

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JULY 08, 2020**

**Executive Session – 3:30 P.M.
Open Session – 4:00 P.M.**

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of June 10, 2020

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AGENDA

Board Meeting of July 08, 2020

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Selection of Redeveloper

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Selection of Redeveloper

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II. ADMINISTRATIVE

East Poplar Playground Renovation (1)
Kevin Moore d/b/a Kevin Moore Construction
and Brewerytown Construction LLC
820 N. 8th Street
Approval of Construction Contract

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Harmon made the announcement that today's Board meeting is being held electronically via an authorized communication device pursuant to Title 35 of the Pennsylvania Consolidated Statutes, Section 5741 (35 Pa.C.S §5741), is open to public attendees and open for public comment. The Board meeting is being recorded and questions and comments can be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments will be read out loud and answered if needed. Mr. Harmon indicated there were no public comments received prior to the meeting. Mr. Harmon further stated that he provided his email address to the public for any issues with submitting questions and/or comments.

*****PLEASE NOTE THAT THERE WAS A QUESTION AND ANSWER PORTAL FOR PUBLIC ATTENDEES OF THIS BOARD MEETING. THE PUBLIC ATTENDANCE LIST AND THE SUBMITTED QUESTIONS AND ANSWERS, IF ANY, ARE ATTACHED HERETO FOLLOWING THE MINUTES.**

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, June 10, 2020, commencing at 4:07 P.M., pursuant to proper notices being made.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; James Cuorato, Vice Chair; Rob Dubow, Treasurer (arrived subsequent to roll call); Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Duane Bumb, Secretary.

The following members of staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Robert LaBrum, Roneece Dent, Carolyn Terry, Steven Cusano and Elizabeth Bonaccorso.

Also in attendance: Peilin Chen, City Finance; Jeffrey Tubbs, JDT International; George Mathes, Thunderbird Salvage; Jay Sessoms; Steve Kane; Richard Weeks; and John McCarty.

ANNOUNCEMENTS

None.



MINUTES

Mr. Harmon informed the members of the Board that the May 13, 2020 meeting minutes need to be amended. Mr. Harmon stated that the Board approved Resolution No. 2020-28 approving the Shallow Rent Pilot Program Recipients and Payments; however, the distribution of grant funding was held by PHDC. Mr. Harmon stated the Shallow Rent Pilot Program was approved and adopted by PHDC Board of Directors on May 19, 2020. Mr. Harmon stated that Resolution No. 2020-28 could be rescinded by the Authority's Board of Directors as there will be no action taken by the Authority on that Resolution.

Mr. Fadullon stated for the record that the Minutes of May 13, 2020 will be amended to reflect that Resolution No. 2020-28 is being rescinded.

Ms. Fadullon called for a motion to approve the amended minutes of the Board meeting of May 13, 2020.

Upon motion made and duly seconded, the amended minutes of May 13, 2020 were approved.



At this time, Mr. Dubow joined the meeting already in progress.

EXECUTIVE DIRECTOR'S REPORT

None.



ADMINISTRATIVE

Mr. LaBrum presented "Item II (a) – Approval of Construction Contract with Bittenbender Construction, L.P." in substance consistent with the attached Fact Sheet hereto.

Board Action

Mr. Rushdy called for a motion on the resolution.

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



Mr. Harmon presented "Item II (b) – Approval of Grant Agreement with the Philadelphia Housing Authority for the Shared Housing Pilot Program" 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. 2020-33

RESOLUTION AUTHORIZING THE APPROVAL OF A GRANT IN AN AMOUNT NOT TO EXCEED \$1,400,000 TO THE PHILADELPHIA HOUSING AUTHORITY TO ASSIST WITH COSTS ASSOCIATED WITH THE COLLABORATION KNOWN AS THE "SHARED SPACE, A NEW SHARED HOUSING PILOT"

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Grant Agreement with the Philadelphia Housing Authority ("PHA") wherein the Authority will grant funds in an amount not to exceed One Million Four Hundred Thousand Dollars (\$1,400,000) to PHA to be used by PHA for the purposes outlined in the Memorandum of Understanding dated February 27, 2020 ("MOU"), regarding the collaboration known as the "Shared Space, A New Shared Housing Pilot" (the "SHP Program"), to rehabilitate at least twenty-five (25) units with up to one hundred (100) bedrooms for the SHP Program.

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. Fadullon, Mr. Cuorato, Ms. Duque-Buckley, Mr. Bumb and Mr. Dubow.



DEVELOPMENT

Mr. Rodriguez presented "Item III (a) – Amendment to Resolution NO. 2020-31, Adopted on May 13, 2020" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Rodriguez informed the Board members that today's action being requested is to amend Resolution No. 2020-31, was adopted by the Board on May 13, 2020.

Mr. Rodriguez stated that the Board approved six (6) units to be sold; however, the plans submitted showed seven (7) units. On the first floor one (1) unit will be commercial use and three (3) units each on the second and third floors of the building will be residential units. However, the first floor was not taken into account at the May 13, 2020 meeting.

Mr. Harmon stated that he received a question prior to the Board meeting from Mr. McCarty regarding the site plans relating to fire escape egress on a neighboring property. Mr. Rodriguez stated that, at this time, no building permits have been issued by Licenses & Inspection and they would need to approve the plans.

Ms. Fadullon stated that Mr. Mathes submitted questions with regards to parking. Mr. Rodriguez replied this does not include parking.

Mr. Rodriguez stated that the redeveloper has eighteen (18) months to complete construction

Ms. Fadullon further stated that at today's meeting, the Board is only considering the disposal of the property located at 2451-53 Frankford Avenue that zoning approval is needed if any variances are requested. Items such as limiting dust, lead, and hours that construction is permitted, etc., are questions that are addressed during the permitting process.

Ms. Fadullon acknowledged the numerous comments and statements received from the public (a copy of which is attached to these Minutes) and stated that the developer needs to discuss this proposed project with the community and neighbors.

Ms. Fadullon asked if any Board members had any comments. Mr. Cuorato asked if the Councilperson provided support for this project. Mr. Rodriguez responded that Councilperson is aware and gave approval for this project.

Mr. Heller asked if the redeveloper was in attendance at today's meeting. Mr. Rodriguez replied no.

Ms. Fadullon further stressed that the redeveloper needs to make arrangements to share plans with the community.

Ms. Fadullon made the recommendation that this item be tabled at this time to allow for the developer to meet with the community and may be presented to the Board at a future meeting.



Ms. Dent presented "Item III (b) – Selection of Redeveloper, Engine House 29 LLC" in substance with attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Rodriguez informed the Board members that the redeveloper is tax compliant.

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. 2020-34

RESOLUTION SELECTING ENGINE HOUSE 29 LLC AS REDEVELOPER OF 1221-25 N. 4TH STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Engine House 29 LLC is hereby selected as Redeveloper of 1221-25 N. 4th 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 One Million Six Hundred Thousand Dollars (\$1,600,000.00); 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.

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



Mr. Rodriguez presented "Item III (c) – "Amendment to Redevelopment Agreement and Authorization to Issue Certificate of Completion to 1620 Cecil B Moore LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Rodriguez informed the Board members that an amendment fee of One Hundred Ten Thousand Dollars (\$110,000) will be charged to the redeveloper and the issuance of any Amendment to Redevelopment Agreement or Certificate of Completion would be contingent on receipt of that amendment fee.

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. 2020-35

NORTH PHILADELPHIA REDEVELOPMENT AREA, CECIL B. MOORE URBAN RENEWAL AREA – RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 1620 CECIL B MOORE LLC AND, THEREAFTER, THE ISSUANCE OF A CERTIFICATE OF COMPLETION

WHEREAS, pursuant to Resolution No. 2016-67, adopted on June 8, 2016, the Board authorized the Redevelopment Agreement between the Philadelphia Redevelopment Authority ("PRA"), and 1620 Cecil B Moore LLC ("Redeveloper"), for the transfer and development of the parcels located at 1620-24 Cecil B. Moore Avenue and 1626 Cecil B. Moore Avenue (collectively, the "Property"), located in the Cecil B. Moore Urban Renewal Area; and

WHEREAS, the initial construction plans for the Property provided for the construction of a four (4) story – nine (9) unit multi-family dwelling with a commercial unit on the first floor; and

WHEREAS, pursuant to Resolution No. 2016-89, adopted on August 10, 2016, the PRA Board authorized a modification to the plans to increase the multi-family dwellings from nine (9) to eleven (11) units with commercial on the first floor;

WHEREAS, thereafter the Redevelopment Agreement was fully-executed by the Redeveloper and PRA on November 22, 2016, and recorded with the City of Philadelphia's Department of Record on December 15, 2016, as Document No. 53149127; and

WHEREAS, Redeveloper has completed construction of the Property, but Redeveloper revised the plans previously approved by the Authority without the Authority's consent; and

WHEREAS, additionally, upon review of the request by PRA Staff, it was ascertained that best faith efforts to achieve Economic Opportunity Plan ("EOP") goals were not made by Redeveloper; and

WHEREAS, the Philadelphia Redevelopment Authority has carefully considered Redeveloper's request of an amendment to the Redevelopment Agreement 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 the Redevelopment Agreement for 1620-24 Cecil B. Moore Avenue and 1626 Cecil B. Moore Avenue to approve the revised plans submitted to the Authority, contingent on receipt of a fee in the amount of One Hundred Ten Thousand Dollars (\$110,000) for (i) the EOP noncompliance, and (ii) the approval of the revised plans that have been submitted, and thereafter to issue a Certificate of Completion under the Redevelopment Agreement, as amended.

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. Cuorato, Ms. Duque-Buckley, Mr. Bumb 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 and pointed out that Mr. Weeks sent in a question about receiving a reverter release for his property located at 2617 Gerrit Street. Ms. Fadullon asked Mr. Rodriguez to respond to Mr. Weeks. Mr. Rodriguez informed Mr. Weeks to email Carolyn Terry and provided her email address, Carolyn.Terry@phdc.phila.gov. Mr. Rodriguez explained that Mr. Weeks will have to provide a recent title report along with sending a copy of the agreement of sale. Mr. Rodriguez stated that the process can take anywhere from thirty (30) to forty-five (45) business days to complete this

request. Mr. Rodriguez advised Mr. Weeks not to schedule closing prior to receiving the okay from staff.

Next, Mr. Harmon stated that today's minutes will contain any email question(s) that were sent to Mr. Harmon's email, as well as, all the questions that were submitted during today's meeting.



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:37 P.M.

SECRETARY TO THE BOARD

**[PUBLIC ATTENDANCE LIST AND TRANSCRIPT OF QUESTIONS AND
RESPONSES THERETO, IF ANY, ARE ATTACHED ON FOLLOWING PAGE]**

**[PUBLIC ATTENDANCE LIST AND TRANSCRIPT OF QUESTIONS AND
RESPONSES THERETO, IF ANY, ARE ATTACHED ON FOLLOWING PAGE]**

First Name	Last Name	Email
c62gp96 (John)	McCarty	John.McCarty@ibx.com
Allison	Weiss	awfromhh4@gmail.com
Allison	Weiss	awfromhh4@gmail.com
Steve	Cusano	steve.cusano@phdc.phila.gov
Carolyn	Terry	Carolyn.Terry@phdc.phila.gov
Dan	Seery	danseery51@gmail.com
Jay	Sessoms	jammars.sessoms@gmail.com
Robert	LaBrum	robert.labrum@phdc.phila.gov
Steve	Kane	stevekane42@gmail.com
Peilin	Chen	peilin.chen@phila.gov
Richard	Weeks	propconnectz@gmail.com
Jeffrey	Tubbs	jdtinternational@gmail.com
Teresa		lovwmyliz01@gmail.com
George	Mathes	Thunderbirdsalvage@gmail.com

#	Question	Asker Name	Asker Email	Answer(s)
1	please do not build anything on frankford and letterly	Steve	stevekane42@gmail.com	
2	the whole block wants to keep it as a park	Steve	stevekane42@gmail.com	
3	I have a business Thunderbird salvage across from the lot on frankford and letterly I want to see the lot remain as an open space park for the community we all use it, we love the trees, and nature	Steve	stevekane42@gmail.com	
4	we all showed up to the office on 12th and market we were the only ones who showed up	Steve	stevekane42@gmail.com	
5	I am not hearing anything. Has the meeting started?	c62gp96	John.McCarty@ibx.com	The meeting has not started yet
6	Me either ! I'm not sure if meeting has statred	Richard Weeks	propconnectz@gmail.com	Hi! The meeting has not started yet
7	In regards to the project for Section III, item A, New Kensington-Fishtown Urban Renewal Area (6) BMK Properties, LLC 2451-53 Frankford Avenue Amendment to Resolution No. 2020-31:	c62gp96	John.McCarty@ibx.com	
8	How do I receive my reverter release for my vacant lot at 2617 Gerritt St Philadelphia, PA 19146? Thanks	Richard Weeks	propconnectz@gmail.com	
9	My concern is my fire escape egress. I live directly next to this lot my understanding if that by law and fire code the proposed build would need to give my house minimum 32 inch egress to either Frankford Avenue or Letterly Street, i emailed this was past the Tuesday deadline	c62gp96	John.McCarty@ibx.com	
10	do not build an 8 million dollar property on frankford and letterly	Steve	stevekane42@gmail.com	

