

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

**1234 MARKET STREET, 16<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107**

**BOARD MEETING  
WEDNESDAY, DECEMBER 12, 2018**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

- (a) Meeting of November 14, 2018

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<b>III.</b>	<b><u>DEVELOPMENT</u></b>	
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(b)	Germantown Redevelopment Area Neighborhood Gardens Trust 65 W. Penn Street <b>Selection of Redeveloper</b>	(22)
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**AGENDA**

Board Meeting of December 12, 2018

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**IV. ADD ON ITEM**

**Page**

Amendment to Resolution No. 2018-89, Adopted  
on November 14, 2018

(1)

**Transfer of 11B Bond Funds to the  
City of Philadelphia or its Designee**

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, November 14, 2018, commencing at 4:18 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: James Cuorato, Vice Chair; Rob Dubow, Treasurer; and Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary (via phone).

The following members of the Board of Directors reported not present: Anne Fadullon, Chair; and Duane Bumb, Secretary.

The following members of the Authority staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Mary Fogg, Robert LaBrum, Tracy Pinson-Revier, Brian Romano, Jane Allen, Zena Holland, Darci Bauer, Karanja Slaughter, Larry Padilla, and Elizabeth Bonaccorso.

Also in attendance: Izzy Jackson, Urban League of Philadelphia; Jacqueline Dunn, City Finance Department; and Jamila Davis, DHCD.

### ANNOUNCEMENTS

Since Ms. Fadullon is not present at today's meeting, Mr. Cuorato, Vice Chair, will act as Chair for today's meeting.



### MINUTES

Mr. Cuorato called for a motion to approve the minutes of the Board meeting of October 10, 2018.

Upon motion made and duly seconded, the minutes of October 10, 2018 were approved.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller stated that there are several items he wanted to present. First, Mr. Heller stated that there were two (2) ribbon cuttings ceremonies that took place in the past month. The first ribbon cutting was held on November 5, 2018, for the Philadelphia Housing Authority's ("PHA") North Central Phase II project in the North Central Choice Neighborhood. This phase includes 89 affordable rental units. The Authority supported this phase by investing Nine Million Dollars (\$9,000,000). This is part of the Thirty Million Dollar (\$30,000,000) grant awarded by HUD to PHA and the City to provide 297 new units. The Authority also issued a proceed order this month for the third phase which includes 42 affordable units and 8 market rate units.

Next, Mr. Heller stated that this afternoon Esperanza held a ribbon cutting for the Roberto Clemente Homes. This project included the conversion and partial demolition of a former school building to accommodate 38 affordable housing units and 5,500 square feet of commercial space. The total development cost was Eighteen Million Two Hundred Thousand Dollars (\$18,200,000) and the Authority supported the project by providing One Million Five Hundred Thousand Dollars (\$1,500,000) toward the development of the residential portion and Five Hundred Thousand Dollars (\$500,000) toward the development of the commercial portion.

Finally, Mr. Heller stated that the Authority has an open solicitation currently soliciting competitive bids for 1340 E. Palmer Street, a 1,050 SF vacant corner lot zoned RSA-5 single family attached residential. The bids are due on December 7, 2018.



## **ADMINISTRATIVE**

**Mr. LaBrum presented – "Item II (a) - Approval of Contractor Agreement with Robert Ganter Contractors, Inc." in substance consistent with the attached Fact Sheet.**

### **Board Action**

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

### **RESOLUTION NO. 2018-85**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT WITH ROBERT GANTER CONTRACTORS, INC., FOR THE ENGINE NO. 34 ROOF REPLACEMENT PROJECT AT 1301 NORTH TWENTY-EIGHTH STREET**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority") issued contractor bids seeking responses from qualified contractors willing and capable of performing the Engine No. 34 roof replacement at 1301 North Twenty-Eighth Street (the "Project").

**WHEREAS**, Robert Ganter Contractors, Inc. ("RGCI"), submitted its response to the contractor bids, outlining their extensive experience.

**WHEREAS**, RGCI 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 with RGCI for the Project, with a maximum compensation not to exceed Four Hundred Seventy-Five Thousand Two Hundred Dollars (\$475,200) (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: Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



**Mr. LaBrum presented "Item II (b) – Approval of Contractor Agreement with Robert Ganter Contractors, Inc." in substance consistent with the attached Fact Sheet.**

**Board Action**

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

**RESOLUTION NO. 2018-86**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT WITH ROBERT GANTER CONTRACTORS, INC., FOR THE FIREMAN'S HALL MUSEUM ROOF REPLACEMENT PROJECT AT 147 NORTH SECOND STREET**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority") issued contractor bids seeking responses from qualified contractors willing and capable of performing the Fireman's Hall Museum roof replacement at 147 North Second Street (the "Project").

**WHEREAS**, Robert Ganter Contractors, Inc. ("RGCI"), submitted its response to the contractor bids, outlining its extensive experience.

**WHEREAS**, RGCI 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 with RGCI for the Project, with a maximum compensation not to exceed One Hundred Forty-Five Thousand Two Hundred Dollars (\$145,200) (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: Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



**Mr. LaBrum presented "Item II (c) - Approval of Contractor Agreement with Gessler Construction Company, Inc." in substance consistent with the attached Fact Sheet.**

**Board Action**

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

**RESOLUTION NO. 2018-87**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONSTRUCTION AGREEMENT WITH GESSLER CONSTRUCTION COMPANY, INC., FOR THE PARKSIDE-EVANS SOCCER FIELD PROJECT AT 5300 PARKSIDE AVENUE**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority") issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Parkside-Evans Soccer Field project at 5300 Parkside Avenue (the "Project").

