

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JULY 12, 2017**

Open Session – 4:00 P.M.

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of June 14, 2017

I. EXECUTIVE DIRECTOR'S REPORT

II. ADMINISTRATIVE

- (a) Logan Triangle
**Multimodal Transportation Fund Grant Application
& Cooperation and Indemnity Agreement**

- (b) 911 Training Center Relocation Project
6000 Rising Sun Avenue
 - (i) **General Contractor
Smith Construction Company of Philadelphia, Inc.
Construction Agreement**
 - (ii) **Electrical Contractor
Schleig Electric, Inc.
Construction Agreement**
 - (iii) **Plumbing/HVAC
Herman Goldner Company, Inc.
Construction Agreement**

III. DEVELOPMENT

- (a) Germantown Redevelopment Area
Keith B. Key Enterprises, LLC
Germantown YWCA
5820-24 Germantown Avenue
Selection of Redeveloper

AGENDA

Board Meeting of July 12, 2017

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- (b) Germantown Redevelopment Area
Keith B. Key Enterprises, LLC
Germantown YWCA
5820-24 Germantown Avenue
**Construction/Permanent Loan Agreement
and Second Mortgage**

Not Finalized

IV. REAL ESTATE

Vacant Property Review Committee
Conveyance of Properties

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, June 14, 2017, commencing at 4:03 P.M., in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chairperson; James Cuorato, Vice Chairman; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; Rob Dubow, Treasurer; and Duane Bumb, Secretary.

The following members of the Authority staff were present: Gregory Heller, Susan Varghese Esquire, Mary Fogg, Tracy Pinson-Reviere, Bob LaBrum, Jane Allen and Elizabeth Bonaccorso.

Also in attendance: Jacqueline Dunn, Finance Department; Jamila Davis, DHCD; John Haak, City Planning; Pastor Larry Washington, Calvary Agape Development Corporation; Matthew Olsen, Chamberlain; David Wilcots, Sci-Tek Consultants, Inc.; Ken Trujullo, Chamberlain; Julia Chossed, Brickhouse Builders, Inc.; Margaret Chin, PCDC; Carol Wong, PCDC; and John Chin, PCDC.

ANNOUNCEMENTS

Prior to voting by the Board, Ms. Fadullon provided the public opportunity to comment.



MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of May 10, 2017.

Upon motion made and duly seconded, the minutes of May 10, 2017 were approved.



EXECUTIVE DIRECTOR'S REPORT

Mr. Heller acknowledged the Authority staff for their hard work and dedication to the mission of the Authority.

Mr. Heller stated that recently the Authority's Deputy Executive Director for Development, Tania Nikolic, left the Authority to work for Amtrak. Mr. Heller further stated he wanted to formally thank her for her years of service to the Authority.

Mr. Heller stated that on May 24th there was a ribbon cutting for thirteen (13) units of workforce housing on North Marshall Street. PRA provided a discount on the land, but no additional subsidy. Mr. Heller thanked the Authority's partners, BMK and Meridian Bank, and especially Council President Clarke for his strong support that made this workforce housing project possible. Mr. Heller stated that he looked forward to the Authority enabling the construction of many more units of workforce housing throughout the City.



ADMINISTRATIVE

Ms. Varghese presented "Item II (a) – Conveyance of City Properties to Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2017-41

PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("City") to create a land bank in accordance with the Land Bank Act; and

WHEREAS, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

WHEREAS, Section 16-705 of The Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority, without consideration, for subsequent transfer to the Philadelphia Land Bank; and

WHEREAS, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the Philadelphia

Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank will promote the public purposes for which the City created the Land Bank; and

WHEREAS, pursuant to City Council Resolution No. 170486, adopted on May 18, 2017 (with respect to the 7th Councilmanic District Office), the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

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

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

EXHIBIT "A"

Properties Owned by the City of Philadelphia to be Conveyed to the Philadelphia Land Bank through the Philadelphia Redevelopment Authority

7th Councilmanic District Properties

2017 N. 3rd Street

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



Ms. Varghese presented "Item II (b) – Conveyance of PRA Properties to Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2017-42

PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("City") to create a land bank in accordance with the Land Bank Act; and

WHEREAS, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

WHEREAS, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

WHEREAS, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

WHEREAS, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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

EXHIBIT "A"

Properties Owned by Philadelphia Redevelopment Authority to be Transferred to Philadelphia Land Bank

2nd Councilmanic District Properties

1309-23 S. Newkirk Street
1314-20 S. 28th Street

7th Councilmanic District Properties

515-33 W. Cumberland Street
2321 N. Bodine Street

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



Ms. Varghese presented "Item II (c) – Appointment of Director and Officer of Housing Opportunities Program Philadelphia, Inc." in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2017-43

RESOLUTION APPOINTING ANGELA CHANDLER TO REPLACE TANIA NIKOLIC AS A DIRECTOR AND OFFICER OF HOUSING OPPORTUNITIES PROGRAM PHILADELPHIA, INC.

WHEREAS, on June 2, 2017, Tania Nikolic resigned from the position of Second Vice Chair on the Board of Directors and from the officer position of Vice President for Housing Opportunities Program Philadelphia, Inc. ("HOPP"); and

WHEREAS, the Board would like to fill the vacancy with another Philadelphia Redevelopment Authority employee.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that Angela Chandler is appointed to fill Ms. Nikolic's vacancy on the Board of Directors as Second Vice Chair and in the officer position of Vice President for HOPP. Ms. Chandler will serve for the balance of Ms. Nikolic's unexpired terms.

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

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



Ms. Varghese presented "Item II (d) – Memorandum of Understanding with the City of Philadelphia" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2017-44

RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND THE CITY OF PHILADELPHIA

WHEREAS, the City of Philadelphia (the "City") has requested the Philadelphia Redevelopment Authority (the "PRA") to provide financing and grants that meet the City's Permanent Supportive Housing Reinvestment Plan; and

WHEREAS, the City will provide the PRA with up to Five Hundred Thousand Dollars (\$500,000.00) to provide financing and grants to qualified developers; and

WHEREAS, the PRA is willing to provide its professional assistance to the City in providing financing and grants; and

WHEREAS, the City and the PRA have negotiated a Memorandum of Understanding which states all terms, conditions, obligations and responsibilities of the parties when providing such services.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Philadelphia Redevelopment Authority is authorized to execute a Memorandum of Understanding with the City of Philadelphia whereby the Philadelphia Redevelopment Authority will provide certain professional services to provide financing and grants to qualified developers.