11	I'm a business owner George mathes at 2441 Frankford Ave I have a few questions	George Mathes	Thunderbirdsalvage@gmail.com	
12	How much parking? This is at Letterly and Frankford?	Dan	danseery51@gmail.com	
13	the 2100 block of letterly does NOT want this structure to be built	Steve	stevekane42@gmail.com	
14	How many commercial units?	Dan	danseery51@gmail.com	
15	Some questions from people on our block regarding same project above, I d my best to not miss anything 1)When would contruction start and what would duration of contruction? 2) What measures will be used to limit dust as they is lead concern in this neighborhood? 3) What start and end times during the day is construction permitted? 4) How many parking spaces will be required for the project?	c62gp96	John.McCarty@ibx.com	
16	I have multiple neighbors from Letterly st and we all have been taking care of that lot for years. We value our trees and nature that is left.	George Mathes	Thunderbirdsalvage@gmail.com	
17	Parking is very difficult as it is	George Mathes	Thunderbirdsalvage@gmail.com	
18	no!!! building on frankford and letterly!!!	Steve	stevekane42@gmail.com	
19	George Mathes is correct. I do not want to see this lot developed. There is very little open space left.	George Mathes	Thunderbirdsalvage@gmail.com	
20	How many bedrooms with the 7 units? That is too many people and no parking	Dan	danseery51@gmail.com	
21	if there is no parking involved on frankford and letterly then we will not be able to park anywhere	Steve	stevekane42@gmail.com	
22	We as neighbors of this block will protest this project	George Mathes	Thunderbirdsalvage@gmail.com	

23	there are so many better options for this space	Steve	stevekane42@gmail.com	
24	We have been cleaning and taking care of this land for years while the owners left it a mess	George Mathes	Thunderbirdsalvage@gmail.com	
25	There is nice greenery and trees in the area, what environmental mitigation's are being taken?	Dan	danseery51@gmail.com	
26	can we build a park at frankford and letterly?? is that possible serious question	Steve	stevekane42@gmail.com	
27	We will fight this	George Mathes	Thunderbirdsalvage@gmail.com	
28	We will make it difficult for Angel Rodriguez	George Mathes	Thunderbirdsalvage@gmail.com	
29	where would this public meeting be about frankford and letterly ??	Steve	stevekane42@gmail.com	
30	It is one of the few places with trees or open area in our neighborhood. It's taking away valuable park space in an over developed neighborhood	Dan	danseery51@gmail.com	
31	We don't want this happening not enough room for cars	George Mathes	Thunderbirdsalvage@gmail.com	
32	I think you said no formal build plans to be seen at this time. Can you confirm? Will they be available at some point?	c62gp96	John.McCarty@ibx.com	
33	Make it a park for our children	George Mathes	Thunderbirdsalvage@gmail.com	
34	where and when is this developer community meeting you speak of about frankford and letterly	Steve	stevekane42@gmail.com	
35	It's not worth the problems we will cause for the developers	George Mathes	Thunderbirdsalvage@gmail.com	
36	We been taking care of this lot for years	George Mathes	Thunderbirdsalvage@gmail.com	
37	The houses on the street are historic and look the same. It's going to be a hideous	Dan	danseery51@gmail.com	

	monstrosity that sticks out and take away the character of the neighborhood			
38	how do we reach the developer ???	Steve	stevekane42@gmail.com	
39	Please reach out and talk with the community first	George Mathes	Thunderbirdsalvage@gmail.com	
40	Nothing has been made available to the neighborhood other than this meeting	Dan	danseery51@gmail.com	
41	We live on the block counsellperson does not	George Mathes	Thunderbirdsalvage@gmail.com	
42	who's the council person for frankford and letterly area this is a despicable idea	Steve	stevekane42@gmail.com	
43	Counsel men is getting paid. We don't want it we have to live there	George Mathes	Thunderbirdsalvage@gmail.com	
44	If they build it will be hell to pay	George Mathes	Thunderbirdsalvage@gmail.com	
45	Thank you for listening to us	George Mathes	Thunderbirdsalvage@gmail.com	
46	ok thank you	Richard Weeks	propconnectz@gmail.com	



BOARD FACTSHEET
 Meeting of June 10, 2020
 Approval of Construction Contract
 Bittenbender Construction, L.P.
 Miles Mack Playground Renovation

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Bittenbender Construction, L.P. ("Bittenbender"), for the Miles Mack Playground renovation project (the "Project"), located at 736 N. 36th Street. The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the removal of existing paving, play equipment, safety surfacing and landscaping, and the construction of a new play area with play and fitness equipment, safety-surface, site furnishings, spray ground and landscaping.

SELECTION PROCESS:

On February 7, 2020, the Authority issued a Request for Proposals ("RFP") for the Project. The Authority received two (2) proposals from qualified contractors. Bittenbender's proposal was selected by the Project review team as the lowest qualified bidder.

Bittenbender Construction, L.P.

5 N. Columbus Blvd., Pier 5
 Philadelphia, PA 19106
 Total Base Bid: \$2,061,714.95
 EOP: 37.9% MBE; 23.8% WBE

BACKGROUND/FINANCING:

The Project will be funded with City Capital funds as outlined in the executed Subgrant Agreement between the Authority and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority for City "Rebuild" 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 10, 2020

Approval of Grant Agreement with the Philadelphia Housing Authority

NAME OF SPONSOR/DEVELOPER: Philadelphia Housing Authority ("PHA")

NATURE OF TRANSACTION: Authorization for the Authority to enter into a Grant Agreement with PHA wherein the Authority shall provide a grant to PHA in an amount not to exceed One Million Four Hundred Thousand Dollars (\$1,400,000) (the "Grant").

The proceeds of the Grant shall be used by PHA for the purposes outlined in the Memorandum of Understanding dated February 27, 2020 ("MOU"), regarding the collaboration known as the "Shared Space, A New Shared Housing Pilot" (the "SHP Program"), to rehabilitate at least twenty-five (25) units with up to one hundred (100) bedrooms for the SHP Program.

COMMENTS OR OTHER CONDITIONS:

The source of the Grant funds includes funding from Office of Homeless Housing, the Department of Behavioral Health and Intellectual Disabilities and Housing Trust Funds from the Department of Housing and Community Development.

Proposed Resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of June 10, 2020

Amendment to Resolution No. 2020-31, Adopted on May 13, 2020

BMK Properties, LLC

2451-53 Frankford Avenue

NAME OF DEVELOPER/APPLICANT: BMK Properties, LLC

Nature of Transaction: By Resolution No. 2020-31, adopted on May 13, 2020, the Board authorized the selection of BMK Properties, LLC ("Redeveloper") as redeveloper of the property located at 2451-53 Frankford Avenue (the "Property"). The Property was proposed to be developed as a commercial ground floor with six (6) units to be sold as workforce housing units at 120% AMI.

The plans that were attached showed seven (7) units with one unit being on the first floor next to the commercial layout and three units each on the second and third floors of the building. At the May 13, 2020 Board meeting, the first floor unit wasn't taken into account. Redeveloper has confirmed that the first floor unit was a requirement of the 2018 international building code for ADA accessibility.

Today, the board is being asked to approve an amendment to Resolution 2020-31, adopted on May 13, 2020, to evidence that there will actually be seven (7) workforce housing units along with commercial ground floor.

This project will also have a declaration of restrictive covenants attached to ensure that the seven (7) units are used for workforce housing.

Legal Entity/Other Partners (if applicable): Lawrence McKnight, Member
Mohamed Rushdy, Member

Mailing Address: 3020 Richmond Street, Philadelphia, PA 19134

PROPERTY INFORMATION: 2451-53 Frankford Avenue

Description: 3,728 SF, vacant lot **Zoning:** CMX-2 **Use:** Mixed-use

Disposition Price: Two Hundred Thousand Dollars (\$200,000.00)

The Property was posted as a competitive bid. This proposal was one of three (3) qualified bids submitted for this property. This proposal scored the highest of the three proposals and was recommended by the scoring committee to move forward.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total Project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper 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 – 15%, WBE –20%.

Proposed Resolution is attached.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of June 10, 2020

Selection of Redeveloper

1221-25 N. 4th Street

Engine House 29 LLC

NAME OF DEVELOPER/APPLICANT: Engine House 29 LLC

Nature of Transaction: Selection of Engine House 29 LLC ("Redeveloper") as redeveloper proposing to develop the historic conversion of the three (3) story, 14,000 square foot Firehouse located at 1221 – 25 N. 4th Street (the "Property") into a five (5) story mixed use development (the "Project") containing twenty-nine (29) units for homeownership to be sold at fair market value, with three (3) units to be sold as workforce housing units at 80% Area Median Income ("AMI"). The residential units will be comprised of twenty-two (22) one bedroom units and seven (7) two-bedroom units. The Project will also include one (1) floor of commercial/community space and a shared rooftop deck.

Legal Entity/Other Partners (if applicable): Jeffery Tubbs

Mailing Address: 227 W. Thompson Street, Philadelphia, PA 19122

PROPERTY INFORMATION: 1221 – 25 N. 4th Street

Description: 14,400 sq. ft., brick and brownstone structure

Zoning: will be changed to CMX-2.5

Use: mixed use and open Space

Disposition Value: One Million Six Hundred Thousand Dollars (\$1,600,000.00)

The Property was posted as a competitive bid. Redeveloper's proposal was one of four (4) qualified bids submitted for the Property. Redeveloper's proposal scored the highest of the four (4) proposals and was recommended by the scoring committee to move forward.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total Project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper 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, Economic Opportunity Plan ranges have been set at MBE -17%, WBE-23%.

Proposed Resolution and supporting project information are attached.

Prepared by: Roneece S. Dent, Senior Development Specialist
Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of June 10, 2020

Amendment to Redevelopment Agreement and
Authorization to Issue Certificate of Completion

1620-24 Cecil B. Moore Avenue and 1626 Cecil B. Moore
Avenue
1620 Cecil B Moore LLC

NAME OF DEVELOPER/APPLICANT: 1620 Cecil B Moore LLC

Legal Entity/Other Partners (if applicable): 1620 Cecil B Moore LLC

- Shawn Bullard – Managing Member – 100%

Mailing Address: 1611 W. Montgomery Avenue, Philadelphia, PA
19121

NATURE OF TRANSACTION: Pursuant to Resolution No. 2016-67, adopted on June 8, 2016, the Board authorized the Redevelopment Agreement between the Philadelphia Redevelopment Authority ("PRA"), and 1620 Cecil B Moore LLC ("Redeveloper"), for the transfer and development of the parcels located at 1620-24 Cecil B. Moore Avenue and 1626 Cecil B. Moore Avenue (collectively, the "Property"), located in the Cecil B. Moore Urban Renewal Area. The initial construction plans for the Property provided for the construction of a four (4) story – nine (9) unit multi-family dwelling with a commercial unit on the first floor.

Pursuant to Resolution No. 2016-89, adopted on August 10, 2016, the PRA Board authorized a modification to the plans to increase the multi-family dwellings from nine (9) to eleven (11) units with commercial on the first floor. Thereafter the Redevelopment Agreement was fully-executed by the Redeveloper and PRA on November 22, 2016, and recorded with the City of Philadelphia's Record's Department on December 15, 2016, as Document No. 53149127.

Redeveloper has completed construction on the Property, submitted the Certificate of Occupancy and has requested a Certificate of Completion for the project. Upon review of the request by PRA Staff, it was ascertained that best faith efforts to achieve Economic Opportunity Plan ("EOP") goals were not made and the approved plans were revised without the PRA's knowledge or consent to include an increase in the number of units to eighteen (18) units, sixteen (16) of which are multi-family residential dwelling units and two (2) of which are commercial units.

Today, the Board is requested to consider a resolution that would authorize the imposition of a fee for (i) the EOP noncompliance, and (ii) the approval of the revised plans that have been submitted to the PRA. Because the project was completed without PRA staff monitoring, PRA staff have approved the revised plans, and determined that the improvements are consistent with those permitted under the Cecil B. Moore Urban Renewal Area plan.

If approved, there will be an fee in the amount of One Hundred Ten Thousand Dollars (\$110,000.00).

PROPERTY INFORMATION: 1620-24 Cecil B. Moore Avenue and 1626
Cecil B. Moore Avenue

Description: 6,566 sq. ft., vacant lot **Zoning:** CMX-25 **Use:** Commercial
Mixed Use

COMMENTS OR OTHER CONDITIONS:

As stated above, the Board is being asked to authorize a resolution that would authorize the imposition of a fee for (i) the EOP noncompliance, and (ii) the approval of the revised plans that have been submitted to the PRA. If authorized, following the execution of the Amendment, an administrative Certificate of Completion will be issued certifying that the project was completed in accordance with the revised plans and in accordance with the Redevelopment Agreement.

Proposed Resolution is attached.

Prepared by: Ryan Harmon
Reviewed by: Angel Rodriguez



BOARD FACTSHEET
 Meeting of July 8, 2020
 Approval of Construction Contract
 Kevin Moore d/b/a Kevin Moore Construction and Brewerytown
 Construction LLC
 East Poplar Playground Renovation

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction LLC (collectively, the "Contractor") for the East Poplar Playground Renovation project (the "Project"), located at 820 N. 8th Street. This project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the removal of existing paving, play equipment, safety surfacing, fencing and landscaping, and the construction of a new play area and seating area, including play equipment, safety-surface, paving, plumbing, furnishings, landscaping and fencing.

