

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, SEPTEMBER 09, 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 August 12, 2020

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AGENDA

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- (b) Mantua Urban Renewal Area (15)
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- (c) Model Cities Urban Renewal Area (32)
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- (d) Model Cities Urban Renewal Area (37)
Habitat for Humanity Philadelphia, Inc.
1604-08 Page Street
Selection of Redeveloper

IV. HOUSTING FINANCE

- Mansion Court I & II (43)
SPAK
1906, 1907, 1916, 1927, 1931, 1933, 1935,
1949 N. 32nd Street, 2026 N. 32nd Street and
3139 Diamond Street
**Transfer, Assumption, Subordination and
Modification of Loans**

V. REAL ESTATE

- (a) Department of Public Property (49)
644-46, 827, 830, 838, 843, 847, 849,
851, 865, 867 N. 40th Street and 822 Sloan Street
Conveyance of Title of City Properties
- (b) Department of Public Property (52)
809 N. 40th Street
Conveyance of Title of City Property

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 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, August 12, 2020, commencing at 4:09 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; and Duane Bumb, Secretary.

The following member of the Board of Directors was not present: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following members of staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Brian Romano, Roneece Dent, Brad Vassallo, Tracy Pinson-Reviera and Elizabeth Bonaccorso.

Also in attendance: Brian Wenrich, Lev Yakubov, B. Frances (name provided), Sam Dewayne, Keith Harris, Eugene Naydovich, Kevin Brown, Gwendolyn Morris, Rachel Cline, Andy Denison, Jason Rabinovich, Dan Seery, Robin Miller, Jihad Ali, The Enterprise Center; Jenny Greenberg, Neighborhood Gardens Trust; Peilin Chen, City Finance; Jamila Davis, DHCD; Corinne O'Connell, Habitat for Humanity Philadelphia, Inc.; and Tya Winn, Habitat for Humanity Philadelphia, Inc.

ANNOUNCEMENTS

None.



MINUTES

Ms. Fadullon called for a motion to approve the amended minutes of the Board meeting of July 8, 2020.

Upon motion made and duly seconded, the amended minutes of July 8, 2020 were approved.



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

EXECUTIVE DIRECTOR'S REPORT

Mr. Heller stated Tropical Storm Isaias affected many people in the City of Philadelphia ("City") and hit the neighborhood of Eastwick perhaps hardest of all. Numerous residents' homes were destroyed or damaged. The Authority is working with other City departments and the Mayor's Office on a coordinated response to assist the residents of Eastwick. Mr. Heller stated the residents of Eastwick have experienced flooding for decades. The Lower Eastwick Public Land Strategy—the result of a two-year planning and community engagement process—recommends reusing 67% of the nearly 200 acres of publicly owned land in Eastwick for green stormwater infrastructure and open space, to reduce the impact of flooding in the community. Mr. Heller further stated that the Authority is implementing that plan now.

Finally, Mr. Heller stated that Phase 2 of the COVID-19 Emergency Rental Assistance Program is open now. Tenants who were impacted by the pandemic can apply for assistance at <https://phlrentassist.org/>.



ADMINISTRATIVE

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

Additional Comments and Discussion

Ms. Fadullon recognized Mr. Harris and invited him to speak. Mr. Harris stated that he lives at 1609 N. 33rd Street. Mr. Harris stated that previously he wanted to purchase the vacant lot adjacent to his home at 1607 N. 33rd Street. Finally, Mr. Harris asked what is going to happen on this site being proposed by the redeveloper. Ms. Fadullon thanked Mr. Harris and advised him that his concerns will be addressed when Item III (b) is presented to the Board.

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. 2020-41

RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA AND CONVEYANCE OF THESE PROPERTIES TO THE PHILADELPHIA LAND BANK

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

WHEREAS, the City's Commissioner of Public Property has recommended that the surplus property attached as Exhibit "A" be made available for disposition through the Philadelphia Land Bank in accordance with provisions of Section 16-400 of the Philadelphia Code; and

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the 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 City 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 council 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"

1st Council District Properties

PUB	2544 S 05th St	Vacant Lot	WHITMAN	RSA-5
PUB	624 Cantrell St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	426 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	538 Dudley St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	424 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	625 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	1739 S 05th St	Vacant Lot	SOUTH PHILADELPHIA	RM-1
PUB	602 Winton St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	314 Emily St	Vacant Lot	PENNSPORT	RSA-5
PUB	2062 E William St	Vacant Lot	AUBURN	RSA-5
PUB	2154 E Birch St	Vacant Lot	AUBURN	RSA-5
PUB	2857 Amber St	Vacant Lot	AUBURN	RSA-5
PUB	2051 E Rush St	Vacant Lot	AUBURN	RSA-5
PUB	2306 Collins St	Vacant Lot	FISHTOWN	RSA-5
PUB	1920 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1935 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1929 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1943 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1844 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2505 Emerald St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2653 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2643 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2641 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2639 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	3413 Kensington Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	2040 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2058 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2050 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2158 E Stella St	Vacant Lot	KENSINGTON	RSA-5

PUB	3133 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2153 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2060 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2281 E Ontario St	Vacant Lot	KENSINGTON	ICMX
PUB	2052 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2151 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2142 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2066 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2855 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2148 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2068 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2161 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2172 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2159 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2115 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2042 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2054 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2134 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2120 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2138 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2133 E William St	Existing Gard	KENSINGTON	RSA-5
PUB	2038 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2056 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2077 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	3086 Frankford Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	3743 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2160 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2055 E Rush St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2135 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2037 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2878 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2047 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2045 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2154 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2201 E Tioga St	Vacant Lot	KENSINGTON	ICMX
PUB	1842 E Schiller St	Vacant Lot	KENSINGTON	RSA-5
PUB	2106 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	3741 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2774 Martha St	Vacant Lot	KENSINGTON	RSA-5

PUB	2138 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	1836 E Schiller St	Vacant Lot	KENSINGTON	RSA-5

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



Mr. Harmon presented – "Item II(b) – Revision to the Percent for Art Program Policy and Authorization to Transfer Management and Control of Percent of Percent Art Program to Philadelphia Housing Development Corporation" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Fadullon stated that the Board of Directors are considering the revisions to the Percent for Art Program Policy, only. Mr. Harmon further stated that Board was not considering or authorizing transfer of management and control of the Percent for Art Program to Philadelphia Housing Development Corporation at this time and that such authorization would not be included in the final Resolution.

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. 2020-42

PERCENT FOR ART PROGRAM – RESOLUTION AUTHORIZING THE AMENDMENT TO THE PROGRAM POLICY

WHEREAS, the Redevelopment Authority of the City of Philadelphia approved expanded Policies and Procedures for the operation of its Percent for Art Program (the "Program") by Resolution No. 12,382, adopted on April 18, 1984; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a second amendment to the Percent for Art Program Policy, by Resolution No. 13,022, adopted on October 8, 1986; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a third amendment to the Percent for Art Program Policy, by Resolution No. 13,146, adopted on May 12, 1987; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fourth amendment to the Percent for Art Program Policy, by Resolution No. 19,044, adopted on August 10, 2010; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fifth amendment to the Percent for Art Program Policy, by Resolution No. 2015-79, adopted on August 12, 2015; and

WHEREAS, The Redevelopment Authority of the City of Philadelphia approved a fifth amendment to the Percent for Art Program Policy, by Resolution No. 2016-105, adopted on October 20, 2016; and

WHEREAS, the Redevelopment Authority and the Public Art Committee established pursuant to the Program now desire authority to adopt further revisions to the Percent for Art Program Policy as specifically set forth in the Fact Sheet attached hereto.

WHEREAS, the Redevelopment Authority has determined at this time to not take action relative to the transfer of management and control of the Percent for Art Program to the Philadelphia Housing Development Corporation ("PHDC") and that such request shall be presented by the Board at a later date if necessary.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Philadelphia Redevelopment Authority, that the attached Percent for Art Program Policy, dated August 12, 2020, is hereby adopted and made effective immediately.

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, Mr. Bumb and Mr. Dubow.



DEVELOPMENT

Mr. Rodriguez presented "Item III(a) – AZ Property Group LLP, Selection of Redeveloper" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali raised a concern with regards to the MBE/WBE goals because of being adjusted and set for MBE – 10% and WBE – 5%. Mr. Rodriguez responded that the Department of Housing and Community Development ("DHCD")

compliance unit works directly with the City's Office of Economic Opportunity ("OEO") to establish the goals for each individual project, based on opportunities available, and those goals were verified twice by staff.

Ms. Fadullon asked what the nature of improvements were. Mr. Rodriguez responded an expansion to the existing warehouse next door.

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. 2020-43

RESOLUTION SELECTING AZ PROPERTY GROUP LLP AS REDEVELOPER OF 2929 KINGSTON STREET AND 2940 E. VENANGO STREET LOCATED IN THE ARAMINGO REDEVELOPMENT AREA, EAST VENANGO INDUSTRIAL URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that AZ Property Group LLP is hereby selected as Redeveloper of 2929 Kingston Street and 2940 E. Venango Street located in the Aramingo Redevelopment Area, East Venango Industrial 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 Forty Thousand Dollars (\$140,000.00); 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 council 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, Mr. Bumb and Mr. Dubow.



Ms. Fadullon stated that Mr. Harris raised a concern earlier in the meeting with regards to this item. Staff will address his question concerning the property located at 1607 N. 33rd Street. Mr. Harris indicated that previously he wanted to purchase this lot; however, was unsuccessful. Mr. Harris wanted to know what is going to happen to the lot.

Ms. Dent presented "Item III(b) – Habitat for Humanity Philadelphia, Inc., Selection of Redeveloper" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Fadullon pointed out that Mr. Harris has concerns about the property located at 1607 N. 33rd Street along with questions about this project in general.

Mr. Rodriguez for the record stated that 1517 N. 33rd Street has been removed from this project.

Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated that he had difficulty and could not follow the number of units, etc. Mr. Harmon asked Ms. Dent to confirm whether the correct total number of units was twenty (20) and whether it was actually twelve (12) units to be set aside for households with incomes at or below 31-60% AMI. Ms. Dent replied yes. Mr. Harmon stated that we would correct the Fact Sheet.

Next, Mr. Ali stated that this is a prime location and asked for an explanation as to the mix of units. Ms. Dent replied that there are a total of three (3) buildings being constructed. There will be five (5) units in a single-family two (2) story building, five (5) units in a single-family three (3) story building, and ten (10) units in a three (3) story duplex.

Mr. Ali asked if there was an RFP for this project and whether there was Council support. Mr. Rodriguez replied that this project was not competitively bid; rather it was an unsolicited bid to provide affordable housing. Affordable housing projects that meet certain specifications can be considered without a competitive process in accordance with the City's Land Disposition Policy.

Mr. Ali stated that he understands the importance of maintaining affordability and that these lots are prime real estate. Mr. Ali stated that he believed the project could support more units and that single-family homes should not be designated for affordable housing.

Ms. Fadullon recognized Ms. Winn from Habitat for Humanity Philadelphia, Inc., and invited her to speak. Ms. Winn stated that the parcels are being subdivided and that the desire, among other things, is to increase property values in this area.

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. 2020-44

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS REDEVELOPER OF 1535 N. 33RD STREET, 1601-07 N. 33RD STREET, 3201-07 W. OXFORD STREET, 3216 W. OXFORD STREET, 3225-3231 W. OXFORD STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for Humanity Philadelphia, Inc., is hereby selected as Redeveloper of 1535 N. 33rd Street, 1601-07 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-3231 W. Oxford 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 Fifteen Dollars (\$15.00); 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 council 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, Mr. Bumb and Mr. Dubow.



Ms. Fadullon stated that Items III(c) and IV(b) are being tabled at this time. The Board has been informed that there was a posting error. These two (2) items will likely come back before the Board at its September meeting.



Mr. Vassallo presented "Item III(d) – Neighborhood Gardens Trust, Selection of Redeveloper" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Fadullon asked if a deed restriction has been or will be applied at or prior to transfer. Mr. Vassallo replied yes.

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. 2020-45

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 213, 215-17 N. 33RD STREET; 3225-27 RACE STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trust is hereby selected as Redeveloper of 213, 215-17 N. 33rd Street and 3225-27 Race Street located in the West Philadelphia Redevelopment Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Three Dollars (\$3.00); 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 council 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, Mr. Bumb and Mr. Dubow.



Mr. Vassallo presented "Item III(e) – Neighborhood Gardens Trust, Selection of Redeveloper" in substance consistent with the Fact Sheet attached 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. 2020-46

RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 4016-18, 4020, 4022, 4024 POWELTON AVENUE AND 46-48 WIOTA STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, BELMONT 3 URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trust is hereby selected as Redeveloper of 4016-18, 4020, 4022, 4024 Powelton Avenue; 46-48 Wiota Street located in the West Philadelphia Redevelopment Area, Belmont 3 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 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 council 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, Mr. Bumb and Mr. Dubow.



REAL ESTATE

Ms. Dent presented "Item IV(a) – Conveyance of Title of City Property, 2815 W. Huntingdon Street" in substance consistent with the Fact Sheet attached 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. 2020-47

**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
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 of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended 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, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, the properties identified below will be conveyed for nominal consideration.

