

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, OCTOBER 14, 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 September 09, 2020

<u>I.</u>	<u>EXECUTIVE DIRECTOR'S REPORT</u>	<u>PAGE</u>
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(a)	Martin Luther King, Jr. Drive Trail Improvements Gessler Construction Co., Inc. Approval of Construction Contract	(1)
(b)	Conveyance of PRA Properties to Philadelphia Land Bank	(4)
(c)	Authorization to Transfer Management and Control for Percent for Art Program to Philadelphia Housing Development Corporation	(8)
(d)	Approval of Grant Agreement with the Philadelphia Housing Authority	(10)
(e)	Providing Authorization to Certain Redevelopment Authority Assigned Staff to Execute Deeds and Other Documents Ancillary to Property Settlements	(12)
(f)	Freire Charter School, L.P. Forgiveness of 2005 Loan (\$300,000)	(14)

AGENDA

Board Meeting of October 14, 2020

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III. HOUSING FINANCE

- (a) S. 55th Street and Brooks School (16)
Sale, Assumption and Subordination of Loans

- (b) Hogar de Esperanza, Phase III (21)
Refugio de Amor, L.P.
2203-31, 2234, 2243-51 Germantown Avenue,
2202-04 N. 6th Street and 2226-66 Cadwallader
Avenue (known as 2203-31 Germantown Avenue)
Non-Recourse Construction/Permanent Loan

- (c) Artist Village Apartments (37)
700-34 S. 17th Street
Modification of Loan

IV. REAL ESTATE

- Department of Public Property (39)
28 Reger Street
**Conveyance of Title of City Property and
Rescission of Resolution No. 2020-56, Adopted
on September 9, 2020**

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, September 9, 2020, commencing at 4:06 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; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; Rob Dubow, Treasurer; and Duane Bumb, Secretary.

The following members of staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, David Thomas, Darci Bauer, Robert LaBrum, Brian Romano, Roneece Dent, Brad Vassallo, and Elizabeth Bonaccorso.

Also in attendance: Peilin Chen, City Finance; Jamila Davis, DHCD; Tya Winn, Habitat for Humanity; Andrew Goodman, Councilmember Gauthier's Office; Jihad Ali, The Enterprise Center; Timothy Roundtree, Paul Walker, B. Aldo (name provided), Lev (name provided), Justin Foster, Melissa J. Frost, Valerie Bergman, German Yakubov, A. Beth (name provided), Rev. Mark A. Ings, Sr., mchen (name provided), Monk Ricco, Jackson (name provided), HFHP Bild Team (name provided), James Wright, Tayyib Smith, Naydovich (name provided), John Christmas, Danny Foster, Tbone Jones, III (name provided) and Jason Rabinovich.

ANNOUNCEMENTS

None.



MINUTES

Ms. Fadullon called for a motion to approve the amended minutes of the Board meeting of August 12, 2020.

Upon motion made and duly seconded, the amended minutes of August 12, 2020 were approved.



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

EXECUTIVE DIRECTOR'S REPORT

Mr. Heller stated that he wanted to remind everyone that our Rental Assistance Program is still accepting applications through September 30, 2020. This program can provide up to \$4,500 of rental assistance paid to the landlord. Mr. Heller stated that applications can be submitted through PHLRentAssist.org.



ADMINISTRATIVE

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

Board Action

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

RESOLUTION NO. 2020-50

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

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



Mr. LaBrum presented "Item II(b) – Approval of Third Amendment to Contract for Professional Services with IEI Group, LTD" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Fadullon asked if anyone from the public has any comments. Mr. Ali asked whether there are MBE reports for these type of construction contracts and whether they are available for public inspection. Mr. LaBrum responded yes and stated that he would provide this information to Mr. Ali.

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. 2020-51

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.

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



Mr. LaBrum presented "Item II(c) – Amendment to Resolution 2020-40, Adopted July 8, 2020 - Kevin Moore d/b/a Kevin Moore Construction" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Dubow asked if today's action would impact the participation goals. Mr. LaBrum replied no.

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. 2020-52

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.

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



DEVELOPMENT

Mr. Romano presented "Item III(a) – 1616-18 N. Bailey Street, Issuance of Certificate of Completion" 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 about the previous owner of 1616-18 N. Bailey Street, Andre Taylor. Mr. Ali asked if the Authority knows whether or not Mr. Taylor received the money due to him through the sale of 1616-18 N. Bailey Street to JSPB Bailey ST, LLC ("JSPB"), and whether the Authority reviewed the title report relative to Mr. Taylor's sale. Finally, Mr. Ali asked the Board to table this item until the Authority can further review this case.

Mr. Rodriguez stated that this was an unauthorized sale and that Mr. Taylor did not notify the Authority of the sale nor did he ever seek a Certificate of Completion prior to the sale of the property. As such, the Authority was never provided an opportunity to review, approve or authorize the terms of sale to JSPB nor perform any due diligence with respect to the sale.

Mr. Ali further asked if the Authority would reach out to Mr. Taylor to review all the documents and confirm the receipt of payment by Mr. Taylor. Mr. Harmon stated that the sale by Mr. Taylor was in violation of his Redevelopment Agreement and that the Authority would not assist Mr. Taylor with violating the terms of his Redevelopment Agreement. Mr. Rodriguez again reiterated that that Mr. Taylor did not request a release or notify the Authority of the sale prior to the sale.

Mr. Rodriguez further stated that JSPB is the party who has requested the Authority to seek a Certificate of Completion as it was an encumbrance on title. Mr. Rodriguez stated the property sale took place in December, 2019. Mr. Ali replied that it is possible that Mr. Taylor was unaware of the terms and conditions set forth in the Redevelopment Agreement.

Mr. Harmon stated that, regardless of whether Mr. Taylor sought permission from the Authority, the deed has been recorded, the transfer was consummated and staff is requesting the Board to issue a Certificate of Completion for this project based on the specific circumstances here. Mr. Harmon stated that although the subject property was rehabilitated in accordance with the Redevelopment Agreement, there is no evidence that the Economic Opportunity Plan ("EOP") and prevailing wage

obligations were ever monitored, which is why we are seeking Board approval for the Certificate of Completion today.

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. 2020-53

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.

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



Mr. Vassallo 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

Mr. Harmon advised the members of the Board that he received an email from Mr. German Yakubov prior to the Board meeting with questions regarding this project.

Mr. Harmon stated the first question is why this was a non-competitive sale. Mr. Rodriguez replied that a Request for Proposals ("RFP") was issued in 2018 for these and other properties and that no contract was awarded pursuant to that RFP and the assemblage of properties under that RFP was

subsequently broken up. Mr. Rodriguez stated that following the termination of the RFP, in accordance with the City's Land Disposition Policy, an unsolicited bid was received by Habitat for Humanity Philadelphia, Inc. ("Habitat") for the properties in front of the Board today to provide affordable housing.

Mr. Yakubov stated that other interested parties submitted responses to the RFP, including Mr. Yakubov's entity. Mr. Rodriguez stated reiterated that no developer was awarded a contract under the RFP.

Mr. Yakubov stated that he owns properties on either side of the properties before the Board today and asked why he was not notified of the ability to rebid. Mr. Yakubov stated that the properties were purchased for One Dollar (\$1.00) at Sheriff's sale and everyone should have the ability to bid on these properties.

Mr. Yakubov stated that he believed there is a lack of fairness as Habitat knew that the Authority did not award a contract under the RFP while the rest of the public did not. Mr. Harmon stated that the Authority advised all parties who bid under the RFP that their bid was not selected and/or that no contract would ultimately be awarded. Mr. Yakubov asked whether members of the public have to check in monthly as to the availability of properties. Mr. Rodriguez stated that the PHDC website provides a list of available properties.

At this time, Ms. Fadullon stated that meeting needs to move forward and recognized Mr. Goodman from Councilwoman Gauthier's Office and invited Mr. Goodman to speak. Mr. Goodman stated that Councilwoman Gauthier is in full support for Habitat's homeownership model of affordability and the benefit this will have for the neighborhood. Ms. Fadullon thanked Mr. Goodman for his remarks.

Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated that he agrees and is full support of Habitat and that Habitat is the perfect choice to provide affordable housing opportunities in the neighborhood.

Ms. Fadullon recognized Mr. Walker and invited him to speak. Mr. Walker stated that, as a resident in the area, he has reservations about low-income housing along with deep concerns about student housing in the neighborhood.

Mr. Harmon stated that Mr. Monk Ricco submitted an email with eight (8) questions concerning this project. Mr. Harmon stated that Mr. Ricco's first question was what metrics and sources are used by the Authority to determine what the Authority considers "affordable." Mr. Rodriguez stated that the affordability requirements for this project are that they must be affordable to households earning 30% to 60% of Area Median Income ("AMI") as established by the US Department of Housing and Urban Development ("HUD"). Mr. Rodriguez stated that this means they would be affordable to households earning between \$29,000 to \$57,960 (corrected from \$31,000) for family of four (4).

Ms. Winn from Habitat stated that Habitat targets homeownership between 30% to 60% AMI and this is extremely important in the long-term affordability. Homebuyers will receive a subsidy and Habitat is donating products and services towards this project.

Mr. Harmon read Mr. Ricco's 2nd question - will homes adjacent to aforementioned lots be insured against any damage during construction? Mr. Harmon stated that under the Authority's typical Redevelopment Agreement, developers are required to be insured and, if a neighbor suffers any damage, the neighbor should file a claim directly against the developer as they are the owner of the property.

Mr. Harmon read Mr. Ricco's 3rd question - what protections residents will have against construction debris/dust/pollutants release from soil? Ms. Fadullon asked Ms. Winn to answer this question. Ms. Winn replied that Habitat is a registered contractor in the City of Philadelphia and adheres to OSHA and City regulations. Ms. Winn further stated that Habitat has an onsite standard of cleanliness and that a site supervisor will be on the construction site five (5) days a week.

Mr. Harmon read Mr. Ricco's 4th question - will lots be developed simultaneously? Ms. Winn replied this will be considered a single construction site and that development will not occur in separate phases. Ms. Winn stated Habitat will be working with the City's Streets Department to obtain the proper permits and notices will be posted.

Mr. Harmon read Mr. Ricco's 5th question - will the applicant seeking to develop these lots commit to hire black-owned contractors/construction companies? Mr. Harmon stated that a sweat equity model is used with respect to Habitat. Ms. Winn further stated that although MBE/DBE compliance is not required, 45% of sub-contractors will be minorities.¹

Mr. Ricco's 6th question/issue was that he felt the Memorandum providing notice of the Authority Board meeting is confusing and he did not know that he had to follow the link included in the Memorandum. Ms. Fadullon replied that for the remainder of the year, all Authority Board meetings will be conducted virtually and requested that staff review the language in the Memorandum and update as necessary.