FURTHER RESOLVING, that the Executive Director is authorized to execute a Memorandum of Understanding with the City of Philadelphia and all further instruments, documents and agreements necessary to effectuate the purposes of this Resolution, which Memorandum of Understanding, instruments, documents and agreements shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Philadelphia Redevelopment Authority.

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

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



Mr. LaBrum presented "Item II (e) – Construction Agreement with United States Roofing Corporation" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2017-45

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT WITH UNITED STATES ROOFING CORPORATION FOR THE THOMAS EAKINS HOUSE ROOF REPLACEMENT AT 1727-1729 MOUNT VERNON STREET

WHEREAS, the Philadelphia Redevelopment Authority issued Contractor Bids seeking responses from qualified contractors willing and capable of performing the Thomas Eakins House roof replacement at 1727-1729 Mount Vernon Street (the "Property"); and

WHEREAS, United States Roofing Corporation submitted its response to the bids, outlining its extensive experience. United States Roofing Corporation was the lowest responsive bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority's Executive Director to enter into a Construction Agreement with United States Roofing Corporation for the Thomas Eakins House roof replacement project at the Property, with a maximum compensation not to exceed One Hundred Sixty-One Thousand Five Hundred and Sixty-Eight Dollars (\$161,568.00) (total base bid plus 10% contingency).

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

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

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



DEVELOPMENT

Ms. Pinson-Reviere presented "Item III – Selection of Redeveloper with Calvary Agape Development Corporation" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Pastor Larry Washington who stated this was his first time ever attending an Authority meeting. Pastor Washington stated that Calvary Agape will be renovating 6161 W.

Girard Avenue into an urgent care facility for the residents residing in West Philadelphia. Pastor Washington indicated that the urgent care facility would provide follow-up care for the local community who would no longer have to travel far to receive medical treatment. Pastor Washington thanked City Council and the Authority Board and staff for their support.

Board Action

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

RESOLUTION NO. 2017-46

RESOLUTION SELECTING CALVARY AGAPE DEVELOPMENT CORPORATION AS REDEVELOPER OF 6161 W. GIRARD AVENUE LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Calvary Agape Development Corporation is hereby selected as Redeveloper of 6161 W. Girard Avenue, located within the West Philadelphia Redevelopment Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Forty-Five Thousand (\$45,000.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



REAL ESTATE

Mr. Heller presented "Item IV – Conveyance of Properties" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2017-47

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

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for a consideration of \$1.00:

<u>Address</u>	<u>Grantee(s)</u>
2936 N. 6 th Street	Eliseo Coriano
5923-31 Market Street	Philadelphia Redevelopment Authority

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
3544 Ella Street	Vanessa Leon Crespo	\$21,000.00 (Appraisal)
2842 N. Orkney Street	Emilia Castillo	\$ 2,030.40 (LAMA)
2417 N. Orianna Street	Maria E. Reyes	\$ 6,000.00 (Appraisal)
2120 N. 3 rd Street	Ruth P. Rivera-Perez	\$ 8,010.46 (LAMA)
2013 S. 8 th Street	United Communities SE Philadelphia c/o Francis Carney	\$66,000.00 (Appraisal)

FURTHER RESOLVING that for each of the foregoing conveyances, the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount

of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
2129 E. Susquehanna Avenue	Abishek Ghimire	\$75,001.00 (Competitive Bid)

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

BE IT FURTHER RESOLVED that authorization is hereby given to the preparation execution, acknowledgment and delivery of any other documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to Authority counsel.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



ADD ON ITEM

Mr. Heller presented "Item V – Amendment to Redevelopment Agreement with 1001 Vine Street, LP" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Mr. John Chin who indicated he was here on behalf of 1001 Vine Street, LP (the "Developer"). Mr. Chin advised the Board that there was a confirmed financial closing date scheduled for July 13, 2017. Mr. Chin stated that the Developer's attorney, Mr. Arthur Momijian, was working with five (5) other attorneys to complete settlement on July 13, 2017. Mr. Chin stated that there were several phases of closing for the financing, a few of which have already taken place. Mr. Chin informed the Board that some documents that are being held in escrow have to be updated. Mr. Chin further stated that the final settlement should take place on July 13, 2017, but an extension beyond that date would be appreciated.

Mr. Dubow asked if there are any constraints for the financial investors or lenders. Mr. Chin replied no. He further stated that there was no deadline date and there was just a re-approval process and certain documents that needed to be updated.

Mr. Cuorato inquired as to why the closing date was not June 30th. Mr. Chin responded that there are several documents that need to be re-reviewed and updated. Mr. Chin also stated that the Developer received a commitment letter from Asian Bank for a loan. The Asian Bank will consider the approval of the Developer's loan at its next board meeting, which is scheduled for June 22, 2017.

Ms. Fadullon recognized Mr. Ken Trujillo, who stated that he began working with the Developer a few weeks ago. Mr. Trujillo stated that his goal is provide his knowledge to get this project to the finish line. Mr. Trujillo indicated that he is in the process of reviewing documents. Mr. Trujillo stated that he will continue to work with the Developer and the Authority after settlement has occurred.