SELECTION PROCESS:

On April 17, 2020, the Authority advertised a Request for Proposals ("RFP") for the project. The Authority received six (6) proposals from qualified contractors. Contractor's proposal was selected by the Project review team as the lowest qualified bidder.

Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction, LLC

5925 Nassau Road
 Philadelphia, PA 19151
 Total Base Bid: \$1,341,500
 EOP: 62.7% MBE; 17.0% WBE

BACKGROUND/FINANCING:

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

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

Prepared by: Robert LaBrum
 Reviewed by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY, TO ENTER INTO A CONSTRUCTION CONTRACT WITH KEVIN MOORE D/B/A KEVIN MOORE CONSTRUCTION AND BREWERYTOWN CONSTRUCTION LLC FOR THE EAST POPLAR PLAYGROUND RENOVATION PROJECT LOCATED AT 820 N. EIGHTH STREET

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the East Poplar Playground Renovation project at 820 N. 8th Street (the "Project").

WHEREAS, Kevin Moore d/b/a Kevin Moore Construction and Brewerytown Construction LLC (collectively, the "Contractor") submitted their response to the RFP, outlining their extensive experience.

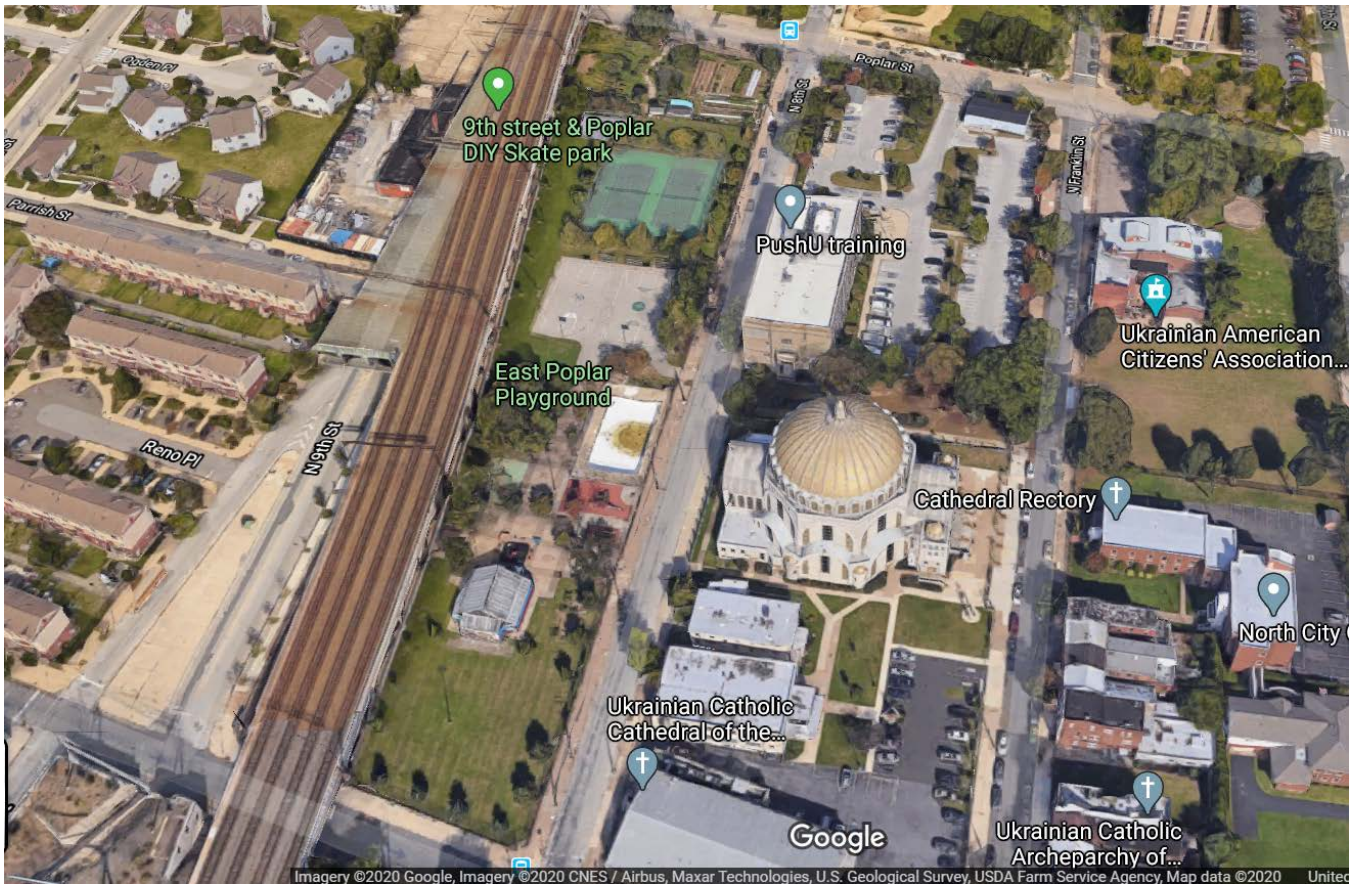
WHEREAS, Contractor's proposal was selected by the Project review team.

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 Contract, as agent for the City, with Contractor for the Project, with a maximum compensation not to exceed One Million Four Hundred Seventy-Five Thousand Six Hundred Fifty Dollars (\$1,475,650) (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 Contract necessary or desirable to carry out its purposes and intents.

East Poplar Playground Renovation Project
820 N. 8th Street



**BOARD FACTSHEET**

Meeting of July 8, 2020

Selection of Redeveloper

1308-14 S. Capitol Street, 1318 S. Capitol Street, 1336-44 Capitol Street, 2025-29 Reed Street, 2031 Reed Street, 2033-35 Reed Street, 2038 Reed Street, 1400 S. Taylor Street, 1402 S. Taylor Street, 1410 S. Taylor Street, 1413 S. Taylor Street, 1415 S. Taylor Street, 1419 S. Taylor Street, 1421 S. Taylor Street, 1426 S. Taylor Street, 1428 S. Taylor Street, 1430 S. Taylor Street, 1440 S. Taylor Street and 2024 Wharton Street

NAME OF DEVELOPER/APPLICANT: Community Justice Land Trust

Nature of Transaction: Selection of Community Justice Land Trust ("Redeveloper") as redeveloper proposing to develop thirty-three (33) affordable rental units. The Mamie Nichols Townhomes development will be comprised of fourteen (14) 2- and 3-story buildings, including single family townhomes, duplexes, and four-plex style units. The development will consist of ten (10) efficiency units, one (1) 1-bedroom unit (these efficiencies and the one bedroom are targeted to veterans with special needs), ten (10) 2-bedroom units, and twelve (12) 3-bedroom units (targeted to families). The development will also include a 1,202 net square foot community space with room for community gatherings, a private supportive services space/office, and an area reserved for property management. Shared spaces also include green space and 2 off-street parking spaces. Nine (9) units will be fully accessible while two (2) additional units will be equipped for the audio-visually impaired. Each unit has its own separate entrance, washer and dryer and central air conditioning. The 2 and 3-bedroom units are designed to meet the needs of families with children while the efficiencies and 1-bedroom unit will be designed for special needs veterans. The development will meet Philadelphia Housing Finance Authority's (PHFA) green building criteria, Enterprise Green Communities standards, Energy Star 3.0, and Zero Energy Ready criteria. Units are available to households at or below 60% Average Median Income ("AMI").

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the Point Breeze Redevelopment Area Plan. The Planning Commission's meeting is scheduled for July 21, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Legal Entity/Other Partners (if applicable): Women's Community Revitalization Project ("WCRP")

Mailing Address: 100 W. Oxford Street, Suite E-2300, Philadelphia PA
19122

PROPERTY INFORMATION: 1308-14 S. Capitol Street, 1318 S. Capitol Street, 1336-44 Capitol Street, 2025-29 Reed Street, 2031 Reed Street, 2033-35 Reed Street, 2038 Reed Street, 1400 S. Taylor Street, 1402 S. Taylor Street, 1410 S. Taylor Street, 1413 S. Taylor Street, 1415 S. Taylor Street, 1419 S. Taylor Street, 1421 S. Taylor Street, 1426 S. Taylor Street, 1428 S. Taylor Street, 1430 S. Taylor Street, 1440 S. Taylor Street and 2024 Wharton Street (collectively, the "Properties")

Description: 33,769 SF, vacant lots **Zoning:** RSA-5/CMX-2

Use: Residential

Disposition Price: Nominal (\$19.00)

The City of Philadelphia's Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting affordable rental units for low-income families at or below 60% AMI.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper 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 – 25%, WBE –10%.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING COMMUNITY JUSTICE LAND TRUST AS REDEVELOPER OF 1308-14 S. CAPITOL STREET, 1318 S. CAPITOL STREET, 1336-44 CAPITOL STREET, 2025-29 REED STREET, 2031 REED STREET, 2033-35 REED STREET, 2038 REED STREET, 1400 S. TAYLOR STREET, 1402 S. TAYLOR STREET, 1410 S. TAYLOR STREET, 1413 S. TAYLOR STREET, 1415 S. TAYLOR STREET, 1419 S. TAYLOR STREET, 1421 S. TAYLOR STREET, 1426 S. TAYLOR STREET, 1428 S. TAYLOR STREET, 1430 S. TAYLOR STREET, 1440 S. TAYLOR STREET AND 2024 WHARTON STREET, LOCATED IN THE POINT BREEZE REDEVELOPMENT AREA, POINT BREEZE URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Community Justice Land Trust ("Redeveloper") is hereby selected as redeveloper of 1308-14 S. Capitol Street, 1318 S. Capitol Street, 1336-44 Capitol Street, 2025-29 Reed Street, 2031 Reed Street, 2033-35 Reed Street, 2038 Reed Street, 1400 S. Taylor Street, 1402 S. Taylor Street, 1410 S. Taylor Street, 1413 S. Taylor Street, 1415 S. Taylor Street, 1419 S. Taylor Street, 1421 S. Taylor Street, 1426 S. Taylor Street, 1428 S. Taylor Street, 1430 S. Taylor Street, 1440 S. Taylor Street and 2024 Wharton Street (collectively, the "Properties"), located in the Point Breeze Redevelopment Area, Point Breeze 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 nominal disposition price of Nineteen Dollars (\$19.00); 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 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.

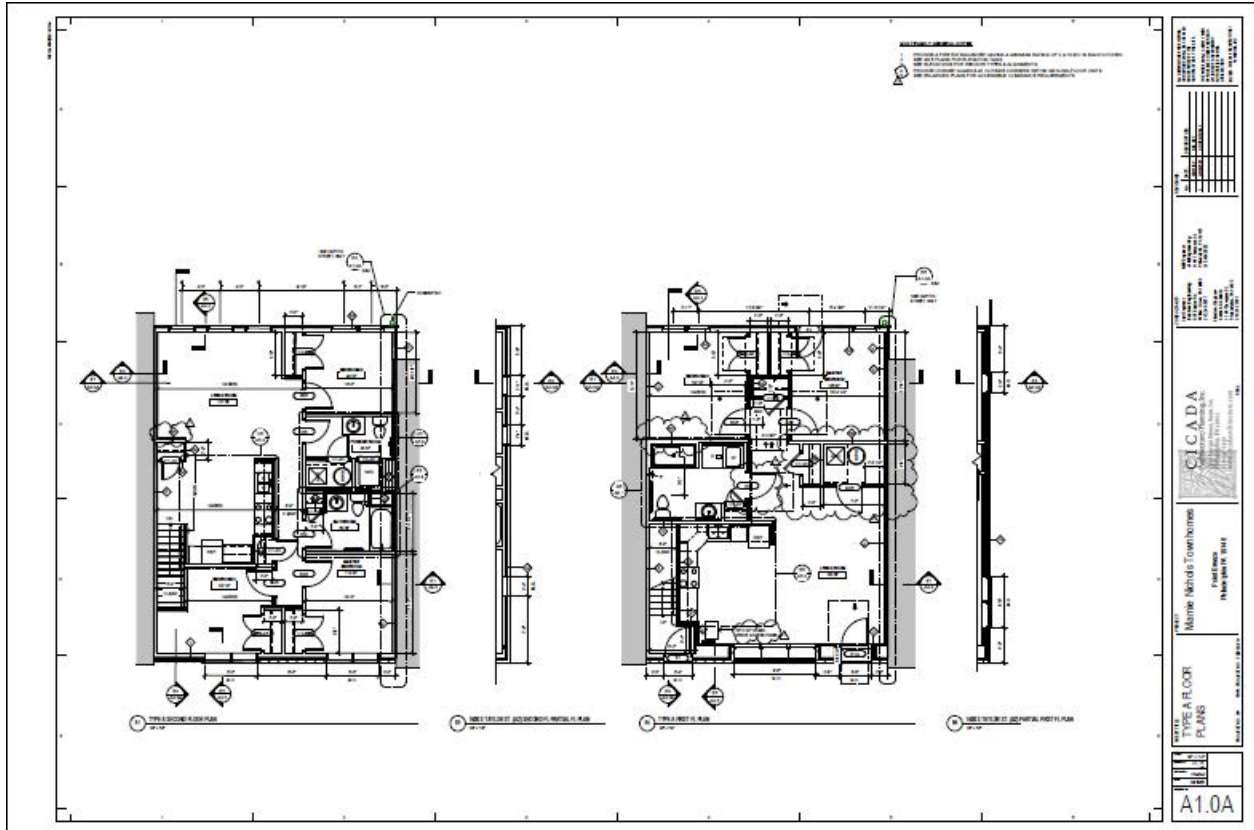
BE IT RESOLVED, This approval is contingent on the Philadelphia City Planning Commission's approval for the conformity of the project in accordance with the Point Breeze Redevelopment Area Plan.