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 properties for the consideration identified:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
2815 W. Huntingdon	Anita Parker	\$1.00 (Non-Competitive)

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, Mr. Bumb and Mr. Dubow.



Mr. Vassallo presented "Item IV(c) – Conveyance of Title of City Property, 4200, 4202 and 4202 Viola Street" in substance consistent with the Fact Sheet attached 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. 2020-48

**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
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 of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended 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, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, the properties identified below will be conveyed for nominal consideration.

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 properties for the consideration identified:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
4200 Viola Street	Neighborhood Gardens	\$3.00 (Non-Competitive)
4202 Viola Street	Trust	(for all properties)
4204 Viola Street		

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, Mr. Bumb and Mr. Dubow.



Ms. Fadullon stated that she has a conflict and will be recusing herself from Item IV(d).

At this time Ms. Fadullon turned the Chair responsibilities over to Mr. Cuorato.

Mr. Rodriguez presented "Item IV(d) – Conveyance of Title of City Property, 1419 S. Taylor Street and 2553 Kern Street" in substance consistent with the Fact Sheet attached hereto.

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. 2020-49

CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY - 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 of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended 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, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, certain properties identified below will be conveyed at nominal consideration and others, all identified below, will be conveyed through a fair market value self-amortizing mortgage

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

Address

1419 S. Taylor Street

Grantee

Community Justice Land Trust

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

Address

2553 Kern Street

Grantee

Arcadia Commons

Price

\$65,000 (Self-amortizing mortgage)

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.

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

Voting for the foregoing resolution: Mr. Cuorato, Mr. Bumb and Mr. Dubow.

One (1) abstention: Ms. Fadullon.



At this time, Ms. Fadullon resumed the meeting as Chair.

OLD BUSINESS

Ms. Fadullon inquired if there was any old business for the Board. Ms. Fadullon acknowledged Mr. Ali and invited him to speak. Mr. Ali informed the Board that he sent a letter addressed to Mr. Harmon with regards to the Philadelphia Accelerator Fund ("PAF") requesting the identity of the Board members of PAF. Mr. Ali indicated that he never received a response. Mr. Ali reminded the Board members that they take an oath, etc. Mr. Heller apologized to Mr. Ali for not yet responding and that Mr. Ali would receive a response by the end of the week.

Mr. Ali stated that he attends these meetings to have his questions answered. Mr. Ali stated the Authority is not transparent enough and does not report back to the public when questions arise, and questions are often ignored.

Ms. Fadullon recognized Mr. Dan Seery and invited him to speak. Mr. Seery asked about the properties located at 2451-53 Frankford Avenue and Letterly Street that came before the Board back on June 10, 2020 and wanted additional information regarding a public meeting or steps going forward. Mr. Rodriguez replied that this item was tabled at the June meeting. Mr. Rodriguez stated the redeveloper has ultimately decided not to seek the amendment that was proposed at the June Board meeting.

Mr. Seery asked why the prior action in May was never posted at the property. Ms. Fadullon asked if there was a posting of the previous action that was considered by the Board in May. Mr. Rodriguez replied that he needs to verify this information. Ms. Fadullon stated that Mr. Rodriguez will confirm the information and report his findings to the Board.

Ms. Fadullon recognized Mr. McCarty and invited him to speak. Mr. McCarty stated that he also inquiring as to 2451-53 Frankford Avenue. Mr. McCarty informed the Board that the residents in this community have some concerns with regards to this project. Mr. McCarty stated that there was a posting; however, the residents had no idea as to what was going on. Mr. McCarty further stated that one concern pertains to the need for greenspace and not another building. Mr. Rodriguez replied that he will verify the information. Mr. Rodriguez further explained that the development process is a long process which includes community input, RCO input, plan review, potentially zoning hearings and possibly other venues for public review and input.



NEW BUSINESS

Ms. Fadullon inquired if there was any new business for the Board. Ms. Fadullon acknowledged Mr. Ali and invited him to speak. Mr. Ali asked if and when a Board member's term expires, whether that term automatically extends or if a new Board member gets appointed by the Mayor. Mr. Harmon responded that typically a current Board member would continue to serve until a new Board appointment letter (whether a re-appointment or new appointment) was received by the Mayor's office. Mr. Harmon further stated that he would respond to Mr. Ali's question via email.



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 5:12 P.M.

SECRETARY TO THE BOARD

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

From: [McCarty, John K.](#)
To: [Ryan Harmon](#)
Subject: 2451-53 Frankford Avenue
Date: Tuesday, August 11, 2020 1:12:50 PM

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

III. DEVELOPMENT (a) Philadelphia Housing Development Corporation (21) 1509 N. 17th Street
Release of Certain Covenants and Restrictions (b) South Central Urban Renewal Area (25)
Neighborhood Garden Trust 1220-30 Kenilworth Street Lease Agreement (c) New Kensington-
Fishtown Urban Renewal Area (31) BMK Properties, LLC 2451-53 Frankford Avenue

John McCarty

John.McCarty@ibx.com / 814-883-2527

Referring to property highlighted in yellow above: Section III, item A,
New Kensington-Fishtown Urban Renewal Area (6) BMK Properties, LLC 2451-53 Frankford Avenue
Amendment to Resolution No. 2020-31 from the June 10th meeting.

I am unclear if there has been any follow up on this property. I did not see it referenced in July meeting on the meeting notes outside of some email exchanges about outreach to community (which I am unclear if that has happened or is still being planned). I have not seen or am aware of an public outreach from the developer. Certainly no signs have been posted on the property itself. Is this something that can added to an agenda of a future meeting?

The community continues to be very concerned about the proposed project, myself particularly so since I live adjacent to the property.

The property is a green space with lovely tree around its entirety. The community does currently take advantage of the green space and would to see it remain as is or perhaps convert to a formal park of sorts. Anyway, just wondering what is going on with this proposal and hope this message finds you well.

Thank you,

John

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From: [German Yakubov](#)
To: [Ryan Harmon](#)
Cc: [Andrew Goodman](#); [Jamie Gauthier](#); [Angel B Rodriguez](#)
Subject: PRA August 12, 2020 Meeting Questions and Concerns Regarding 40th Street
Date: Tuesday, August 11, 2020 4:53:29 PM
Importance: High

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Full name/company affiliation – **German Yakubov – Haverford Square Properties LLC/ 801 N 40th LLC and 811 n 40 LLC**

- Contact information – 215-651-1777 – Germy@HaverfordSq.com
- Identify the item/resolution that you are addressing; and - **Item III (c) Redeveloper Selection for 805, 809, 815 and 817 N 40th Street**
- Provide your question(s)/comment(s) in a clear and concise manner:

Issue number 1 – Notice – The posted notice which was posted on the properties for the past week or so is not accurate (see attached) it shows the meeting as being held today, 8/11/2020 at 10AM.... I notified Angel Rodriguez at 9:20 Am on 8/11 of the wrong date as I was standing in front of the notice, he advised it would be corrected, and later the same afternoon around 3pm, I was by the property again and noticed the new sign. (see attached) **I would like to have this agenda item rescheduled** so the neighbors would have more than a day’s notice to comment on this very important development in our neighborhood.

Issue Number 2 - The board fact sheet, the development fact sheet, and the plans provided are rife with inaccuracies and inconsistencies. For example, the board fact sheet states that the use will be affordable housing, yet the disposition price eludes to this being “a non-competitive sale for garden/open space”. Which is it?

Why is this being offered as a “non-competitive sale”?

Why is the Developer listed as Habitat for Humanity yet the resolution states “Neighborhood Gardens Trust”?

The Development Fact Sheet States that “The development will consist of four 1-bedroom units at 1,200 square feet.” However, the plans show a single family home with 3 bedrooms and 1.5 bathrooms... which is it?

Why was this Redeveloper selected for only these 4 properties, when there was a competitive RFP in May of 2018?

We applied for that RFP, offered to pay the PRA market value for the properties, as well as provide affordable housing which would’ve had a greater impact, than 4 single family houses., yet were not awarded the RFP. Why are these properties now being given away for \$1 a piece?

We currently own 801, 803, 807, 811, and 813 N 40th Street. That is 5 out of the 9 parcels on this block, we had support of 2 RCO’s, and have obtained permits for 6 unit buildings on 801, 803, 807, and 811 N 40th Street. Those 4 buildings will be 3 stories and have 6 - 1 bedroom/ 1 bath apartments in them. These 4- small buildings are not the highest and best use of the multifamily zoning that exists on the site. Based on PRA policy of owning adjacent properties, why were we denied the no-bid parcels?

Issue Number 3 –

The construction cost of the proposed properties is astronomical... nowhere in Philadelphia does it cost \$251 a square foot to build a residential building.

The budget shows nearly \$323,000 in soft costs for a meager 4 unit development. We noticed that the financing is provided with a \$500,000 grant and donations of \$151,000, the \$500,000 is presumably a taxpayer funded grant. Collectively the project will yield a nearly \$500,000 loss to the taxpayers... Why wasn't the development awarded to someone who would **PAY** the city \$210,000 as well as provide more affordable units than the 4 that are being proposed?

It should shock the conscience of this board that in the middle of the pandemic, a housing crisis, and constant calls for city and school funding, this board is ready to award a developer that will **COST** the taxpayers nearly half a million dollars, rob the City of meaningful impact, and deprive it of over \$210,000 in IMMEDIATE profits, AND IMMEDIATE meaningful impact.

I urge you to deny this conveyance and reissue a competitive bid for these properties that will yield a benefit to the City, community, and the immediate neighbors.

Thank you,
-German Yakubov

PRA Board Meeting Attendance for August 12, 2020

Attended	First Name	Last Name	Email
Yes	brian.wenrich		brian.wenrich@phila.gov
Yes	GERMAN	YAKUBOV	Germey@HaverfordSq.com
Yes	B	Frances	brenda.f.addo@gmail.com
Yes	B	Frances	brenda.f.addo@gmail.com
Yes	DeWayne		mrdrumm25@gmail.com
Yes	sam		mjohnson4717@comcast.net
Yes	sam		mjohnson4717@comcast.net
Yes	sam		mjohnson4717@comcast.net
Yes	sam		mjohnson4717@comcast.net
Yes	sam		mjohnson4717@comcast.net
Yes	sam		mjohnson4717@comcast.net
Yes	sam		mjohnson4717@comcast.net
Yes	Tya	Winn	tyaw@habitatphiladelphia.org
Yes	HFHP	Build Team	kcr@habitatphiladelphia.org
Yes	Tracy	Pinson-Revire	tracy.pinson-reviere@phdc.phila.gov
Yes	Tracy	Pinson-Revire	tracy.pinson-reviere@phdc.phila.gov
Yes	KEITH	HARRIS	keith.s.harris@phila.gov
Yes	KEITH	HARRIS	keith.s.harris@phila.gov
Yes	KEITH	HARRIS	keith.s.harris@phila.gov
Yes	Corinne	O'Connell	corinneo@habitatphiladelphia.org
Yes	jamila	davis	jamila.davis@phila.gov
Yes	Eugene	Naydovich	naydovich@gmail.com
Yes	Jihad	Ali	jihad@jihadali.com
Yes	Kevin	Brown	kbrown@pec-cares.org
Yes	Lev	Yakubov	lev@haverfordsq.com
Yes	Gwendolyn	Morris	gmorris195028@gmail.com
No	mz13mbpro		mike@resolve.com
Yes	Rachel	Cline	rclinedesigns@gmail.com
Yes	Andy	Denison	ajdenison@me.com
Yes	Andy	Denison	ajdenison@me.com
Yes	Jason	Rabinovich	jason@rslawgroupc.com
Yes	Alex		ayevtushenko@gmail.com
Yes	Jenny	Greenberg	JGreenberg@pennhort.org
Yes	Andrew	Goodman	andrew.goodman@phila.gov
Yes	c62gp96		john.mccarty@ibx.com
Yes	c62gp96		john.mccarty@ibx.com
Yes	c62gp96		john.mccarty@ibx.com
Yes	c62gp96		john.mccarty@ibx.com
Yes	c62gp96		john.mccarty@ibx.com
Yes	dseery		danseery51@Gmail.com
Yes	dseery		danseery51@Gmail.com
Yes	dseery		danseery51@Gmail.com

Yes	mz13mbpro		mike@resolveadj.com
No	Jason	Rabinovich	jason@rslawgroup.com
Yes	smc43084		stevenchernoff@gmail.com
Yes	Robin	Miller, Social Entrepr	lightmaven114@gmail.com

#	Question	Asker Name	Asker Email
	On June 10th the following was discussed: New Kensington-Fishtown Urban Renewal Area (6)BMK Properties, LLC 2451-53 Frankford Avenue Amendment to Resolution No. 2020-31		
1	The community has not been given an update on the plans or future meetings. Do we need to call in monthly and check agendas or when will we know what is next?	dseery	danseery51@Gmail.com
2	Wasn't sure if there was anyupdate on the Frankford Avenue Property	c62gp96	john.mccarty@ibx.com
3	New Kensington-Fishtown Urban Renewal Area (31) BMK Properties, LLC 2451-53 Frankford Avenue	c62gp96	john.mccarty@ibx.com
4	correct	c62gp96	john.mccarty@ibx.com
5	the community was un aware	c62gp96	john.mccarty@ibx.com



BOARD FACTSHEET

Meeting of August 12, 2020

Conveyance of Title of City Properties through Philadelphia Redevelopment Authority to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 1st Councilmanic District Office.