Mr. Ricco's final question inquired as to why the posting at the property does not list who the applicant is. Mr. Harmon stated that although the posting itself does not include the specific developer, the monthly Agenda is posted on the website and is accessible and posted prior to the meeting. Ms. Fadullon asked staff to review the posting template to make sure the language is clear and clarify if necessary.

Ms. Fadullon recognized Mr. Jackson and invited him to speak. Mr. Jackson asked what the price is that these homes will be sold at. Ms. Winn responded that the sale prices are based upon appraised values but that they provide homebuyers with subsidies.

Ms. Fadullon recognized Ms. Frost and invited her to speak. Ms. Frost asked about the properties located at 805, 809, 815 and 817 N. 40th Street that were in front of the Board at the August Board

¹ Although Ms. Winn stated that compliance is not required, an Economic Opportunity Plan ("EOP") is required for this project. Due to the sweat equity model, the EOP participation requirements are 0% MBE/0% WBE.

meeting. Mr. Harmon responded that the item Ms. Frost is referring to was tabled at the August Board meeting and the Authority will not be proceeding with that project.

Ms. Fadullon recognized Mr. Yakubov again and invited him to speak. Mr. Yakubov stated that Items V(a) and V(b) were not tabled and the properties under those resolutions are still being transferred from the City's Department of Public Property to the Authority. Ms. Fadullon confirmed this was the case and stated that the properties will still be transferred into the Authority's inventory and any projects for these properties will also have to come back before the Board for approval just as this property did for Habitat.

Ms. Fadullon recognized Mr. Walker and invited him to speak. Mr. Walker requested the status of the RFP process for the disposition of properties located at 1600 & 1700 N. 40th Street. Mr. Rodriguez replied that staff has received applications and are processing these applications. Mr. Rodriguez stated staff will review and posting will be completed prior to any projects being 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. 2020-54

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.

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



Ms. Dent presented "Item III(c) – Clark Roofing Co., Selection of Redeveloper" in substance consistent with the Fact Sheet attached hereto."

Additional Comments and Discussion

Ms. Fadullon recognized Ms. Allison Weiss and invited her to speak. Ms. Weiss informed the Board that she was unaware of this action and just found out about it the other day. Ms. Weiss stated the neighbors have a lot of questions regarding this project.

Ms. Weiss asked whether notice of today's action was posted at the property. Mr. Rodriguez confirmed that the property was posted and that he believes the development is being done in accordance with the Model Cities Redevelopment Area Plan and is subject to Planning Commission approval.² Mr. Rodriguez stated today's action by the Authority Board is approving the disposition of the property, only. Mr. Rodriguez further stated that this item is listed on the Planning Commission agenda at the end of September.

Mr. Rodriguez explained the disposition process for Ms. Weiss. Ms. Weiss inquired about the notification/posting process. Mr. Rodriguez responded that not only was the property posted, but the Agenda was also available via hyperlink prior to this Board meeting. The land use here could range from sideyard, gardens, affordable housing, etc. A person can apply online through the PHDC/Philadelphia Land Bank website for any available property.

Ms. Weiss pointed stated that no posting occurred on these properties. Mr. Rodriguez replied that he has confirmatory documentation that the notice was posted at the property and that he has no control if the postings are removed.

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. 2020-55

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

² Following the Board meeting, confirmation was sought as to the applicable Redevelopment Area Plan. It was determined that this parcel is covered by the Germantown Redevelopment Area Plan.

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 this disposition is subject to, and contingent upon, receipt of approval by the Philadelphia City Planning Commission.

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

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



Mr. Cuorato left the meeting at this time.

Ms. Dent presented "Item III(d) – Habitat for Humanity Philadelphia, Inc., 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. 2020-56

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.

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



HOUSING FINANCE

Ms. Bauer presented "Item IV – Transfer, Assumption, Subordination and Modification of Loans with Spak Group, LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated that this project sounds like a complicated project. Mr. Ali asked the Board members if anyone familiar with Vernon Marks because he was extremely active within this community. There was no response. Mr. Ali further stated that this tax credit project is nearly twenty-seven (27) years old. Mr. Ali pointed out that the Spak Group, LLC ("Spak") originally did work in West Philadelphia and has expanded to North Philadelphia.

Next, Mr. Ali asked if the same affordability requirements will continue and further asked why the property at 1949 N. 32nd Street is being removed from the project.

Ms. Bauer responded that this project is 100% affordable to households at or below 80% AMI and no tenants would be displaced. Ms. Bauer stated that eighteen (18) units are occupied out of forty-four (44) units. Ms. Bauer stated 51% of units were required to be at or below 80% AMI; however, Spak agreed to do 100% affordability. Spak has been assisting Friends Rehab to meet its goal of 100% occupancy. Furthermore, Ms. Bauer indicated that the developer will assume the full loans and interest. Therefore, Spak did not have to agree to 100% affordability.

Ms. Bauer further explained that the Authority is not providing any additional funding. Mr. Ali questioned if there was a 30-year compliance period with PHFA. Ms. Bauer replied that the original compliance period was only fifteen (15) years.

Ms. Fadullon asked Ms. Bauer about the release of 1949 N. 32nd Street from the mortgage. Ms. Bauer stated that funding from the sale of that parcel will go toward capital improvements which is why staff is seeking approval for the release.

Ms. Fadullon asked that staff have conversations with Spak requesting them to be proactive in hiring M/W/DSBE contractors. Ms. Bauer replied that she would pass this information onto Mr. Spak.

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. 2020-57

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.

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



REAL ESTATE

Mr. Rodriguez presented "Item V(a) – Conveyance of Title of City Properties, 644-46, 827, 830, 843, 847, 849, 851, 865, 867 N. 40th Street and 822 Sloan Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Rodriguez informed the Board that this Fact Sheet and Resolution would have to be modified as the Authority is not proceeding with this project at this time. Mr. Rodriguez stated that although that project is no longer going forward, we are still seeking approval to transfer the properties into the Authority's inventory.

Ms. Fadullon recognized Mr. German Yakubov and invited him to speak. Mr. Yakubov asked why these properties would not be made available to the public. Mr. Rodriguez replied that an application has already been received and is in the process of being reviewed. Mr. Yakubov asked if the website is the sole method to submit an application. Mr. Rodriguez responded that properties are marked owned and available or marked for affordable housing. Mr. Rodriguez stated that staff is currently reviewing the application.

At this time, Mr. Harmon stated for the record that he would modify the attached resolution to remove any reference to a transfer to Mt. Vernon Manor Inc, assuming the Board approves this Item.

Ms. Fadullon recognized Rev. Mark Ings, Sr. and invited him to speak. Rev. Ings stated that he agrees with Mr. Yakubov and would like to be directed to the available property list as well. Mr. Rodriguez responded that the link has been placed on the chat function and pointed out that on the website it can be found under the Land section.

Ms. Fadullon recognized Mr. Ali. Mr. Ali stated that he is in full support of this affordable housing project.

Ms. Fadullon recognized Mr. Walker and invited him to speak. Mr. Walker stated that he would like to see something other than market rate as the end use for these properties.

Board Action

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

RESOLUTION NO. 2020-58

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:

Addresses

644-46 N. 40th Street
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

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, Ms. Buckley, Mr. Bumb and Mr. Dubow.



Mr. Rodriguez presented "Item V(b) – Conveyance of Title of City Property, 809 N. 40th 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. 2020-59

**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>
809 N. 40th Street	Habitat for Humanity Philadelphia, Inc.	\$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, Ms. Buckley, Mr. Bumb and Mr. Dubow.



OLD BUSINESS

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



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 5:56 P.M.

SECRETARY TO THE BOARD

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

From: [M. Téllez](#)
To: [Ryan Harmon](#)
Subject: Comments for September 9th PRA Board of Directors Meeting
Date: Monday, September 7, 2020 12:34:00 AM

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

Hello,

My name is Monk Ricco. I live on the 600 block of N. 40th street, where PRA notices were recently posted concerning the conveyance of lots 629, 631, 637, 718, and 744 N. 40th for "affordable housing".

This email is the best way to contact me.

I'm writing to make the following comments for the upcoming September 9th meeting with the PRA Board of Directors:

1. What does PRA consider 'affordable'? My neighbors and I want to know the metrics and sources of information used to determine "affordable."
2. Will homes adjacent to aforementioned lots be insured against damage during construction? Neighborhood groups seeing heavy development elsewhere in the city have reported damage to foundations, fire hazards, etc.
3. What protections will residents have against construction debris/dust/pollutants released from soil?
4. Will all the lots be developed simultaneously? My neighbors and I are concerned about traffic disruption, parking issues, etc.
5. Will the unspecified applicant seeking to develop these lots commit to hire Black-owned contractors/construction companies?
6. Additionally, I spoke with several of my neighbors, all who expressed frustration at the confusing and vague structure of the notices posted. For example, the notice fails to mention that the meeting will be held via Zoom and open to the public. Instead, it offers a very long URL for "additional information regarding this proposed conveyance." I had to take a photo of this notice so I could type that URL up, and upon visiting the PHDC webpage it very clearly states all 2020 meetings will be held via Zoom. **Why was this information not plainly stated on the posted notices?**
7. This incidental withholding of meeting information is further compounded when the notice states, "If you wish to comment on this proposed conveyance, your comments may be delivered in person or submitted in writing as follows" ... which insinuates that public comment can ONLY be made in person or in writing. **Why fail to mention that comments will also be welcome during the meeting?**
8. Finally, the notice fails to identify "the applicant" whom the PRA proposes to convey the lots to for development. **Who is the applicant?**

For reference, I am attaching 2 photos of the aforementioned notice.

Thank you for your time.

From: [Melissa Lekulitch](#)
To: [Ryan Harmon](#)
Subject: Board Meeting Question 9.9.2020- Follow Up 1702 N Marshall Street Philadelphia PA 19122
Date: Monday, September 7, 2020 9:43:01 AM

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

Hello Ryan,

Melissa Lekulitch & Nolan Barolin
6094778263 melissalekulitch@gmail.com

I reached out at the end of August regarding PHDC property 1702 N Marshall Street which is believed to be causing water penetration into my adjacent property 1704 N Marshall Street. I was contacted by Western World Insurance (Lucy Fishlock 201-847-2798). The assessment consultants, Parker Loss Consultants, are trying to schedule a time to come to assess the property but I do not believe they have received a reply back. Can this please be looked into?

Thank you, Nolan and I appreciate the confirmation of this email and any action taken!