**WHEREAS**, Gessler Construction Company, Inc. ("GCCCI"), submitted its response to the RFP, outlining their extensive experience.

**WHEREAS**, GCCCI's proposal was selected by the Project review committee.

**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 with GCCCI for the Project, with a maximum compensation not to exceed Five Hundred Fifty-Five Thousand Dollars Three Hundred Ninety Dollars (\$555,390) (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: Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



**Mr. Harmon presented "Item II (d) – Conveyance of PRA Properties to Philadelphia Land Bank" in substance constituent with the attached Fact Sheet.**

*Additional Comments and Discussion*

Mr. Harmon informed the Board that there was an inaccuracy on the Fact Sheet with regards as to whom the properties will ultimately be transferred. Mr. Harmon stated that, after the Authority's conveyance to the Land Bank, the properties may ultimately be conveyed to Neighborhood Gardens Trust under a long-term lease with the Philadelphia Land Bank and/or the City of Philadelphia.

**Board Action**

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

**RESOLUTION NO. 2018-88**

**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**

**5<sup>th</sup> Councilmanic District Properties**

3201 W. Susquehanna Avenue  
3203 W. Susquehanna Avenue  
3212-3224 Ridge Avenue  
3226-3234 Ridge Avenue

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



**Mr. Harmon presented "Item II (d) – Transfer of 11B Bond Funds to the City of Philadelphia or its Designee" in substance consistent with the attached Fact Sheet.**

**Additional Comments and Discussion**

Mr. Cuorato pointed out that he serves on the Philadelphia Housing and Development Corporation Board of Directors. Mr. Cuorato stated because of this conflict that he would recuse himself from voting.

**Board Action**

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

**RESOLUTION NO. 2018-89**

**RESOLUTION AUTHORIZING THE APPROVAL OF A GRANT IN AN AMOUNT NOT TO EXCEED \$500,000 TO THE CITY OF PHILADELPHIA OR ITS DESIGNEE TO ASSIST WITH COSTS ASSOCIATED WITH THE BASIC SYSTEMS REPAIR PROGRAM**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant 11B bond funds in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) to the City of Philadelphia or its designee to be used in connection with the City's Basic Systems Repair Program ("BSRP"), and to enter into a grant agreement evidencing same.

**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.

Voting for the foregoing resolution: Ms. Duque-Buckley and Mr. Dubow.

One (1) abstention: Mr. Cuorato.



**DEVELOPMENT**

**Ms. Pinson-Reviere presented "Item III (a) – Selection of Redeveloper, Project HOME" in substance consistent with the attached Fact Sheet.**

*Additional Comments and Discussion*

Mr. Harmon informed the Board that the resolution needs to be revised to include deed restriction language restricting the use of the property to garden space.

Mr. Dubow requested that the Board amend the resolution to include garden space deed restriction language.

**Board Action**

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

**RESOLUTION NO. 2018-90 (AMENDED)**

**RESOLUTION SELECTING PROJECT HOME AS REDEVELOPER OF 2337-45 W. BERKS STREET LOCATED IN THE MODEL CITIES REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Project HOME is hereby selected as Redeveloper of 2337-45 W. Berks Street, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Five Dollars (\$5.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and

develop the properties in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the properties 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 deed for the properties shall include a permanent deed restriction limiting the use of the properties to garden space and open area;

**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 Action**

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



**Ms. Pinson-Reviere presented "Item III (b) – Selection of Redeveloper and Self-Amortizing Loans with Claudio Sandolo" in substance consistent with the attached Fact Sheet.**

### Additional Comments and Discussion

Mr. Heller clarified that the soft mortgage being placed on the property would be in a first lien position, not a second lien position as stated in the Fact Sheet.

### **Board Action**

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

### **RESOLUTION NO. 2018-91**

### **RESOLUTION SELECTING CLAUDIO SANDOLO AS REDEVELOPER OF 1218 S. 2<sup>ND</sup> STREET LOCATED IN THE PENNSPORT REDEVELOPMENT AREA, PENNSPORT URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Claudio Sandolo is hereby selected as Redeveloper of 1218 S. 2<sup>nd</sup> Street, located within the Pennsport Redevelopment Area, Pennsport Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One Hundred and Ten Thousand Dollars (\$110,000.00); 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.

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority will provide a non-amortizing loan in the amount of \$110,000.00 for a term of thirty (30) years at 0% interest that will be secured by a mortgage on the property as long as the buyer remains in compliance with the Authority's Land Disposition Policy.

**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: Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



**Ms. Pinson-Reviere presented "Item III (c) – Selection of Redeveloper, Liberty 52, LP" in substance consistent with the attached Fact Sheet.**

*Additional Comments and Discussion*

Mr. Heller asked when construction is scheduled to commence. Ms. Pinson-Reviere replied that the redeveloper is looking to start construction within the next three (3) months. The financing portion of this project should be coming before the Board for consideration at its December meeting.