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

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

EXHIBIT "A"1st Councilmanic District Properties

PUB	2544 S 05th St	Vacant Lot	WHITMAN	RSA-5
PUB	624 Cantrell St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	426 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	538 Dudley St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	424 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	625 Mercy St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	1739 S 05th St	Vacant Lot	SOUTH PHILADELPHIA	RM-1
PUB	602 Winton St	Vacant Lot	SOUTH PHILADELPHIA	RSA-5
PUB	314 Emily St	Vacant Lot	PENNSPORT	RSA-5
PUB	2062 E William St	Vacant Lot	AUBURN	RSA-5
PUB	2154 E Birch St	Vacant Lot	AUBURN	RSA-5
PUB	2857 Amber St	Vacant Lot	AUBURN	RSA-5
PUB	2051 E Rush St	Vacant Lot	AUBURN	RSA-5
PUB	2306 Collins S t	Vacant Lot	FISHTOWN	RSA-5
PUB	1920 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1935 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1929 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1943 E Harold St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	1844 E Oakdale St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2505 Emerald St	Vacant Lot	EAST KENSINGTON	RSA-5
PUB	2653 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2643 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2641 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	2639 Kensington Ave	Vacant Lot	EAST KENSINGTON	CMX-2.5
PUB	3413 Kensington Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	2040 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2058 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2050 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2158 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	3133 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2153 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2060 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2281 E Ontario St	Vacant Lot	KENSINGTON	ICMX
PUB	2052 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2151 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2142 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2066 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2855 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2148 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2068 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2161 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2100 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2172 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2159 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2157 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2115 E Monmouth St	Vacant Lot	KENSINGTON	RSA-5
PUB	2042 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2054 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2134 E Cambria St	Vacant Lot	KENSINGTON	RSA-5
PUB	2120 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2138 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2133 E William St	Existing Gard	KENSINGTON	RSA-5

PUB	2038 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2056 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2077 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	3086 Frankford Ave	Vacant Lot	KENSINGTON	CMX-2
PUB	3743 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2156 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2160 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2055 E Rush St	Vacant Lot	KENSINGTON	RSA-5
PUB	2155 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2135 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2037 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2878 Amber St	Vacant Lot	KENSINGTON	RSA-5
PUB	2047 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	2045 E Auburn St	Vacant Lot	KENSINGTON	RSA-5
PUB	2044 E Birch St	Vacant Lot	KENSINGTON	RSA-5
PUB	2154 E Stella St	Vacant Lot	KENSINGTON	RSA-5
PUB	2140 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	2150 Bellmore St	Vacant Lot	KENSINGTON	RSA-5
PUB	2201 E Tioga St	Vacant Lot	KENSINGTON	ICMX
PUB	1842 E Schiller St	Vacant Lot	KENSINGTON	RSA-5
PUB	2106 E William St	Vacant Lot	KENSINGTON	RSA-5
PUB	3741 Kensington Ave	Vacant Lot	KENSINGTON	RSA-5
PUB	2774 Martha St	Vacant Lot	KENSINGTON	RSA-5
PUB	2138 E Orleans St	Vacant Lot	KENSINGTON	RSA-5
PUB	1836 E Schiller St	Vacant Lot	KENSINGTON	RSA-5



BOARD FACTSHEET

Meeting of August 12, 2020

Revision to the Percent for Art Program Policy and Authorization to Transfer Management and Control of Percent for Art Program to Philadelphia Housing Development Corporation

The Board is asked to consider a Resolution that would (i) adopt revisions to the Percent for Art Program Policy (the "Policy"), and (ii) authorize the transfer of management and control of the Percent for Art Program to the Philadelphia Housing Development Corporation ("PHDC").

In 1959, the Philadelphia Redevelopment Authority (the "Authority") created the nation's first Percent for Art Program (the "Program"), requiring redevelopers who build on land purchased from or assembled by the Authority to dedicate one percent (1.00%) of their construction costs to commissioning original site-specific fine art (the "Percent for Art Contribution"). Philadelphia's reputation as a city filled with public art is well-deserved and the Authority led the way with the Program that has commissioned iconic works of art, such as Claes Oldenburg's *Clothespin* and Dennis Oppenheim's *Wave Forms*.

Revision to Program Policy

In 2020, Authority staff, along with the Public Art Committee, engaged in a reexamination of the Program and the Policy. Extensive revisions to the Policy are proposed to clarify the language of the Policy and the rights, duties and obligations thereunder. Specifically, the proposed revisions include, but are not limited to, the clarification of the purpose of the Program and various modifications to the obligations/responsibilities of developers, required documentation, educational programming requirements, Public Art Committee appointments and terms and the role of consultants.

A copy of the proposed revised Policy is attached hereto.

Authorization to Transfer Management and Control of Program to PHDC

The Board is also asked to authorize the transfer the management and control of the Program to PHDC. In an effort create the most cost-effective and efficient operation of the Program, the Authority seeks to transfer management and control of the Program to PHDC. PHDC has agreed, subject to PHDC Board approval and subject to the Authority's approval of this resolution, to assume the management and control of the Program as soon as authorized. Provided the Authority Board authorizes such transfer, PHDC staff intend to introduce a Board package authorizing PHDC to assume the management and control of the Program at an upcoming PHDC Board meeting.

There are no liabilities or debt obligations held by the Authority relative to its management and control of the Program.

Proposed Resolution and revised Percent for Art Program Policy are attached.

Prepared by: Ryan Harmon
Reviewed by: Gregory Heller

**BOARD FACTSHEET**

Meeting of August 12, 2020

Selection of Redeveloper

2929 Kingston Street and 2940 E. Venango Street

NAME OF DEVELOPER/APPLICANT: AZ Property Group LLP , a New Jersey limited liability partnership

Nature of Transaction: Selection of AZ Property Group LLP ("Redeveloper") as redeveloper proposing to develop a one (1) story warehouse on the Kingston Street side with fencing and gravel on the E. Venango Street side for their window cleaning business. The Redeveloper owns numerous properties on the block.

Legal Entity/Other Partners (if applicable): John Zurzolo
Anthony Zurzolo

Mailing Address: 24 Olympia Lane, Sicklerville, NJ 08081

PROPERTIES INFORMATION: 2940 Kingston Street
2940 E. Venango Street (the "Property")

Description: 4,538 SF, vacant lot **Zoning:** I-2 **Use:** Industrial

Disposition Price: One Hundred Forty Thousand (\$140,000.00)

The Property is being conveyed as a direct sale for business expansion under the current disposition policy.

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 ("EOP") ranges have been set at MBE – 10%, WBE –5%. The aforementioned percentages for MBE and WBE were agreed to following discussions between Redeveloper and the City's EOP compliance unit .

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the Aramingo Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August 18, 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.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of August 12, 2020

Selection of Redeveloper

Habitat for Humanity Philadelphia, Inc.

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: Selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as redeveloper proposing to develop Twenty (20) units for homeownership to be sold for affordable housing with twelve (12) units set aside for 31- 60% AMI and ten (10) units set aside for 61 – 80% AMI. The residential units will be composed of twenty (20) 5 units in a single family 2-story building, 5 units in a single family 3-story building and 10 units in a 3-story duplex.

Legal Entity/Other Partners (if applicable): Habitat for Humanity**Mailing Address:** 1829 N. 19th Street, Philadelphia, PA 19121**PROPERTY INFORMATION:** 1535 N. 33rd Street, 1601 -07 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street, 3225 -3231 W. Oxford Street (collectively, the "Property")**Description:** 27,000 sq. ft., brick and brownstone structure**Zoning:** RM-1 and RSA-5**Use:** Affordable Housing**Disposition Price:** Fifteen Dollars (\$15.00)

This transaction is a noncompetitive bid.

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 an Economic Opportunity Plan ranges have been set at MBE -0%, WBE-0% as Redeveloper proposes to use sweat equity.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the North Philadelphia Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August 18, 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.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of August 12, 2020
 Selection of Redeveloper
 805, 809, 815 and 817 N. 40th Street

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: Selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as redeveloper proposing to develop four (4) single-family homes on the Properties (defined below). All units produced will be reserved for purchasers earning between 31-60% AMI.

Legal Entity/Other Partners (if applicable): Habitat for Humanity Philadelphia, Inc.

Mailing Address: 1829 N. 19th Street, Philadelphia, PA 19121

PROPERTIES INFORMATION: 805 N. 40th Street
 809 N. 40th Street
 815 N. 40th Street
 817 N. 40th Street (collectively, the "Properties")

Description: 5,226 SF **Zoning:** RM-1 **Use:** Affordable Housing

Disposition Price: Four Dollars (\$4.00)

The Properties are being conveyed as a non-competitive sale for affordable housing under the current disposition policy.

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, an Economic Opportunity Plan will apply to this project; however, Habitat for Humanity will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the West Philadelphia Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August

TABLED

Item III (c)

18, 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.

Prepared by: Brad Vassallo
Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of August 12, 2020

Selection of Redeveloper

213, 215-17 N. 33rd Street; 3225-27 Race Street**NAME OF DEVELOPER/APPLICANT:** Neighborhood Gardens Trust

Nature of Transaction: Selection of Neighborhood Gardens Trust ("Redeveloper") as redeveloper proposing to preserve the subject Properties (defined below) as a community garden.

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

Mailing Address: 100 N. 20th Street, Philadelphia, PA 19103

PROPERTIES INFORMATION: 213 N. 33rd Street

215-17 N. 33rd Street

3225-27 Race Street (collectively, the "Properties")

Description: 27,945 SF**Zoning:** RM-1 **Use:** Community Garden**Disposition Price:** Three Dollars (\$3.00)

The Properties are being conveyed as a non-competitive sale for garden/open space under the current disposition policy.

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, an Economic Opportunity Plan will not apply to this project as it is not required.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the West Philadelphia Redevelopment Area Plan. The Planning Commission's meeting is scheduled for August 18, 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.

Prepared by: Brad Vassallo

Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of August 12, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below 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 identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 5th Councilmanic District Office.

PROPERTY INFORMATION:

- 1) **Side Yard Disposition:** The following property will be conveyed at a nominal price:

<u>Address</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
2815 W. Hunting Street	Anita Parker	\$1.00

Prepared by: Roneece S. Dent
 Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of August 12, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below 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 identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
809 N. 40th Street	Habitat for Humanity Philadelphia, Inc.	\$1.00

Prepared by: Bradley Vassallo
Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of August 12, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below 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 identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
4200 Viola Street	Neighborhood Gardens	\$3.00 (Non-Competitive) (for all properties)
4202 Viola Street	Trust	
4204 Viola Street		

Prepared by: Bradley Vassallo
 Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of August 12, 2020

Conveyance of Title of City Properties

Nature of Transaction: The Philadelphia Redevelopment Authority will facilitate the conveyance of title of properties owned by the City of Philadelphia.

- All Grantees have been approved by the City Commissioner of Public Property and recommends that 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 care; maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Philadelphia Redevelopment Authority in collaboration with the 1st Councilmanic District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
1419 S. Taylor Street	Community Justice Land Trust	\$1.00 (Nominal)

2. **Self-amortizing Mortgage Disposition:** The following property will be conveyed at fair market value as determined by an appraisal, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
2553 Kern Street	Arcadia Commons	\$65,000 (Appraisal)

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of September 9, 2020

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st Council 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 Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

EXHIBIT "A"

1st Council District Properties

2039 E. William Street
2201-29 E. William Street

RESOLUTION NO.

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 council 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**

1st Council District Properties

2039 E. William Street
2201-29 E. William Street



BOARD FACTSHEET

Meeting of September 9, 2020

IEI Group, Ltd.

Approval of Third Amendment to Contract for Professional Services

Additional Services for the Office of Emergency Management

400 North Broad Street

BACKGROUND:

On April 13, 2018, the Philadelphia Redevelopment Authority (the "**Authority**"), as agent for the City of Philadelphia (the "**City**"), solicited proposals from qualified firms to provide furniture, fixtures and equipment ("**FF&E**") services for the property located at 400 North Broad Street, including 1501 Callowhill Street (collectively, the "**Property**"), which is currently being developed by 400 North Broad Partners, L.P., and will be delivered as a turnkey project for the City Police Department and other City agencies to occupy.

Pursuant to Resolution No. 2018-52, adopted on July 11, 2018, the Authority Board approved a Contract for Professional Services ("**Services Contract**") between the Authority, as agent for the City, and IEI Group, Ltd. ("**IEI**"), to provide services related to the design, coordination, selection, specification, procurement and installation of FF&E at the Property. The Services Contract was executed on September 11, 2018. The total compensation payable to IEI under the Services Contract was Nine Hundred Eighty-Nine Thousand Four Hundred Sixty-Nine Dollars (\$989,469). IEI has since provided a FF&E package to the City which has been approved.

