

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JANUARY 08, 2020**

Open Session – 4:00 P.M.

A G E N D A

APPROVAL OF BOARD MINUTES

- (a) Meeting of December 11, 2019

I. EXECUTIVE DIRECTOR'S REPORT

II. ADMINISTRATIVE

- (a) RT HeadHouse Development Corporation
**Appointment of the Board of Directors to
RT HeadHouse Development Corporation**
- (b) McPherson Square Pilot Program
Non-Revolving Line of Credit Loan
**Amendment to Resolution No. 2019-82, adopted
on November 13, 2019, to provide that Shug
Properties, LLC shall be the borrower of the
Authority Loan in place of Impact Services
Corporation (Impact Services Corporation is the
sole member and sole owner of Shug Properties, LLC)**

III. DEVELOPMENT

- (a) New Kensington-Fishtown Urban Renewal Area
BMK Properties, LLC
2074 E. Sergeant Street
**Selection of Redeveloper proposing to develop
two (2) units for homeownership to be sold at
fair market value. Economic Opportunity Plan
ranges have been set at MBE – 25%, WBE –10%**

AGENDA

Board Meeting of January 08, 2020

Page -2-

- (b) New Kensington-Fishtown Urban Renewal Area
 BMK Properties, LLC
 2103 E. Hagert Street
Selection of Redeveloper proposing to develop a single-family home for homeownership to be sold at fair market value. Economic Opportunity Plan ranges have been set at MBE – 25%, WBE –10%

- (c) Point Breeze Urban Renewal Area
 Community Justice Land Trust
 1324-32 S. Capitol Street
Amendatory Agreement providing for the approval of the revised plans reflecting that the previously proposed finished basements in four (4) units will now be unfinished. Economic Opportunity Plan with ranges at MBE – 18% and WBE – 7% were previously approved

- (d) W/W 2400 Weccacoe Owner VIII, LLC
 10 Wolf Street
Agreement for Sale and Purchase of Real Estate for purchase price of \$725,000, restricting the property to parking lot use

IV. REAL ESTATE

Department of Public Property
Conveyance of Properties

1223 N. 42nd Street	5338 Market Street
4122 Leidy Avenue	5340 Market Street
4124 Leidy Avenue	5342 Market Street
4128 Leidy Avenue	5344 Market Street
4134 Leidy Avenue	3710 Haverford Avenue
4140 Leidy Avenue	1831 N. Bailey Street
4148 Leidy Avenue	1327 S. 27th Street
4164 Leidy Avenue	2613 Earp Street
4112 W. Stiles Street	2616 Earp Street
4114 W. Stiles Street	2701 Earp Street
4116 W. Stiles Street	2703 Earp Street
4120 W. Stiles Street	2714 Earp Street
4122 W. Stiles Street	2719 Earp Street
4124 W. Stiles Street	2724 Earp Street
4126 W. Stiles Street	2727 Earp Street

AGENDA

Board Meeting of January 08, 2020

Page -3-

4128 W. Stiles Street	2735 Earp Street
1306 S. 21st Street	2639 Reed Street
1308 S. 21st Street	2641 Reed Street
1310 S. 21st Street	2643 Reed Street
1312 S. 21st Street	2614 Sears Street
2648 Sears Street	2626 Sears Street
1210 S. 27th Street	2630 Sears Street
1212 S. 27th Street	2642 Sears Street
1214 S. 27th Street	2648 Sears Street
5334 Market Street	2700 Sears Street
5336 Market Street	

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, December 11, 2019, commencing at 4:15 P.M., in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

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

The following member of the Board of Directors not present: James Cuorato, Vice Chair.

The following members of staff were present: Gregory Heller, Angel Rodriguez, Ryan D. Harmon, Esquire, Tracy Pinson-Riviere, Brian Romano, Roneece Dent, Wendolyn David, Darci Bauer, Zena Holland, Bob LaBrum, Alberta Burton-Benn and Elizabeth Bonaccorso.

Also in attendance: Jamila Davis, DHCD; Jihad Ali, Guardian Civic; Ron Meischner, Carpenter's Union; Victor Szwanki, KML Carpenters Local 158; Susan Callanan, Westview Development Partners, LLC/HOW Property Group; Gary Jonas, Westview Development Partners, LLC/HOW Property Group; and Rick Young, Westview Development Partners, LLC/HOW Property Group.

ANNOUNCEMENTS

Ms. Fadullon stated that the 2020 Schedule of Philadelphia Redevelopment Authority Board meetings will be posted on the Authority's/PHDC's website following today's meeting.



MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of November 13, 2019.

Upon motion made and duly seconded, the minutes of November 13, 2019 were approved.



EXECUTIVE DIRECTOR'S REPORT

None.



ADMINISTRATIVE

Mr. Harmon presented "Item II – Approval of First Amendment to Grant Agreement with City of Philadelphia Acting Through its Department of Parks & Recreation and its Finance Department" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon asked if anyone has questions pertaining to this item. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali asked if this was part of the Rebuild program. Mr. Heller stated that this specific amendment request is not for the Rebuild program, but that we do have a similar Grant Agreement with the City's Parks & Recreation Department for the Rebuild program.