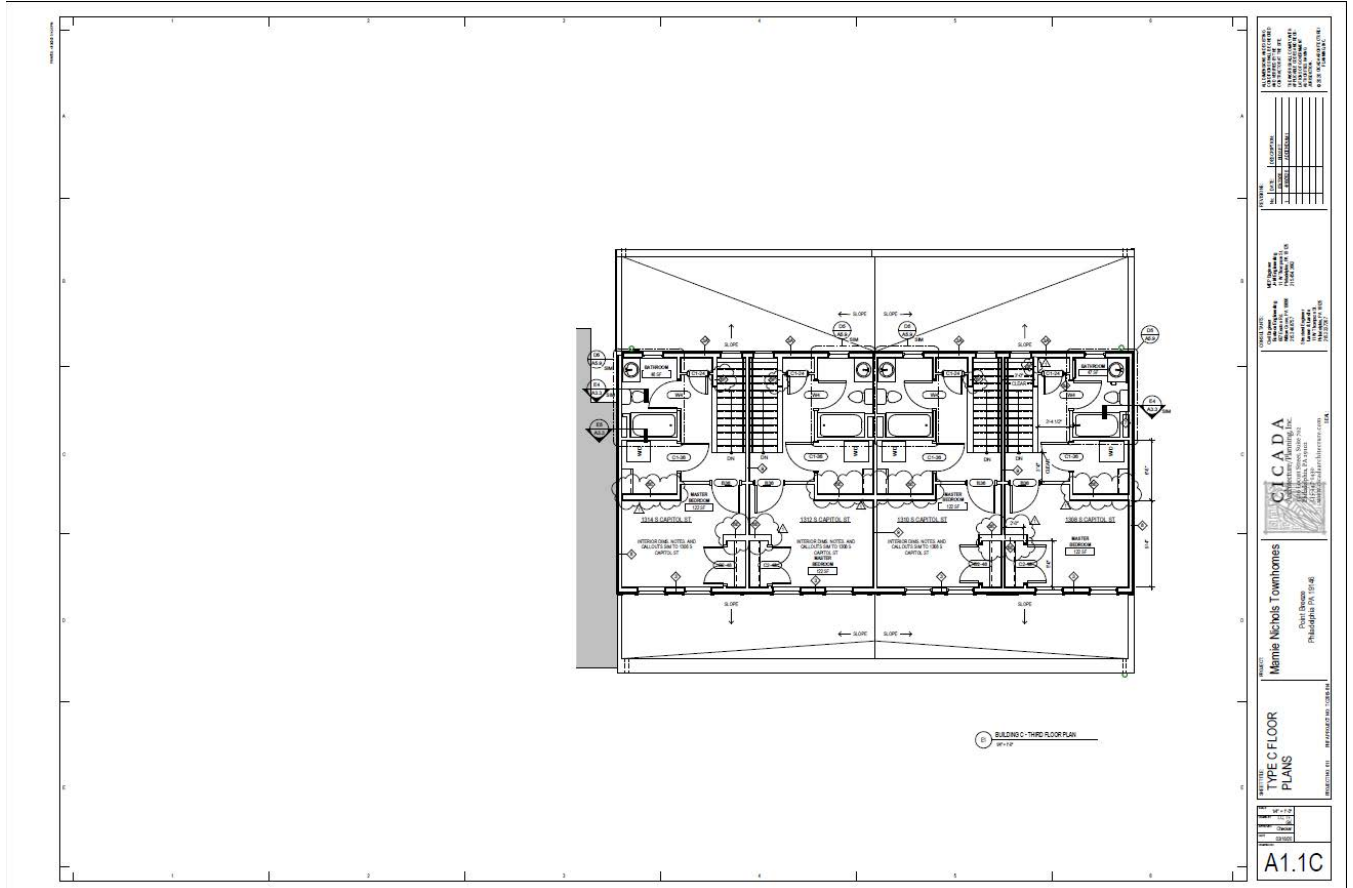
FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

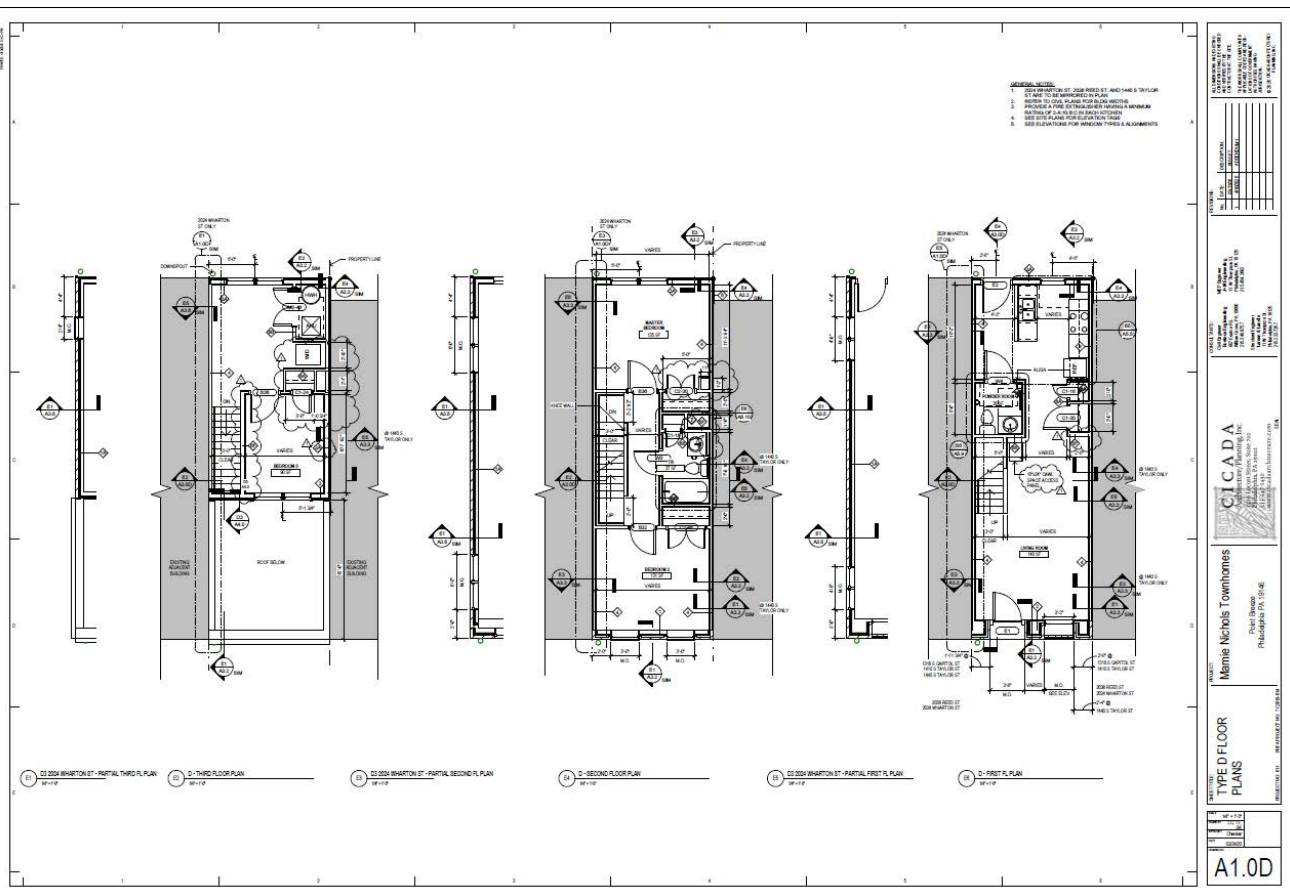
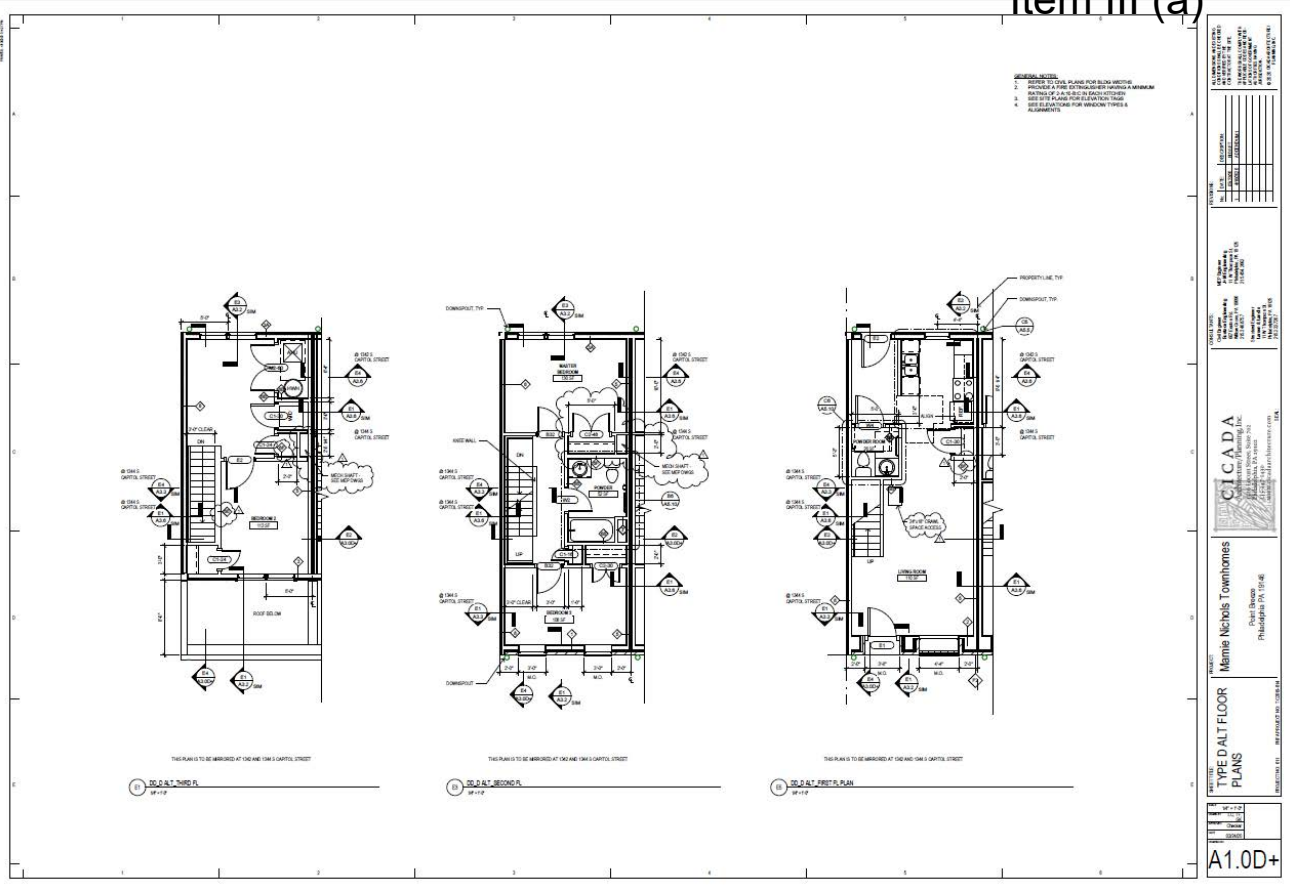
<u>Development Financing</u>			
PRA HOME		\$ -	0.00%
PRA Housing Trust		2,000,000	13.54%
PRA CDBG		0	0.00%
Limited Partner Equity		11,116,920	75.27%
Reinvested Developer Fee		354,061	2.40%
Deferred Developer's Fee		381,818	2.59%
FHLB Pittsburgh AHP		400,000	2.71%
Energy Rebate		17,499	0.12%
PHA Capital		500,000	3.39%
	Total Financing	\$ 14,770,298	100.00%
<u>Development Costs</u>			
<u>Construction Costs</u>			
General Requirements		\$ 562,382	5.48%
Building Demolition	0	0	
Selective Demolition	0		
Site Work	0	1,322,000	
Offsite Improvements	0		
Environ Remed(gc con)	0		
Sub-total Site Work		0	
Structures		8,051,037	
Builders Profit		202,826	
Builders Overhead		187,461	
Bond Premium		73,915	
Building Permits		19,866	
Construction Contingency		311,989	2.97%
Other: Insurance		101,413	
Other:		0	
	Total Construction Costs	\$ 10,832,889	
<u>Fees</u>			
Architectural Fee - Design		\$ 389,715	
Architectural Fee- Adiminstration		129,905	
Legal - Development		80,000	
Civil Engineering		82,750	
Survey		28,000	
Soil/Structural Report		45,850	
Environmental Audit		11,050	
Environmental Remediation		1,000	
Energy Audit		46,000	
HERS Rater (included in Energy Audit)		0	
Passive House Consultant		0	
Project Capital Needs Assessment		0	
Property Appraisal		7,000	
Market Study		17,500	
Cost Certification		15,000	
Other: PHA ACC Fee		50,000	
Other		0	
	Fees Subtotal	\$ 903,770	