Pursuant to Resolution No. 2019-49, adopted on July 10, 2019, the Authority Board approved an amendment to the Service Contract that provided for payment of all costs related to additional FF&E (including, but not limited to, wall and corner guards, signage, metal lockers, lab equipment, fume hoods and biosafety cabinets, morgue equipment, roller shades, controlled environment rooms and lab casework) (collectively, the "**Additional FF&E**") totaling Four Million Six Hundred Sixty-Five Thousand Seven Hundred Thirty Dollars (\$4,665,730). As a condition of purchasing, acquiring and installing the Additional FF&E, IEI will receive additional compensation in the amount not to exceed Two Hundred Thirty-Nine Thousand Eight Hundred Eighty-Nine Dollars (\$239,889).

Pursuant to Resolution No. 2019-69, adopted on October 16, 2019, the Authority Board approved an amendment to the Service Contract that provided for relocation coordination management services ("**Relocation Services**"). As a condition of providing these services, IEI will receive additional compensation in the amount not to exceed Four Hundred Eighty-Two Thousand Seven Hundred Seventy-Seven Dollars (\$482,777). On April 6, 2020, the Authority and Provider entered into the First Amendment to Contract for Professional Services ("**First Amendment**").

Pursuant to Resolution No. 2019-91, adopted on December 11, 2019, the Authority Board approved a further amendment to (i) Resolution No. 2019-69, adopted on October 16, 2019, (ii) Resolution No. 2019-49, adopted on July 10, 2019, and (iii) Resolution No. 2018-52, adopted on July 11, 2018, to add architectural/engineering design services

("Design Services") relative to the needed relocation of the City's Office of Emergency Management ("OEM") from its current location to the Premises. On June 24, 2020, the Authority and Provider entered into the Second Amendment to Contract for Professional Services ("Second Amendment").

NATURE OF AMENDMENT:

The City has now determined that additional services, including LEED services, interior signage, additional FF&E, additional relocation services and planning and commissioning services ("**Additional Services**"), are needed to assist the development of the OEM portion of the project.

The City solicited and has approved IEI to prepare these services. IEI will receive additional compensation in the amount not to exceed One Million Thirty-Three Thousand Seven Hundred Forty-Five Dollars (\$1,033,745) for the Additional Services.

The Board is requested to authorize a third amendment to the Services Contract, as previously amended, to add the Additional Services and to provide for compensation for the Additional Services.

BACKGROUND/FINANCING:

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

A Proposed Resolution is attached.

RESOLUTION NO.**RESOLUTION AUTHORIZING A THIRD AMENDMENT TO CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, AND IEI GROUP, LTD.**

WHEREAS, on April 13, 2018, the Philadelphia Redevelopment Authority (the "**Authority**"), as agent for the City of Philadelphia (the "**City**"), solicited proposals from qualified firms to provide furniture, fixtures and equipment ("**FF&E**") services for the property located at 400 North Broad Street, including 1501 Callowhill Street (collectively, the "**Property**"), which is currently being developed by 400 North Broad Partners, L.P., and will be delivered as a turnkey project for the City Police Department and other City agencies to occupy.

WHEREAS, IEI Group, Ltd. ("**IEI**") submitted its response to bids, outlining their extensive experience.

WHEREAS, IEI was the lowest, qualified bidder and pursuant to Resolution No. 2018-52, adopted on July 11, 2018, the Authority Board approved a Contract for Professional Services ("**Services Contract**") between the Authority, as agent for the City, and IEI, to provide services related to the design, coordination, selection, specification, procurement and installation of FF&E at the Property.

WHEREAS, the Services Contract was executed by the parties on September 11, 2018.

WHEREAS, pursuant to Resolution No. 2019-49, adopted on July 10, 2019, the Authority Board approved an Amendment to Contract for Professional Services ("**First Amendment**") between the Authority, as agent for the City, and IEI, to provide additional FF&E (including, but not limited to, wall and corner guards, signage, metal lockers, lab equipment, fume hoods and biosafety cabinets, morgue equipment, roller shades, controlled environment rooms and lab casework) (collectively, the "**Additional FF&E**").

WHEREAS, pursuant to Resolution No. 2019-69, adopted on October 16, 2019, the Authority Board approved a further amendment to Resolution No. 2019-49, adopted on July 10, 2019, to add services related to relocation coordination management services ("**Relocation Services**") needed for the relocation of approximately 1,500 employees into the Property and include the costs related thereto.

WHEREAS, the First Amendment was executed by the parties on April 6, 2020.

WHEREAS, pursuant to Resolution No. 2019-91, adopted on December 11, 2019, the Authority Board authorized a further amendment to (i) Resolution No. 2019-69, adopted on October 16, 2019, (ii) Resolution No. 2019-49, adopted on July 10, 2019, and (iii) Resolution No. 2018-52, adopted on July 11, 2018, to add architectural/engineering design services ("**Design Services**") relative to the needed relocation of the City's Office of Emergency Management ("**OEM**") from its current location to the Property.

WHEREAS, on June 24, 2020, the Authority and Provider entered into the Second Amendment to Contract for Professional Services ("**Second Amendment**").

WHEREAS, the City has determined that that additional services, including LEED services, interior signage, additional FF&E, additional relocation services and planning and commissioning services ("**Additional Services**") are needed for the relocation of the City's OEM from its current location to the Property.

WHEREAS, the City solicited proposals from qualified firms to provide the Additional Services for the Property.

WHEREAS, IEI submitted its response to bids, outlining their extensive experience, and the City selected IEI to perform the Additional Services.

WHEREAS, IEI will receive additional compensation in the amount not to exceed One Million Thirty-Three Thousand Seven Hundred Forty-Five Dollars (\$1,033,745) ("**Additional Compensation**").

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to approve a Third Amendment to the Contract for Professional Services on the terms and conditions set forth herein and in the attached Fact Sheet.

NFURTHER 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 necessary or desirable to carry out its purposes and intents.



BOARD FACTSHEET

Meeting of September 9, 2020

Amendment to Resolution No. 2020-40, Adopted July 8, 2020

Approval of Construction Contract

Kevin Moore d/b/a Kevin Moore Construction

East Poplar Playground Renovation

Nature of Request: The Board is requested to modify Resolution No 2020-40, adopted by the Board on July 8, 2020, selecting Kevin Moore d/b/a Kevin Moore Construction ("KMC") and Brewerytown Construction LLC ("BCL"), together as contractor, to perform the East Poplar Playground renovation project at 820 N. 8th Street (the "Project"). The Board is being asked to modify Resolution No. 2020-40, adopted by the Board on July 8, 2020, to remove BCL as a contractor such that the Construction Contract will be entered into solely with KMC as contractor.

Background: Pursuant to Resolution No. 2020-40, adopted by the Board on July 8, 2020, authorization was provided by the Board to enter into a Construction Contract, as agent for the City of Philadelphia ("City"), with KMC and BCL, together as contractor, to complete 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).

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. The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

Due to an inability to obtain separate bonds for the Project or to have both KMC and BCL together on one construction bond, the City and Rebuild have determined that it would like to proceed with the Project with KMC as the sole contractor and party to the Construction Contract. KMC will, in turn, subcontract with BCL.

Because the Construction Contract has not yet been finalized and executed, the Board is requested to authorize an amendment to Resolution No. 2020-40, adopted on July 8, 2020, providing that KMC shall be the sole contractor and party to the Construction Contract. All other terms of Resolution No. 2020-40, adopted on July 8, 2020, not specifically amended herein shall continue in full force and effect.

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 2020-40, ADOPTED JULY 8, 2020, 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, SOLELY, FOR THE EAST POPLAR PLAYGROUND RENOVATION PROJECT LOCATED AT 820 N. EIGHTH STREET

WHEREAS, pursuant to Resolution No. 2020-40, adopted by the Board on July 8, 2020, authorization was provided by the Board to enter into a Construction Contract, as agent for the City of Philadelphia ("City"), with Kevin Moore d/b/a Kevin Moore Construction ("KMC") and Brewerytown Construction LLC ("BCL"), together as contractor, to perform the East Poplar Playground renovation project at 820 N. 8th Street (the "Project").

WHEREAS, 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.

WHEREAS, the Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

WHEREAS, the maximum compensation for the Project is not to exceed One Million Four Hundred Seventy-Five Thousand Six Hundred Fifty Dollars (\$1,475,650) (total Base Bid plus 10% Contingency).

WHEREAS, due to an inability to obtain separate bonds for the Project or to have both KMC and BCL together on one construction bond, the City and Rebuild have determined that it would like to proceed with the Project with KMC as the sole contractor and party to the Construction Contract and KMC will, in turn, subcontract with BCL.

WHEREAS, because the Construction Contract has not yet been finalized and executed, the Board is requested to authorize an amendment to Resolution No. 2020-40, adopted on July 8, 2020, to provide that KMC shall be the sole contractor and party to the Construction Contract.

WHEREAS, all other terms of Resolution No. 2020-40, adopted on July 8, 2020, not specifically amended herein shall continue in full force and effect.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to amend Resolution No. 2020-40, adopted on July 8, 2020, to provide that KMC shall be the sole contractor and party to the Construction Contract for the Project.

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.

**BOARD FACTSHEET**

Meeting of September 9, 2020
Issuance of a Certificate of Completion
1616-18 N. Bailey Street

NAME OF DEVELOPER/APPLICANT: Andre Taylor ("Redeveloper")

NATURE OF TRANSACTION: The Board is asked to authorize a Resolution authorizing the issuance of a Certificate of Completion releasing certain covenants and restrictions for 1616-18 N. Bailey Street (the "Property").

BACKGROUND: Pursuant to a Redevelopment Agreement dated March 17, 2005 ("Agreement"), the Redevelopment Authority conveyed the Property to Andre Taylor for Thirty Nine Thousand Dollars (\$39,000) and issued a Purchase Money Mortgage at zero percent (0%) interest. The Property was a vacant garage that was acquired as part of the Neighborhood Transformation Initiative ("NTI"). Mr. Taylor proposed to use the Property as an auto repair shop. The minutes from the Board meeting in April, 2005 which authorized this selection, stated that the Property was a replacement for Mr. Taylor's auto repair business, which was owned by the City, and was being utilized in the Brewerytown project.

According to the Board package that was approved in April 2005, an Economic Opportunity Plan ("EOP") was required and prevailing wage obligations would apply. Rehabilitation costs were estimated at Thirty-Two Thousand Dollars (\$32,000). Although the Property was rehabilitated, there is no evidence that the EOP and prevailing wage obligations were ever monitored. Mr. Taylor sold the Property in December, 2019.

The new owner, JSPB Bailey ST, LLC, has requested a Certificate of Completion and a release of certain deed restrictions to clear up title to the Property. The permanent restrictions relating to non-discrimination and other restrictions that run with the land will not be removed.

Proposed Resolution and supporting information is attached (site map).

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

RESOLUTION NO.

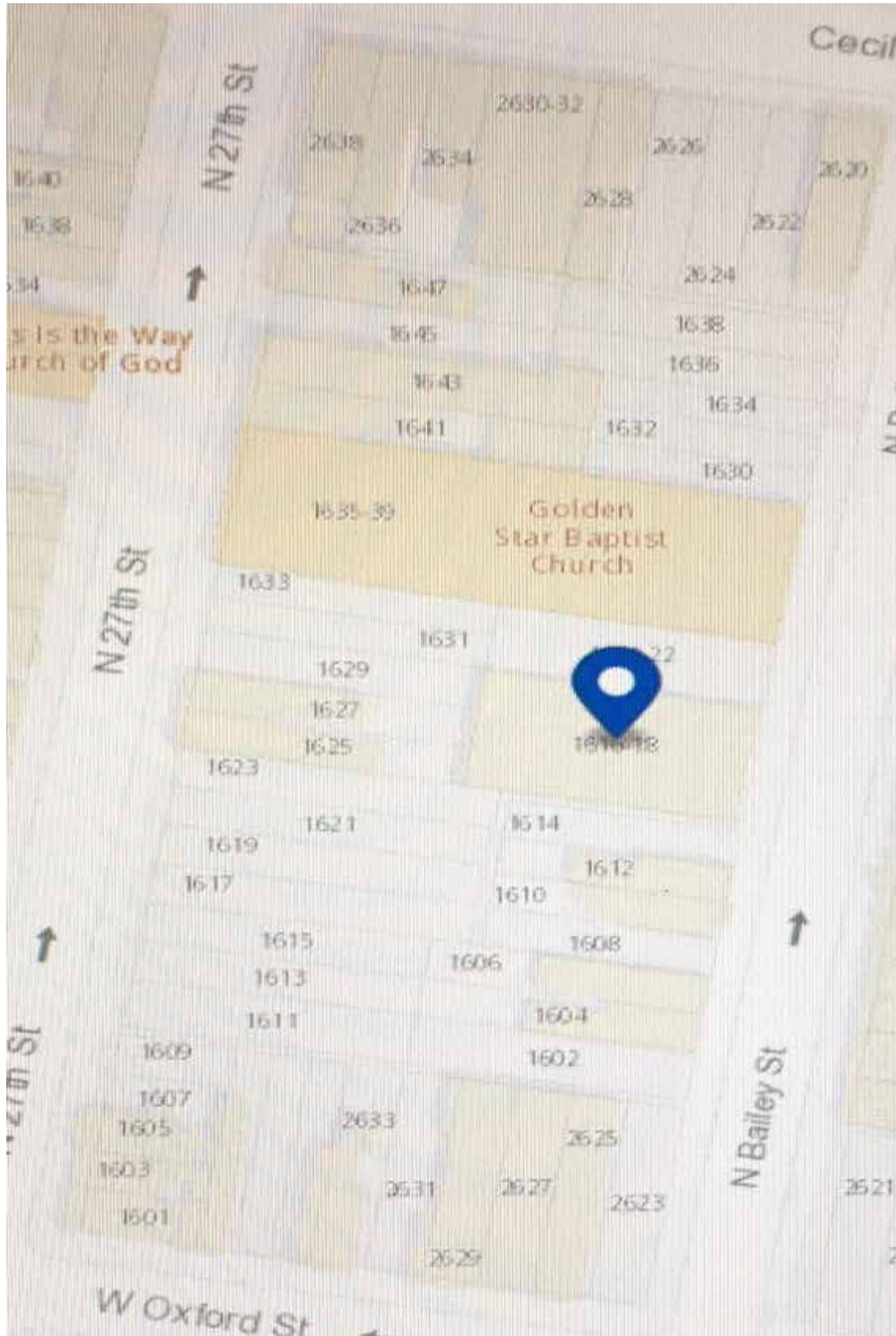
RESOLUTION AUTHORIZING A CERTIFICATE OF COMPLETION AND THE RELEASE OF CERTAIN COVENANTS AND RESTRICTIONS FOR 1616-18 N. BAILEY STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that in accordance with the attached Fact Sheet, a Certificate of Completion may be issued relative to the Redevelopment Agreement between the Authority and Andre Taylor dated March 17, 2005, and certain covenants contained in the deed for 1616-18 N. Bailey Street dated April 26, 2006, may be released.

