs. In the future we also plan to convert the vehicle maintenance garages at the rear of the property into an auditorium. Our organization has operated for over 17 years and we have been at our current location for 15 years. Our operating budget is comparable to the budget shown for the operational cost given at the workshop/tour. We manage a budget that is considerably larger than what is shown in the general operating budget of the facility. We appreciate the opportunity to be considered as an applicant to submit this Notice of Intent, thank you for the opportunity.

ORGANIZATIONAL PROFILE

1. Eagle's Nest Community Development Corporation on the behalf of our school, Eagle's Nest Christian Academy desires to acquire through an Educational Public Benefit Conveyance, the **Germantown Veterans Memorial US Reserve Center**.
2. Eagle's Nest Christian Academy (School)
501 West King Street, Philadelphia, Pennsylvania, 19144-4613
Phone: (215) 448-9906 Fax: (215) 448-9906
E-mail: eaglesnest_nj@hotmail.com
3. Rev. Rigel J. Hansley, LNC, Executive Director

4. Authorized person(s) to complete a conveyance,
Rev. Ricci J. Hausley, ENCA, Executive Director
Mr. Derrick T. Billups Sr., ENCA, School Principal
(See information provided below in the By-Laws and Constitution)

5. Eagle's Nest Christian Academy is a non-license school registered with the Pennsylvania Department of Education and the Philadelphia School District. The school has just entered the 2006 – 2007 fall semester, which is its 11th school year. Eagle's Nest Christian Academy is the Educational Community program of Eagle's Nest Community Development Center, which is a subsidiary of Eagle's Nest Christian Fellowship, Inc a local church. As a church based, religious institution, according to the IRS rules, we are automatically recognized as a 501©3 organization. Churches, unlike most nonprofit organizations are protected under the US Constitutions second amendment, under the establishment clause, and are not required by law to file for a IRS Exemption Determination Letter. See enclosed exhibit: tax guide for **Churches and Religious Organizations**, See page 3, **Tax-Exempt Status**, and look at the bottom left hand corner of page For, Recognition of Tax-Exempt Status, Automatic Exemption for Churches. IRS website reference: irs.gov/pub/irs-pdf/p1828.pdf (IRS publication 1828).

6. The Articles of Incorporation, By-Laws, and the Constitution of this public institution, **Eagle's Nest Christian Fellowship, Inc.**, clearly states that the President and its Board of Directors has the statutory and legal authority authorized by law to acquire and hold title to property or to lease property. See exhibit: The Articles of Incorporation, By-Laws, and the Constitution of Eagle's Nest Christian Fellowship, Inc. Look for the following references: Articles of Corporation, Page 6, Article III, under the section titled the **Purpose For Which Formed**, also Page 9, Article IX, under the section titled **Real estate**, and Page 10, Article XI, under the section titled **Contracts**. In the By-Laws, on Page 14, Article III under the section titled **Purpose for which corporation is formed**, section 301, Page 17, Article IX, under the section titled **Real Estate and Property**, sections 901, 902, 903, 904, and lastly on Page 18, Article XI, under the section titled **Contracts**. (See exhibit: Articles of Incorporation, the Constitution, and the By-Laws are enclosed).

PROPOSED PROGRAM

1. We are proposing to expand the School and Community Development Center at the **Germantown Veterans Memorial US Army Reserve Center**. This area is one of the most culturally rich and diverse areas of the city. Because of the nearby Drexel University School of Medicine, the new expanded Veterans Administration facility, and the Cricket Court Commons Apartments, new renovation of the Alden Apartments 38 acre campus, and the expansion of Philadelphia University the area has grown and the need for expanded services have come of age. The Philadelphia City Planning Commission has a Redevelopment plan for the Southwest Germantown area, And they are in the planning stages of developing a comprehensive plan for the area because of the growth of the area.

2. The Army Reserve Center facility is located approximately one block from our Community Development Center. We are located at 501 West King Street, near the Queen Lane, R – 8, train station. We have served the Northwest, Northeast, and upper West Philadelphia community for over 17 years. Our community development center houses an alternative school called **Eagle’s Nest Christian Academy**, (School). The school provides an alternative for working parents whose children are trapped in under performing schools. Under the “No Child Left Behind Act” children need alternatives.

3.
 - A. The school serves mainly the under served, Title I qualified children of the community, from Pre K to 12th grades. Several of the local public schools are on the list under performing schools, and the charter schools in the area are at capacity with long waiting list. We have limited space for 160 children and we function in 10 small classrooms, (16’x 24’ average size), and our student to teacher ratio is 1 – 15.
 - B. Our school is in the process of converting to a “*Technically Assisted School*” format. Recently the school was approved by the USAC for an E-Grant [REDACTED] [REDACTED] to provide: A complete computer server infrastructure, teleconferencing for distant learning, wireless technology-anticipating providing laptop computers for every student and smart board technology, a complete backup system, UPS, a new T-1 line, all the required wiring, internet access service, a web page server, internet childproof filtering subscription, ongoing technical support, and a digital phone system. Our goal is to provide more instruction time for the students, and to develop technically literate for the under served population of the city.
 - C. See exhibit: “ No Child Left Behind Act.”
 - D. Because of a lack of space we also cannot offer a well-rounded social/athletic school program. We also serve as a SAT testing center, and because of limited space we cannot handle demand. The expansion will allow us to expand the SAT testing program to serve and meet the demand of more students. In the future we also plan to offer adult literacy and English as a second language evening classes. We therefore are in dire need of additional space to expand the school’s program. We are land locked because our facility is in the middle of a residential neighborhood, (See exhibits: Aerial views of our facility and the reserve center). Because of a lack of space we cannot offer a well-rounded social/athletic school program. With the space limitations at our current facility, expansion is just not economically feasible. The proximity and layout of the **Germantown Veterans Memorial US Army Reserve Center**, in its current configuration would readily accommodate expansion with minimal capital expense. The facility is currently operating as a training center for the Army Reserve and has adequately sized classrooms, offices, and a small gymnasium that would be perfect for our use.