**Board Action**

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

**RESOLUTION NO. 2018-92**

**RESOLUTION SELECTING LIBERTY52, LP AS REDEVELOPERS OF 616-36 N. 52<sup>ND</sup> STREET AND CERTAIN PROPERTIES LOCATED ON THE 5200 BLOCK OF POPLAR STREET, IN THE WEST PHILADELPHIA REDEVELOPMENT AREA AND WEST MILL CREEK URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Liberty52, LP is hereby selected as Redeveloper of 616-36 N. 52<sup>nd</sup> Street and certain other properties located on the 5200 block of Poplar Street as identified on the Fact Sheet and Site Map attached hereto, located within the West Philadelphia Redevelopment Area and West Mill Creek Urban Renewal Area, and

approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Two Dollars (\$2.00); 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.

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



**Ms. Pinson-Reviere presented "Item III (d) – Second Amendatory Agreement with Westview Development Partners, LLC" in substance consistent with the attached Fact Sheet.**

*Additional Comments and Discussion*

Mr. Cuorato asked for an explanation with regards to what formula is used to determine the administrative fee. Mr. Heller responded that the fee is calculated as one percent (1%) of the acquisition cost or Five Hundred Dollars (\$500.00), whichever is greater.

**Board Action**

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

**RESOLUTION NO. 2018-93**

**RESOLUTION AUTHORIZING THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WESTVIEW DEVELOPMENT PARTNERS, LLC, RE: 3300-08 MANTUA AVENUE; 3310 MANTUA AVENUE, 3312 MANTUA AVENUE, 3314 MANTUA AVENUE, 3316 MANTUA AVENUE; 701 N. 34TH STREET; 703 N. 34TH STREET; 705 N. 34TH STREET, 707 N. 34TH STREET AND 709-11 N. 34TH STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA**

**WHEREAS**, Pursuant to Resolution No. 2016-28, adopted on March 9, 2016, as modified by Resolution No. 2016-68, adopted on June 8, 2016, and as further modified by Resolution No. 2017-89, adopted on December 13, 2017, the Board authorized, among other things, the selection of Westview Development Partners, LLC ("Westview") as developer for

3300-08 Mantua Avenue; 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue; 701 N. 34th Street; 703 N. 34th Street; 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street (collectively, the "Properties");

**WHEREAS**, Westview and the Authority executed a Redevelopment Agreement dated October 6, 2016 ("Redevelopment Agreement") for the development of the Properties;

**WHEREAS**, Westview took title to the Properties on March 20, 2017;

**WHEREAS**, Westview executed a First Amendment Redevelopment Agreement dated February 16, 2018 ("First Amendment"), approving certain limited partners and/or investor members;

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a Second Amendment to Redevelopment Agreement for the Properties to provide the following:

1. Approval of revised plans;
2. Extend the construction start date to January 1, 2019;
3. Extend the construction completion date to July 1, 2020; and
4. Require the payment of an administrative fee in the amount of One Thousand Eighty Dollars (\$1,080), which is 1% of the purchase price set forth in the Redevelopment Agreement.

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

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



**Ms. Pinson-Reviere presented "Item III (e) – First Amendatory Agreement with Calvary Agape Development Corporation" in substance consistent with the attached Fact Sheet.**

Additional Comments and Discussion

Mr. Dubow asked if the financing has been committed by Center for Institutional Finance. Ms. Pinson-Reviere responded yes it was an oversight and should have been marked with a "Y".

Mr. Cuorato asked if an administrative fee should be applied since this is a first amendatory agreement. Mr. Heller replied yes, an administrative fee of \$500 should be applied.

Mr. Cuorato called for a motion to amend the resolution to include an administrative fee of \$500.

**Board Action**

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

**RESOLUTION NO. 2018-94 (AMENDED)**

**RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH CALVARY AGAPE DEVELOPMENT CORPORATION, RE: 6161 W. GIRARD AVENUE, LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, PROPERTY NOT LOCATED WITHIN AN URBAN RENEWAL AREA**

**WHEREAS**, Pursuant to Resolution No. 2017-46, adopted on June 14, 2017, the Board authorized the selection of Calvary Agape Development Corporation ("Calvary") as developer of the property located at 6161 W. Girard Avenue (the "Property");

**WHEREAS**, Calvary and the Authority executed a Redevelopment Agreement dated April 20, 2018 ("Redevelopment Agreement") providing for the development of the Property;

**WHEREAS**, Calvary took title to the Property on October 19, 2018;

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

1. Approve a change in use from an urgent care facility to a child care center;
2. Approve revised schematic plans providing for the Property's proposed new use as a child care center;
3. Extend the construction start date to January 1, 2019;
4. Extend the construction completion date to July 1, 2020; and

5. Require the payment of an administrative fee in the amount of Five Hundred Dollars (\$500.00).

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

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



**Mr. Romano presented "Item III (f) – Conveyance of Auburn Street Property to the City of Philadelphia Parks and Recreation Department" in substance consistent with the attached Fact Sheet.**

#### **Board Action**

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

#### **RESOLUTION NO. 2018-95**

#### **RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY TO THE CITY OF PHILADELPHIA PARKS AND RECREATION DEPARTMENT**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is given for the conveyance of the entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel"), to the City of Philadelphia ("City") Parks and Recreation Department ("Parks & Recreation") for the nominal price of One Dollar (\$1.00); further authorizing the execution, delivery, and recording of any documentation necessary or desirable in order to complete the sale and settlement for the properties in form and substance acceptable to Authority's 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: Mr. Cuorato, Ms. Duque-Buckley and Mr. Dubow.