FURTHER AUTHORIZING, the preparation, execution, and delivery of a Release for the Property and all other 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.

1616-18 N. Bailey Street





BOARD FACTSHEET

Meeting of September 9, 2020

Selection of Redeveloper

805, 809, 815 and 817 N. 40th Street

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: Selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as redeveloper proposing to develop four (4) single-family homes on the Properties (defined below). All units produced will be reserved for purchasers earning between 31-60% AMI.

Legal Entity/Other Partners (if applicable): Habitat for Humanity Philadelphia, Inc.

Mailing Address: 1829 N. 19th Street, Philadelphia, PA 19121

PROPERTIES INFORMATION: 805 N. 40th Street
809 N. 40th Street
815 N. 40th Street
817 N. 40th Street (collectively, the "Properties")

Description: 5,226 SF **Zoning:** RM-1 **Use:** Affordable Housing

Disposition Price: Four Dollars (\$4.00)

The Properties are being conveyed as a non-competitive sale for affordable housing under the current Land Disposition Policy.

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. Redeveloper will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the West Philadelphia Redevelopment Area Plan. 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.

Prepared by: Brad Vassallo
Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS REDEVELOPER OF 805, 809, 815, AND 817 N. 40TH STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for Humanity Philadelphia, Inc., is hereby selected as Redeveloper of 805, 809, 815, and 817 N. 40th Street located in the West Philadelphia Redevelopment Area, Mantua 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 Four Dollars (\$4.00); 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 council 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 FACT SHEET

Last Updated: July 31, 2020

1. **ADDRESS:** 805, 809, 815, 817 N. 40th
Street

2. PROPERTY INFORMATION Zip Code: 19104	Census Tract: 010800	Council District: 3
Zoning: RM-1	Lot Area: 5,226 sq. ft.	
OPA Value: \$41,700	Appraised Value: \$210,000	
Redevelopment Area: West Philadelphia	Urban Renewal Area: Mantua	

3. APPLICANT INFORMATION

Applicant Name: Habitat for Humanity Philadelphia, Inc.	Type: Nonprofit
Entity Owners: Corinne O'Connell	
Mailing Address: 1829 N. 19th Street, Philadelphia, PA	
Authorized Contact: K. Catherine Roney	
Application Date: 03/09/2020	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price: \$4	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 4
Units: 4 - Residential / 0 - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 4,800	Construction Cost / sq. ft.: \$194.60
Construction Costs: \$934,058.75	Project Funding Available: Acceptable Plan Verified - Applicant has provided documentation of reasonable ability to obtain necessary funds in an amount no less than total project costs.
Total Project Costs: \$1,257,195.12	

5. APPROVALS, DEADLINES, EOP

Agreement Executed: N/A	Economic Opportunity Plan Goals: 0% MBE; 0% WBE
Land Bank Board Approval: N/A	PRA Board Approval: N/A
Construction Commencement Deadline: N/A	Construction Completion Deadline: N/A

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020

6. DEVELOPMENT SUMMARY

How was title acquired? See attached spreadsheet for title information.

Project Summary:

Habitat for Humanity Philadelphia, Inc. intends to develop four single-family homes, all of which will be affordable to purchasers earning between 31-60% of AMI. The development will consist of four single-family homes at 1,200 square feet. Habitat for Humanity Philadelphia has extensive experience developing affordable housing in Philadelphia. The applicant is tax compliant and current with all obligations to the City of Philadelphia. An Economic Opportunity Plan will apply to this project; however, Habitat for Humanity will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation. These properties were last appraised in July 2020.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
---	--

All units produced will be reserved for purchasers earning between 31-60% of area median income.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of this property to Habitat for Humanity Philadelphia, Inc. for development as affordable housing.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management

Attachments - If box below is checked, the item is attached.

- Property photos
- Site Plan
- Floor Plans
- Sources and Uses (Excel spreadsheet)
- Appraisal Summary Page

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

Address	OPA Account No.	Owner	Deed Book & Page No.	Deed Document No.	Date Signed	Date Recorded	Grantor(s)
805 N 40th St	243159000	PRA (from PLB)	Deed into PRA	53560040	8/28/2019	9/3/2019	Philadelphia Land Bank
			Deed into PLB:	53469298	8/29/2018	1/23/2019	Sheriff
809 N 40th St	243159200	City	Deed into City:	51251677	8/8/2005	8/24/2005	Sheriff
815 N 40th St	243159510	PRA	DCC 209-118	NA	10/5/1972	10/10/1972	Jeremiah & Eleanor Whilte
817 N 40th St	243159610	PRA	DCC 200-262	NA	9/26/1972	9/27/1972	Samuel & Edith Miller

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: Habitat for Humanity Philadelphia, Inc.
Property Address: 805, 809, 815-17 N 40th Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$602,585.12	48%	HFHP Capital
Other - describe to the right	No	\$0.00	0%	
Other - describe to the right	No	\$500,000.00	40%	FHLB Pittsburg AHP, Application due Q3 2020
Other - describe to the right	No	\$155,150.00	12%	HFHI Donated Gifts In Kind (GIK)- can be reserved once affiliate has site control
TOTAL SOURCE OF FUNDS		\$1,257,735.12	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$4.00	0.00%	
Closing Costs	\$1,280.00	0.10%	
Other - describe in space to the right	\$6,746.00	0.54%	Legal Fees
UNIT CONSTRUCTION			
Complete the table below	\$840,000.00	66.82%	
OTHER CONSTRUCTION			
Landscaping		0.00%	
Permits	\$6,375.00	0.51%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$6,820.00	0.54%	
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	\$72,833.75	5.79%	
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 HARD COSTS	\$934,058.75	74.30%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$37,400.00	2.97%	
Legal	\$46,200.00	3.67%	
Consultant	\$9,250.00	0.74%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$3,500.00	0.28%	
Organization Expense	\$68,650.00	5.46%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$1,600.00	0.13%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$38,069.97	3.03%	
Developer Fee, if applicable	\$118,466.40	9.42%	
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	\$323,136.37	25.70%	

TOTAL DEVELOPMENT COST

\$1,257,195.12	100.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	805 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
2	809 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
3	815 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
4	817 N 40th St	1,250	\$168.00	\$210,000.00	1	\$210,000.00	1,250	25.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$840,000.00	4	\$840,000.00	5,000	100.00%

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Redevelopment Authority of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 805 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Redevelopment Authority of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 809 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Redevelopment Authority of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 815 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

PHILADELPHIA REDEVELOPMENT AUTHORITY
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Redevelopment Authority of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 817 N 40th Street
Philadelphia, PA 19147

OPINION OF VALUE: \$60,000

USE OF REAL ESTATE EXISTING AS OF
JULY 22, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 30, 2020 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property was acquired by The Philadelphia Redevelopment Authority.

IDENTIFICATION OF THE CLIENT:

Philadelphia Redevelopment Authority

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



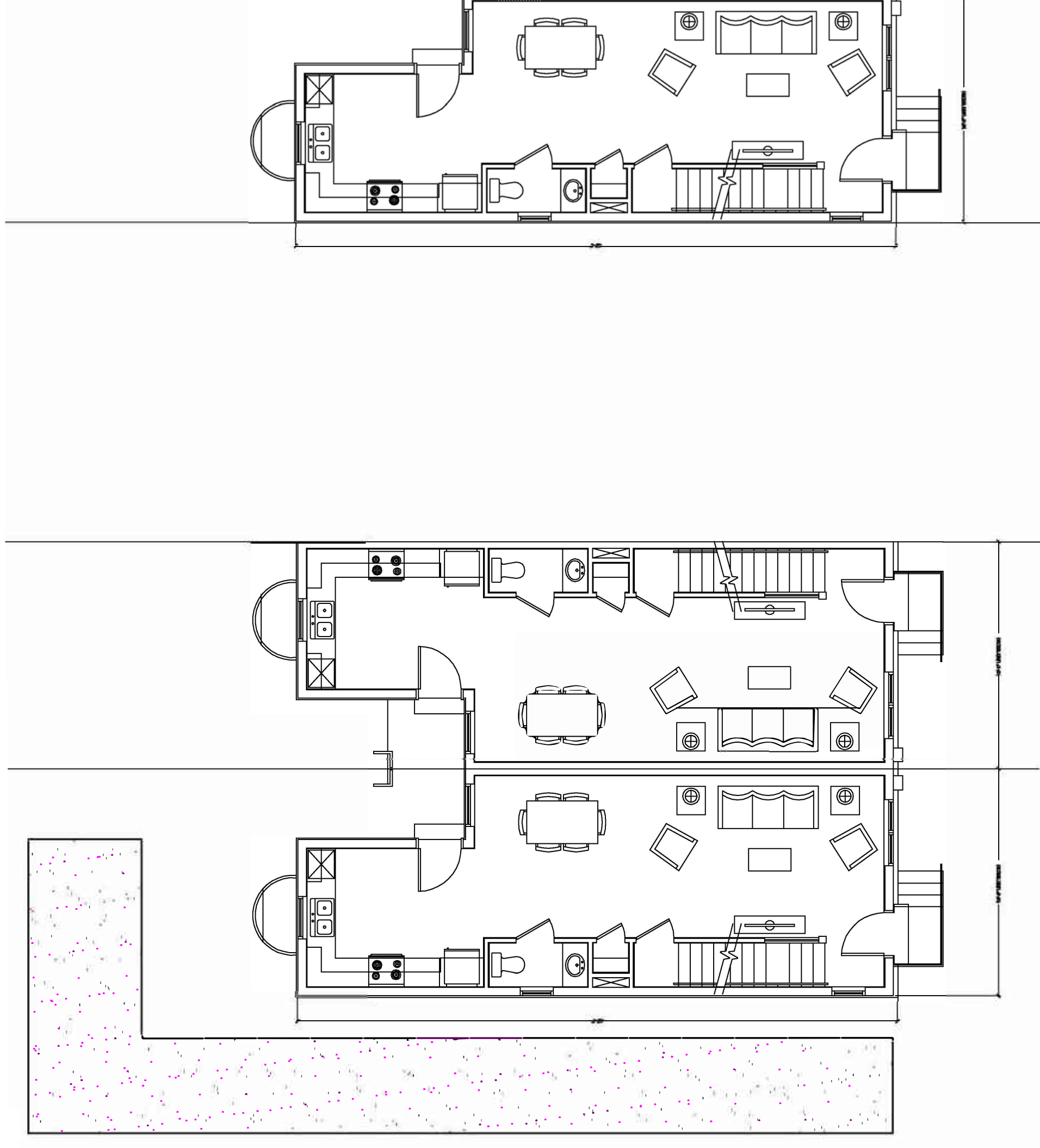
805, 809, 815-17 N 40th Street
SECOND FLOOR PLANS



815-17 N 40th St

Infill Unit [805 & 809 N 40th St]