Melissa Lekulitch

PRA Board Attendance for September 09, 2020

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Jamila Davis	Jamila	Davis	jamila.davis@phila.gov
Yes	Timothy Roundtree	Timothy	Roundtree	jjroundtree@yahoo.com
Yes	Paul Walker	Paul	Walker	pjwalker76@gmail.com
Yes	B. Addo	B.	Addo	honorurfamilc@gmail.com
Yes	Lev	Lev		lev@haverfordsq.com
Yes	Lev	Lev		lev@haverfordsq.com
Yes	Lev	Lev		lev@haverfordsq.com
Yes	Justin Foster	Justin	Foster	justinf3495@yahoo.com
Yes	Justin Foster	Justin	Foster	justinf3495@yahoo.com
Yes	Tya W.	Tya	W.	tyaw@habitatphiladelphia.org
Yes	Darci	Darci		darci.bauer@phdc.phila.gov
Yes	Melissa J. Frost	Melissa	J. Frost	melissajfrost@gmail.com
Yes	Melissa J. Frost	Melissa	J. Frost	mellssajfrost@gmail.com
Yes	Valerie Bergman	Valerie	Bergman	Valerie.bergman@phila.gov
Yes	GERMAN YAKUBOV	GERMAN	YAKUBOV	germy@haverfordsq.com
Yes	GERMAN YAKUBOV	GERMAN	YAKUBOV	germy@haverfordsq.com
Yes	a beth	a	beth	awfromhh4@gmail.com
Yes	a beth	a	beth	awfromhh4@gmail.com
Yes	a beth	a	beth	awfromhh4@gmail.com
Yes	Rev. Dr. Mark A. Ings Sr.	Rev.	Dr. Mark A. Ings Sr.	greatersaintj@aol.com
No	Timothy Roundtree	Timothy	Roundtree	Timothy.Roundtree@phila.gov
Yes	Andrew Goodman - CM Gauthier's Office	Andrew	Goodman - CM Gauthier's Office	andrew.goodman@phila.gov
Yes	mchen	mchen		mkal@clownis.com
Yes	Monk (they/them)	Monk	(they/them)	number18@gmail.com
Yes	Jackson	Jackson		rcnj@yahoo.com
Yes	Roneece	Roneece		roneece.dent@phdc.phila.gov
Yes	HFHP Build Team	HFHP	Build Team	kcr@habitatphiladelphia.org
Yes	James Wright	James	Wright	jameswright@pec-cares.org
Yes	Jihad All	Jihad	All	jihad@jihadali.com
Yes	tayyib smith	tayyib	smith	tayyib@littlegiantcreative.com
Yes	tayyib smith	tayyib	smith	tayyib@littlegiantcreative.com
Yes	naydovich	naydovich		naydovich@gmail.com
Yes	naydovich	naydovich		naydovich@gmail.com
Yes	John Christmas	John	Christmas	John.d.christmas@phila.gov
Yes	david	david		dave.thomas@phdc.phila.gov
Yes	Danny Foster	Danny	Foster	danny@mvmcdc.org
Yes	Tbone Jones III	Tbone	Jones III	tbone@gmail.com
Yes	jason rabinovich	jason	rabinovich	jason@rslawgroup.com
	12158435555			
	12158435555			
	12673746740			

#	Question	Asker Name	Asker Email
1	Hello I have a neighbor who wants to attend this meeting via phone. Could I please have the call-in number for this Zoom meeting?	Monk (they/them)	number18@gmail.com
2	I'd like to recommend this call-in information should also be listed on your website.	Monk (they/them)	number18@gmail.com
3	Are there any mbe reports available for these contracts available for public inspection?	Jihad Ali	jihad@jihadali.com
4	submitted one in writing via email to Ryan Harmon two days ago.	Monk (they/them)	number18@gmail.com
5	It was in regard to the first item on the agenda. 1b	Monk (they/them)	number18@gmail.com
6	audience cannot speak muted for entire meeting	a beth	awfromhh4@gmail.com
7	II.ADMINISTRATIVE(a)Conveyance of PRA Properties to (1)Philadelphia Land Bank	Monk (they/them)	number18@gmail.com
8	chat disabled	a beth	awfromhh4@gmail.com
9	<p>Hello,</p> <p>My name is Monk Ricco. I live on the 600 block of N. 40th street, where PRA notices were recently posted concerning the conveyance of lots 629, 631, 637, 718, and 744 N. 40th for "affordable housing".</p> <p>This email is the best way to contact me.</p> <p>I'm writing to make the following comments for the upcoming September 9th meeting with the PRA Board of Directors:</p> <p>What does PRA consider 'affordable'? My neighbors and I want to know the metrics and sources of information used to determine "affordable."</p> <p>Will homes adjacent to aforementioned lots be insured against damage during construction? Neighborhood groups seeing heavy development elsewhere in the city have reported damage to foundations, fire hazards, etc.</p> <p>What protections will residents have against construction debris/dust/pollutants released from soil?</p>	Monk (they/them)	number18@gmail.com

10	how do i raise my hand on the phone	a beth	awfromhh4@gmail.com
	<p>neighbors, all who expressed frustration at the confusing and vague structure of the notices posted. For example, the notice fails to mention that the meeting will be held via Zoom and open to the public. Instead, it offers a very long URL for "additional information regarding this proposed conveyance." I had to take a photo of this notice so I could type that URL up, and upon visiting the PHDC webpage it very clearly states all 2020 meetings will be held via Zoom. Why was this information not plainly stated on the posted notices?</p> <p>This incidental withholding of meeting information is further compounded when the notice states, "If you wish to comment on this proposed conveyance, your comments may be delivered in person or submitted in writing as</p>		
11	delivered in person or submitted in writing as	Monk (they/them)	number18@gmail.com
	<p>Finally, the notice fails to identify "the applicant" whom the PRA proposes to convey the lots to for development. Who is the applicant?</p> <p>For reference, I am attaching 2 photos of the aforementioned notice.</p>		
12	Thank you for your time.	Monk (they/them)	number18@gmail.com
13	We have signs posted on the lots along our streets announcing your addressing the conveyance.	Monk (they/them)	number18@gmail.com
14	how do i do this on the phone i will soon have to leave my computer and will be on the phone 215 843 5555 thank you	a beth	awfromhh4@gmail.com
15	also there were community members who were gong to phone in how will they speak	a beth	awfromhh4@gmail.com
16	i think via phone *9 is raise hand and *6 unmute	a beth	awfromhh4@gmail.com
17	can you announce that *9 to raise hand and *6 to unmute on phone call thank you	a beth	awfromhh4@gmail.com
18	thank you -aw	a beth	awfromhh4@gmail.com
19	Why is the guy assuming there is a problem?	Tbone Jones III	tbone@gmail.com
20	none of this should have been allowed to happen. how could he sweel a property he did not have a release . this should lnot happen.	a beth	awfromhh4@gmail.com
21	tickets so can we move along because mr taylor isn't here	Tbone Jones III	tbone@gmail.com

22	block of N 40th st I would like to say that I support Habitat for Humanity's proposed use. This is a low-income and residential neighborhood and Habitat's proposal fits the existing character of the neighborhood. I have deep cocncerns about the construction of many apartment units on the surrounding blocks given the prevelance of new "student slums" in the	Paul Walker	pjwalker76@gmail.com
23	germantown 19144 not in north phila it is our understanding this program is for north philadelphia and this property not eligible. additionally property is zoned rsa 5 which does not allow active recreation. neighbors totally unaware of this and are concerned about safety security design. we ask for more time and information. if this should be eligible. allison	a beth	awfromhh4@gmail.com
24	SoLo/Germantown Civic Assoc (RCO)	a beth	awfromhh4@gmail.com
25	How much will these homes be sold for?	Jackson	rcnj@yahoo.com
26	lots on the blocks he and i live on. There were notifications posted to 629, 631, 637, 718 and 744 n 40th on august 28th listing the conveyance of those lots would be hppening here sept 9th. however it seems that you are reffering to the 800 block properties with regard to habitat for humanity. Is Habitat developing the 600 and 700 block lots as well? if not, who is?	Melissa J. Frost	melissajfrost@gmail.com
27	Mr Harmon, the posting did not say it was open to the public. Hence my concern.	Monk (they/them)	number18@gmail.com
28	Thank you. It was not clear that Habitat was the applicant. Appreciate the clarification.	Monk (they/them)	number18@gmail.com
29	So Item V (a) and (b) are tabled?	GERMAN YAKUBOV	germy@haverfordsq.com
30	Regarding 700/60 N 40th st:	Paul Walker	pjwalker76@gmail.com
31	currently open or is planned regarding the disposition of the vacant lots on 600 and 700 block of N 40th st.	Paul Walker	pjwalker76@gmail.com
32	thereof?	Paul Walker	pjwalker76@gmail.com
33	are they still open for applications?	GERMAN YAKUBOV	germy@haverfordsq.com
34	What does this transfer to this mean?	Justin Foster	justinf3495@yahoo.com
35	Accidental question...sorry.	Justin Foster	justinf3495@yahoo.com



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
Mayor

September 3, 2020

Maria Duque-Buckley
3025 Midvale Avenue
Philadelphia, PA 19129

Dear Ms. Duque-Buckley,

I am writing to inform you that I am reappointing you to **Philadelphia Redevelopment Authority** and your term will expire on 3/28/2025. The citizens of this city and I are grateful to you for taking on this very important task and work.

Anne Fadullon, Chair, Philadelphia Redevelopment Authority will reach out to you regarding meeting schedules and orientation.

I appreciate you answering the call to service. Completion of any forms will act as an acceptance of your new position. If you have any questions, please contact Deborah Mahler, Deputy Mayor of Intergovernmental Affairs at (215) 686-7508.

Thank you so much for your willingness to serve. Together, we can make this city realize its full potential.

Regards,

A handwritten signature in cursive script that reads "James F. Kenney".

James F. Kenney
Mayor

CC: Anne Fadullon, Chair, Philadelphia Redevelopment Authority



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 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



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.



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


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



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

**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

**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



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



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



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>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 October 14, 2020
Approval of Construction Contract
Gessler Construction Co., Inc.
Martin Luther King Jr. Drive Trail Improvements

NATURE OF TRANSACTION:

The approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Gessler Construction Co., Inc. ("Gessler") for the Martin Luther King Jr. Drive Trail improvement project, located on Martin Luther King Jr. Drive from Spring Garden Street Bridge to the Falls Bridge (the "Project").

The project includes the replacement of existing concrete sidewalks and asphalt trail, tree and stump removal, new signage, ADA striping and fencing.

SELECTION PROCESS:

On August 13, 2020, the Authority advertised a public bid for the project. The Authority received five (5) bids from qualified contractors. Gessler was the lowest qualified bidder.

Gessler Construction Co., Inc.

565 E. St. Andrews Drive
Media, PA 19063
Total Base Bid: \$1,280,100
EOP: 18% MBE; 7% WBE

BACKGROUND/FINANCING:

The Project will be funded with City Capital funds as outlined in the executed Grant Agreement between the Authority and the City. The Grant Agreement allows for funds to be transferred to the Authority for City projects.

Proposed Resolution and supporting project information are attached.