Board Action

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

RESOLUTION NO. 2017-48

CENTER CITY REDEVELOPMENT AREA, FRANKLIN URBAN RENEWAL AREA – RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 1001 VINE STREET, LP

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

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

WHEREAS, pursuant to Resolution No. 2015-119, adopted on October 14, 2015, the Authority and Redeveloper entered into a First Amendment to Redevelopment Agreement dated November 5, 2015, which, among other things, (i) extended the time of settlement to not later than March 30, 2016, (ii) extended the construction commencement date to not later than July 1, 2016, and (iii) extended the construction completion date to not later than July 1, 2018; and

WHEREAS, pursuant to Resolution No. 2016-34, adopted on March 9, 2016, Resolution No. 2016-83, adopted on July 13, 2016, Resolution No. 2016-122, adopted on November 9, 2016 and Resolution No. 2017-08, adopted on January 11, 2017, the Board approved extensions to the settlement date, construction commencement date and construction completion date. The most recent extension extended the settlement deadline to April 28, 2017, the construction commencement deadline to July 1, 2017, and the construction completion deadline to July 1, 2019; and

WHEREAS, in order to finalize its financing, the Redeveloper has again requested an extension of time to take title to the property; and

WHEREAS, the Board is willing to provide corresponding extension of time of the commencement and completion dates; and

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Philadelphia Redevelopment Authority is authorized to enter into an Amendment to Redevelopment Agreement for 1001-1011 Vine Street and 314 N. 10th Street with 1001 Vine Street, LP, to provide that:

a. the time for conveyance of title of the property as stated in paragraph 1.6 of the Redevelopment Agreement, as previously amended, shall be extended to August 1, 2017.

b. the time for commencement of construction as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to November 1, 2017.

c. the time for completion of improvements as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to November 1, 2019.

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

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

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



OLD BUSINESS

Ms. Fadullon inquired if there was any old business for the Board. No old business was presented to the Board.



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:28 P.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET

Meeting of June 14, 2017

Conveyance of City Properties to Philadelphia Land Bank

Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the City of Philadelphia (the "City") Public Property to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 7th Councilmanic District Office.
- Pursuant to City Council Resolution No. 170486, adopted on May 18, 2017, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

PROPERTY INFORMATION:

City Conveyance: The City properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia Redevelopment Authority for the subsequent conveyance to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

EXHIBIT "A"

7th Councilmanic District Properties

2017 N. 3rd Street



BOARD FACTSHEET

Meeting of June 14, 2017

Conveyance of PRA Properties to Philadelphia Land Bank

Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the PRA to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2nd and 7th Councilmanic District Offices.

PROPERTY INFORMATION:

PRA Conveyance: The PRA properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia Land Bank without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

EXHIBIT "A"

2nd Councilmanic District Properties

1309-23 S. Newkirk Street
1314-20 S. 28th Street

7th Councilmanic District Properties

515-33 W. Cumberland Street
2321 N. Bodine Street



BOARD FACTSHEET

Meeting of June 14, 2017

Appointment of Director and Officer of Housing Opportunities Program Philadelphia, Inc.

Request: Appointment of Angela Chandler to replace Tania Nikolic as a Director and Officer of Housing Opportunities Program Philadelphia, Inc. ("HOPP")

Background: On June 2, 2017, Tania Nikolic resigned from the position of Second Vice Chair on the Board of Directors and from the officer position of Vice President for HOPP. HOPP's bylaws require the Philadelphia Redevelopment Authority's ("PRA") Board of Directors to appoint a PRA employee to fill a vacancy created by a PRA employee. The Board is requested to appoint Angela Chandler to fill Ms. Nikolic's vacancy on the Board of Directors as Second Vice Chair and in the officer position of Vice President for HOPP. Ms. Chandler will serve for the balance of Ms. Nikolic's unexpired terms.


BOARD FACTSHEET

Meeting of June 14, 2017

 Memorandum of Understanding
 City of Philadelphia

NAME OF DEVELOPER/APPLICANT: City of Philadelphia through its Managing Director's Office – Health and Human Services and its Office of Behavioral Health and Intellectual Disability Services (the "City")

Nature of Transaction: Approval of a Memorandum of Understanding between the Redevelopment Authority ("PRA") and the City, which will authorize the PRA to provide financing and grants that meet the City's Permanent Supportive Housing Reinvestment Plan.

MEMORANDUM OF UNDERSTANDING:

The City will provide the PRA with up to Five Hundred Thousand Dollars (\$500,000.00) to provide financing and grants to developers. In exchange for the loan or grant, the developers will be required to set-aside a certain number of housing units in their developments for a certain period for individuals or families who are low-income and have behavioral health disabilities ("Priority Beneficiaries"). The City will determine the number of housing units to be set-aside and the period for which the housing units must be set-aside for the Priority Beneficiaries. The City will also provide to the developer eligible individuals or families from the City's Clearinghouse. The PRA will perform a due diligence review of the developer, prepare the necessary documentation to provide the financing or grant, conduct the closing, and monitor certain obligations of the loan or grant agreement. The City will reimburse the PRA for staff time.

COMMENTS OR OTHER CONDITIONS:

Proposed Resolution attached.



BOARD FACTSHEET
 Meeting of June 14, 2017
 Approval of Construction Agreement
 United States Roofing Corporation
 Thomas Eakins House Roof Replacement

NATURE OF TRANSACTION:

The approval of a Construction Agreement between the Philadelphia Redevelopment Authority (the "PRA") and United States Roofing Corporation for the Thomas Eakins House roof replacement project (the "Project") located at 1727-1729 Mount Vernon Street.

SELECTION PROCESS:

On April 7, 2017, the PRA advertised the construction bid documents for the Project. The PRA received three (3) bids from pre-qualified contractors. United States Roofing Corporation has been accepted as the lowest responsible bidder:

United States Roofing Corporation

310 E. Main Street, Suite 300
 Norristown, PA 19401
 Total Base Bid: \$146,880
 EOP: 10-15 % MBE; 7-10% WBE

BACKGROUND/FINANCING:

The Project will be funded with City Capital funds as outlined in the executed Subgrant Agreement (the "Agreement") between the PRA, City of Philadelphia and PAID. The Agreement allows for funds to be transferred to the PRA for various capital improvement projects.

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

Prepared by: Robert LaBrum
 Reviewed by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of June 14, 2017
 Selection of Redeveloper
 6161 W. Girard Avenue

NAME OF DEVELOPER/APPLICANT: Calvary Agape Development Corporation

Nature of Transaction: Selection of developer to renovate 6161 W. Girard Avenue into an Urgent Care Facility that will include a reception area, examination rooms, patient services offices, and a records department located within the West Philadelphia Redevelopment Area.