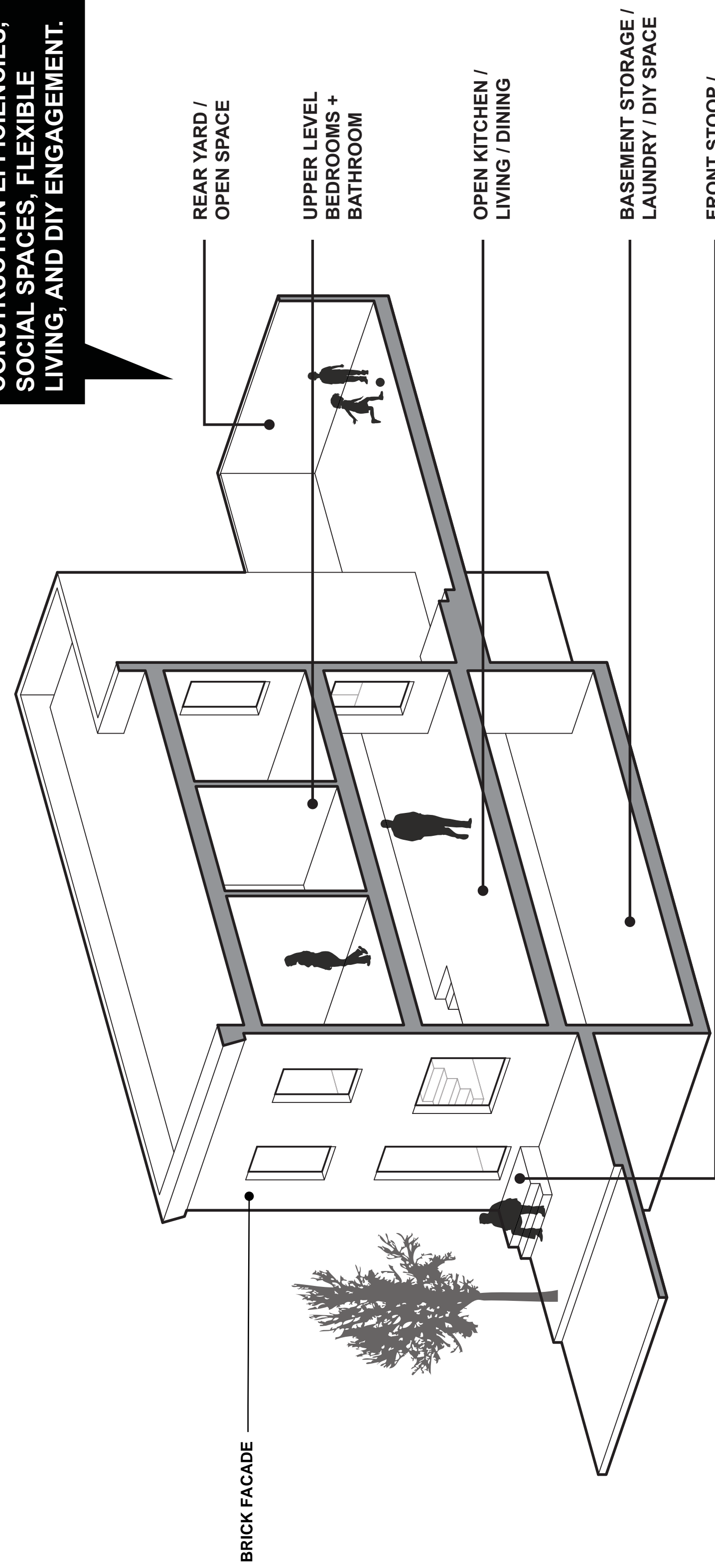
805, 809, 815-17 N 40th Street
FIRST FLOOR PLANS



815-17 N 40th St

Infill Unit [805 & 809 N 40th St]

THE HABITAT ROWHOUSE MODEL OFFERS OPPORTUNITIES FOR IMPROVED CIRCULATION, LIGHT + AIR ACCESS, CONSTRUCTION EFFICIENCIES, SOCIAL SPACES, FLEXIBLE LIVING, AND DIY ENGAGEMENT.



OXFORD ST HOUSES
ISA

**N 40th Street
Redevelopment**
Phase II
Habitat for Humanity



A102
FLOOR PLANS

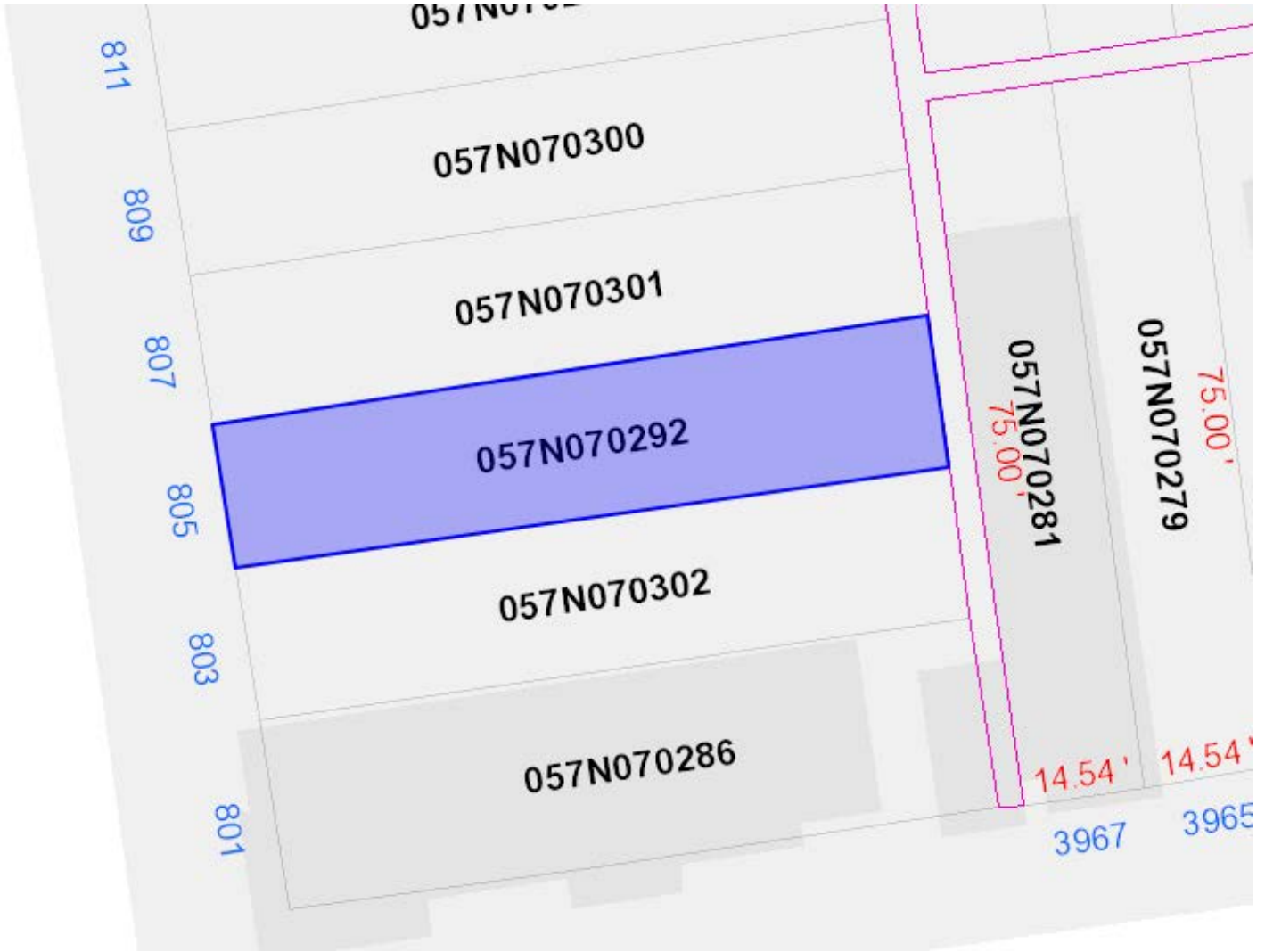
These drawings are intended for planning purposes only and are not for construction.

DRAWING SCALE: As indicated

Item III (b)

DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



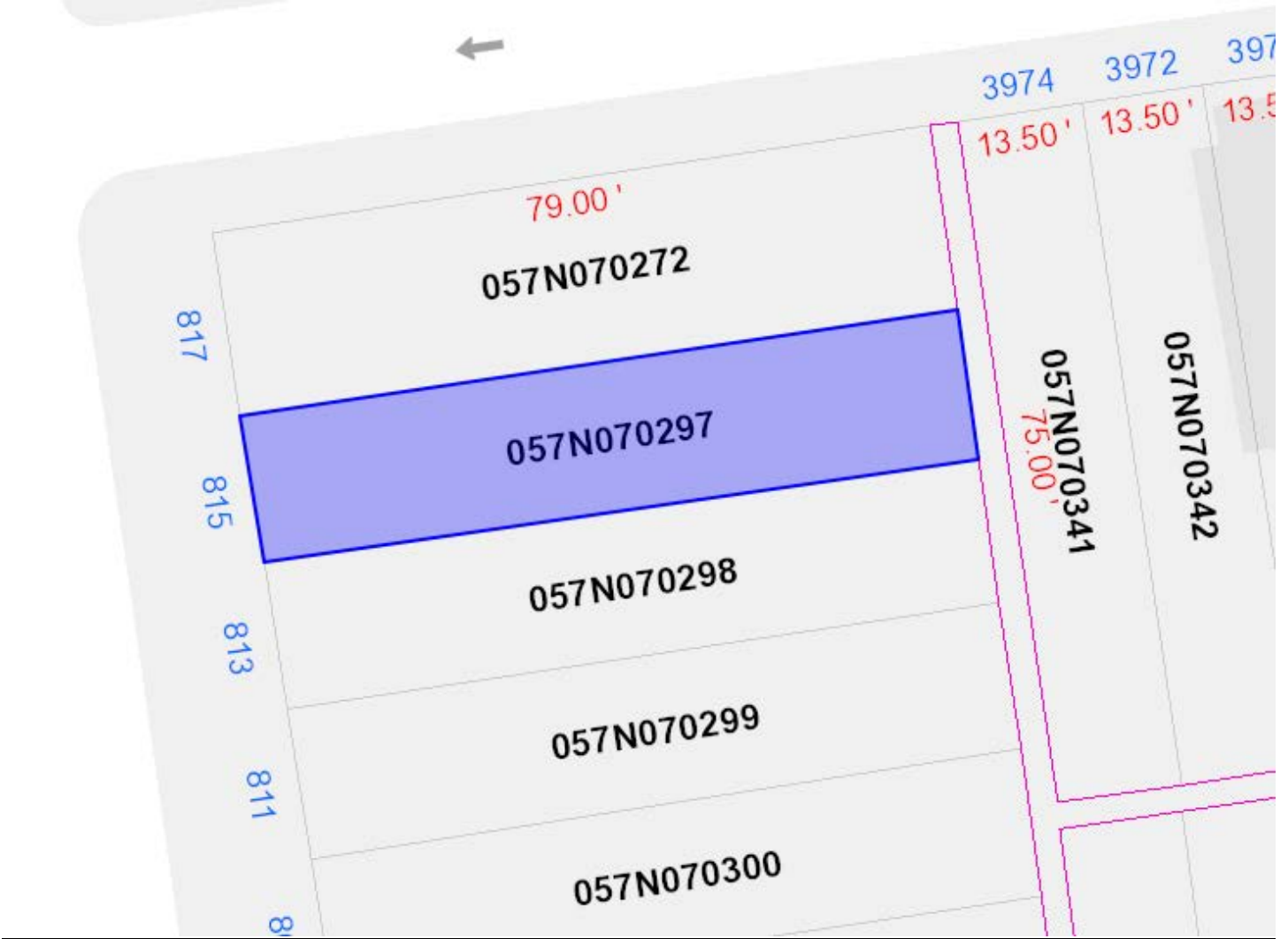
DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



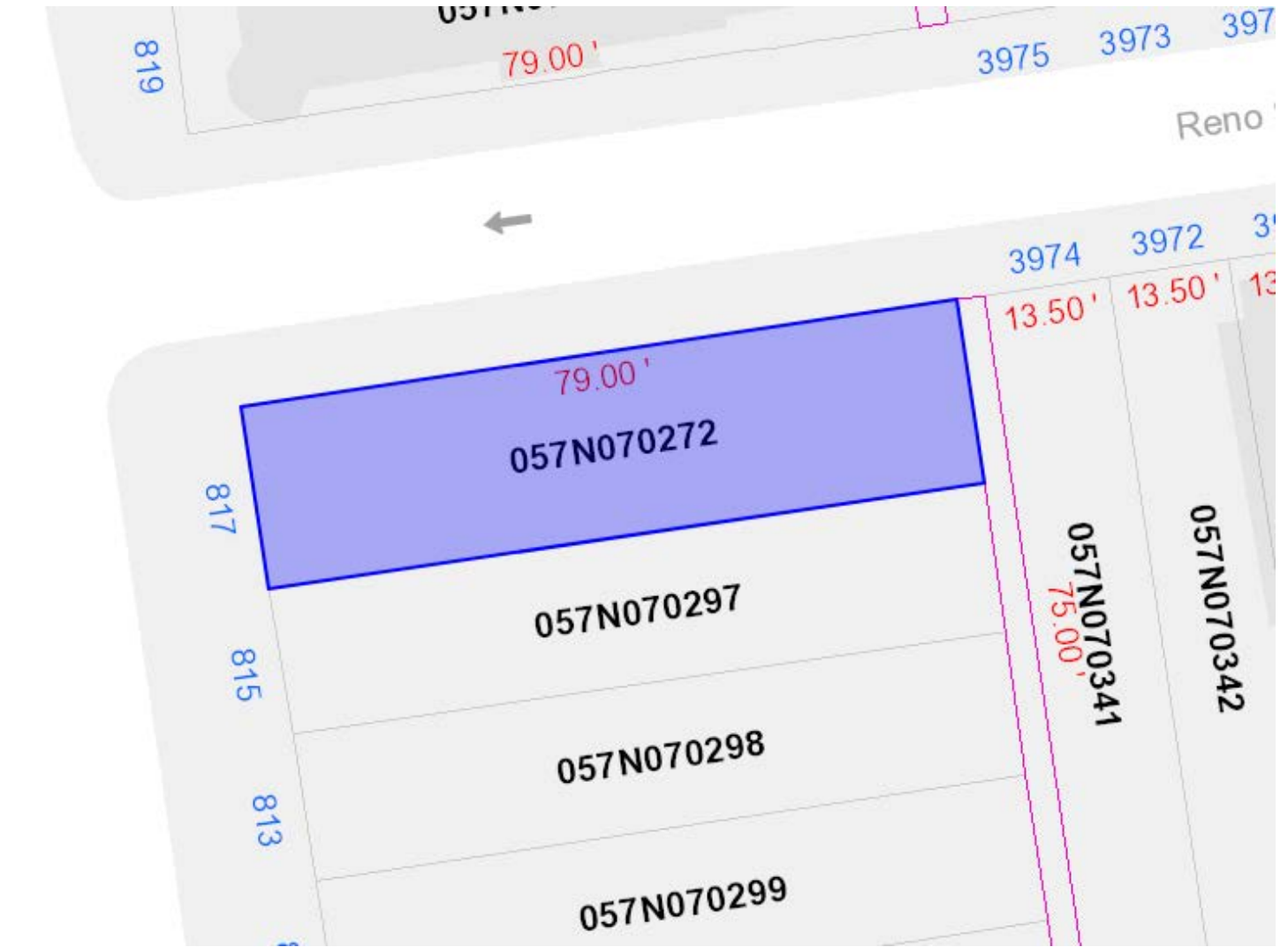
DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