Prepared by: Robert LaBrum
Reviewed by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH GESSLER CONSTRUCTION CO, INC., FOR THE MARTIN LUTHER KING JR. DRIVE TRAIL IMPROVEMENTS, LOCATED AT MARTIN LUTHER KING JR. DRIVE FROM SPRING GARDEN STREET BRIDGE TO THE FALLS BRIDGE

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Martin Luther King Jr. Drive Trail improvements project (the "Project")

WHEREAS, Gessler Construction Co., Inc. ("Gessler") submitted its response to the Authority, outlining their extensive experience, and Gessler was lowest qualified bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Construction Contract with Gessler for the Project, with a maximum compensation not to exceed One Million Four Hundred Eight Thousand One Hundred Ten Dollars (\$1,408,110) (total Base Bid plus 10% Contingency).

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

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

LOCATION PLAN





BOARD FACTSHEET

Meeting of October 14, 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 Councilmanic District Offices.

PROPERTY INFORMATION:

PRA Conveyance: The PRA properties attached hereto as Exhibit "A" will be 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 Councilmanic District Properties

2842 Tulip Street

2844 Tulip 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 councilmanic action.

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

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

EXHIBIT "A"

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

1st Councilmanic District Properties

2842 Tulip Street

2844 Tulip Street



BOARD FACTSHEET

Meeting of October 14, 2020

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

NATURE OF REQUEST:

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

BACKGROUND:

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*.

The Board is 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/Executive Committee meeting.

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

Proposed Resolution is attached.

Prepared by: Ryan Harmon
 Reviewed by: Gregory Heller

RESOLUTION NO.

PERCENT FOR ART PROGRAM – RESOLUTION AUTHORIZING THE TRANSFER OF MANAGEMENT AND CONTROL OF THE PERCENT FOR ART PROGRAM TO THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

WHEREAS, the Redevelopment Authority and the Public Art Committee established pursuant to the Percent for Art Program (the "Program") seek authorization to transfer management and control of the Percent for Art Program to the Philadelphia Housing Development Corporation ("PHDC"), as specifically set forth in the Fact Sheet attached hereto.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Philadelphia Redevelopment Authority, that, subject to approval by the Board of Directors of PHDC, management and control of the Program shall be transferred to PHDC.

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 October 14, 2020

Approval of Grant Agreement with the Philadelphia Housing Authority

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

NATURE OF TRANSACTION: Authorization for the Redevelopment Authority to enter into a Grant Agreement with PHA wherein the Redevelopment Authority shall provide a grant to PHA in an amount not to exceed Five Hundred Forty Thousand Dollars (\$540,000) (the "Grant").

The proceeds of the Grant shall be used by PHA for the purposes outlined in the Memorandum of Understanding dated September 13, 2020 ("MOU"), regarding the collaboration known as the "Shared Space, A New Shared Housing Pilot" (the "SHP Program"), to rehabilitate at least ten (10) units with up to forty (40) bedrooms for the SHP Program.

COMMENTS OR OTHER CONDITIONS:

The source of the Grant funds are funds received from the U.S. Department of Treasury under and pursuant to the Coronavirus Aid, Relief and Economic Security Act ("CARES Act").

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE APPROVAL OF A GRANT IN AN AMOUNT NOT TO EXCEED \$540,000 TO THE PHILADELPHIA HOUSING AUTHORITY TO ASSIST WITH COSTS ASSOCIATED WITH THE COLLABORATION KNOWN AS THE "SHARED SPACE, A NEW SHARED HOUSING PILOT"

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Grant Agreement with the Philadelphia Housing Authority ("PHA") wherein the Authority will grant funds in an amount not to exceed Five Hundred Forty Thousand Dollars (\$540,000) to PHA to be used by PHA for the purposes outlined in the Memorandum of Understanding dated September 13, 2020 ("MOU"), regarding the collaboration known as the "Shared Space, A New Shared Housing Pilot" (the "SHP Program"), to rehabilitate at least ten (10) units with up to forty (40) bedrooms for the SHP Program.

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

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



BOARD FACTSHEET

Meeting of October 14, 2020

Providing Authorization to Certain Redevelopment Authority

Assigned Staff to Execute Deeds and Other Documents Ancillary to
Property Settlements

NATURE OF REQUEST:

The Board is requested to adopt a resolution which will delegate to certain Redevelopment Authority assigned staff the authority to execute deeds and other documents ancillary to property settlements on behalf of the Redevelopment Authority.

Specifically, it is requested that (i) signatory authority be granted to Gregory Heller, Executive Director, and Angel Rodriguez, Deputy Executive Director of Real Estate, to execute deeds, settlement statements and any other documents necessary and/or incident to property settlements and other closing documents, and (ii) authority be granted to Daiana Ramos, as settlement coordinator, to execute settlement statements and any other documents other than deeds necessary and/or incident to property settlements and other closing documents.

The proposed Resolution is attached.

RESOLUTION NO.

RESOLUTION AUTHORIZING CERTAIN REDEVELOPMENT AUTHORITY ASSIGNED STAFF TO EXECUTE PROPERTY SETTLEMENT DOCUMENTATION ON BEHALF OF THE REDEVELOPMENT AUTHORITY

BE IT RESOLVED, BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY, that:

1. Any deed, settlement statement or any other closing document necessary for, or incident to, Redevelopment Authority property settlements may be executed and delivered in the name and on behalf of the Redevelopment Authority by Gregory Heller, Executive Director, and Angel Rodriguez, Deputy Executive Director of Real Estate.
2. Any settlement statement or any other closing document necessary for, or incident to, Redevelopment Authority property settlements, other than deeds, may be executed and delivered in the name and on behalf of the Redevelopment Authority by Daiana Ramos as settlement coordinator.
3. The provisions of this Resolution shall take effect upon adoption and all prior actions consistent with prior Resolutions shall remain valid and in effect.

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 October 14, 2020

Forgiveness of 2005 Loan (\$300,000) to Freire Charter School, L.P.

Nature of Request: The Board is requested to authorize Redevelopment Authority staff to forgive a loan given to Freire Charter School, L.P. ("Freire"), in the amount of Three Thousand Dollars (\$300,000).

Background:

On October 14, 2005, the Redevelopment Authority provided a loan to Freire in the amount of Three Hundred Thousand Dollars (\$300,000) (the "Loan"), which is evidenced by a Note between the Redevelopment Authority, as payee, and Freire, as maker, dated October 14, 2005 (the "Note"). The proceeds of the Loan were used to assist in the rehabilitation of a charter school located at 2025-27 Chestnut Street ("Chestnut Street Property"), which is currently being leased to Freire by the Redevelopment Authority for a term of sixty (60) years. The Loan term is for a period of fifteen (15) years from the date of the Note and no principal payments are due during the term of the Loan. The rate of interest on the Note is zero percent (0%), with full payment due at the end of the Loan term, i.e. October 14, 2020.

The above-described Loan was originally approved by the Redevelopment Authority to be a grant to assist with the cost of fit out of the Chestnut Street Property. However, because Freire needed additional funds to complete the fit-out, Freire also sold historic tax credits and, in so doing, had to create a for profit entity to take advantage of those tax credits. Because of the tax credit structure, Freire realized that it could not accept such a grant from the Redevelopment Authority without having to pay tax on it and, as such, the proposed grant was converted to the Loan.

Freire has now requested that the Redevelopment Authority forgive the Loan which is the matter before the Board today.

Proposed Resolution is attached

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE FORGIVENESS OF A LOAN GIVEN BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO FREIRE CHARTER SCHOOL, L.P. IN THE AMOUNT OF \$300,000

WHEREAS, on October 14, 2005, the Redevelopment Authority provided a loan to Freire in the amount of Three Hundred Thousand Dollars (\$300,000) (the "Loan"), which is evidenced by a Note between the Redevelopment Authority, as payee, and Freire, as maker, dated October 14, 2005 (the "Note");

WHEREAS, the proceeds of the Loan were used to assist in the rehabilitation of a charter school located at 2025-27 Chestnut Street ("Chestnut Street Property"), which is currently being leased to Freire by the Redevelopment Authority for a term of sixty (60) years;

WHEREAS, the Loan term is for a period of fifteen (15) years from the date of the Note and no principal payments are due during the term of the Loan;

WHEREAS, the rate of interest on the Note is zero percent (0%), with full repayment of the Loan due at the end of the Loan term, i.e. October 14, 2020;

WHEREAS, Authority staff seeks authorization to forgive the Loan.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to forgive the full amount of principal due and owing on the Loan, which amounts to Three Hundred Thousand Dollars (\$300,000).

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 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 October 14, 2020

Sale, Assumption and Subordination of Loans

South 55th Street and Brooks School

TRANSACTION SUMMARY

The Philadelphia Redevelopment Authority's ("Authority") consent to the sale of South 55th Street Apartments ("South 55th Project") and Brooks School ("Brooks Project") and permit the assumption and subordination of existing debt provided by the Authority. Both the South 55th Project and the Brooks Project were sponsored by the Ingerman Group ("Ingerman").

BACKGROUND

South 55th Street Apartments

In 1996, the Authority provided a loan of Six Hundred Sixty Thousand Dollars (\$660,000) ("South 55th Loan") to South 55th Street Limited Partnership ("South 55th Borrower") secured by a second mortgage ("South 55th Mortgage") and evidenced by a note. The proceeds of the South 55th Loan provided a portion of the financing for the rehabilitation and new construction of twenty (20) units of affordable rental housing for low-income residents located at 800-818 South 55th Street ("South 55th Property").

The South 55th Loan bears interest at one percent (1%) with payments to begin on January 1, 2028 ("Payment Date"). Beginning on the Payment Date, payments are due in equal annual installments in such amounts as will fully amortize the South 55th Loan by January 1, 2038.

The fifteen (15) year low income housing tax credit compliance period has ended and Ingerman has requested the Authority's consent to sell the South 55th Project to 800 South 55th LLC ("South 55th Buyer") - an entity formed to purchase the Property whose managing member is Dwight City Group ("DCG"). The sale price of the South 55th Property will be One Million Three Hundred Twenty-five Thousand Dollars (\$1,325,000). The South 55th Borrower will pay the accumulated interest until settlement on the South 55th Loan or a specific date authorized by the Authority and the principal of the South 55th Loan will be assumed by the South 55th Buyer ("South 55th Assumed Debt"). The first mortgage to the Pennsylvania Housing Finance Agency ("PHFA") will be paid in full. The South 55th Buyer will have an acquisition loan from American Heritage ("AH") in an amount not to exceed Four Hundred Ninety-Five Thousand Dollars (\$495,000). AH will require a first lien position on the South 55th Property and the South 55th Mortgage will remain in a second lien position on the South 55th Property.

Brooks School

In 1997, the Authority provided a loan of One Million Five Hundred Thousand Dollars (\$1,500,000) ("Brooks Loan") to Brooks School Associates, L.P. ("Brooks Borrower") secured by a mortgage ("Brooks Mortgage") and evidenced by a note. The proceeds of the Brooks Loan provided a portion of the financing for the rehabilitation of thirty-three (33) units of affordable rental housing for low-income residents located at 5631-43 Haverford Avenue ("Brooks Property"). The Brooks Loan has a term of thirty (30) years at one percent (1%) interest.