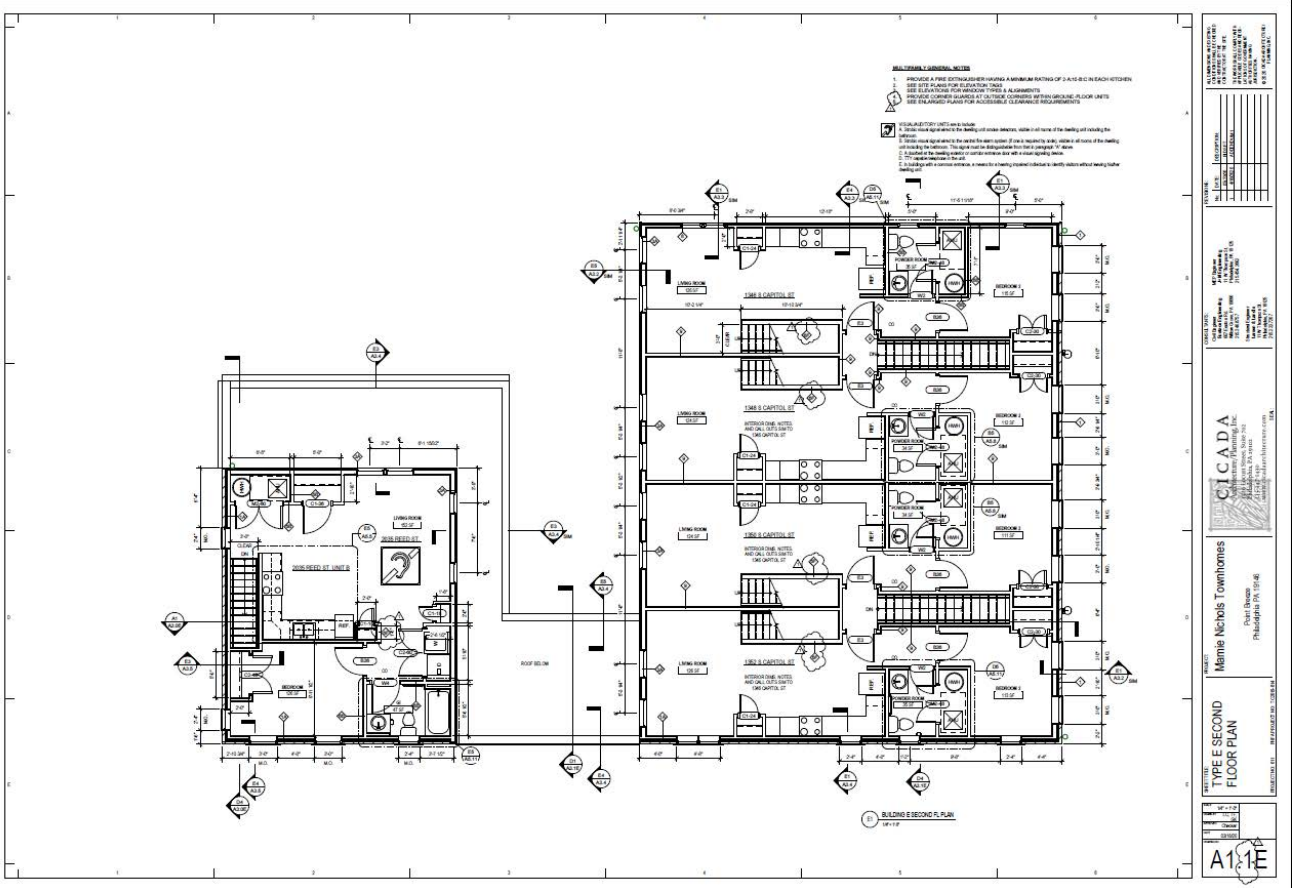
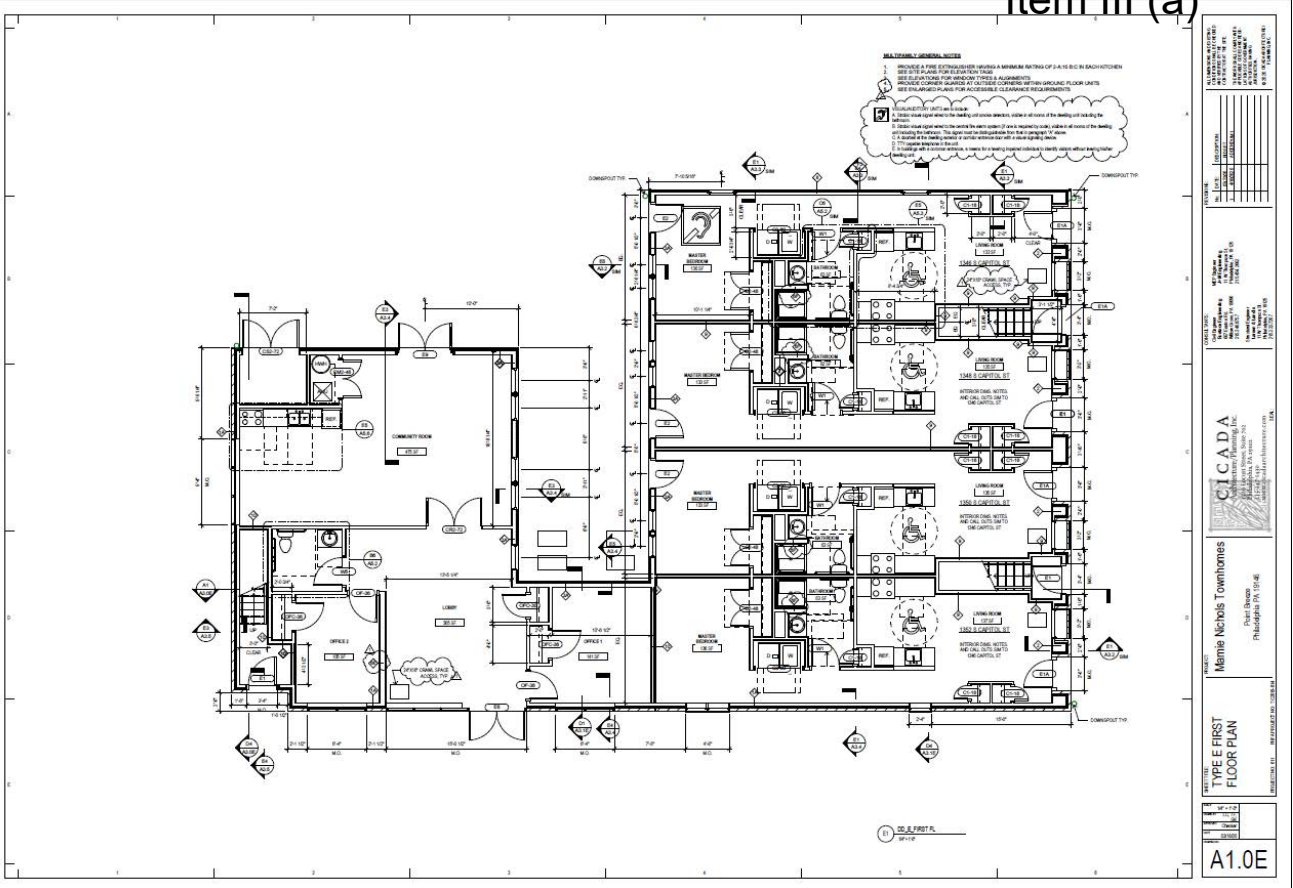
<u>Misc. Development Charges</u>			
Multifamily Housing Applic Fee	\$	7,500	
Agency Legal Closing Fee		0	
Tax Credit Reservation Fee		68,771	
Tax Credit Carryover Allocation Fee		1,000	
Tax Credit Cost Certificatin Fee		1,500	
Furnishings (Common Area)		33,000	
Rent-up expense		39,600	
Relocation		0	
Utility Tap in, Hook up, & Municipal Fee		50,756	
Subsidy Layering Review Fee		0	
Other		0	
<i>Misc. Development Subtotal</i>	\$	202,127	
<u>Construction & Financing Charges</u>			
Construction Loan Interest	\$	-	
Construction Loan Origination Fee		0	
Construction Loan Credit Enhancement		0	
Construction Loan Application Fee		0	
Taxes During Construction		14,608	
Insurance During Construction		37,900	
Title Insurance		75,000	
Recording		10,000	
PHFA Construction Servicing Fee		6,000	
Other		0	
<i>Construction/Financing Subtotal</i>	\$	143,508	
<u>Permanent Financing</u>			
Agency Loan Reservation Fee	\$	-	
Agency Loan Origination Fee		0	
Permanent Loan Origination Fee		0	
Permanent Loan Credit Enhancement		0	
Cost Of Issuance/Underwriters Discount		0	
Other		0	
<i>Permanent Financing Subtotal</i>	\$	-	
<u>Land and Building Purchase</u>			
Acquisition of Land	\$	-	
Acquisition of Existing Structures		0	
Acquisition Legal Fees		0	
Closing Costs		85,774	
Demolition Of Existing Structures		0	
Other		0	
<i>Land/Building Purchase Subtotal</i>	\$	85,774	
<i>Total Replacement Costs</i>	\$	12,168,068	

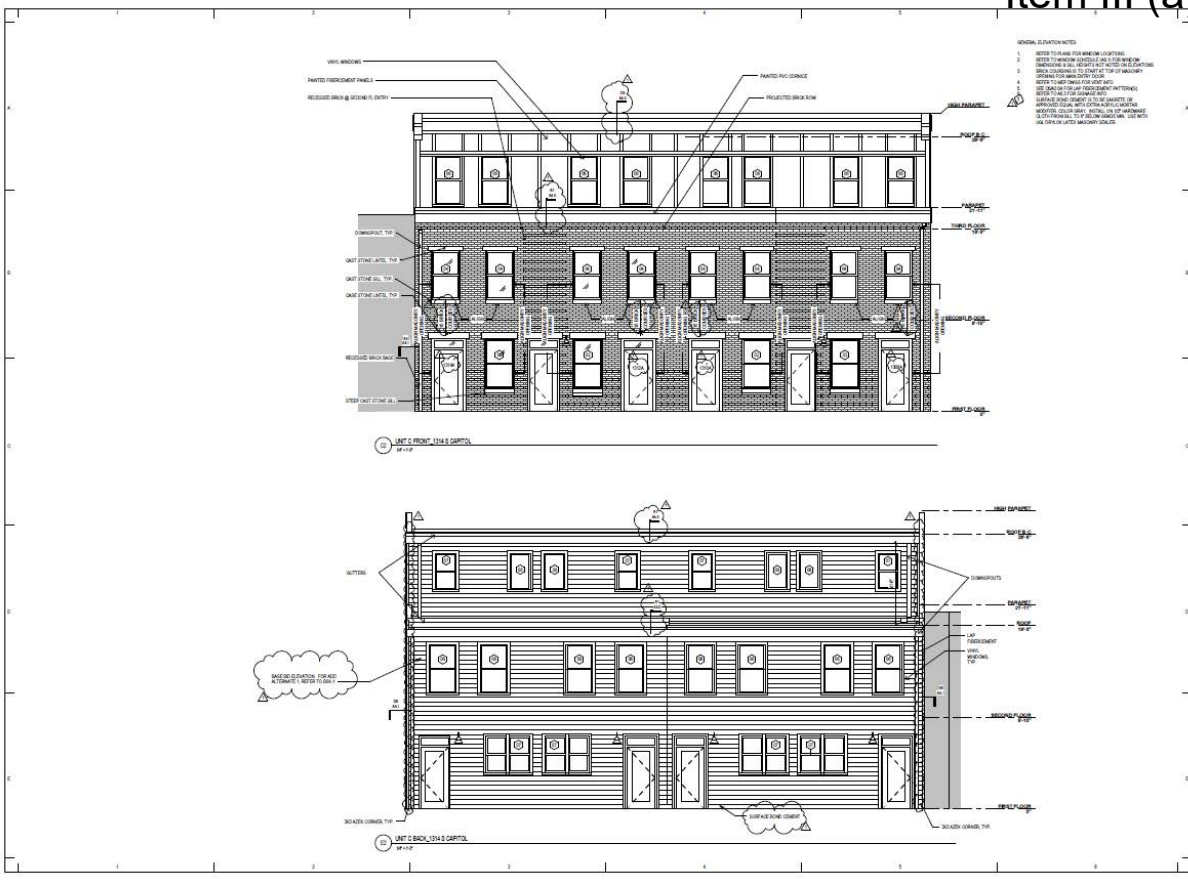
<u>Development Reserves</u>			
Operating Reserve		\$	112,211
Transformation Reserve		\$	93,000
Rental Subsidy Reserve		\$	354,060
Real Estate Tax Reserve 1 yr		\$	14,608
Insurance Reserve 1 yr		\$	35,000
Social Service Reserve		\$	-
Other		\$	-
Reserves Subtotal		\$	608,879
<u>Developer's Fee</u>		\$	1,556,043
<u>Syndication Fees</u>			
Organizational (investor due diligence)		\$	55,000
Bridge loan interest during construction		\$	74,613
Bridge Loan Interest After Construction		\$	123,196
Bridge Loan Fees & Expenses		\$	111,599
Legal Fees		\$	20,000
Accounting Fees		\$	25,000
Compliance Monitoring		\$	26,400
Other: Agency Benchmarking		\$	1,500
Syndication Fees Subtotal		\$	437,308
Total Development Costs		\$	14,770,298