**Mr. Romano presented "Item III (g) – Removal of Deed Restriction on 2650 Reed Street" in substance consistent with the attached Fact Sheet.**

Additional Comments and Discussion

Mr. Heller advised the members of the Board that the Five Thousand Dollar (\$5,000) administrative fee was adopted by the Board back in December, 2013. Mr. Heller stated that staff could discuss whether it is appropriate to increase the administrative fee related to this type of release. Mr. Dubow asked that staff provide recommendations to the Board of Directors at its next scheduled meeting in December.

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

**RESOLUTION NO. 2018-96**

**RESOLUTION AUTHORIZING THE REMOVAL OF A DEED RESTRICTION THAT LIMITS USE OF 2650 REED STREET LOCATED IN THE GRAYS FERRY REDEVELOPMENT AREA, GRAYS FERRY URBAN RENEWAL AREA**

**WHEREAS**, the Philadelphia Redevelopment Authority conveyed 2650 Reed Street (the "Property") to Veronica D. Ricks ("Ms. Ricks") by deed dated July 22, 1996, which deed included a restriction that the Property be used only as a side yard for twenty-five (25) years;

**WHEREAS**, Ms. Ricks received a Certificate of Completion for the Property on October 4, 2017;

**WHEREAS**, Ms. Ricks sold the Premises to V2 Properties Entity 6, LLC ("V2") on October 17, 2017;

**WHEREAS**, V2 has requested that the Authority remove the deed restriction that restricts land use to a side yard.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority that:

1. The Executive director is authorized to execute a release from the deed restriction with respect to 2650 Reed Street (the "Property") that restricts land use to a side yard; and

2. V2 Properties Entity 6, LLC shall pay the Authority an administrative fee of \$5,000 per Resolution No. 19,524, adopted December 11, 2013.

**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 Action**

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



### **HOUSING FINANCE / NSP**

**Ms. Holland presented "Item IV - Non-Recourse Construction/Permanent loan Agreement with Project Home" in substance constituent with the attached Fact Sheet.**

### **Board Action**

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

#### **RESOLUTION NO. 2018-97**

#### **RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH 1920 EAST ORLEANS LIMITED PARTNERSHIP IN AN AMOUNT UP TO \$2,000,000**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with 1920 East Orleans Limited Partnership, under the following terms and conditions:

1. The Authority is providing a construction/permanent loan in the amount up to \$2,000,000 (the "Authority Loan"). The proceeds of the Authority Loan will be used to assist in the adaptive reuse and rehabilitation of forty-two (42) low-income rental units located at 1920 East Orleans Street. Upon completion, the units will target homeless adult men, women and persons with special needs with income at or below 60% of Area Median Income.

2. The term of the Authority Loan will be for thirty-five (35) years at 0% interest from the date of the Authority Loan closing. During the Authority Loan term, no principal or interest will be required to be paid. The entire Authority Loan balance will be due and payable upon the 35<sup>th</sup> anniversary of the Authority Loan closing.
3. The Authority Loan will be secured by a second lien position behind the construction loan financing provided by Capital One, National Association. Upon construction completion and repayment of the construction loan, the Authority Loan will be secured by a first lien position.
4. Closing on the Authority Loan will be contingent upon the following:
  - i. Environmental clearance from the Philadelphia City Planning Commission.
  - ii. All necessary Authority approvals from various departments

**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.

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



## **REAL ESTATE**

**Mr. Padilla presented "Item V – Conveyance of Properties" in substance consistent with the attached Fact Sheet.**

### **Additional Comments and Discussion**

Mr. Padilla informed the Board that there is an error on the Fact Sheet and Resolution for the VPRC item. The property located at 40 S. Salford Street is actually being conveyed to Rhodesia N. Reese as correctly stated in the fact sheet provided to the Authority from VPRC.

Mr. Heller stated for the record that the Gift Property Program noted in the Fact Sheet has not existed for several years. The City's Land Disposition Policies do not allow for dispositions under discontinued programs. However, this disposition does seem to be in accordance with the Side and Rear Yard Program as described in the current policy.

**Board Action**

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

**RESOLUTION NO. 2018-98 (AMENDED)**

**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>
2820 N. Newkirk Street	Jessica Britt
40 S. Salford Street	Rhodesia N. Reese

**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:

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



## **ADD ON ITEMS**

**Mr. Harmon presented "Add on Item VI – Cooperation Agreement between the Philadelphia Redevelopment Authority and the City of Philadelphia, Acting Through its Department of Public Property" in substance consistent with the attached Fact Sheet.**

### *Additional Comments and Discussion*

Mr. Dubow is abstaining from voting because of a potential conflict of interest.

### **Board Action**

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

### **RESOLUTION NO. 2018-99**

#### **RESOLUTION AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AUTHORITY AND THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PUBLIC PROPERTY**

**WHEREAS**, the City of Philadelphia, acting through its Department of Public Property ("City"), has requested the Redevelopment Authority to act as the City's agent with respect to the marketing, bidding, transfer and development, as applicable, of certain properties owned by the City and as selected by the City (herein, the "City Properties");

**WHEREAS**, the Redevelopment Authority is willing to provide its professional assistance to the City in marketing, bidding, transfer and development, as applicable, of the City Properties;

**WHEREAS**, the City and the Redevelopment Authority have negotiated a Cooperation Agreement 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 Redevelopment Authority is authorized to execute a Cooperation Agreement with the City of Philadelphia, acting through its Department of Public Property ("City"), whereby the Redevelopment Authority will act as agent for the City with respect to the marketing, bidding, transfer and development, as applicable, of the City Properties.

**FURTHER RESOLVING**, that the Executive Director is authorized to execute all further instruments, documents and agreements necessary to effectuate the purposes of this Resolution, which 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 Authority.