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

- Garth G. Gittens – President
- Dennis Lee – Vice President
- Larry Washington - Secretary

Mailing Address: 6142 Haverford Avenue, Philadelphia, PA 19151

PROPERTY INFORMATION: 6161 W. Girard Avenue

Description: 1,491 sq. ft., vacant structure **Zoning:** RSA3 **Use:** Residential

Disposition Value: \$45,000.00 ("Disposition Price")

At the direction of the Council person, the sale of the property is being handled as a direct sale to the applicant; therefore, the Disposition Price was established through an independent appraisal. The City is providing Forty Thousand Dollars (\$40,000.00) of NTI Recycled Lien funds to the developer to pay a portion of the Disposition Price. The developer will pay the remaining Five Thousand Dollars (\$5,000.00) of the Disposition Price.

FINANCING:

The developer is purchasing the property listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in Summer 2017 with construction completion within twenty-four (24) months thereafter.

Item III

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with the ranges at MBE – 15% and WBE – 10%. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager
Reviewed by: Gregory Heller



BOARD FACTSHEET

Meeting of June 14, 2017

City of Philadelphia Vacant Property Review Committee

Nature of Transaction: PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by VPRC. The VPRC serves as an advisory committee and recommends to the City Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the Grantees for reuse will relieve the City of the care; maintenance and management of the properties and help arrest blight in the neighborhoods and restore the properties to productive use.
- Properties and Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

- 1) **Nominal Disposition:** The following two (2) properties will be conveyed at nominal under the Gift Property Program.

<u>Address</u>	<u>Grantee</u>
2936 N. 6 th Street	Eliseo Coriano
5923-31 Market Street	Philadelphia Redevelopment Authority

- 2) **Self-amortizing Mortgage Disposition:** The following five (5) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
3544 Ella Street	Vanessa Leon Crespo	\$21,000.00 (Appraisal)
2842 N. Orkney Street	Emilia Castillo	\$ 2,030.40 (LAMA)
2417 N. Orianna Street	Maria E. Reyes	\$ 6,000.00 (Appraisal)
2120 N. 3 rd Street	Ruth P. Rivera-Perez	\$ 8,010.46 (LAMA)
2013 S. 8 th Street	United Communities SE Philadelphia c/o Francis Carney	\$66,000.00 (Appraisal)

- 3) Fair Market Disposition:** The following one (1) property will be conveyed at fair market value as established by an appraisal obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
2129 E. Susquehanna Avenue	Abishek Ghimire	\$75,001.00 (Competitive Bid)



BOARD FACTSHEET

Meeting of June 14, 2017

1001-1011 Vine Street and 314 N. 10th Street
Amendment to Redevelopment Agreement

NAME OF DEVELOPER/APPLICANT: 1001 Vine Street, LP

Nature of Transaction: By Resolution No. 2014-103, adopted on November 12, 2014, the Board authorized the selection of 1001 Vine Street, LP ("**Vine LP**"), as redeveloper of 1001-1011 Vine Street and 314 N. 10th Street (the "**Parcel**"), located in the Franklin Urban Renewal Area.

By Resolution No. 2015-119, adopted on October 14, 2015, the Philadelphia Redevelopment Authority ("**PRA**") and Vine LP entered into a First Amendment to Redevelopment Agreement dated November 5, 2015, which, among other things, (i) extended the time of settlement to not later than March 30, 2016, (ii) extended the construction commencement date to not later than July 1, 2016, and (iii) extended the construction completion date to not later than July 1, 2018.

By Resolution No. 2016-34, adopted on March 9, 2016, Resolution No. 2016-83, adopted on July 13, 2016, Resolution No. 2016-122, adopted on November 9, 2016 and Resolution No. 2017-08, adopted on January 11, 2017, the Board approved extensions to the settlement date, construction commencement date and construction completion date. The most recent extension extended the settlement deadline to April 28, 2017, the construction commencement deadline to July 1, 2017, and the construction completion deadline to July 1, 2019.

Vine LP has requested approval to obtain an extension on the settlement, commencement and completion of this project as they continue to finalize financing for total development costs. If approved, in accordance with PRA policy, there will be an extension fee in the amount of Seven Thousand Seven Hundred Sixty-Three and 08/100 Dollars (\$7,763.08).

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

1. Extension of this project's settlement deadline to July 31, 2017;
2. Extension of this project's construction commencement deadline to September 29, 2017; and
3. Extension of this project's construction completion deadline to September 29, 2019.

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

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

PROPERTY INFORMATION: 1001-1011 Vine Street & 314 N. 10th Street

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

Disposition Price: \$ 776,308.00

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

BACKGROUND:

The PRA is the current owner of the Parcel, which consists of vacant lots. Vine LP intends to construct a 23-story, 227,000 sq. ft. mixed use building; 10,000 sq. ft. of ground floor retail space, 17,000 sq. ft. community center, 16,000 sq. ft. of office space and One Hundred Forty-Three (143) upper floor residential units located immediately north and west of the Market East Chinatown neighborhood. Total development costs are currently estimated at \$75,000,000.

COMMENTS OR OTHER CONDITIONS:

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

Proposed Resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of July 12, 2017

Logan Triangle

Approval of the preparation and submission of an application for a Multimodal Transportation Fund grant, with the Philadelphia Redevelopment Authority serving as the grant applicant, and a Cooperation and Indemnity Agreement between the Philadelphia Redevelopment Authority and Logan West Associates, L.P. with respect to such grant

Request: Approval of the preparation and submission of an application for a Multimodal Transportation Fund grant, with the Philadelphia Redevelopment Authority ("PRA") serving as the grant applicant. In aid of the application, the PRA seeks approval to enter into a Cooperation and Indemnification Agreement with Logan West Associates, L.P. (the "Developer"), which will govern the administration of the grant including, but not limited to, the PRA's limitation of liability as "applicant" and the Developer's agreement to indemnify and defend the PRA with respect to claims, demands and losses relating to the grant application and any ancillary agreement.