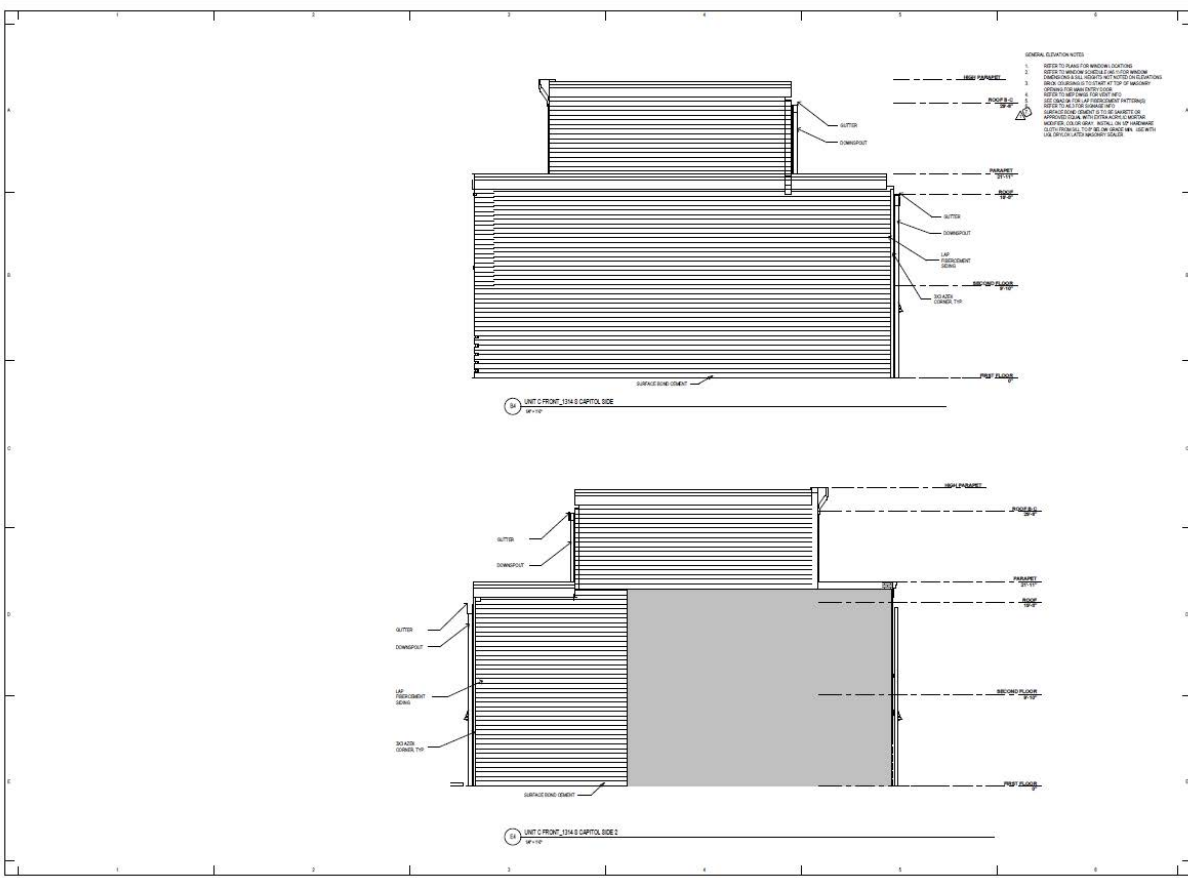






PROJECT	Mamie Nichols Townhomes
ARCHITECT	C I C A D A
DATE	04/23/13
SCALE	1/2" = 1'-0"
NO.	A2.0C

PROJECT: Mamie Nichols Townhomes
 ARCHITECT: C I C A D A
 DATE: 04/23/13
 SCALE: 1/2" = 1'-0"
 NO.: A2.0C



PROJECT	Mamie Nichols Townhomes
ARCHITECT	C I C A D A
DATE	04/23/13
SCALE	1/2" = 1'-0"
NO.	A2.1C

PROJECT: Mamie Nichols Townhomes
 ARCHITECT: C I C A D A
 DATE: 04/23/13
 SCALE: 1/2" = 1'-0"
 NO.: A2.1C



CI CADA
 CIVIL ENGINEERING & ARCHITECTURE, INC.
 1414 N. 10TH ST., SUITE 100
 PHILADELPHIA, PA 19107
 TEL: 215-595-1234
 FAX: 215-595-1235

PROJECT: Mamie Nicolis Townhomes
 1405 S. TAYLOR ST., PHILADELPHIA, PA 19104

DATE: 04/23/13

SCALE: 1/8" = 1'-0"

FIGURE: A2.2D



CI CADA
 CIVIL ENGINEERING & ARCHITECTURE, INC.
 1414 N. 10TH ST., SUITE 100
 PHILADELPHIA, PA 19107
 TEL: 215-595-1234
 FAX: 215-595-1235

PROJECT: Mamie Nicolis Townhomes
 1405 S. TAYLOR ST., PHILADELPHIA, PA 19104

DATE: 04/23/13

SCALE: 1/8" = 1'-0"

FIGURE: A2.0D+



CI CADA
 COMMUNITY DESIGN INC.
 1111 Locust Street, Suite 200
 Philadelphia, PA 19106
 (215) 562-1111
 www.cicada.com

Project Name: **Mamie Nicholas Townhomes**
 Philadelphia, PA 19106

TYPE E ELEVATIONS

A2.0E



CI CADA
 COMMUNITY DESIGN INC.
 1111 Locust Street, Suite 200
 Philadelphia, PA 19106
 (215) 562-1111
 www.cicada.com

Project Name: **Mamie Nicholas Townhomes**
 Philadelphia, PA 19106

TYPE E ELEVATIONS

A2.1E

GENERAL ELEVATION NOTES

1. REFER TO GENERAL AND WINDOW LOCATIONS
2. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES
3. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES
4. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES
5. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES
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9. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES
10. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES

UNIT 0 FRONT, 1328 S CAPITOL ST
 1/4" = 1'-0"

UNIT 0 SIDE, 1328 CAPITOL ST
 1/4" = 1'-0"

UNIT 0 BACK, 1328 S CAPITOL ST
 1/4" = 1'-0"

UNIT 0 SIDE ELEVATION 2
 1/4" = 1'-0"

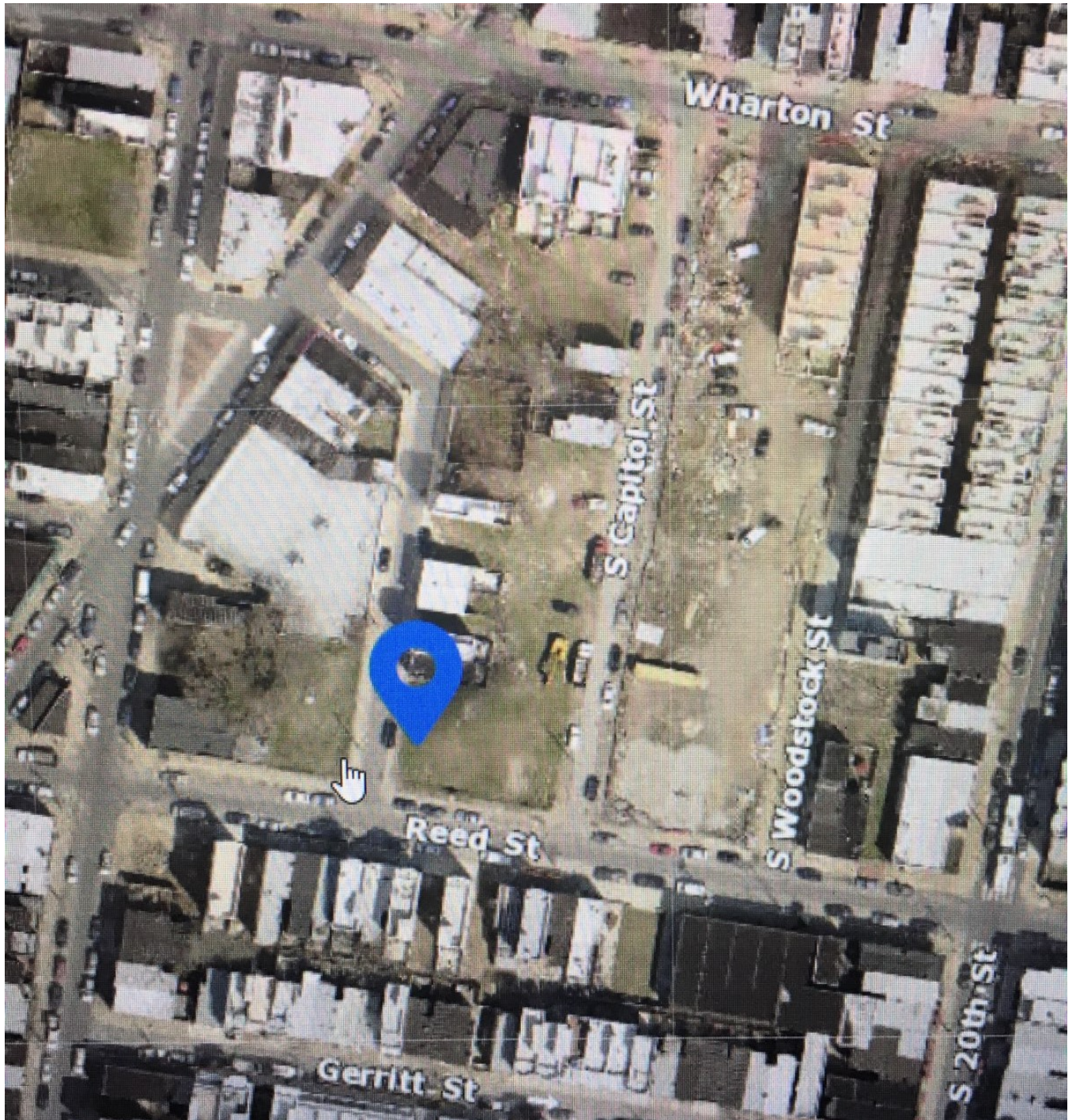
PROJECT: Mamie Nichols Townhomes
 1328 S CAPITOL ST
 PHILADELPHIA, PA 19104