**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.

Voting for the foregoing resolution: Mr. Cuorato and Ms. Duque-Buckley.

One (1) abstention: Mr. Dubow.



**NEW BUSINESS**

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



**OLD BUSINESS**

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



**ADJOURNMENT**

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:51 P.M.

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SECRETARY TO THE BOARD



BOARD FACTSHEET  
 Meeting of November 14, 2018  
 Approval of Contractor Agreement  
 Robert Ganter Contractors, Inc.  
 Engine No. 34 Roof Replacement

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**NATURE OF TRANSACTION:**

The approval of a Construction Agreement between the Philadelphia Redevelopment Authority (the "Authority") and Robert Ganter Contractors, Inc. ("RGCI") for the Engine No. 34 Roof Replacement project, located 1301 N. 28<sup>th</sup> Street (the "Project").

**SELECTION PROCESS:**

On September 5, 2018, The Authority advertised the construction bid documents for the Project. The Authority received three (3) bids from pre-qualified contractors. RGCI has been accepted as the lowest responsible bidder:

**Robert Ganter Contractors, Inc.**

595 Pumping Station Road  
 Quakertown, PA 18951  
 Total Base Bid: \$432,000  
 EOP: 18% MBE; 7% 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 the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority 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 November 14, 2018  
 Approval of Contractor Agreement  
 Robert Ganter Contractors, Inc.  
 Fireman's Hall Museum Roof Replacement

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**NATURE OF TRANSACTION:**

The approval of a Construction Agreement between the Philadelphia Redevelopment Authority (the "Authority") and Robert Ganter Contractors, Inc. ("RGCI"), for the Fireman's Museum Hall roof replacement project, located at 147 N. 2<sup>nd</sup> Street (the "Project").

**SELECTION PROCESS:**

On September 5, 2018, the Authority advertised the construction bid documents for the Project. The Authority received three (3) bids from pre-qualified contractors. RGCI has been accepted as the lowest responsible bidder:

**Robert Ganter Contractors, Inc.**

595 Pumping Station Road  
 Quakertown, PA 18951  
 Total Base Bid: \$132,000  
 EOP: 18% MBE; 7% WBE

**BACKGROUND/FINANCING:**

The Project will be funded with City Capital funds as outlined in the executed Subgrant Agreement between the Authority, the City of Philadelphia and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority 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 November 14, 2018  
 Approval of Contractor Agreement  
 Gessler Construction Company, Inc.  
 Parkside-Evans Soccer Field

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**NATURE OF TRANSACTION:**

The approval of a Construction Agreement between the Philadelphia Redevelopment Authority (the "Authority") and Gessler Construction Company, Inc. ("GCCCI"), for the Parkside-Evans Soccer Field project, located at 5300 Parkside Avenue (the "Project"). This Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

**SELECTION PROCESS:**

On September 12, 2018, the Authority advertised a Request for Proposals ("RFP") for the Project. The Authority received three (3) proposals from qualified contractors. GCCCI's proposal was selected by the Project review committee.

**Gessler Construction Company, Inc.**

565 East Saint Andrews Drive  
 Media, PA 1063  
 Certified "WBE"  
 Total Base Bid: \$504,900  
 EOP: 30-35% MBE; 15-20% WBE

**BACKGROUND/FINANCING:**

The Project will be funded with City Capital funds as outlined in the executed Subgrant Agreement between the Authority, the City of Philadelphia and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority 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 November 14, 2018

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 "Land Bank").

- The conveyance of these properties will be for the disposition, reuse, and management by the Land Bank.
- The properties will then be transferred from the Land Bank to the City's Department of Public Property, who also owns 3200-10 Ridge Avenue. The properties will then be conveyed to Neighborhood Gardens Trust under a long-term lease with the City.
- Neighborhood Gardens Trust, Pennsylvania Horticultural Society and the East Park Revitalization Alliance maintain a large community garden on the site already under the name Strawberry Mansion Green Resource Center. One of the main barriers that the garden has with regards to securing grant funding and building infrastructure is that the parcels are not consolidated into one single ownership.
- The PRA properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 5<sup>th</sup> Councilmanic District Office.

### 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 the Land Bank Act, 68 Pa. C.S.A. §2109 (d)(3).

Prepared by: Brian Romano, Project Manager  
 Reviewed by: Larry H. Padilla, Senior Director

**EXHIBIT "A"**

**5<sup>th</sup> Councilmanic District Properties**

3201 W. Susquehanna Avenue

3203 W. Susquehanna Avenue

3212-3224 Ridge Avenue

3226-3234 Ridge Avenue



**BOARD FACTSHEET**

Meeting of November 14, 2018

Approval of Grant to City of Philadelphia or its Designee

Basic Systems Repair Program

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**NAME OF GRANTEE:** City of Philadelphia or its Designee ("Grantee")

**Nature of Transaction:** Authorization for the Philadelphia Redevelopment Authority ("Authority") to grant funds to Grantee in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) (the "Grant"), to be used in connection with the City's Basic Systems Repair Program ("BSRP"). Under the BSRP, funds are used to provide repairs to correct electrical, plumbing, heating, structural and roofing emergencies in eligible owner-occupied homes in Philadelphia.

**COMMENTS OR OTHER CONDITIONS:**

The Authority may enter into a grant agreement or other similar agreement with the City to provide the Grant. The Grant funds are comprised of 11B bond funds that are held by the Authority.

Proposed Resolution is attached.