Background: The Developer is currently negotiating with the PRA with respect to the redevelopment of the blighted 40-acre tract, east of N. Broad Street in the Logan neighborhood of North Philadelphia, known as the Logan Triangle (the "Project"). The Developer is currently evaluating the pursuit of grant funding in an amount not to exceed One Million Eight Hundred Thousand Dollars (\$1,800,000) through the Department of Economic Development ("DCED") from the Commonwealth Financing Authority's ("CFA") Multimodal Transportation Fund ("MTF") to support, in part, costs associated with implementing the Project.

The PRA wishes to formally express its support for the design and construction of certain multimodal infrastructure improvements associated with the Project.

The Developer has expressed a desire to enter into a public-private partnership with the PRA whereby the PRA would serve as the MTF grant Applicant. The Authority supports the Project and wishes to serve in the role of Applicant, should the Developer choose to prepare and submit an application for CFA MTF grant funds.

Proposed Resolution is attached.

Prepared and Reviewed by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION FOR A MULTIMODAL TRANSPORTATION FUND GRANT, WITH THE PHILADELPHIA REDEVELOPMENT AUTHORITY SERVING AS THE GRANT APPLICANT, AND A COOPERATION AND INDEMNITY AGREEMENT BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND LOGAN WEST ASSOCIATES, L.P. WITH RESPECT TO SUCH GRANT

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") wishes to formally express its support for the design and construction of certain multimodal infrastructure improvements associated with the redevelopment of the blighted 40-acre tract, east of N. Broad Street in the Logan neighborhood of North Philadelphia, known as the Logan Pointe Streetscape, Public Transportation and Pedestrian Safety Initiative (the "Project"); and

WHEREAS, Logan West Associates, L.P. (the "Developer") is currently evaluating the pursuit of grant funding through the Department of Economic Development ("DCED") from the Commonwealth Financing Authority's ("CFA") Multimodal Transportation Fund ("MTF") to support, in part, costs associated with implementing the Project; and

WHEREAS, the Developer has expressed a desire to enter into a public-private partnership with the Authority whereby the Authority would serve as the MTF grant applicant; and

WHEREAS, the Authority supports the Project and wishes to serve in the role of applicant, should the Developer choose to prepare and submit an application for CFA MTF grant funds.

NOW THEREFORE, BE IT RESOLVED that the Authority, as the MTF applicant, does hereby authorize the preparation and submission of a CFA MTF application requesting grant funds of up to \$1.8 million to be used for the implementation of the Project.

FURTHER AUTHORIZING, that should a contract for the grant be awarded, the Authority, as applicant, shall enter into a Cooperation and Indemnification Agreement with the Developer regarding Developer's indemnity and defense obligations and the administration of the grant.

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

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



BOARD FACTSHEET
Meeting of July 12, 2017
Approval of Construction Agreements
911 Training Center Relocation Project

NATURE OF TRANSACTION:

The approval of construction agreements for General Contractor, Electrical Contractor and Plumbing/HVAC Contractor for the 911 Training Center Relocation project located 6000 Rising Sun Avenue.

SELECTION PROCESS:

The City of Philadelphia solicited proposals from qualified bidders for the relocation of the City's 911 Training Center. The following construction companies were selected as the lowest, qualified bidders:

General Contractor:

Smith Construction Co. of Philadelphia, Inc.
2708 Commerce Way, Suite 203
Philadelphia, PA 19154
Total Base Bid: \$266,507
EOP: 10-15 % MBE; 7-10% WBE

Electrical Contractor:

Schleig Electric, Inc.
80 Sophia Drive
Churchville, PA 18966
Total Base Bid: \$129,450
EOP: 10-15 % MBE; 7-10% WBE

Plumbing/HVAC:

Herman Goldner Co., Inc.
7777 Brewster Avenue
Philadelphia, PA 19953
Total Base Bid: \$298,000
EOP: 10-15 % MBE; 7-10% WBE

BACKGROUND/FINANCING:

The project will be funded with City Capital funds as outlined in the executed Subgrant Agreement between the Authority, City of Philadelphia and PAID. The Agreement allows for funds to be transferred to the Authority for various capital improvement projects.

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

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT ON BEHALF OF THE CITY WITH SMITH CONSTRUCTION COMPANY OF PHILADELPHIA, INC FOR THE 911 TRAINING CENTER RELOCATION PROJECT AT 6000 RISING SUN AVENUE

WHEREAS, the City of Philadelphia solicited Contractor proposals from qualified general contractors willing and capable of performing the 911 Training Center Relocation Project located at 6000 Rising Sun Avenue (the "Property"), which is owned by the City.

WHEREAS, Smith Construction Company of Philadelphia, Inc., submitted its response to the City, outlining its extensive experience. Smith Construction Company of Philadelphia, Inc., was the lowest bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Construction Agreement on behalf of the City with Smith Construction Company of Philadelphia, Inc., for the 911 Training Center Relocation Project at 6000 Rising Sun Avenue (the "Property"), with a maximum compensation not to exceed \$271,808.40 (Total Base Bid plus 10% Administrative and 10% Contingency).

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

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

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT ON BEHALF OF THE CITY WITH SCHLEIG ELECTRIC, INC. FOR THE 911 TRAINING CENTER RELOCATION PROJECT AT 6000 RISING SUN AVENUE

WHEREAS, the City of Philadelphia issued Contractor proposals seeking responses from qualified electrical contractors willing and capable of performing the 911 Training Center Relocation Project located at 6000 Rising Sun Avenue (the "Property"), which is owned by the City.

WHEREAS, Schleig Electric, Inc., submitted its response to the City, outlining its extensive experience. Schleig Electric, Inc., was the lowest bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Construction Agreement on behalf of the City with Schleig Electric, Inc. for the 911 Training Center Relocation Project at 6000 Rising Sun Avenue (the "Property"), with a maximum compensation not to exceed \$155,340.00 (Total Base Bid plus 10% Administrative and 10% Contingency).