DEVELOPMENT FACT SHEET

Last Updated: July 31, 2020



**BOARD FACTSHEET**

Meeting of September 9, 2020
 Selection of Redeveloper
 28 Reger Street

NAME OF DEVELOPER/APPLICANT: Clark Roofing Co.

Nature of Transaction: Selection of Clark Roofing Co. ("Redeveloper") as redeveloper proposing to develop a community open space as part of its business expansion. The space will be improved with a basketball court and a picnic area, along with a vegetable garden.

Legal Entity/Other Partners (if applicable): Clark Roofing Co.

Mailing Address: 4823 Reger Street, Philadelphia, PA 19143

PROPERTY INFORMATION: 28 Reger Street (the "Property")

Description: 2,034 sq. ft., vacant lot

Zoning: RSA-5

Use: Business Expansion

Disposition Value: Twelve Thousand Dollars (\$12,000.00)

This transaction is a non-competitive bid.

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, an Economic Opportunity Plan does not apply.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING CLARK ROOFING CO. AS REDEVELOPER OF 28 REGER STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Clark Roofing Co. is hereby selected as Redeveloper of 28 Reger 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 Twelve Thousand Dollars (\$12,000.00); 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 council 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 FACT SHEETLast Updated: **Enter Date Last Updated**1. **ADDRESS:** 28 Reger Street2. **PROPERTY INFORMATION**

Zip Code: 19144	Census Tract: 024200	Council District: 8
Zoning: RSA-5	Lot Area: 2,034	
OPA Value: \$12,800	Appraised Value: \$15,000	
Redevelopment Area: Germantown	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Clark Roofing Co.	Type: Business / Legal Entity
Entity Owners: Calvin Clark and Marilyn Clark	
Mailing Address: 4823 Regent Street, Philadelphia, PA 19143	
Authorized Contact: Marilyn Clark	
Application Date: 3/6/2020	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Expansion of Existing Business	Strategic Plan Goal (Land Bank Only): Business Expansion
Price: \$12,000.00	Proposed Use: Commercial
Development Type: Rehabilitation	No. of Buildings: 0
Units: # units - Residential / # units - Commercial	End User: Owner-Occupied (by Applicant)
Gross Floor Area (sq. ft.):	Construction Cost / sq. ft.: \$Insert Const. Cost per sq. ft.
Construction Costs: \$9,490.00	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$22,290	

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: Insert date agreement signed by Developer	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: N/A	PRA Board Approval: TBD
Construction Commencement Deadline: Insert 3 months after settlement	Construction Completion Deadline: Insert 12 months after settlement

DEVELOPMENT FACT SHEETLast Updated: **Enter Date Last Updated****6. DEVELOPMENT SUMMARY**

How was title acquired? N/A

Project Summary:

INSERT THE FOLLOWING: (1) Description of proposed project - Developer plans to fence in the property and utilize it for an open space for the business. Developer would like to create a pleasant environment for its employees to use during lunch and during other times of the day during business hours. The open space will also be enjoyed with employees and their families for potential office appreciation events. The plans include a play area for use in the spring and summer months. (2) Applicant qualifications – Applicant owns a business that is adjacent to parcel and additional properties in the city of Philadelphia, applicant is tax compliant and has not outstanding obligations to the city (3) Sales Category and Pricing – Non competitive sale with restrictions and mortgages; and (4) Economic Opportunity Plan - EOP does NOT apply.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

 Irrevocable Power of Attorney Right of Re-entry/Reverter

If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

7. STAFF RECOMMENDATION

Staff recommends this disposition.

Prepared by: Roneece S. Dent – Senior Development Specialist

Reviewed by: Angel Rodriqz -Senior Vice President of Land Services, PHDC

Attachments - If box below is checked, the item is attached. Property photos Site Plan Floor Plans Sources and Uses (Excel spreadsheet) Appraisal Summary Page

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

28 Reger Street



**BOARD FACTSHEET**

Meeting of September 9, 2020

Selection of Redeveloper

Habitat for Humanity Philadelphia, Inc.

1604-08 Page Street

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: Selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as redeveloper proposing to develop the property located at 1604-08 Page Street (the "Property") into three (3) single-family, two (2) story, three (3) bedroom Houses for homeownership to be sold for affordable housing at 31-60% Area Median Income ("AMI").

Legal Entity/Other Partners (if applicable): Habitat for Humanity Philadelphia, Inc.**Mailing Address:** 1829 N. 19th Street, Philadelphia, PA 19121**PROPERTY INFORMATION:** 1604-08 Page Street (collectively, the "Properties")**Description:** 2,448 sq. ft., vacant lots**Zoning:** RM-1**Use:** Affordable Housing**Disposition Value:** Three Dollars (\$3.00)

The Properties are being conveyed as a non-competitive sale for affordable housing under the current Land Disposition Policy.

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. Redeveloper will utilize a sweat equity model for development resulting in 0% MBE/0% WBE participation.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS REDEVELOPER OF 1604 – 1608 PAGE STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Habitat for Humanity Philadelphia, Inc., is hereby selected as Redeveloper of 1604-08 Page 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 Three Dollars (\$3.00); 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 council 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 FACT SHEET

Last Updated: **Enter Date Last Updated**1. **ADDRESS:** 1604, 1606 and 1608 Page Street2. **PROPERTY INFORMATION**

Zip Code: 19121	Census Tract: Insert Census Tracts	Council District: 5
Zoning: RM-1	Lot Area: 2448 sq. ft.	
OPA Value: \$110,400	Appraised Value: \$105,000	
Redevelopment Area: North Philadelphia	Urban Renewal Area:	

3. **APPLICANT INFORMATION**

Applicant Name: Habitat for Humanity Philadelphia, Inc.	Type: Nonprofit
Entity Owners:	
Mailing Address: 1829 N. 19th Street, Philadelphia, PA 19121	
Authorized Contact: K. Catherine Roney	
Application Date: 6/19/2020	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Affordable (31%-60% AMI)
Price: \$3.00	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 3
Units: 3 - Residential / 0 - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 1,200/unit	Construction Cost / sq. ft.: \$168.00
Construction Costs: \$721,725.32	Project Funding Available: Acceptable Plan Verified - Applicant has provided documentation of reasonable ability to obtain necessary funds in an amount no less than total project costs.
Total Project Costs: \$1,042,004.79	

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: Sweat Equity
Land Bank Board Approval: TBD	PRA Board Approval: TBD
Construction Commencement Deadline: TBD	Construction Completion Deadline: TBD

DEVELOPMENT FACT SHEETLast Updated: **Enter Date Last Updated****6. DEVELOPMENT SUMMARY**

How was title acquired? N/A

Project Summary:

Habitat for Humanity proposes to convert three (3) vacant lots into three (3) affordable single family houses AMI is set at 31% - 60%.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

 Irrevocable Power of Attorney

 Right of Re-entry/Reverter

If neither box above is checked, explain why here. The legislation requires these items "to the extent feasible in the context of the particular transaction". If boxes are checked, delete these instructions

Housing - Affordable (31%-60% AMI)

7. STAFF RECOMMENDATION

Staff recommends the transfer of this parcel.

Prepared by: Roneece S. Dent -Senior Development Specialist

Reviewed by: Angel Rodriguez - Deputy Executive Director- Land, Philadelphia Redevelopment Authority

Attachments - If box below is checked, the item is attached.

- Property photos
- Site Plan
- Floor Plans
- Sources and Uses (Excel spreadsheet)
- Appraisal Summary Page

Interagency transfer.

Item III (d)




PROPERTY LIST	Zoning	Owner	Square Feet	Zoning	Value
1604 Page Street	RM-1	PRA	816	RM-1	\$ 35,000.00
1606 Page Street	RM-1	PRA	816	RM-1	\$ 35,000.000
1608 Page Street	RM-1	PRA	816	RM-1	\$ 35,000.000
1610 Page Street	RM-1	PLB	816	RM-1	\$ 35,000.000
1612 Page Street	RM-1	PLB	816	RM-1	\$ 35,000.000
1614 Page Street	RM-1	PLB	816	RM-1	\$ 35,000.000
1616 Page Street	RM-1	PLB	816	RM-1	\$ 35,000.000

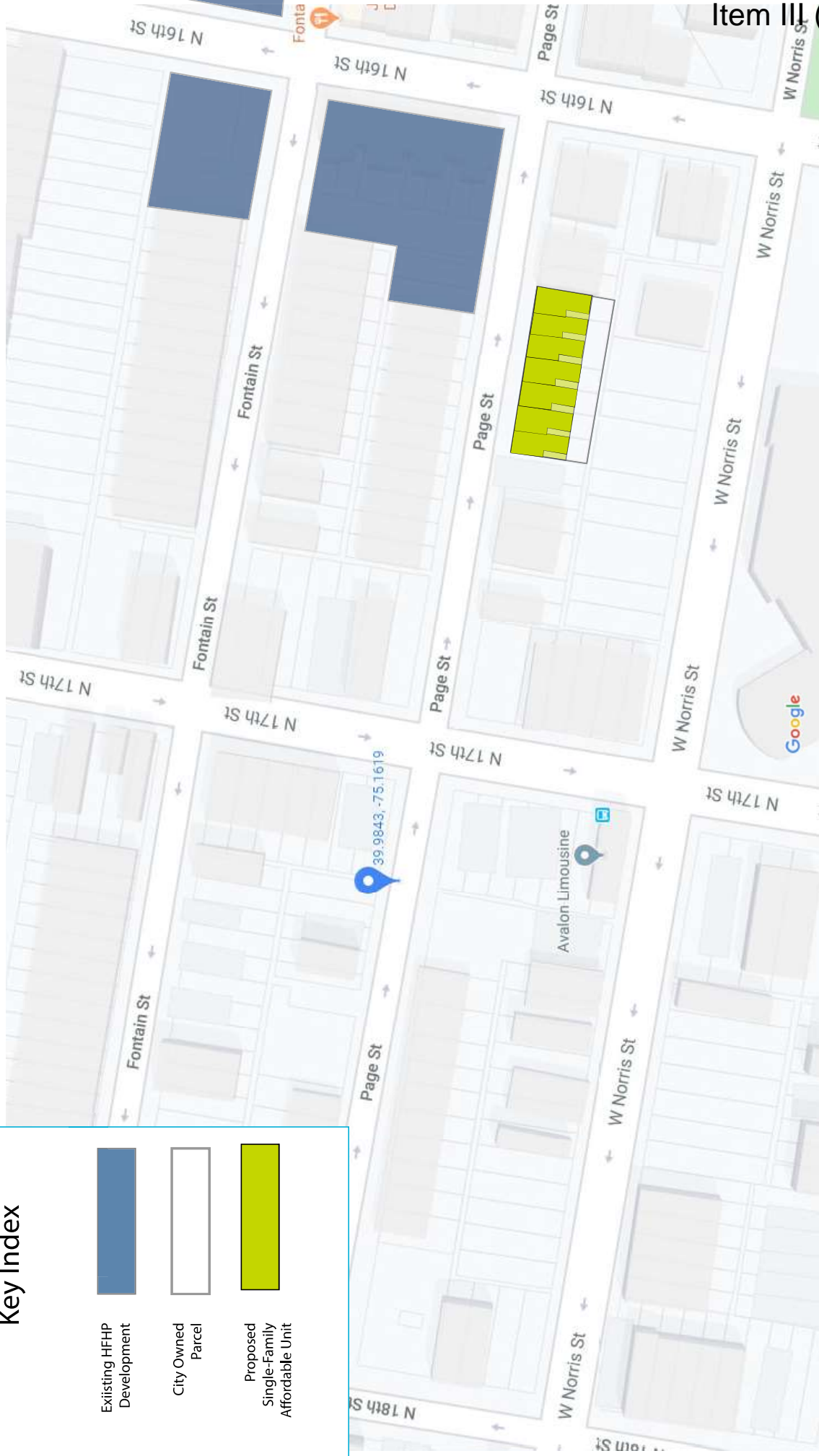


PAGE STREET (DIAMOND PARK IV) PROJECT APPLICATION

SITE PLAN

Key Index

	Existing HFHP Development
	City Owned Parcel
	Proposed Single-Family Affordable Unit



Item III (d)

Map data ©2020 Google 50 ft



BOARD FACTSHEET

Meeting of September 9, 2020

Mansion Court I & II

Transfer, Assumption, Subordination and Modification of Loans

TRANSACTION SUMMARY

Transfer, assumption, subordination, and restructuring of three Philadelphia Redevelopment Authority ("Authority") loans in connection with the Mansion Court I and Mansion Court II developments (collectively, "Projects"). In addition, the Authority is being asked to release one property from the Mansion Court I mortgage ("MCI Mortgage").