Prepared by: Ryan Harmon  
Reviewed by: Gregory Heller

**BOARD FACTSHEET**

Meeting of November 14, 2018  
 Selection of Redeveloper  
 2337-45 W. Berks Street

**NAME OF DEVELOPER/APPLICANT:** Project HOME

**Nature of Transaction:** Selection of developer to develop an urban garden, located within the Model Cities Urban Renewal Area.

**Mailing Address:** 1845 N. 23<sup>rd</sup> Street, Philadelphia, PA 19121

**PROPERTY INFORMATION:** 2337-45 W. Berks Street

**Description:** 4,655 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential

**Disposition Value:** \$5.00

**COMMENTS OR OTHER CONDITIONS:**

Project HOME currently has a license agreement with the Authority and has fully developed the site into a fully functional urban garden. Project HOME will assume formal ownership of the lots and will oversee the garden as a community-managed open space and garden for area residents to grow and distribute food to the underserved residents of the city.

Project HOME 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 is not required for this project as it exclusively involves the development of greenspace.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Larry H Padilla, Senior Director, Real Estate & Development Finance

**BOARD FACTSHEET**

Meeting of November 14, 2018  
 Selection of Redeveloper  
 1218 S. 2<sup>nd</sup> Street

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**NAME OF DEVELOPER/APPLICANT:** Claudio Sandolo

**Nature of Transaction:** Selection of developer to construct green and open space that will be used for passive recreation located within the Pennsport Urban Renewal Area.

**Mailing Address:** 1220 S. 2nd Street, Philadelphia, PA 19147

**PROPERTY INFORMATION:** 1218 S. 2<sup>nd</sup> Street

**Description:** 1,098 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential

**Disposition Value:** \$110,000 w/30-year soft mortgage

The Developer is the owner-occupant of an adjacent property which qualifies him for a direct sale as a side-yard with a market value of One Hundred Ten Thousand Dollars (\$110,000) as established by an independent appraisal. The property will carry a thirty (30) year soft mortgage equal to the full fair market disposition value which must be satisfied at the time of sale during the compliance period.

**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. An outline of sources and uses has been attached.

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in the winter of 2018, with completion within twelve (12) months thereafter.

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 is not required for this project as it exclusively involves the development of greenspace. The Developer is new to the Authority and, therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Larry H Padilla, Senior Director, Real Estate & Development Finance

**BOARD FACTSHEET**

Meeting of November 14, 2018

Selection of Redeveloper

616-36 N. 52nd Street and Certain Properties Located on the 5200 Block of Poplar Street

**NAME OF DEVELOPER/APPLICANT:** Liberty52, LP

**Nature of Transaction:** Selection of developer to construct a three (3) story, 24,000 square foot building consisting of twenty-four (24) one-bedroom, one-bathroom units including multiple common areas, a 917 square foot community room and a large rear patio within the West Mill Creek Urban Renewal Area.

**Legal Entity/Other Partners (if applicable):** Liberty52, LP

Liberty Housing Development Corporation

- Thomas Earle, Esquire- President
- Bruce Connus – Vice President
- Luis Olivo – Secretary
- Nathor Jenkins - Treasurer

Liberty52, GP – (.01% ownership interest)

- Biannca Waliddin – President
- Kathy Shahilij – Vice President
- Brandon Ezekiel – Secretary/Treasurer

Limited Partner – (99.99% ownership interest)

- Raymond James Tax Credit Funds, Inc.

**Mailing Address:** 112 N. 8<sup>th</sup> Street, Suite 600  
Philadelphia, PA 19107

**PROPERTY INFORMATION:**

**Description:** 616-36 N. 52<sup>nd</sup> Street (11,291 sq. ft.) and certain properties located on the 5200 block of Poplar Street (17,581 sq. ft.) as identified on the attached site map

**Zoning:** CMX-2**Use:** Mixed Use**Disposition Value:** \$2.00

Due to the nature of this development project, these properties qualify for a direct sale and discount pricing under the City's Land Disposition Policy. Properties were acquired by the Authority via URT condemnation in June 1965.

**FINANCING:**

The Developer is purchasing the properties listed above; documentation of available funds in an amount no less than the total project cost is attached (sources and uses).

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in the winter of 2019, with construction completion within twenty-four (24) months thereafter.

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 Economic Opportunity Plan ranges have been submitted to the City as MBE – 18% and WBE – 7%.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II  
Reviewed by: Larry H Padilla, Senior Director, Real Estate & Development Finance





## BOARD FACTSHEET

Meeting of November 14, 2018

Second Amendatory Agreement

3300-08 Mantua Avenue; 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue; 701 N. 34th Street; 703 N. 34th Street; 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street

**NAME OF DEVELOPER/APPLICANT:** Westview Development Partners, LLC

**Nature of Transaction:** By Resolution No. 2016-28, adopted on March 9, 2016, as modified by Resolution No. 2016-68, adopted on June 8, 2016, and as further modified by Resolution No. 2017-89, adopted on December 13, 2017, the Philadelphia Redevelopment Authority (the "Authority"), among other things, selected Westview Development Partners, LLC ("Westview") as developer of the properties located at 3300-08 Mantua Avenue, 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue; 701 N. 34th Street; 703 N. 34th Street; 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street (collectively, the "Properties") to construct eight (8) townhome style residential units inclusive of parking and greenspace.

Westview has now submitted permitted building plans that differed from those previously approved by the Authority, including material changes to the building exterior. The plans have been reviewed and approved for compliance.