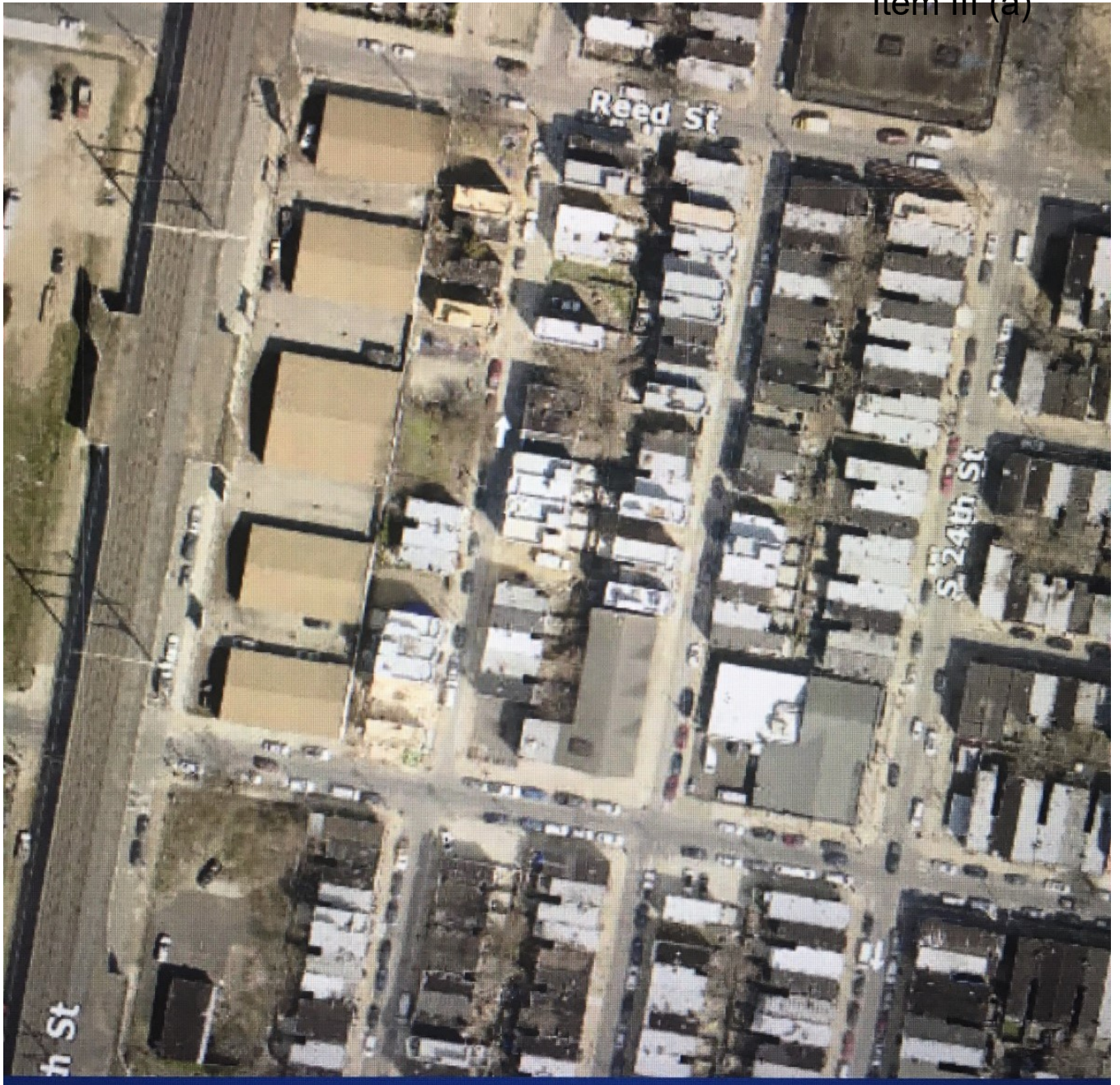
DATE: 04/23/13

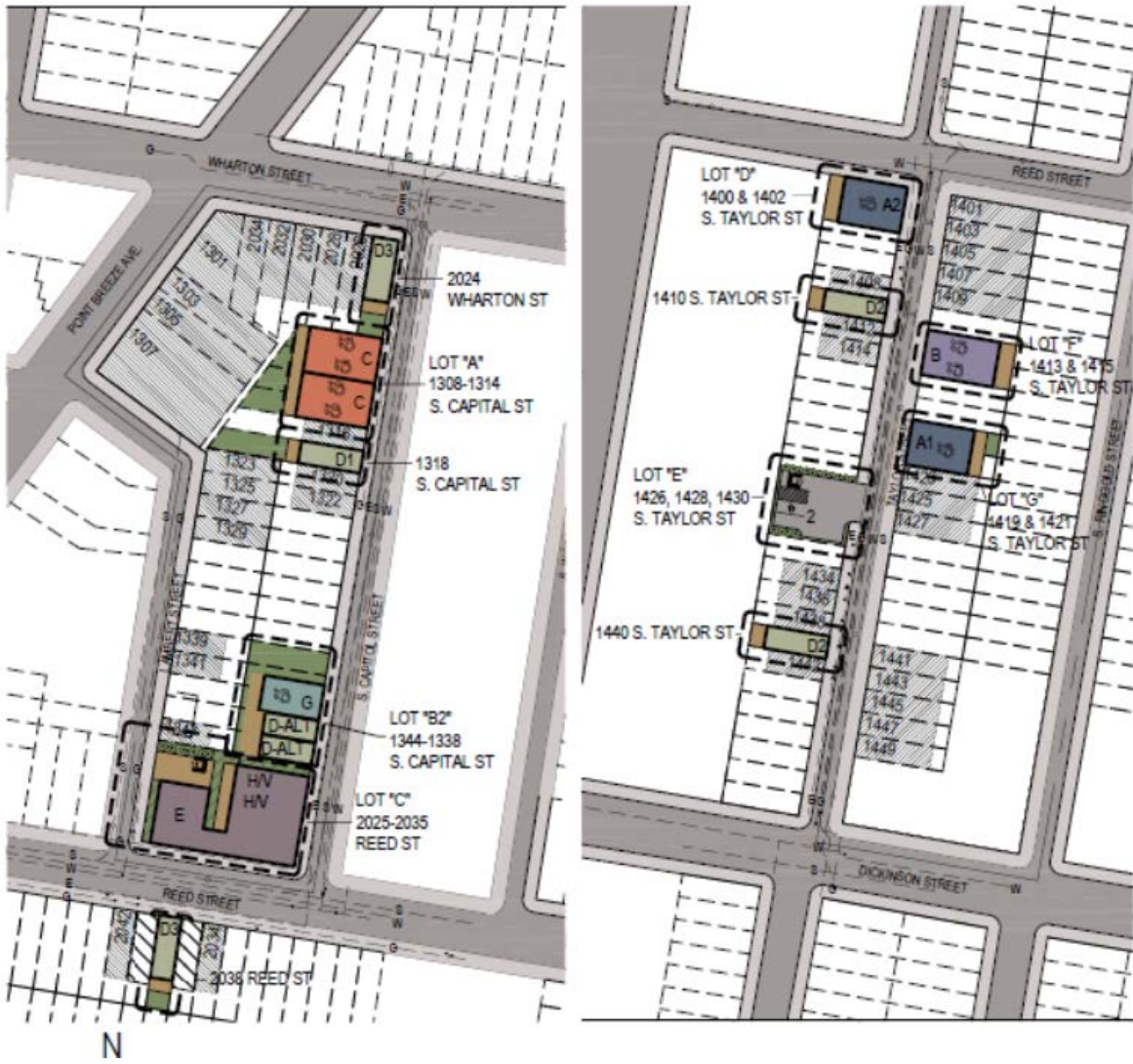
SCALE: 1/4" = 1'-0"

TYPE G ELEVATIONS

A2.0G









BOARD FACTSHEET
 Meeting of July 8, 2020
 Selection of Redeveloper
 1728 N. 51st Street

NAME OF DEVELOPER/APPLICANT: Salima Cunningham

Nature of Transaction: Selection of Salima Cunningham ("Redeveloper") as redeveloper proposing to develop this parcel into a side yard.

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

Mailing Address: 5104-06 Parkside Avenue, Philadelphia, PA 19131

PROPERTY INFORMATION: 1728 N. 51st Street (the "Property")

Description: 1,198 SF, vacant lot **Zoning:** RSA-5 **Use:** Side yard

Disposition Price: Twenty Thousand (\$20,000.00)

The Property qualifies under the City's Land Disposition Policy as a side yard. The transfer of the Property will include a Purchase Money Mortgage in the amount of the disposition price with a term of thirty (30) years.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total Project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper 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 requirement will not apply in this transaction as the total development costs are under One Hundred Thousand Dollars (\$100,000).

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING SALIMA CUNNINGHAM AS REDEVELOPER OF 1728 N. 51ST STREET LOCATED IN THE PARKSIDE-LANCASTER REDEVELOPMENT AREA, WEST PARKSIDE URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Salima Cunningham ("Redeveloper") is hereby selected as redeveloper of 1728 N. 51st Street located in the Parkside-Lancaster Redevelopment Area, West Parkside 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 Twenty Thousand Dollars (\$20,000.00); 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.

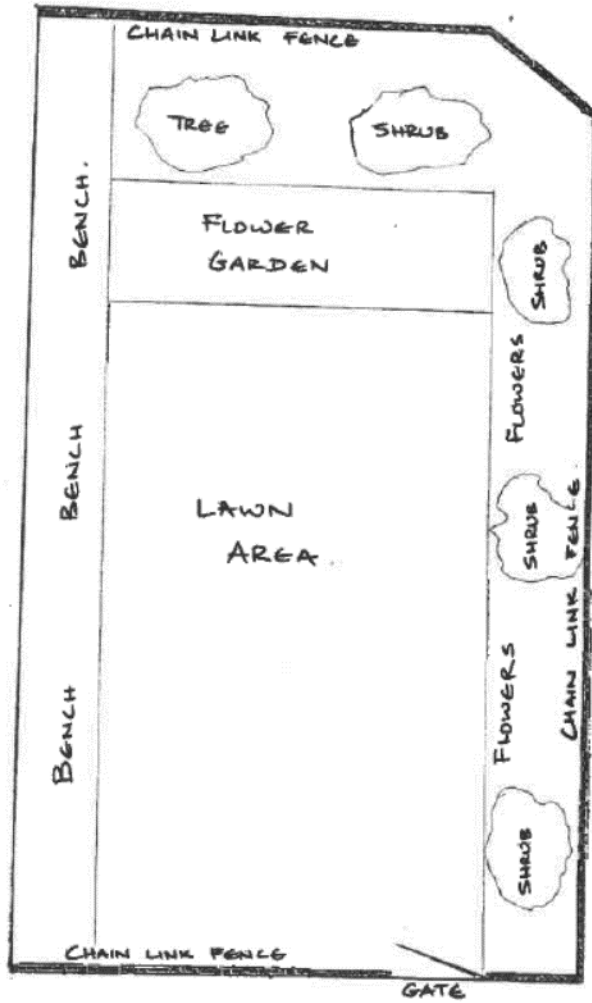
FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

10. Budget

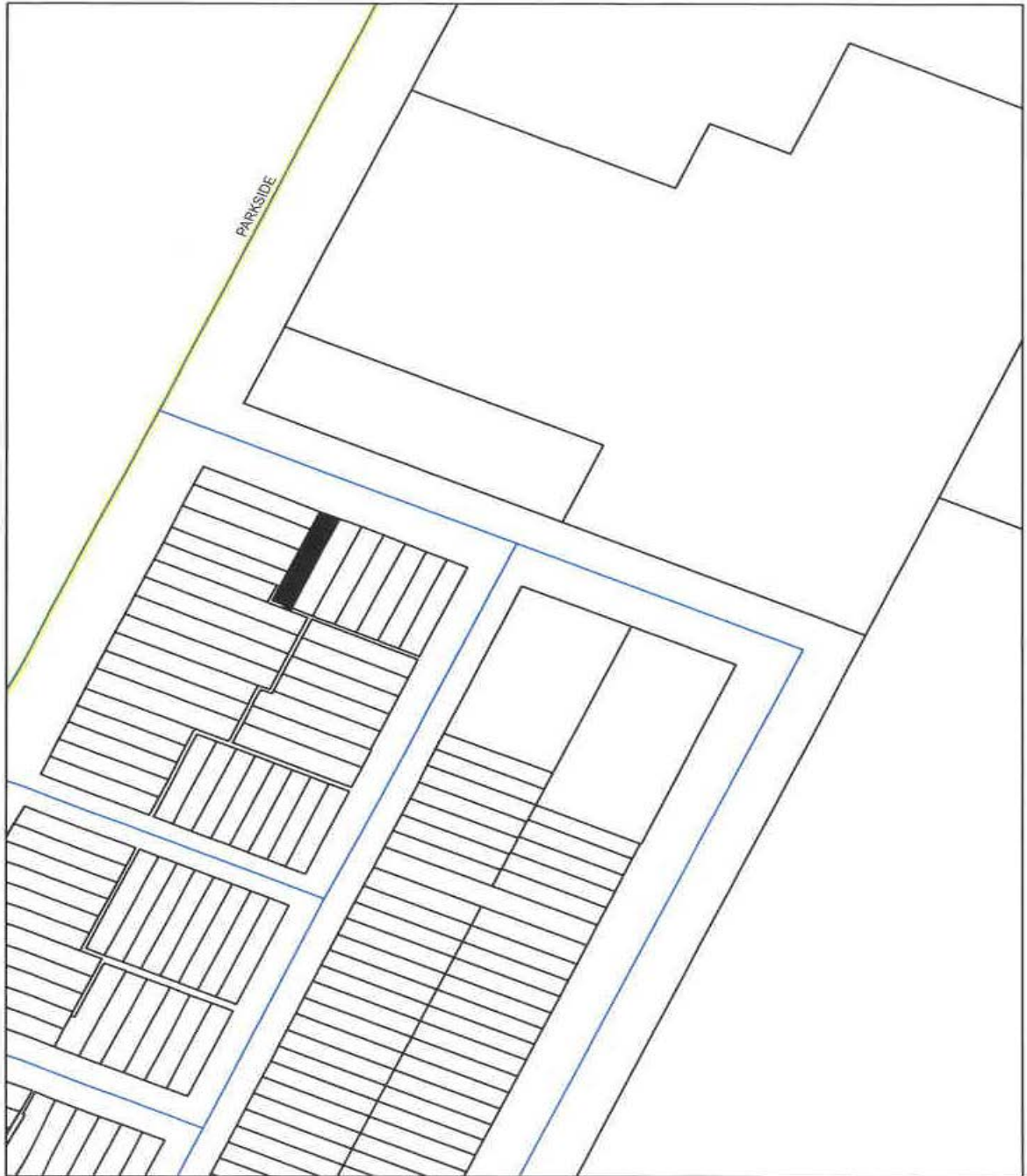
Sources:		<i>Amount</i>	<i>Source</i>	<i>Committed (Y/N)</i>
Senior Debt				
Subordinate Debt				
Developer Equity		20,000	Home Equity Loan	Y
Other Equity		2,000	Payroll	Y
Other, please describe:				
Other, please describe:				
Total Sources				
Uses:		<i>Amount</i>		
Acquisition—				
Purchase Price		20,000 (30 year mortgage)		
Closing costs (title/recording)		1,000		
Other, please describe				
Total Acquisition Costs:				
Construction/Hard Costs—				
Construction—general requirements, site improvements, and structures		1,000		
Construction Contingency				
Permits				
Other, please describe:				
Other, please describe:				
Total Hard Costs				
Soft Costs —				
Holding costs				
Architecture & Engineering				
Environmental				
Other consultants				
Marketing				
Legal				
Financing costs				
Soft cost contingency				
Developer fee (if applicable)				
Other, please describe:				
Other, please describe:				
Total Soft Costs				
Total Development Costs:		22,000	Total Sq. Ft: 1198	



Adjoining Building -



1728 N. 51st Street





BOARD FACTSHEET

Meeting of July 8, 2020
 Selection of Redeveloper
 Neighborhood Gardens Trust

NAME OF DEVELOPER/APPLICANT: Neighborhood Gardens Trust

Nature of Transaction: Selection of Neighborhood Gardens Trust ("Redeveloper") as redeveloper proposing an open space community garden.