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

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

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT ON BEHALF OF THE CITY WITH HERMAN GOLDNER COMPANY, INC. FOR THE 911 TRAINING CENTER RELOCATION PROJECT AT 6000 RISING SUN AVENUE

WHEREAS, the City of Philadelphia issued Contractor proposals seeking responses from qualified plumbing/HVAC contractors willing and capable of performing the 911 Training Center Relocation Project located at 6000 Rising Sun Avenue (the "Property"), which is owned by the City.

WHEREAS, Herman Goldner Company, Inc., submitted its response to the City, outlining its extensive experience. Herman Goldner Company, Inc., was the lowest bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Construction Agreement on behalf of the City with Herman Goldner Company, Inc., for the 911 Training Center Relocation Project at 6000 Rising Sun Avenue (the "Property"), with a maximum compensation not to exceed \$357,600 (Total Base Bid plus 10% Administrative and 10% Contingency).

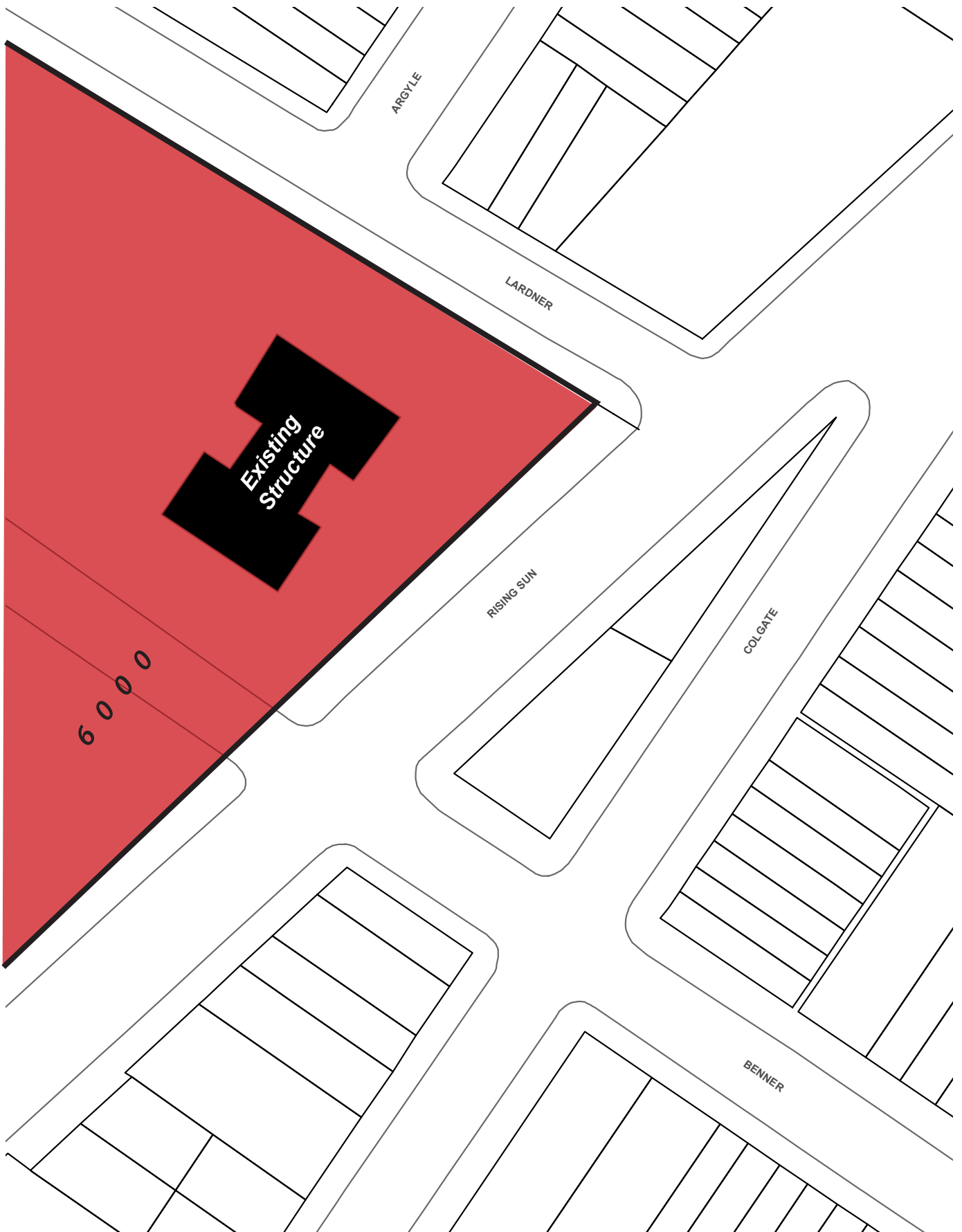
FURTHER RESOLVING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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



Address: 6000 Rising Sun Avenue (Existing Structure)





911 TRAINING CENTER RELOCATION PROJECT

6000 Rising Sun Avenue

**BOARD FACTSHEET**

Meeting of July 12, 2017
Selection of Redeveloper
Germantown YWCA

NAME OF DEVELOPER/APPLICANT: Keith B. Key Enterprises, LLC

Nature of Transaction: Selection of redeveloper proposing to rehabilitate the Germantown YWCA, built in 1914 and added to the Philadelphia Register of Historic Places in 1984, into a mixed use building containing about 2,000 square feet of ground floor commercial space and forty-seven (47) workforce housing units with amenity spaces in the Germantown Commercial Corridor of Northwest Philadelphia. Units are priced to be affordable to individuals making at or below 80% of Area Median Income (AMI).

Legal Entity/Other Partners (if applicable): N/A

Mailing Address: 4249 Easton Way, Suite 220, Columbus, Ohio 43219

PROPERTY INFORMATION: 5820-24 Germantown Avenue

Description: 48,768 square foot, vacant structure **Zoning:** CMX-2.5

Use: Mixed-Use Residential

Disposition Price: \$65,000

Price was established through an open RFP process; asset was advertised for sale through RFP in the summer of 2016 and PRA received two submissions. Both applicants' bid price was \$65,000.