BACKGROUND

Mansion Court I

In 1993, the Philadelphia Housing Development Corporation ("PHDC") provided a loan to Mansion Court Associates ("MCI Loan") evidenced by two notes in the principal amounts of \$905,862 ("MCI Note 1") and \$1,200,000 ("MCI Note 2") secured by the MCI mortgage. PHDC assigned the MCI Mortgage and MCI Note 1 and MCI Note 2 to the Authority in 2012.

The proceeds of the MCI Loan provided a portion of the financing for the rehabilitation of thirty (30) units of permanent rental housing for low income residents located at 1906, 1907, 1916, 1927, 1931, 1933, 1935, 1949, 2026 N. 32nd Street and 3138 W. Diamond Street ("Properties MCI"). The MCI Note 1 and MCI Note 2 bear interest at 1% with no payments due for thirty (30) years. Beginning on the 30th anniversary, monthly installments are due until the MCI Loan is paid in full on the 45th anniversary.

Mansion Court II

In 1995, the Authority provided a loan to Mansion Court Phase II Venture ("MCII Loan") evidenced by a note in the principal amount of \$1,275,000 ("MCII Note") secured by a mortgage ("MCII Mortgage"). The proceeds of the MCII Loan provided a portion of the financing for the rehabilitation of nineteen (19) units of permanent rental housing located at 1920, 1923, 1945, 1947, 2001, 2002, 2007, 2036 N. 32nd Street and 3203 W. Diamond Street. The MCII Note bears interest at 1% with no payments due for twenty-six (26) years. Beginning on the 26th anniversary, monthly installments are due until the MCII Loan is paid in full on the 40th year. In 2010, the property located at 1947 N. 32nd Street was sold at Sheriff Sale and is no longer part of Mansion Court II. Mansion Court II now includes seventeen (17) units located at 1920, 1923, 1945, 2001, 2002, 2007, 2036 N. 32nd Street and 3203 W. Diamond Street ("Properties MCII").

Due to financial deficits of the Projects, in 2012, Pennrose, the sponsor, did not renew the leases and the Projects were 100% vacant. In order to preserve the Projects as affordable rental developments, Pennrose negotiated the sale of the Projects to Friends Development Company ("FDC"), an affiliate of Friends Rehabilitation Program, Inc. ("FRP"), for nominal consideration. FDC obtained a financing commitment from Hyperion Bank in the amount of One Million Dollars (\$1,000,000) that was used to provide capital improvements and repair the Projects for occupancy. The Authority consented to the sale and assumption of existing debt by FDC and subordination of existing debt to Hyperion Bank.

Approximately three (3) years ago, FRP and Spak Group, LLC ("Spak Group") created a Service Management Agreement ("SMA") that allowed for Spak Group to oversee all maintenance of the Projects. One property, 1949 N. 32nd Street, was not included in the SMA because it is a very distressed vacant shell which will need substantial capital to rehabilitate. In addition, since the original development of the Projects, the zoning applicable to 1949 N. 32nd Street has changed from a triplex to a single-family dwelling unit. Spak Group has requested that this property be released from the MCI Mortgage. The proceeds from the sale will be used for capital improvements to the Projects that will be approved by the Authority Housing Construction Department.

At the time the SMA was executed, the Projects had eighteen (18) of the forty-four (44) units occupied. FRP utilized a tremendous amount of their cash-flow from other ventures and, with Spak Group's expertise, were able to revitalize the struggling portfolio. After two (2) years, all the units were occupied. Over the past year, other responsibilities have FRP moving its funds away from the Projects and regrettably, utilizing the cash flow from the portfolio to fund general operations. This has created a struggle with financially supporting capital improvements needed and maintenance to quickly turn-over the Projects units, leaving the Projects with approximately fifteen (15) vacancies.

In order to utilize The Spak Group's expertise in maintaining properties along with FRP's social service expertise, they have proposed the following structure to be able to maintain the Projects as affordable rental housing. The Spak Group will partner with FRP forming a newly created entity Spak and Friends, LLC ("SPAK") of which the managing member will be Spak Group with FRP being a minority member with 19% ownership. SPAK will take ownership of the Projects and assume the existing debt. In order to make capital improvements on the Projects, SPAK will borrow \$2,250,000 from Bryn Mawr Trust which will pay off current debt in the approximate amount of \$1,500,000, including a loan from the Pennsylvania Housing Finance Agency in the amount of \$600,000 and the balance of the Hyperion Bank loan, make immediate capital improvements to the Projects and reimburse FRP for a portion of the funds used to maintain the Projects. The capital improvements have been reviewed and approved by the Authority Housing Construction Department. In addition, in order to have cash flow to maintain the Projects, the term of the MCI Loan and MCII Loan will be modified and the affordability period will be extended.

BOARD ACTION

The Board is asked to consent to the following:

- Permit the transfer of Properties MCI and Properties MCII to SPAK;
- Permit the assumption of MCI Loan and MCII Loan by SPAK;
- Release 1949 N. 32nd Street from the MCI Mortgage when sold;
- Modify the terms of the MCI Loan and MCII Loan to extend the maturity date to twenty-five (25) years from the date of execution of Loan Assumption, accrue interest at 0% and provide that no payments shall be due and payable until the maturity date
- Subordinate the MCI Loan and MCII Loan to to the financing provided by Bryn Mawr Trust in the amount of Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000).

Proposed Resolution is attached

Prepared by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO CONSENT TO THE TRANSFER, ASSUMPTION, RESTRUCTURING AND SUBORDINATION OF THE EXISTING AUTHORITY DEBT PROVIDED TO MANSION COURT ASSOCIATES AND MANSION COURT PHASE II VENTURE**

WHEREAS, in 1993, the Philadelphia Housing Development Corporation ("PHDC") provided financing to Mansion Court Associates ("MCA") in the aggregate amount of Two Million One Hundred Five Thousand Eight Hundred and Sixty-Two Dollars (\$2,105,862) ("MCI Loan"). The proceeds of the MCI Loan were utilized for the rehabilitation of Thirty (30) units of permanent affordable rental housing located at 1906, 1907, 1916, 1927, 1931, 1933, 1935, 1949, 2026 N. 32nd Street and 3138 W. Diamond Street ("Properties MCI") secured by a mortgage ("MCI Mortgage"); and

WHEREAS, the MCI Mortgage has been assigned by PHDC to the Authority; and

WHEREAS, in 1995 the Philadelphia Redevelopment Authority ("Authority") provided financing to Mansion Court Phase II Venture ("MCII") in the amount of One Million Two Hundred Seventy-Five Thousand Dollars (\$1,275,000) ("MCII Loan"). The proceeds of the MCII Loan were utilized for the rehabilitation of Nineteen (19) units of permanent affordable rental housing located at 1920, 1923, 1945, 1947, 2001, 2002, 2007, 2036 N. 32nd Street and 3203 W. Diamond Street secured by a mortgage ("MCII Mortgage"); and

WHEREAS, the property located at 1947 N. 32nd Street was sold pursuant to a Sheriff Sale by deed dated February 1, 2010 and the remaining properties located at 1920, 1923, 1945, 2001, 2002, 2007, 2036 N. 32nd Street and 3203 W. Diamond Street are herein referred to as the ("Properties MCII "); and

WHEREAS, the Properties MCI and Properties MCII (collectively, the "Projects") were developed by Pennrose Properties; and

WHEREAS, in 2012, with the Authority consent pursuant to Resolution 19,316 adopted May 8, 2012, Friends Development Company an affiliate of Friends Rehabilitation Program Inc. ("FRP") acquired the Projects for nominal consideration and assumed the existing debt; and

WHEREAS, in 2016, the Projects were struggling and Twenty-six (26) units were vacant; and

WHEREAS, in order to be able to maintain the units as affordable housing FRP entered into a Service Management Agreement ("SMA") with Spak Group, LLC ("Spak Group") that allowed Spak Group to oversee all maintenance of the Projects; and

WHEREAS, FRP utilized a tremendous amount of their cash flow from other ventures and, with Spak Group's expertise, was able to revitalize the Projects and all units were occupied; and

WHEREAS, in the past year due to other responsibilities, FRP has needed the cash flow from other ventures to support general operations and has no access to funds needed to support the Projects; and

WHEREAS, FRP and SPAK Group have proposed forming a new entity, Spak and Friends, LLC ("SPAK"), with Spak Group as the managing member and FRP as a minority member with Nineteen (19%) percent ownership; and

WHEREAS, SPAK will take ownership of the Projects and assume the existing debt; and

WHEREAS, to fund capital improvements on the Projects, SPAK will borrow Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000) from Bryn Mawr Trust which will pay off current debt in the approximate amount of One Million Five Hundred Thousand Dollars (\$1,500,000), make immediate capital improvements to the Projects and reimburse FRP for a portion of the funds used to maintain the Projects; and

WHEREAS, to maintain cash flow in the Projects, the term of the MCI Loan and MCII Loan will be modified and the affordability period will be extended; and

WHEREAS, SPAK intends to sell 1949 N. 32nd Street because of its distressed condition and this property will be released from the MCI Mortgage when sold and sales proceeds used for capital improvements to the Projects.

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

- Permit the transfer of Properties MCI and Properties MCII to SPAK;
- Permit the assumption of MCI Loan and MCII Loan by SPAK;
- Release 1949 N. 32nd Street from the MCI Mortgage when sold;
- Modify the terms of the MCI Loan and MCII Loan to extend the maturity date to twenty-five (25) years from the date of execution of Loan Assumption, accrue interest at 0% and provide that no payments shall be due and payable until the maturity date
- Subordinate the MCI Loan and MCII Loan to financing provided by Bryn Mawr Trust in the amount of Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000).

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.



BOARD FACTSHEET

Meeting of September 9, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City").

- All Grantees have been approved by the City Commissioner of Public Property and it has been recommended that the below 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 identified Grantees for reuse will relieve the City of care, maintenance and management of the properties and help remove blight in the neighborhoods and restore properties to productive use.
- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 3rd Council District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
644-46 N. 40th Street	Mt Vernon Manor Inc (t/a Mount Vernon Manor CDC)	\$11.00 (Non- Competitive) (for all properties)
827 N. 40th Street		
830 N. 40th Street		
838 N. 40th Street		
843 N. 40th Street		
847 N. 40th Street		
849 N. 40th Street		
851 N. 40th Street		
865 N. 40th Street		
867 N. 40th Street		
822 Sloan Street		

Prepared by: Bradley Vassallo
Reviewed by: Angel Rodriguez

RESOLUTION NO.**CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY -
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 of Philadelphia (the "City") and determined to be surplus to the needs of the City;

WHEREAS, the City Commissioner of Public Property has recommended 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, the City Commissioner of Public Property has also recommended to City Council the below dispositions;

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") has reviewed the proposed dispositions and has agreed with the recommendations of the City Commissioner of Public Property;

WHEREAS, the Authority will prepare a Redevelopment Agreement for each of the below properties to be recorded prior to any conveyance;

WHEREAS, the properties identified below will be conveyed for nominal consideration.

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 properties for the consideration identified:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
644-46 N. 40th Street	Mt Vernon Manor	\$11.00 (Non-Competitive) (for all properties)
827 N. 40th Street	Inc (t/a Mount Vernon	
830 N. 40th Street	Manor CDC)	
838 N. 40th Street		
843 N. 40th Street		
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865 N. 40th Street		
867 N. 40th Street		
822 Sloan Street		

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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.



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- The City properties listed below were approved for the conveyance to the Authority in collaboration with the 3rd Council District Office.

PROPERTY INFORMATION:

1. **Nominal Disposition:** The following property will be conveyed at nominal for an affordable rental project.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
809 N. 40th Street	Habitat for Humanity Philadelphia, Inc.	\$1.00

Prepared by: Bradley Vassallo
 Reviewed by: Angel Rodriguez

RESOLUTION NO.

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<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
809 N. 40th Street	Habitat for Humanity Philadelphia, Inc.	\$1.00 (Non-Competitive)

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