Due to the referenced material changes in plans, Westview will also require an extension of the construction start date from March 1, 2018 to January 1, 2019 and construction completion date from January 1, 2020 to July 1, 2020.

Today the board is requested to authorize a resolution permitting the Authority and Westview to enter into a Second Amendment to Redevelopment Agreement providing for the following:

1. Approval of revised approved plans;
2. Extend the construction start date to January 1, 2019;
3. Extend the construction completion date to July 1, 2020; and
4. Require the payment of an administrative fee in the amount of One Thousand Eighty Dollars (\$1,080) which is 1% of purchase price set forth in the Redevelopment Agreement.

**Legal Entity & Principle Partners (if applicable):** Westview Development Partners, LLC

- Rick Young – Managing Member
- Gary Jonas – Member
- Andrew Blum – Member
- Gary Risler – Member
- William J. McLaughlin – Member
- Kristopher Wood – Member

- Westview Development Partners, GP, LLC – 0.01%
- HOW Westview Development Partners, LLC – 18.91%
- HOW Mantua, LLC – 30.08%
- Rick Young – 51.00%

**PROPERTY INFORMATION:** 3300-08 Mantua Avenue; 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue; 701 N. 34th Street; 703 N. 34th Street; 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street

**Description:** 13,761 sq. ft., vacant lot **Zoning:** RM-1 and CMX-2 **Use:** Residential

**Disposition Value:** \$108,000.00

At the direction of the Council person, the sale of the Properties is being handled as a direct sale to Westview; therefore, the disposition price was established through an independent appraisal as permitted under the City's 2014 Land Disposition Policy.

**FINANCING:**

Westview 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:**

Westview 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 approved by the City at MBE – 15% and WBE – 7%. Westview is new to the Authority and, therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II  
Reviewed by: Larry H Padilla, Senior Director, Real Estate & Development Finance

**BOARD FACTSHEET**

Meeting of November 14, 2018  
 First Amendatory Agreement  
 6161 W. Girard Avenue

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**NAME OF DEVELOPER/APPLICANT:** Calvary Agape Development Corporation

**Nature of Transaction:** Pursuant to Resolution No. 2017-46, adopted on June 14, 2017, the Board approved the selection of Calvary Agape Development Corporation ("Calvary") as developer for 6161 W. Girard Avenue (the "Property"), located within the West Philadelphia Redevelopment Area. The Property was originally being developed as an urgent care facility. Ultimately, the project sponsor requested a change in use from an urgent care facility to a child care facility.

Calvary has submitted a revised proposal for this Property, changing its use to a child care center comprised of five (5) classrooms (three (3) on second floor; one (1) on first floor and one (1) in basement), a large play area, an administrative office and kitchen.

Today the Board is requested to authorize a resolution permitting the Authority and Calvary to enter into a First Amendment to Redevelopment Agreement providing for the following:

1. Approve a change in use from an urgent care facility to a child care center;
2. Approve revised schematic plans providing for the Property's proposed new use as a child care center;
3. Extend the construction start date to January 1, 2019; and
4. Extend the construction completion date to July 1, 2020.

**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

Due to the nature of this project and the fact that the project sponsor is a nonprofit entity, the Property qualifies for a direct sale under the City's Land Disposition Policy; therefore, the disposition price was established through an independent appraisal.

**FINANCING:**

Calvary is purchasing the Property; 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 winter of 2019, with construction completion within eighteen (18) months thereafter.

Calvary 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 approved by the City at MBE – 15% and WBE – 10%. Calvary is new to the Authority and, therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II  
Reviewed by: Larry H Padilla, Senior Director, Real Estate & Development Finance



## BOARD FACTSHEET

Meeting of November 14, 2018

Conveyance of Properties to the City of Philadelphia Parks and Recreation Department

**NAME OF DEVELOPER/APPLICANT:** City of Philadelphia

**Nature of Transaction:** Resolution authorizing the conveyance to the City of Philadelphia ("City") Parks and Recreation Department ("Parks & Recreation") of the following parcel for nominal consideration.

### PROPERTY INFORMATION:

The entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel").

**Description:** Parks and Recreation will be taking ownership of this parcel to develop and extend the playground and park space that is currently existing on the Playground Parcel. These improvements support Parks and Recreation's commitment to improve how its assets (recreation centers, fields, parks and playgrounds) meet the needs of every community in Philadelphia by undertaking a broad range of restoration activities throughout the City's park system.

**Disposition Price:** One Dollar (\$1.00)

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

Prepared by: Ryan Harmon and Brian Romano, Project Manager  
 Reviewed by: Larry Padilla

**BOARD FACTSHEET**

Meeting of November 14, 2018

Removal of Deed Restriction

2650 Reed Street

**NAME OF DEVELOPER/APPLICANT:** V2 Properties Entity 6, LLC

**Nature of Transaction:** The Board is being asked to authorize a resolution that removes the deed restriction from a Side Yard Agreement for 2650 Reed Street (the "Property"). The deed restriction imposes a requirement that the Property be used only as a side yard for twenty-five (25) years. Removal of this restriction will allow the owner to build on the Property for residential and related uses. Per Resolution No. 19,524, adopted December 11, 2013, a payment of \$5,000 can be made to release the restriction to allow for development.

**BACKGROUND INFORMATION:**

Veronica Ricks purchased the Property from the Authority on July 22, 1996. She received a Certificate of Completion on October 4, 2017. Ms. Ricks then sold the Property to V2 Properties Entity 6, LLC on October 17, 2017. V2 Properties Entity 6, LLC is seeking the removal of the deed restriction to allow for development on the Property.