Legal Entity/Other Partners (if applicable): Neighborhood Gardens Trust

Mailing Address: 100 North 20th Street, Suite 500, Philadelphia, PA19103

PROPERTY INFORMATION: 3212-24 Ridge Avenue, 3226-34 Ridge Avenue, 2201 Natrona Street, and 3201-03 Susquehanna Avenue (collectively, the "Property")

Description: 29,239 sq. ft., open space

Zoning: RM-1

Use: Open Space/community garden

Disposition Value: Seven Dollars (\$7.00)

Redeveloper is proposing a community garden/open space and plans to grow 40,000 seedlings annually that will be distributed to community gardens throughout the City of Philadelphia (the "City") as part of the Pennsylvania Horticultural Society. Restrictions and covenants will be including with this conveyance.

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez, Director Land Bank, Philadelphia Redevelopment Authority

RESOLUTION NO.

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 3212-24 RIDGE AVENUE, 3226-34 RIDGE AVENUE, 2201 NATRONA STREET AND 3201-03 SUSQUEHANNA AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trust ("Redeveloper") is hereby selected as redeveloper of 3212-24 Ridge Avenue, 3226-34 Ridge Avenue, 2201 Natrona Street and 3201-03 Susquehanna Avenue (collectively, the "Properties"), 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 Seven Dollars (\$7.00); 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 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.

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust
Property Address: Strawberry Mansion GRC

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt				
Developer Equity	Yes	\$806.00	100%	NGT General Operating Budget
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$806.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$6.00	0.46%	
Closing Costs	\$800.00	61.26%	
Other - describe in space to the right	\$0.00	0.00%	
UNIT CONSTRUCTION			
Complete the table below	\$0.00	0.00%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$0.00	0.00%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$0.00	0.00%	
Other - describe in space to the right	\$500.00	38.28%	Soil and seedlings for the growing season following the transaction
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL HARD COSTS	\$1,306.00	100.00%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$0.00	0.00%	
Legal	\$0.00	0.00%	
Consultant	\$0.00	0.00%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$0.00	0.00%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$0.00	0.00%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL SOFT COSTS	\$0.00	0.00%	
TOTAL DEVELOPMENT COST	\$1,306.00	100.00%	

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1		0	\$0.00	\$0.00	0	\$0.00	0	
2		0	\$0.00	\$0.00	0	\$0.00	0	
3		0	\$0.00	\$0.00	0	\$0.00	0	
4		0	\$0.00	\$0.00	0	\$0.00	0	
5		0	\$0.00	\$0.00	0	\$0.00	0	
6		0	\$0.00	\$0.00	0	\$0.00	0	
7		0	\$0.00	\$0.00	0	\$0.00	0	
8		0	\$0.00	\$0.00	0	\$0.00	0	
9		0	\$0.00	\$0.00	0	\$0.00	0	
#		0	\$0.00	\$0.00	0	\$0.00	0	
#		0	\$0.00	\$0.00	0	\$0.00	0	
	TOTALS			\$0.00	0	\$0.00	0	0.00%

Item III (c)

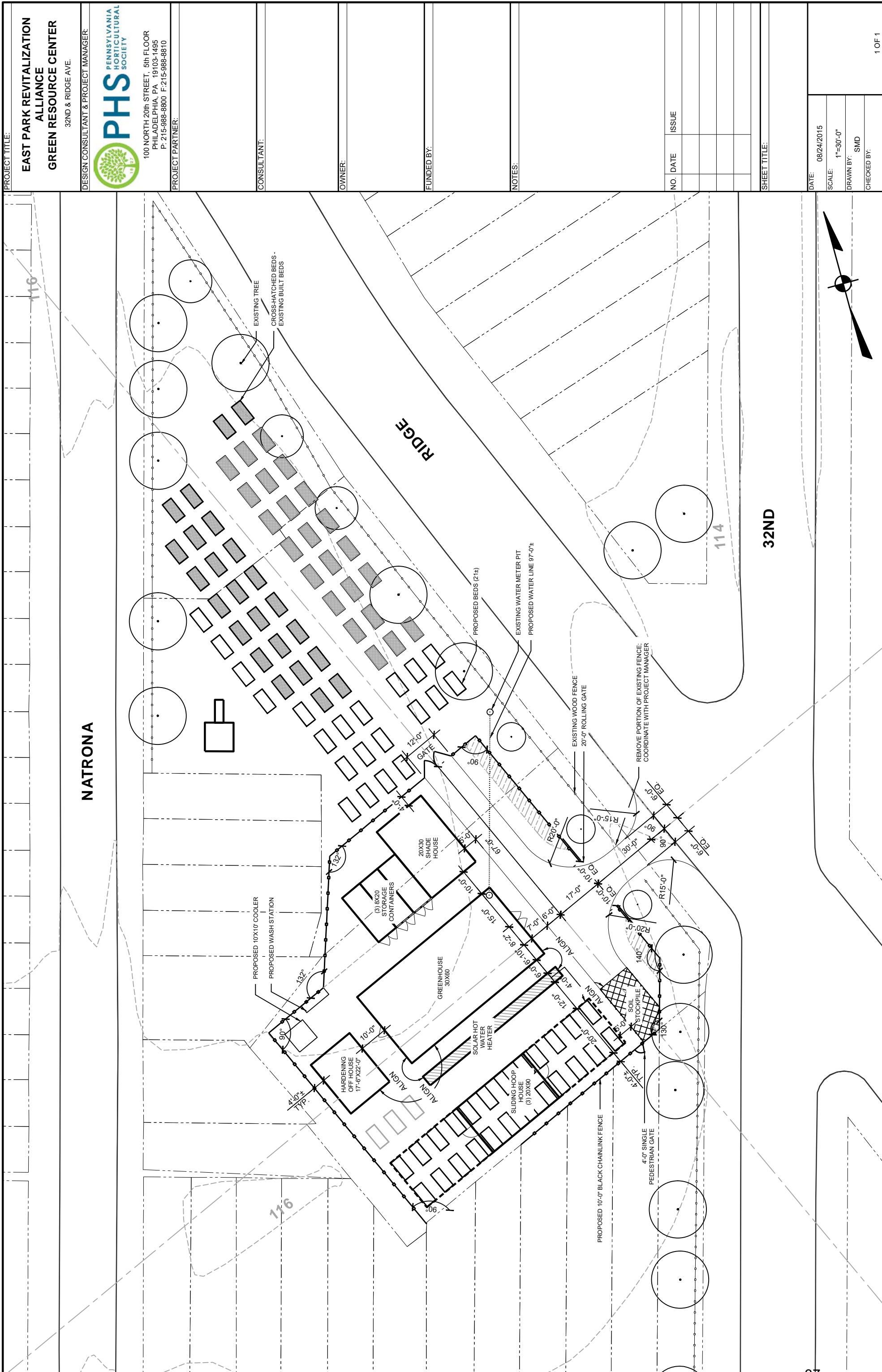
PROPERTY LIST	Zoning	Square Feet	Value
3212-24 Ridge Avenue	RM-1	12,607	\$ 380,000.00
3226-34 Ridge Avenue	RM-1	11,054	\$ 330,000.00
2201 Natrona Street	RM-1	1,011	\$ 25,000.00
3201 Susquehanna Avenue	RM-1	2,398	\$ 30,000.00
3203 Susquehanna Avenue	RM-1	2,169	\$ 30,000.00
		Total	\$ 795,000.00

3200 Ridge



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Item (c)



PROJECT TITLE:
EAST PARK REVITALIZATION
ALLIANCE
GREEN RESOURCE CENTER
 32ND & RIDGE AVE.

DESIGN CONSULTANT & PROJECT MANAGER:
 **PHS** PENNSYLVANIA HORTICULTURAL SOCIETY
 100 NORTH 20th STREET, 5th FLOOR
 PHILADELPHIA, PA. 19103-1495
 P: 215-988-8800 F: 215-988-8810

PROJECT PARTNER:
 CONSULTANT:
 OWNER:
 FUNDED BY:
 NOTES:

NO.	DATE	ISSUE

SHEET TITLE:
 DATE: 08/24/2015
 SCALE: 1"=30'-0"
 DRAWN BY: SMD
 CHECKED BY:
 1 OF 1



BOARD FACTSHEET
Meeting of July 8, 2020
Sale and Assumption of Loan
430 Reed Street

TRANSACTION SUMMARY

The Philadelphia Redevelopment Authority ("Authority") seeks Board consent to the sale of the Mt. Sinai Apartments and the assumption of existing debt provided by the Authority.

BACKGROUND

In 1999, the Authority provided a loan of One Million Six Hundred Seventy-Eight Thousand Dollars (\$1,678,000) (the "Initial Loan") to Mt. Sinai Associates, L.P. ("Borrower"), to create thirty-seven (37) units of rental housing for low-income elderly residents (the "Project") located at 430 Reed Street (the "Property"). The Project was sponsored by The Michaels Organization ("MO").

In 2003, the Project incurred additional cost to complete the rehabilitation and the Authority increased the amount of its indebtedness to an aggregate amount of Two Million Four Hundred Seventy-Eight Thousand Dollars (\$2,478,000) (the "Second Loan"). The Initial Loan and the Second Loan are referred to herein, together, as the "Authority Loan."

The Authority Loan is secured by a first mortgage on the Property ("Authority Mortgage") and evidenced by a note, as amended, with the Borrower. The Authority Loan bears no interest and no payments are due for the first thirty (30) years. Beginning on the thirty-first (31st) anniversary of the Authority Loan closing, payments are due in equal annual installments in such amounts as will fully amortize the Authority Loan by the fortieth (40th) anniversary of the Authority Loan closing.

The fifteen (15) year low income housing tax credit compliance period has ended, and MO has requested the Authority's consent to sell the Project to 430 Reed LLC ("Buyer") an entity formed to purchase the Property whose primary principal is Jesse Fuchs-Simon. The sale price of the Property will be Eight Hundred Thousand Dollars (\$800,000), and MO will pay the amount of Two Hundred Twenty Thousand Dollars (\$220,000) to reduce the Authority Loan. The balance of sales proceeds will be used for transaction costs and to reimburse MO for accrued expenses incurred for operations of the Project. The Buyer will assume the balance of the Authority Loan in the amount of Two Million Two Hundred Fifty-Eight Thousand Dollars (\$2,258,000) ("Assumed Debt"). MO will continue as property manager of the Project.

Jesse Fuchs- Simon is the principal of Skylight Real Estate and Development ("Skylight") a full-service real estate development company that specializes in multi-family residential and mixed-use projects in Philadelphia. Since its inception in 2012, Skylight has completed multiple development projects in Philadelphia. A few examples are:

- Constructed a 20,000 SF mixed-use project with apartments, office space and on-site parking in the East Passyunk neighborhood of South Philadelphia
- Converted an 11,000 SF former paint factory into residential lofts in the Newbold neighborhood of South Philadelphia
- Currently building a 24,000 SF multi-family project in West Philadelphia.

Nature of Request

The Board is requested to authorize the following actions:

- Permit the transfer of the Property to the Buyer
- Permit the assumption by the Buyer of the Assumed Debt

The proposed resolution is attached

RESOLUTION NO.**RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE SALE OF 430 REED STREET AND THE ASSUMPTION OF EXISTING DEBT HELD BY THE AUTHORITY**

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has previously provided financing in the aggregate amount Two Million Four Hundred Seventy-Eight Thousand Dollars (\$2,478,000) ("Authority Loan") to Mt. Sinai Associates L.P. ("Borrower") to create thirty-seven (37) low income housing tax credit affordable units ("Project"); and

WHEREAS, the Project is located at 430 Reed Street ("Property") and was sponsored by The Michaels Organization ("MO"); and

WHEREAS, the Authority is the holder of a note payable by the Borrower which is secured by a mortgage on the Property ("Authority Mortgage"); and

WHEREAS, the 15-year low income housing tax credit compliance period has ended, and MO has requested the Authority's consent to the sale of the Project to and assumption of the Authority Loan by 430 Reed LLC ("Buyer"); and

WHEREAS, the Borrower has entered into an Agreement of Sale with the Buyer for a purchase price of Eight Hundred Thousand Dollars (\$800,000); and

WHEREAS, the Borrower will pay a portion of sales proceeds to the Authority in the amount of Two Hundred Twenty Thousand Dollars (\$220,000) as a partial payment of the Authority Loan; and

WHEREAS, the balance of the Authority Loan in the amount of Two Million Two Hundred and Fifty-Eight Thousand Dollars (\$2,258,000) ("Assumed Debt") will be assumed by the Buyer; and

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to take the following actions:

- Permit the transfer of the Property to the Buyer
- Permit the assumption by the Buyer of Assumed Debt

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.