The fifteen (15) year low income housing tax credit compliance period has ended, and Ingerman has requested the Authority's consent to sell the Brooks Project to 5630 Wyalusing LLC ("Brooks Buyer") - an entity formed to purchase the Property who managing member is DCG. The sale price of the Brooks Property will be One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000). The Brooks Borrower will pay a portion of the accumulated interest in the amount of One Hundred Fifty Thousand Dollars (\$150,000) and the principal amount of the Brooks Loan will be assumed by the Brooks Buyer ("Brooks Assumed Debt").

Dwight City Group

DCG is a multi-family focused real-estate investment company. Some multi-family buildings currently in the Philadelphia portfolio include:

- Liberty Tower – 1101 North 63rd Street-Philadelphia
- Scenic Apartments- 303-309 North 65th Street & 6526 W. Girard Avenue
- Colonial Apartments – 5427 Wayne Avenue
- Frederick Douglas – 5600 Germantown Avenue
- Fieldview Apartments 715 Church Lane
- Northwood Manor – 1300 Foulkrod Street

BOARD ACTION

- Permit the transfer of the South 55th Property to the South 55th Buyer and Brooks Property to Brooks Buyer
- Permit the assumption by the South 55th Buyer of the South 55th Assumed Debt
- Permit the assumption by the Brooks Buyer of the Brooks Assumed Debt
- Subordinate the South 55th Loan to the financing provided by AH in the amount of \$495,000
- Forgive a portion of accrued interest on the Brooks Loan

COMMENTS OR OTHER CONDITIONS

- DCG is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations.
- According to the City's eCLIPSE system, DCG has unresolved violations of City L & I Codes. The conveyance of South 55th Property and Brooks Property will be contingent on the Authority receiving acceptable documentation that L & I violations have been resolved with the City.

The proposed resolution is attached

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY'S CONSENT TO THE SALE OF SOUTH 55TH STREET APARTMENTS AND BROOKS SCHOOL AND THE ASSUMPTION AND SUBORDINATION OF EXISTING DEBT HELD BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY

WHEREAS, South 55th Street Limited Partnership ("South 55th Borrower"), a Pennsylvania limited partnership, owns certain real property located at 800-818 South 55th Street ("South 55th Property"); and

WHEREAS, Brooks School Associates L.P. ("Brooks Borrower"), a Pennsylvania limited partnership, owns certain real property located at 5631-43 Haverford Avenue ("Brooks Property"); and

WHEREAS, in 1996 the Philadelphia Redevelopment Authority ("Authority") provided financing to the South 55th Borrower secured by a mortgage ("South 55th Mortgage") for the rehabilitation and new construction of twenty (20) units of permanent rental housing for low income residents in the amount not to exceed Six Hundred Sixty Thousand Dollars (\$660,000), for a term of forty (40) years with payments starting in year thirty-one (31) at one percent (1%) interest ("South 55th Loan"); and

WHEREAS, in 1997 the Authority provided financing to the Brooks Borrower secured by a mortgage ("Brooks Mortgage") for the rehabilitation of thirty-three (33) units of permanent rental housing for low income residents in an amount not to exceed amount of One Million Five Hundred Thousand Dollars (\$1,500,000) for a term of thirty (30) years at one percent (1%) interest; and

WHEREAS, South 55th Borrower has entered into an Agreement of Sale with 800 South 55th LLC ("South 55th Buyer") for a purchase price of One Million Three Hundred Twenty-five Thousand Dollars (\$1,325,000); and

WHEREAS, the South 55th Borrower will pay the Authority the accumulated interest until settlement of the South 55th Loan or an a specific date Authorized by the Authority and the principal amount of the South 55th Loan will be assumed by the South 55th Borrower ("South 55th Assumed Debt"); and

WHEREAS, the South 55th Borrower will pay the Authority the accumulated interest to date and the principal amount of the South 55th Loan will be assumed by the South 55th Borrower ("South 55th Assumed Debt"); and

WHEREAS, the South 55th Buyer will require an acquisition loan from American Heritage Bank ("AH") in an amount of Four Hundred Ninety-Five Thousand Dollars (\$495,000) that requires a first lien position on the South 55th Property; and

WHEREAS, Brooks Borrower has entered into an Agreement of Sale with 5630 Wyalusing LLC ("Brooks Buyer"), for a purchase price of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000); and

WHEREAS, the Brooks Borrower will pay a portion of accrued interest in the amount of One Hundred Fifty Thousand Dollars (\$150,000) and the principal amount of the Brooks Loan will be assumed by the Brooks Buyer ("Brooks Assumed Debt"); and

WHEREAS, the managing member of both the South 55th Buyer and Brooks Buyer is Dwight City Group.

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

- Permit the transfer of the South 55th Property to the South 55th Buyer and Brooks Property to the Brooks Buyer
- Permit the assumption by the South 55th Buyer of the South 55th Assumed Debt
- Permit the assumption by the Brooks Buyer of the Brooks Assumed Debt
- Subordinate the South 55th Loan to the financing provided by AH in the amount of Four Hundred Ninety-Five Thousand Dollars (\$495,000)
- Forgive a portion of accrued interest on Brooks Loan

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 October 14, 2020

Non-Recourse Construction/Permanent Loan

Hogar de Esperanza, Phase III

NAME OF BORROWER: Refugio de Amor, L.P. ("Borrower")

NAME OF SPONSOR: Asociacion Puertorriquenos en Marcha, Inc. ("APM")

Nature of Transaction: Authorization for the Authority to provide financing for the preservation of Hogar de Esperanza development, a twenty (20) unit special needs low-income housing tax credit development ("Project") located at 2203-31, 2237, 2243-51 Germantown Avenue, 2202-04 N. Sixth Street and 2226-66 Cadwallader Avenue, now known as 2203-31 Germantown Avenue (collectively, the "Property"), in an amount not to exceed Eight Hundred One Thousand Forty-Five Dollars (\$801,045) ("Authority Loan 3").

BACKGROUND/PROJECT DESCRIPTION:

In 1997, the Authority provided a non-recourse construction/permanent loan in the amount of Three Hundred Sixty-Four Thousand Dollars (\$364,000) to assist with the construction of the Project ("Authority Loan"). The Authority extended the maturity date on the Authority Loan in accordance with Resolution #2019-45, adopted on June 12, 2019, until August 19, 2049 ("Maturity Date").

In 2019, APM developed a preservation plan for the Project that included replacing the HVAC system and windows with energy star equipment that was partially funded by the Authority in the amount of Five Hundred Sixty-Five Thousand Six Hundred Forty-Five Dollars (\$565,645) ("Authority Loan 2"). The Authority Loan and Authority Loan 2 are at zero (0%) percent interest, both due and payable at the Maturity Date.

As part of the continuing preservation plan, APM requested and was awarded additional financing from the Division of Housing and Community Development in the amount of Eight Hundred One Thousand Forty-Five Dollars (\$801,045) to replace the aging flooring in all hallways, repainting common walls, repairs to the elevator system, and removal of existing stucco to be replaced with more durable Hardi-Plant.

The Authority Loan 3 will be at zero percent (0%) interest and will be due and payable in thirty (30) years. The Authority Loan 3 will be in third lien position on the Property behind the Authority Loan and the Authority Loan 2.

COMMENTS OR OTHER CONDITIONS:

The City has approved the Economic Opportunity Plan for this Project. The Development Team has no outstanding tax issues. The Authority housing construction department has approved the scope of work and costs of the construction for this Project. The Philadelphia Planning Commission has stated that they do not need to review since there are no federal dollars in the Project.

BOARD ACTION REQUIRED:

1. Authorize the Authority to enter into a non-recourse construction/permanent loan agreement with the Borrower in an amount not to exceed Eight Hundred One Thousand Forty-Five Dollars (\$801,045).

Proposed Resolution is attached

Prepared by: James L. Brown, V, Housing Development Officer
Reviewed by: Darci Bauer, Housing Finance Director

RESOLUTION NO.**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH REFUGIO DE AMOR, L.P.**

WHEREAS, in 1997, the Philadelphia Redevelopment Authority ("Authority") provided financing to Refugio de Amor, L.P., a Pennsylvania limited partnership ("Borrower") created by Asociacion Puertorriquenos en Marcha, Inc. ("APM"), in the amount of Three Hundred Sixty-Four Thousand Dollars (\$364,000) ("Authority Loan"); and

WHEREAS, the proceeds of the Authority Loan along with the sale of low-income housing tax credits were utilized for the new construction of Hogar de Esperanza, a twenty (20) unit special needs housing development ("Project") located at 2203-31, 2237, 2243-51 Germantown Avenue, 2202-04 N. Sixth Street and 2226-66 Cadwallader Avenue, now known as 2203-31 Germantown Avenue (collectively, the "Property"); and

WHEREAS, in 2019, the Authority provided additional financing to Borrower for the preservation of the Project in the amount of Five Hundred Sixty-Five Thousand Six Hundred Forty-Five Dollars (\$565,645) ("Authority Loan 2"); and

WHEREAS, the Authority Loan and the Authority Loan 2 have a thirty (30) year term at zero percent (0%) interest, both due and payable at maturity on August 19, 2049; and

WHEREAS, as part of the continual preservation of the Project, APM will make further improvements to the Property which will be partially funded with financing from the Authority in an amount not to exceed Eight Hundred One Thousand Forty-Five Dollars (\$801,045) ("Authority Loan 3"); and

WHEREAS, the Authority Loan 3 will be structured at zero percent (0%) interest, due and payable in thirty (30) years from the Authority Loan closing; and

WHEREAS, the Authority Loan 3 will be in a third lien position behind the Authority Loan and Authority Loan 2.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to take the following action with regards to the Project:

1. Authorize the Authority to enter into a non-recourse construction/ permanent loan agreement with the Borrower in an amount not to exceed Eight Hundred One Thousand Forty-Five Dollars (\$801,045) ("Authority Loan 3"). The term of the Authority Loan 3 will be for thirty (30) years at zero percent (0%) interest. During the term of Authority Loan 3, no principal or interest will be required to be paid. The entire balance of Authority Loan 3 will be due and payable thirty (30) years from the Authority Loan 3 closing.

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.

Philadelphia Redevelopment Authority Project Fact Sheet

PROJECT	Hogar de Esperanza
ADDRESS	2203-31,2237, 2243-51 Germantown Avenue, 2202-04 N. Sixth Street and 2226-66 Cadwallader Avenue, now known as 2203-31 Germantown Avenue
OWNER	Refugio de Amor, L.P.
DEVELOPER/SPONSOR	Asociacion Puertorriquenos en Marcha, Inc.
TOTAL DEVELOPMENT COST	\$831,045
TOTAL CONSTRUCTION COST	\$691,794
PRA FINANCING	\$ 801,045 Housing Trust Funds
SCOPE OF CONSTRUCTION	Moderate Rehabilitation

PROJECT DESCRIPTION

In 1997, the Philadelphia Redevelopment Authority ("Authority") provided a portion of the financing in the amount of \$364,000 to develop the Hogar De Esperanza ("Project") a twenty (20) unit special needs housing development for individuals and families who are homeless and living with HIV/AIDS or are disabled. The 21,688 square foot, four story building consists of 12 one-bedroom and 8 two-bedroom units. The twenty (20) units are fully accessible and visitable. Amenities on the premises include a management office, laundry room and reflection garden, and 20 off-street parking spaces. Asociacion Puertorriqueños En Marcha, Inc. ("APM") supports the residents at the Project with social, health and human service programs.