FINANCING:

The developer will use private equity to purchase the property and finance improvements through conventional debt financing, federal Historic Preservation Tax Credit equity, and other sources that include a loan from the Authority and reinvested developer fee. Applicant has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project cost.

COMMENTS OR OTHER CONDITIONS:

Commencement of construction of the proposed project is estimated to start in early 2018 with construction completion within twelve (12) months of settlement.

The developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan ranges have been set at MBE – 25%, WBE – 15%.

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

Prepared by: Jessie Lawrence
Reviewed by: Gregory Heller

RESOLUTION NO.

RESOLUTION SELECTING KEITH B. KEY ENTERPRISES, LLC AS REDEVELOPER OF 5820-24 GERMANTOWN AVENUE LOCATED IN THE GERMANTOWN REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Keith B. Key Enterprises, LLC is hereby selected as Redeveloper of 5820-24 Germantown Avenue located within the Germantown Redevelopment Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Sixty Five Thousand Dollars (\$65,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

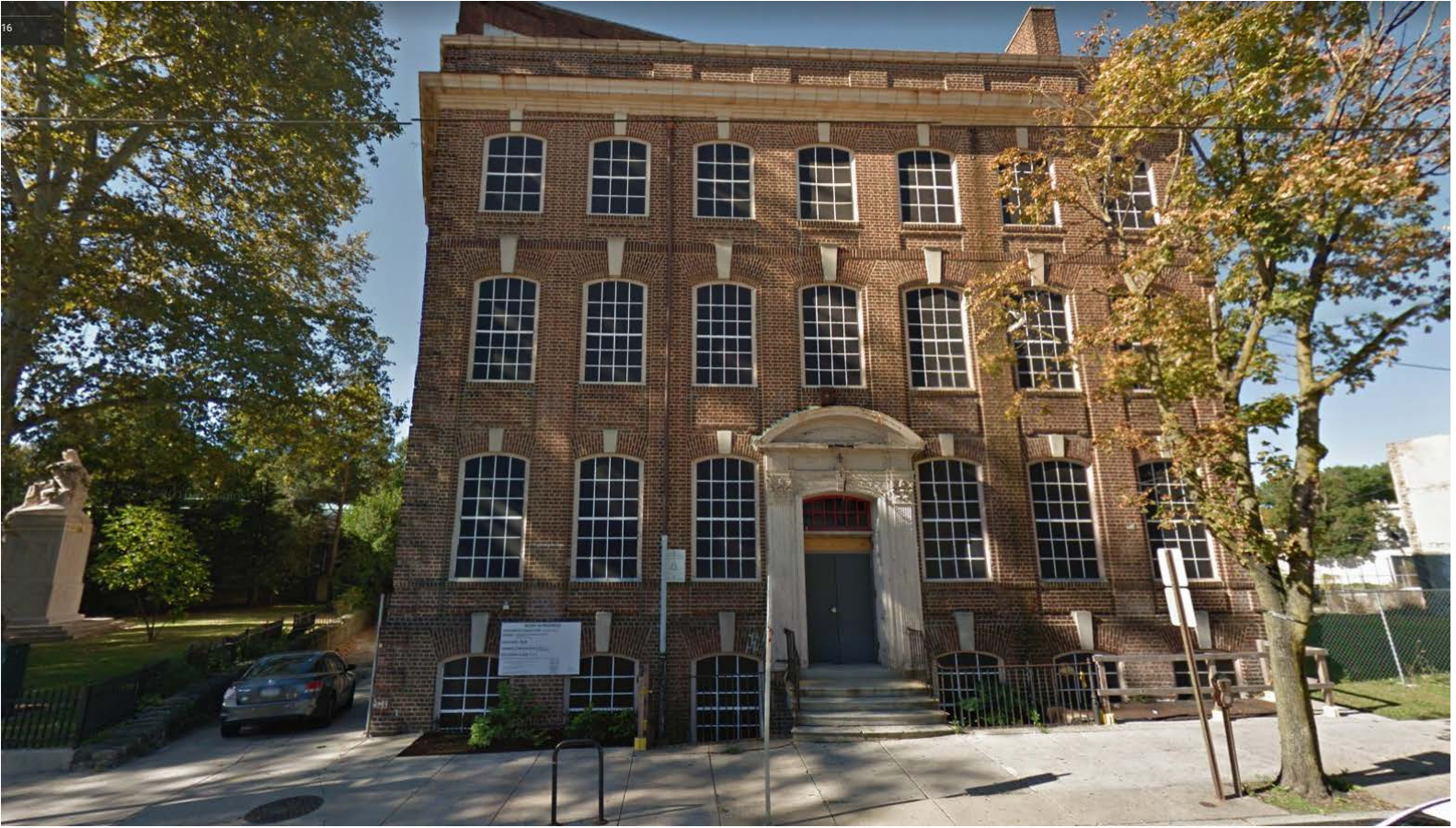
Project Financing:**Estimated Sources and Uses of Funds. Sources must equal Uses.**

Sources: Name all sources of funding. Bidder must provide evidence of committed funds.