**PROPERTY INFORMATION:**

2650 Reed Street (952 sq. ft.)

**ADMINISTRATIVE FEE:** \$5,000

V2 Properties Entity 6, LLC will use its own funds to pay the administrative fee and will be financing the improvements on the Property.

Proposed Resolution is attached with site map and photograph.

Prepared by: Brian Romano, Project Manager

Reviewed by: Larry Padilla, Senior Director, Real Estate & Development Finance



**BOARD FACTSHEET**

Meeting of November 14, 2018

Non-Recourse Construction/Permanent Loan Agreement

Located at 1920 East Orleans Street

**NAME OF SPONSOR/DEVELOPER:** Project HOME

**Nature of Transaction:** Authorization for the Authority to enter into a non-recourse construction/permanent loan agreement with 1920 East Orleans Limited Partnership in the amount of Two Million Dollars (\$2,000,000) (the "Authority Loan"). The proceeds of the Authority Loan will be used to assist in the adaptive reuse and rehabilitation of forty-two (42) low-income housing tax credit rental units for adult homeless men, women and persons with special needs (the "Project").

**Legal Entity:** 1920 East Orleans Limited Partnership

**PROPERTY INFORMATION:** Maguire Residence

Address: 1920 E. Orleans Street

Total Development Cost: \$14,975,000

Total Construction Cost: \$10,700,000

PRA Financing: \$2,000,000

**FINANCING:**

The Authority Loan will be structured with a term of thirty-five (35) years at 0% interest from the date of the Authority Loan closing. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance of the Authority Loan will be due and payable upon the 35<sup>th</sup> anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position behind the construction loan financing provided by Capital One, National Association. Upon payment of the construction loan, the Authority Loan will be in a first lien position.

**COMMENTS OR OTHER CONDITIONS:**

The City has approved the Economic Opportunity Plan for this Project. The development team has no outstanding tax issues. The Authority Housing Construction Department has approved the plans, specification, and construction costs for the Project.

**LOAN CLOSING WILL BE CONTINGENT UPON:**

Environmental Clearance from the Philadelphia City Planning Commission.

Proposed Resolution is attached

Prepared by: Zena Holland, Senior Housing Development Officer

Reviewed by: Darci Bauer, Director Housing Finance



## BOARD FACTSHEET

Meeting of November 14, 2018

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.

**Address**

2820 N. Newkirk Street  
40 S. Salford Street

**Grantee**

Jessica Britt  
Sobeida Vasquez





## BOARD FACTSHEET

Meeting of November 14, 2018

Cooperation Agreement

City of Philadelphia, acting through its Department of Public Property

**NAME OF DEVELOPER/APPLICANT:** THE CITY OF PHILADELPHIA, acting through its DEPARTMENT OF PUBLIC PROPERTY (the "**City**")

**Nature of Transaction:** Approval of a Cooperation Agreement (herein, the "**Cooperation Agreement**") between the Philadelphia Redevelopment Authority (the "**Authority**") and the City which will authorize the Redevelopment Authority to act as agent for the City with respect to the marketing, bidding, transfer and development, as applicable, of certain properties owned by the City and as selected by the City (herein, the "**City Properties**").

### COOPERATION AGREEMENT SERVICES:

The Authority will perform the following services (collectively, the "**Services**") as agent for the City under the Cooperation Agreement:

- All due diligence necessary to bid, list and/or market the City Properties for sale or lease including, but not limited to, all required environmental due diligence and analysis and testing, geotechnical analysis and testing, financial feasibility studies, appraisal, survey and/or title work, which may include entering into contracts with vendors or consultants on the City's behalf;

- Issue a request for qualifications ("RFQ") and/or request for proposals ("RFP") to secure a buyer/developer to develop the City Properties in a manner acceptable to the Authority and in accordance with the Urban Redevelopment Law and in accordance with City's applicable requirements and regulations regarding the disposition of land;

- Manage the competitive bidding process related to said RFQ or RFP, which may include posting the offering on the Authority's website, marketing the offering, hosting a prebid meeting, fielding and answering questions relating to the RFQ and/or RFP, posting a list of interested parties on the Authority's website, amending the RFQ and/or RFP if necessary, and closing out the solicitation by receiving and processing qualified bids;

- Manage and complete a review process to select the buyer/developer for the City Properties through the formation of a review committee which may include, if requested by the City, at least one City representative;
- Undertake all interactions and negotiations with any potential buyer/lessee/developer and enter into a sale agreement, lease agreement, redevelopment agreement and/or other agreement relative to the sale, lease and/or development of the City Properties;
- Work with such buyer/lessee/developer through the due diligence, disposition and settlement/closing process;
- Attend settlement on the disposition of the City Properties on behalf of the City; and
- Perform such other services which may become necessary or are requested upon the mutual agreement of the City and the Authority.

**COMMENTS OR OTHER CONDITIONS:**

The City will be responsible for payment of all costs and claims related to the Services. The City shall pay an administrative fee to the Authority for its services in an amount equal to six percent (6.00%) of the sale or transfer price of any City Property sold or transferred by the Authority pursuant to the Cooperation Agreement.

The Cooperation Agreement has a term of one (1) year which may be extended for three (3) additional one (1) year periods.

Proposed Resolution attached.

Prepared By: Ryan Harmon  
Reviewed By: Gregory Heller