The Project serves individuals and families whose income is at or below 30% of Area Median Income. APM currently has a contract with the City of Philadelphia's Office of Homeless Services and receives Shelter Plus Care subsidies for 10 of these units. The Project also receives HOPWA and SERA subsidies through APM's La Casa and Congreso's programs. Occasionally, the Philadelphia Housing Authority refers clients to the Project through its Section 8 program.

Typical wear and tear have resulted in the need for renovations to be made to the building in order to ensure the long-term viability of the units and in 2019 the Authority provided a preservation loan in the amount of \$565,645 to replace the existing HVAC system and windows with energy star equipment. Further realizing the needs for additional renovations, APM applied for and received financing from the Division of Housing and Community Development in the amount of \$801,045. The planned improvements include replacing the aging flooring in all hallways, re-painting common walls, repairs to the elevator system, and removal of existing stucco to be replaced with more durable Hardi-Plant.

DEVELOPER/OWNER DESCRIPTION

APM is a Latino-based 501(c)(3) non-profit corporation, founded in 1971, that endeavors to improve the lives of the underserved by helping families achieve their highest potential in life. APM works in three major areas: human services, health services, and community and economic development. The following are some of APM's past projects:

- **APM Preservation** – 80 rental units – location – PRA funding \$1,513,000 – completed 2018.
- **Paseo Verde** – 120 rental units - 9th and Berks Street - PRA funding \$5,500,000 - completed 2013.
- **Taino Gardens** – 42 rental units - 200 N. Fairhill St – PRA funding \$1,500,000 - completed 2000.
- **Ludlow Village V/Pradera III** – 25 homeownership units - 1500 8th Street, 700 Oxford, 1500 Franklin Street – PRA funding \$3,173,000 - completed 2009.
- **Pradera II** – 53 homeownership units – scattered sites – PRA funding \$3,700,000 - completed 2007.

PROJECT FINANCING

The Authority is providing a construction/permanent mortgage to Refugio de Amor, L.P. in an amount not to exceed \$801,045 ("Authority Loan"). The Authority Loan will be structured with a term of 30 years at 0% interest from the date of the Authority Loan closing. During the Authority Loan period no principal or interest will be required to be paid. The entire balance will be due and payable upon the 30th anniversary of the Authority Loan closing. The Authority Loan will be in a third lien position behind the financing that was provided by the Authority when the Project was developed in 1997 and the preservation financing provided in 2019.

APM is contributing \$30,000 of reserve funds.

DEVELOPMENT BUDGET

Construction Costs	
Structure	\$ 648,394.00
Construction Management Fee	\$ 26,400.00
Building Permits	\$ 9,500.00
Bond Premium	\$ 17,000.00
Construction Contingency	\$ 66,960.00
Total Construction Costs	\$ 768,254.00
Soft Costs	
Architectural Fee	\$ 53,588.00
Title Insurance	\$ 6,253.00
Recording	\$ 1,250.00
Title Endorsements	\$ 1,700.00
Total Soft Costs	\$ 62,791.00
Total Development Costs	\$ 831,045.00

APPROVALS

- The Philadelphia Planning Commission has stated that they do not need to review this project due to the funding source.
- Construction division has approved the scope of work and costs of the construction for this project.
- The participation ranges for MBE are 10%, WBE are 1% which has been approved by the Office of Economic Opportunity.
- Department of Revenue's tax status clearance for all members of the Development Team

EXHIBITS

- Project Development Team
- Members – APM
- Operating Proforma
- EOP Plan
- Site Plan

**APM Preservation
Project Development Team**

OWNER	Refugio de Amor, LP 1900 N. 9th Street Philadelphia, PA 19122
DEVELOPER/SPONSOR	Asociacion Puertorriquenos en Marcha, Inc. 1900 N. 9 th Street Philadelphia, PA 19122
ARCHITECT	Kramer+Marks Architects 27 S. Main Street Ambler, PA 19002
CONSTRUCTION MANAGEMENT	May Day Construction Management LLC 431 Cowpath Road Souderton, PA 18964
ATTORNEY	Regional Housing Legal Services 2 Easton Road Glenside, PA 19038
MANAGEMENT AGENT	Asociacion Puertorriquenos en Marcha, Inc. 1900 N. 9 th Street Philadelphia, PA 19122
SUPPORTIVE SERVICE PROVIDER	Asociacion Puertorriquenos en Marcha, Inc. 1900 N. 9 th Street Philadelphia, PA 19122

Board of Directors
Asociacion Puertorriquenos en Marcha, Inc. (APM)

Pelayo Coll, Esq., Board Chair
Alberto Rivera-Rivera Ed. D., 1st Vice Chair
Claudia P. Roemer, 2nd Vice Chair
Captain Michael Cram, Board Secretary
Lorena E. Ahumada, Esq., Board Member
Luz Beatriz Colon, Board Member
Imani N. Green, Board Member
Miriam Hernandez, Ed.D., Board Member
Jonathan J. Hood, Board Member
Mark Kirszner, DSW, Board Member
Arturo Perez-Perez, Board Member
Ray Yabor, Board Member

Assumptions

Type	Unit Distribution				Total	Rents				Total	Utility Allowance				Total	Total Housing Costs			
	0%-20%	20%-40%	50%-60%	60%+		0%-20%	20%-40%	50%-60%	60%+		0%-20%	20%-40%	50%-60%	60%+		0%-20%	20%-40%	50%-60%	60%+
0 Bdr	0	0	0	0	0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
1 Bdr	12	0	0	12	9,043	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
2 Bdr	8	0	0	8	7,754	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
3 Bdr	0	0	0	0	-	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
4+ Bdr	0	0	0	0	-	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
Total	20	0	0	20	16,797														
% of Units	100%	0%	0%	100%															

* Please include utility allowance schedule for approval
** If rental subsidy please alter excel spreadsheet to reflect per unit subsidy

Trending Assumptions

Income	2.5%
Expenses	2.5%
Vacancy	7.5%
Management Fee	5.6%

Income from Operations

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Gross Rental Income	\$ 49,756	\$ 51,000	\$ 52,275	\$ 53,582	\$ 54,921	\$ 56,294	\$ 57,702	\$ 59,144	\$ 60,623	\$ 62,138	\$ 63,692	\$ 65,284	\$ 66,916	\$ 68,589	\$ 70,304
Rental Subsidy- Type	151,789	155,584	159,473	163,460	167,547	171,735	176,029	180,429	184,940	189,564	194,303	199,160	204,139	209,243	214,474
Vacancy	15,116	15,494	15,881	16,278	16,685	17,102	17,530	17,968	18,417	18,878	19,350	19,833	20,329	20,837	21,358
NET RENTAL INCOME	\$ 186,429	\$ 191,090	\$ 195,867	\$ 200,764	\$ 205,783	\$ 210,927	\$ 216,201	\$ 221,606	\$ 227,146	\$ 232,824	\$ 238,645	\$ 244,611	\$ 250,726	\$ 256,995	\$ 263,419

Other Income - Service

	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
EFFECTIVE GROSS INCOME	\$ 186,429	\$ 191,090	\$ 195,867	\$ 200,764	\$ 205,783	\$ 210,927	\$ 216,201	\$ 221,606	\$ 227,146	\$ 232,824	\$ 238,645	\$ 244,611	\$ 250,726	\$ 256,995	\$ 263,419

Operating Expenses

Management Fee	\$ 3,655	\$ 10,701	\$ 10,969	\$ 11,243	\$ 11,524	\$ 11,812	\$ 12,107	\$ 12,410	\$ 12,720	\$ 13,038	\$ 13,364	\$ 13,698	\$ 14,041	\$ 14,392	\$ 14,751
Administrative Expense	858	879	901	924	947	971	995	1,020	1,045	1,072	1,098	1,126	1,154	1,183	1,212
Property Paid Utilities	8,559	8,773	8,992	9,217	9,448	9,684	9,926	10,174	10,428	10,689	10,956	11,230	11,511	11,799	12,094
Operating & Maintenance	48,573	49,787	51,032	52,308	53,615	54,956	56,330	57,738	59,181	60,661	62,177	63,732	65,325	66,958	68,632
Water/Sewer	10,077	10,329	10,587	10,852	11,123	11,401	11,686	11,978	12,278	12,585	12,899	13,222	13,552	13,891	14,239
Payroll Expense	17,015	17,440	17,876	18,323	18,781	19,251	19,732	20,225	20,731	21,249	21,781	22,325	22,883	23,455	24,042
Property Taxes & Insurance	28,217	28,922	29,645	30,387	31,146	31,925	32,723	33,541	34,380	35,239	36,120	37,023	37,949	38,897	39,870
Investor Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 116,954	\$ 126,832	\$ 130,003	\$ 133,253	\$ 136,585	\$ 139,999	\$ 143,499	\$ 147,087	\$ 150,764	\$ 154,533	\$ 158,396	\$ 162,356	\$ 166,415	\$ 170,575	\$ 174,840

NET OPERATING INCOME

	\$ 69,475	\$ 64,257	\$ 65,864	\$ 67,510	\$ 69,198	\$ 70,928	\$ 72,701	\$ 74,519	\$ 76,382	\$ 78,291	\$ 80,249	\$ 82,255	\$ 84,311	\$ 86,419	\$ 88,580
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Debt Service

	\$ 69,475	\$ 64,257	\$ 65,864	\$ 67,510	\$ 69,198	\$ 70,928	\$ 72,701	\$ 74,519	\$ 76,382	\$ 78,291	\$ 80,249	\$ 82,255	\$ 84,311	\$ 86,419	\$ 88,580
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Cash Flow after Debt Service

	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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Supportive Service

	\$ 69,475	\$ 64,257	\$ 65,864	\$ 67,510	\$ 69,198	\$ 70,928	\$ 72,701	\$ 74,519	\$ 76,382	\$ 78,291	\$ 80,249	\$ 82,255	\$ 84,311	\$ 86,419	\$ 88,580
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**City of Philadelphia
Economic Opportunity Plan**

[Hogar De Esperanza, 2203 Germantown Ave, Philadelphia, PA 19133

I. Introduction, Definitions, Goals and Diversity Practices

The City of Philadelphia, acting through its offices of the Division of Housing and Community Development (“DHCD”) and Office of Economic Opportunity (“OEO”) (collectively, “City”) and the Philadelphia Redevelopment Authority (“PRA”) strongly encourage the use of certified Minority (“MBE”), Women (“WBE”), Disabled (“DSBE”) and Disadvantaged¹ (“DBEs”) Business Enterprises (collectively, “M/W/DSBEs”) and minority and female workers in all aspects of the development and use of a parcel(s) of land located at 2203 Germantown Ave, Philadelphia, PA 19133, which may include financial investment, design, construction and operations (Project). In support of this objective, City and PRA will require that the Refugio De Amor (“Purchaser”) of this parcel commit to this Economic Opportunity Plan (“EOP” or “Plan”) as required by Section 17-1602 of The Philadelphia Code, as amended.