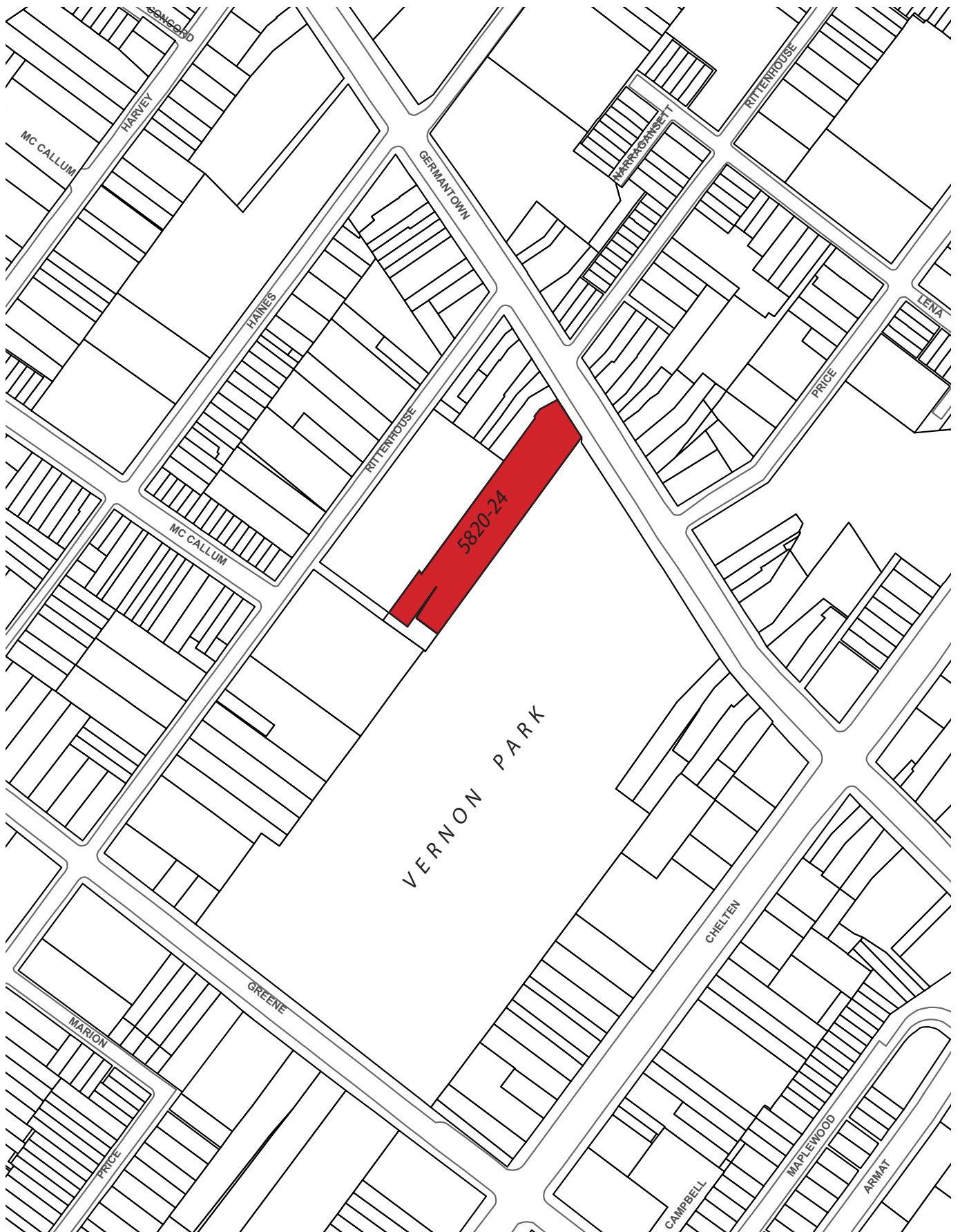
<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
HTC Equity	\$ 2,072,997.00	Historic Preservation Tax Credits	N	
Deferred Dev. Fee	\$ 1,025,699.00	KBK	Y	Y
Construction Financing	\$ 7,455,700.00	Senior Debt, PNC Bank	Y	Y
Other	\$ 2,000,000.00	PRA Note	Y	Y
Other	\$ 160,000.00	City Grant Funds	N	
Other			Y	
Other	\$ -			
Total Sources	\$ 12,714,396			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>			
Purchase Price of Property	\$ 65,000.00	PRA			
Closing Costs (Title/Recording)	\$ 75,000.00				
Construction Costs	\$ 8,751,171.00	International Consultants, Inc.			
Design/Engineering Costs	\$ 718,944.00	I/I Studio			
Legal Costs	\$ 200,000.00				
Holding Costs	\$ 40,250.00				
Financing Costs	\$ 846,785.00				
Developer Fee	\$ 1,546,672.00				
Other Soft Costs	\$ 107,000.00				
Operating Reserve	\$ 214,460.00				
HUD Working Capital	\$ 149,114.00				
Total Uses	\$ 12,714,396.00				



Address: 5820-24 Germantown Avenue (Existing Germantown YWCA Structure)



GERMANTOWN REDEVELOPMENT AREA

GERMANTOWN YWCA

5820-24 Germantown Avenue



BOARD FACTSHEET

Meeting of July 12, 2017

City of Philadelphia Vacant Property Review Committee

Nature of Transaction: PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by VPRC. The VPRC serves as an advisory committee and recommends to the City Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the Grantees for reuse will relieve the City of the care; maintenance and management of the properties and help arrest blight in the neighborhoods and restore the properties to productive use.
- Properties and Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

- 1) **Fair Market Disposition:** The following one (1) property will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
2533 N. 23 rd Street	Darlene Carter	\$3,600.00 (Appraisal)

RESOLUTION NO.**VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES**

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

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

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
2533 N. 23 rd Street	Darlene Carter	\$3,600.00 (Appraisal)

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

BE IT FURTHER RESOLVED that authorization is hereby given to the preparation execution, acknowledgment and delivery of any other documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to Authority counsel.

VPRC Fact Sheet

Property Address: 2533 N. 23rd StreetCouncil District: 5th

Property Type:

Date approved by VPRC: 08/09/2016 Structure Vacant LotSales Price: \$ 3,600.00Number of EOIs Received: 1

Type of Transaction:

Competitive Sale (must be sold to highest, qualified bidder)

 RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; OtherIs there a self-amortizing mortgage? Yes No

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

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %Applicant Name: Darlene Carter Application Date: June 14, 2016Applicant Address: 912 Princeton Avenue; Philadelphia, PA 19111Applicant Owns: 2531 N. 23rd Street

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
2533 N. 23 rd St./ 16 VPRC: 08/09/2016 City Council: 170249 Adopted On: 03/16/2017	Darlene Carter 912 Princeton Avenue Philadelphia, PA 19111	\$3,600.00 (Appraisal)	Private Lot Transfer