This Plan contains ranges of projected M/W/DSBE utilization and goals for the employment of minority and female workers in connection with the Project. Purchaser shall cause this Plan to be made part of and incorporated into all bids, proposals and solicitations and any resulting agreement(s) entered into between Purchaser and any participant in connection with the development and use of the parcel. By submission of this Plan, Purchaser makes a legally binding commitment to the City and PRA to abide by the provisions of this Plan which include its commitment to exercise its Best and Good Faith Efforts throughout the project and its commitment to cause its participants to use their Best and Good Faith Efforts to provide subcontracting opportunities for M/W/DSBEs in all phases of the project and to employ a diverse workforce. This Plan expressly applies to all contracts awarded in connection with the Project.

Neither Purchaser nor any participant shall discriminate on the basis of race, color, religion, sex, national origin, sexual orientation, gender identity, ancestry, age, or handicap in the award and performance of contracts pertaining to this Plan. Purchaser has summarized its current and past practices relating to Purchaser’s diversity practices (“Diversity Practices Statement”). This statement, included as Attachment “A” to this Plan, identifies and describes Purchaser’s processes used to develop diversity at all levels of Purchaser’s organization including, but not limited to, board and managerial positions. This Diversity Practices Statement summarizes Purchaser’s strategic business plans specific to its current or past practices of M/W/DSBE utilization on its government and non-government projects and procurement activities. Purchaser further agrees to identify any “Equity Ownership” held in connection with this Project which shall mean the percentage of beneficial ownership in the Purchaser’s organization or development team that is held by minority persons, women and disabled persons. In the event Equity Ownership is identified, Purchaser agrees to abide by the reporting requirements enumerated in Section 17-1603 (1)(g)(.3).

¹Disadvantaged Business Enterprises (“DBEs”) are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26.

Purchaser hereby verifies that all information submitted to the City in response to this Plan, is true and correct and is notified that the submission of false information is subject to the penalties of 18 Pa.C.S. Section 4904 (relating to unsworn falsification to authorities) and 18 Pa.C.S. Section 4107.2 (a)(4) (relating to fraud in connection with minority business enterprises or women's business enterprises).

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO approved certifying agency² will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oEO/directory.

For this Plan, the term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means: efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives herein stated. Best and Good Faith Efforts are rebuttably presumed met, when commitments are made within the M/W/DSBE Participation Ranges established for this development and a commitment is made to employ a diverse workforce as enumerated herein.

II. Goals

A. M/W/DSBE Participation Ranges

The City of Philadelphia has established a citywide goal of 35% M/W/DSBE utilization as informed by its Annual Disparity Study.³ This citywide goal should be used as a benchmark for the Purchaser's expression of Best and Good Faith Efforts which are efforts taken by Purchaser to provide meaningful and representative opportunities for M/W/DSBEs in the Project. For this project, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts is stated below as participation ranges. These percentages relate to the good faith estimated cost of the entire Project. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the development and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this Project:

MBE	WBE
10%	1%

²A list of "OEO approved certifying agencies" can be found at www.phila.gov/oEO

³ The City of Philadelphia FY'16 Annual Disparity Study recommends a an overall goal of 35% based upon an analysis of FY'16 utilization and availability.

B. Workforce Goals for a Diverse Workforce

As a benchmark for the expression of “Best and Good Faith Efforts” to provide meaningful and representative opportunities for diverse workers in the Project, the following goals have been established for the employment of minority persons and females in the Project workforce of apprentices and journeymen at the following levels⁴:

African American Journeypersons – 22% of all journey hours worked across all trades

Asian Journeypersons – 3% of all journey hours worked across all trades

Hispanic Journeypersons – 15% of all journey hours worked across all trades

Female Journeypersons – 5% of all journey hours worked across all trades

Minority Apprentices – 50% of all hours worked by all apprentices

Female Apprentices – 5% of all hours worked by all apprentices

III. Responsiveness

A. Purchaser shall, and shall cause its participants to identify all M/W/DSBE commitments and agree to employ a diverse workforce on the form entitled, “M/W/DSBE Participation and Workforce Commitments.” The commitments on this form constitute a representation that the identified M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Purchaser and its participants have entered into legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amount(s) set forth on the form. In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs, including the M/W/DSBE Participation and Workforce Commitments Form, become part of and an exhibit to this Plan.

C. DHCD will review the M/W/DSBE Participation and Workforce Commitments Form for the purpose of determining whether Best and Good Faith Efforts have been made. DHCD reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

D. If Purchaser, its participants or any subsequent developer makes any changes in contracts that have been reviewed by DHCD under the Plan, or if Purchaser at the time of Closing has not yet identified contracts entered into for the development of the Project, then Purchaser, its participants or any subsequent developer shall have the obligation to inform DHCD of any changes to the approved Plan and shall use Best and Good Faith efforts to use M/W/DSBEs for any new contracts.

⁴ These goals are informed by the City of Philadelphia’s annual disparity assessment of workforce diversity, the “Economic Opportunity Plan Employment Composition Analysis Fiscal Year 2016.”

IV. Compliance and Monitoring of Best and Good Faith Efforts

A. A hard copy of this Plan, as certified below by OEO, shall be filed with the Chief Clerk of City Council within fifteen (15) days of Closing. The Plan shall be filed with:

Michael Decker, Chief Clerk of City Council
Room 402 City Hall
Philadelphia, Pennsylvania 19107

B. Purchaser and its participants agree to cooperate with DHCD in its compliance monitoring efforts, and to submit, upon the request of DHCD, documentation relative to their implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors;
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and
- Telephone logs and correspondence relating to M/W/DSBE commitments.
- To the extent required by law, the Purchaser and its participants shall ensure that all its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons; these documents are subject to inspection by the City.

C. Prompt Payment of M/W/DSBEs

1. The Purchaser and its participants agree and shall cause all its contractors to ensure that all M/W/DSBEs participating in the Project receive payment for their work or supply effort within five (5) business days after receipt of a proper invoice following satisfactory performance.

D. Oversight Process

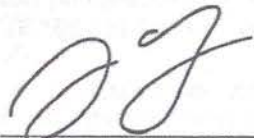
1. Where the dollar value of development is in excess of Five Million Dollars (\$5,000,000), the Plan shall establish a Project Oversight Committee, consisting of, as appropriate, the contractor, developer or recipient of financial assistance and representatives of the Purchaser, PRA, OEO, DCHD, City Council, and appropriate community organizations. Such Committee shall meet regularly, beginning no later than the initiation of the design phase of the project, and shall be responsible for facilitating compliance with the Plan. OEO will implement the Oversight Process, as required by Section 17-1603(b) of The Philadelphia Code. The Oversight Committee, through the Oversight Process, shall have within its purview the reconciliation of all compliance related issues or grievances. The Oversight Committee Process, as needed, will involve convening individual consultation or periodic small group meetings to include any or all of the constituent parties.

V. Remedies and Penalties for Non-Compliance

A. The Purchaser acknowledges and agrees that its compliance with the requirements of this Plan is a material inducement for the Ordinance of City Council and Purchaser's failure to substantially comply with the Plan may result in enforcement actions and the imposition of penalties as authorized by Sections 17-1605 and 17-1606 of The Philadelphia Code. Notwithstanding the foregoing, no privity of contract exists between PRA, the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. Neither PRA nor the City intends to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

Jaime Farrant 9/2/2020

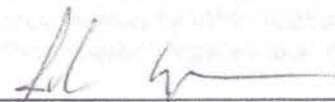
 PRINT NAME OF PURCHASER DATE

 9/2/2020

 SIGNATURE OF PURCHASER DATE

Lynn T. Newsome 9/22/2020

 LYNN NEWSOME, DHCD COMPLIANCE DIRECTOR DATE

 9/23/2020

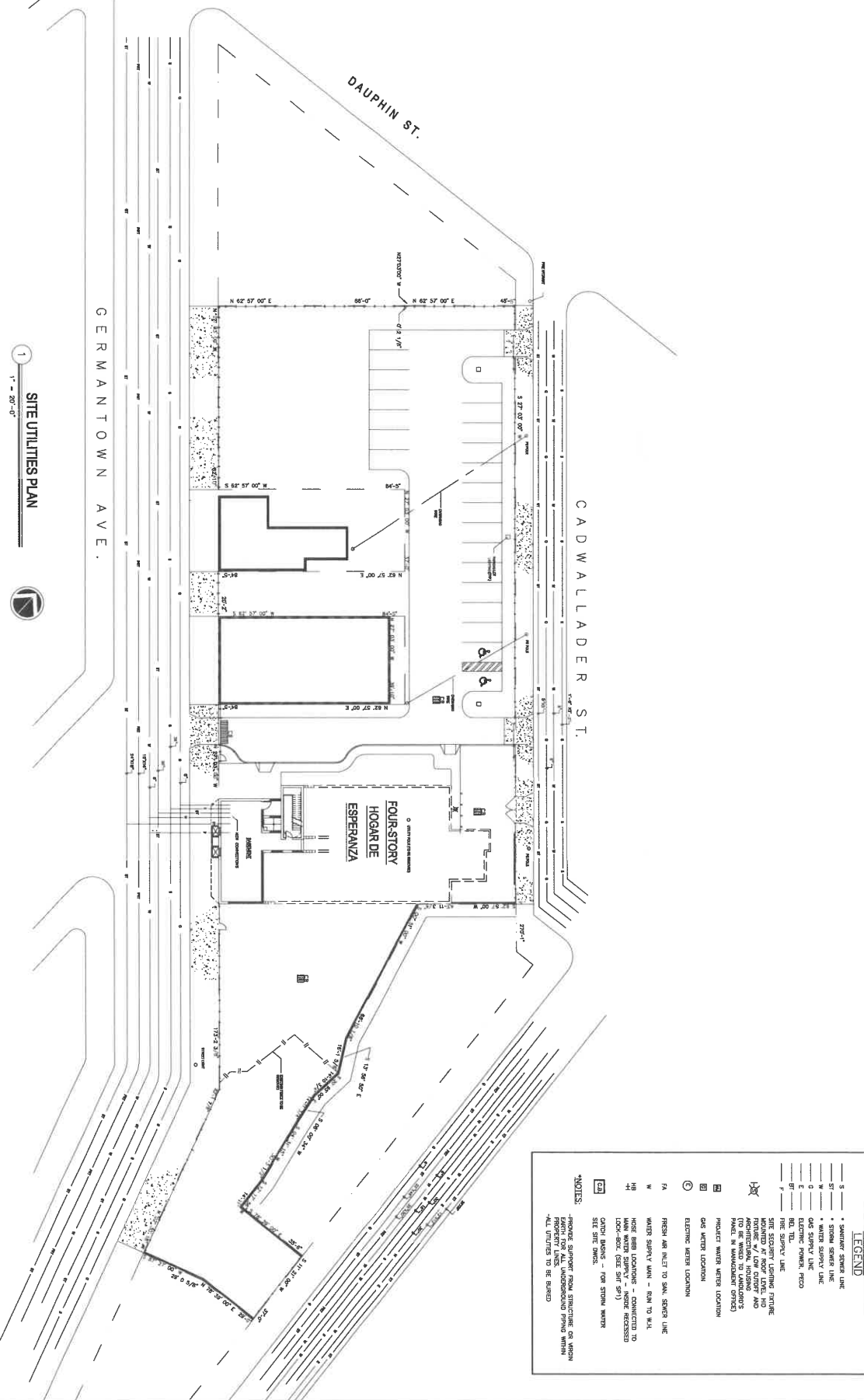
 IOLA HARPER, DIRECTOR, OFFICE OF ECONOMIC OPPORTUNITY⁵ DATE

[See Forms on following pages; these Forms, must be submitted by Purchaser]

⁵ Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

ALL RIGHTS ARE RESERVED BY ARCHITECTURAL REPRODUCTION OF THIS DRAWING FOR ANY PART OF THE CONTRACT OR AS SUCH WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL THE INFORMATION IS GENERAL IN NATURE AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE CONTRACTOR SHALL VERIFY AND CORRECT ALL DIMENSIONS IN FIELD AND VERIFY THE ACCURACY OF ANY AND ALL DIMENSIONS ON THE DRAWINGS.

C:\PRODUCTS\USER\10729293 4-24-07 24463 JRM LST



1 SITE UTILITIES PLAN



NOTE
SEE POWER PLANS FOR ALL ELECTRICAL WORK

LEGEND

- 3" — SANITARY SEWER LINE
- 6" — STORM SEWER LINE
- W — WATER SUPPLY LINE
- G — GAS SUPPLY LINE
- E — ELECTRIC POWER FEED
- F — FRESH AIR INTAKE
- H — HIGH PRESSURE WATER SUPPLY
- L — LOW PRESSURE WATER SUPPLY
- P — PRODUCT WATER SUPPLY
- S — SITE SECURITY LIGHTING
- M — MOUNTED AT ROOF LEVEL AND ARCHITECTURAL HOUSING PANEL IN WARDROOM OFFICE
- C — CATCH BASIN - FOR STORM WATER
- E — ELECTRIC METER LOCATION
- G — GAS METER LOCATION
- W — WATER SUPPLY MAIN - RISE TO W.L.
- H — HIGH PRESSURE WATER SUPPLY - CONNECTED TO LOCATION (SEE SH-17)
- L — LOW PRESSURE WATER SUPPLY - FOR STORM WATER
- S — SITE SECURITY LIGHTING

NOTES

- REMOVE SUPPORT FROM STRUCTURE ON UPPER FLOOR FOR ALL UNDERGROUND PIPING WITHIN ALL UTILITIES TO BE BORED

<p>JOB NO. SP3</p> <p>DRAWN BY MARK</p> <p>CHECK'D APRITA</p> <p>SCALE AS SHOWN</p> <p>DATE 5/20/07</p> <p>REVISION NO.</p> <p>DRAWING NO. SP3</p>	<p>SITE UTILITIES PLAN</p> <p>CLIENT: (AFM) ASOCIACION DE PUERTORRIQUENOS en MARCHA, INC. 800 W DIAMOND STREET PHILADELPHIA, PA 19122 (215) 235-8070</p> <p>PROJECT: HOGAR de ESPERANZA 2823-28 GATE 28-24 GERMANTOWN AVE 2823-28 GATE 28-24 GERMANTOWN ST. PHILADELPHIA, PA 19122 (215) 235-8070</p>	<p>KRAMER/MARKS P.C. ARCHITECTS AIA</p> <p>380 COMMERCE DRIVE (215) 654-7722 • FAX (215) 654-5393 FORT WASHINGTON, PA 19034</p> <p>P.O. BOX 27238, PHILADELPHIA, PA 19110 (215) 246-1188</p>	<p>REVISIONS</p> <p>36</p>
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BOARD FACTSHEET

Meeting of October 14, 2020

Artist Village Apartments

Modification of a Loan

TRANSACTION SUMMARY

Modification of a Philadelphia Redevelopment Authority ("Authority") loan in connection with the Artist Village Apartments.

BACKGROUND

Artist Village Apartments

In July 1995, the Authority provided financing in the amount of Eight Hundred Fifty Thousand Dollars (\$850,000) ("Authority Loan") to Artist Village Associates, LP ("Borrower"), a Pennsylvania limited partnership created by the Ingerman Group. The financing was utilized to develop thirty-six (36) affordable rental housing units ("Project") through the rehabilitation of two (2) vacant buildings located at 700-34 S. 17th Street ("Property").

The Authority Loan has a term of forty (40) years and bears interest at the Applicable Federal Rate ("AFR") which was 7.6% at the time of the Authority Loan closing with no payments due for twenty-six (26) years. The current balance of the Authority Loan, including accrued interest, is Four Million Nine Hundred Five Thousand Nine Hundred Forty-Seven Dollars (\$4,905,947). Beginning on the 26th anniversary, monthly installments of principal and interest are due until the Authority Loan is paid in full in year forty (40) ("Maturity Date").

The Borrower has requested the Authority restructure the debt and payment provisions of the Authority Loan by revising the interest rate to zero percent (0%) in exchange for early repayment of the Authority Loan. The repayment terms would be: One Million Dollars (\$1,000,000) paid upon execution of the revised Authority Loan ("Execution Date"), One Million Dollars (\$1,000,000) on the first, second, and third anniversary of Execution Date and the balance of Nine Hundred Five Thousand Nine Hundred Forty-Seven Dollars (\$905,947) be paid by or before the Maturity Date of the Authority Loan.

BOARD ACTION

The Board is asked to consent to a modification of the terms of the Authority Loan as follows:

- Reduce the interest rate to zero (0%) percent;
- Provide for earlier repayment of the Authority Loan.

Proposed Resolution is attached

Prepared by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.**RESOLUTION AUTHORIZING THE MODIFICATION OF A LOAN FOR THE ARTIST VILLAGE APARTMENTS**

WHEREAS, in 1995, the Philadelphia Redevelopment Authority ("Authority") provided financing in the amount of Eight Hundred Fifty Thousand Dollars (\$850,000) ("Authority Loan") to Artist Village Associates, LP ("Borrower"), for the Artist Village Apartments ("Project") located at 700-34 S 17th Street ("Property"); and

WHEREAS, the proceeds of the Authority Loan were utilized to develop thirty-six (36) affordable rental units through the rehabilitation of two (2) vacant buildings; and

WHEREAS, the Authority Loan has a term of forty (40) years and bears interest at the Applicable Federal Rate ("AFR"), which was 7.6% at the time of the Authority Loan closing, with no payments due for twenty-six (26) years. Beginning on the 26th anniversary, monthly installments of principal and interest are due until the Authority Loan is paid in full by year forty (40) ("Maturity Date"); and

WHEREAS, the Borrower has requested that the Authority restructure the debt and payment provisions of the Authority Loan by revising the interest rate to zero percent (0%) in exchange for early repayment of the Authority Loan. The current balance of the Authority Loan, including accrued interest, is Four Million Nine Hundred Five Thousand Nine Hundred Forty-Seven Dollars (\$4,905,947).

NOW THEREFORE, BE IT RESOLVED by the Authority, that the Authority is authorized to modify the terms of the Authority Loan as follows:

- Reduce the interest rate to zero (0%) percent;
- Provide for the following repayment terms: One Million Dollars (\$1,000,000) to be paid upon execution of revised Authority Loan ("Execution Date"), One Million Dollars (\$1,000,000) on the first, second and third anniversary of the Execution Date and the balance of Nine Hundred Five Thousand Nine Hundred Forty-Seven Dollars (\$905,947) paid by the Maturity Date.

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 October 14, 2020

Rescinding Resolution No. 2020-56, adopted on September 9, 2020

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("PRA") seeks authorization to rescind Resolution No. 2020-56, adopted on September 9, 2020, and to facilitate the conveyance of title from the City to identified Grantee listed below.

- The City of Philadelphia ("City") Commissioner of Public Property determines City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- Properties and Grantees listed below were recommended by the City Commissioner of Public Property for disposition.
- The City Commissioner of Public Property has also recommended to City Council the below disposition.
- Pursuant to a Memorandum of Understanding between the City and the Philadelphia Land Bank ("PLB") dated April 8, 2019, the PLB has reviewed the proposed dispositions, have agreed with the recommendation of the City Commissioner of Public Property.
- The PLB, on as agent for the City, will prepare a Purchase and Development Agreement ("PDA") against the below property to be recorded prior to any conveyance.
- The conveyance of these properties to the Grantees for reuse will relieve the City of the care, maintenance and management of the properties and help arrest blight in the neighborhoods and restore the property to productive use.
- Pursuant to Resolution No. 2020-56, adopted on September 9, 2020, the PRA approved a development package for the below property. Because the below property is actually owned by the City, this property should have been approved as a City transfer and not a PRA development project. As such, request is sought to also rescind Resolution No. 2020-

56, adopted on September 9, 2020.

PROPERTY INFORMATION:

- 1) **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>
28 Reger Street	Clark Roofing Company	\$15,000

**RESOLUTION NO.
(RESCINDING RESOLUTION NO. 2020-56, ADOPTED ON SEPTEMBER 9, 2020)**

**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 AND
RESCISION OF RESOLUTION NO. 2020-56, ADOPEP ON SEPTEMBER 9, 2020**

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 disposition.

WHEREAS, the Philadelphia Land Bank ("PLB") has reviewed the proposed disposition and has agreed with the recommendation of the City Commissioner of Public Property.

WHEREAS, the PLB, on as agent for the City, will prepare a Purchase and Development Agreement ("PDA") to be recorded against the below property to be recorded prior to any conveyance.

WHEREAS, the property identified below will be conveyed for market rate 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 respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
28 Reger Street	Clark Roofing Company	\$15,000 (Appraisal)

FURTHER RESOLVING, that for the foregoing conveyance, a self-amortizing mortgage in the amount of the purchase price will be provided in accordance with the City's Land Disposition Policy.

FURTHER RESOLVING, that Resolution No. 2020-56, adopted on September 9, 2020, is hereby rescinded.

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.

DEVELOPMENT FACT SHEET

Last 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 Company	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: \$15,000.00	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: \$24,490.00	

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 SHEET

Last 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