Mr. Ali asked what work is being done under the Grant Agreement for Philadelphia City Parks and Recreation. Mr. LaBrum replied that the Authority's Maintenance shop does various work at City sites, including interior renovations to park buildings and along with curb and sidewalk repairs among other things.

Mr. Ali further asked who will be monitoring compliance. Mr. LaBrum responded that work performed by the Authority for the City's Parks and Recreation Department for non-Rebuild projects is monitored internally by DHCD's compliance unit.

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. 2019-83

RESOLUTION AUTHORIZING APPROVAL OF A FIRST AMENDMENT TO GRANT AGREEMENT WITH THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PARKS & RECREATION AND ITS FINANCE DEPARTMENT, AS GRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS GRANTEE, EXTENDING THE TERM OF THE GRANT AGREEMENT AND INCREASING THE GRANT FUNDS AMOUNT, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT PROJECTS IN AND AROUND THE CITY

WHEREAS, pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City of Philadelphia ("City"), as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Seven Million Dollars (\$7,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects");

WHEREAS, the Grant Agreement was executed by the Authority and the City on September 21, 2018, and was for a term of one (1) year;

WHEREAS, the City and the Authority now seek authorization to extend the term of the Grant Agreement for one (1) year, effective September 21, 2019, and to amend the Grant Agreement to increase the Grant Funds by Five Million Dollars (\$5,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twelve Million Dollars (\$12,000,000).

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a First Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City"), as grantor, to extend the term of the Grant Agreement for one (1) year, effective September 21, 2019, and to amend the Grant Agreement to increase the Grant Funds by Five Million Dollars (\$5,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twelve Million Dollars (\$12,000,000).

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. Duque-Buckley, Mr. Bumb and Mr. Dubow.



DEVELOPMENT

Ms. Pinson-Reviere presented "Item III(a) – Modification to Resolution No. 2019-80, Adopted November 13, 2019" 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. 2019-84
(Amending Resolution 2019-80, Adopted November 13, 2019)**

MODIFICATION TO RESOLUTION NO. 2019-80, ADOPTED NOVEMBER 13, 2019, TO DELETE 3617-3621 HAVERFORD AVENUE FROM THE APPROVED LIST OF PROPERTIES AND MODIFY THE PROPOSED PROJECT USE AND UNIT COMPOSITION

WHEREAS, pursuant to Resolution No. 2019-80, adopted on November 13, 2019, the Authority approved the selection of 3600 Haverford Avenue Associates, LP ("Redeveloper"), as the developer of 3601-3637 Haverford Avenue, 3603-3627 Mount Vernon Street, 622-624 N. 36th Street and 628-634 N. 36th Street ("Original Parcels"); and

WHEREAS, the Board is requested to authorize an amendment to Resolution 2019-80, adopted November 13, 2019, providing (i) that 3617-3621 Haverford Avenue be deleted from the Original Parcels, and (ii) that the proposed project use and unit composition be modified in accordance with the attached Fact Sheet.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, Resolution No. 2019-80, adopted November 13, 2019, is amended to provide (i) that 3617-3621 Haverford Avenue be deleted from the Original Parcels such that the modified addresses will now be known as: 3601-15 Haverford Avenue, 3623-3637 Haverford Avenue, 3603-3627 Mount Vernon Street, 622-624 N. 36th Street and 628-634 N. 36th Street (the "Premises"), and (ii) that the proposed project use and unit composition for the Premises be modified in accordance with the attached Fact Sheet; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Romano presented "Item III(b) – Selection of Redeveloper, Coral Reef LLC" 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. 2019-85

RESOLUTION SELECTING CORAL REEF LLC AS REDEVELOPER OF 2514 CORAL STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Coral Reef LLC is hereby selected as Redeveloper of 2514 Coral Street located in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown 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 Fifty Thousand Dollars (\$50,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Romano presented "Item III(c) – Selection of Redeveloper, JR Complete Construction Inc." in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon asked if anyone has questions pertaining to this item. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali asked why this project had such a high percentage with regards to the MBE/WBE goals. Mr. Romano responded that the redeveloper believes that he can obtain these goals and that these goals were discussed with the City's Office of Economic Opportunity before the Economic Opportunity Plan was executed.

Ms. Fadullon asked what the City standards are for wage compliance. Mr. Heller replied that developers meet with DHCD Compliance staff to discuss the opportunities for contracting with certified MBE/WBE/DSBE contractors for each project in order to determine appropriate goals. Mr. Heller stated that each project may have distinct goals based on the opportunities offered through the particular project, but that the City's aggregate goal for all contracts is 35% MBE/WBE/DSBE involvement.

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. 2019-86

RESOLUTION SELECTING JR COMPLETE CONSTRUCTION INC AS REDEVELOPER OF 1824 E. HUNTINGDON STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that JR Complete Construction Inc is hereby selected as Redeveloper of 1824 E. Huntingdon Street located in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown 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 Fifty Thousand Dollars (\$50,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Romano presented "Item III(d) – Release of Certain Covenants and Restrictions" 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. 2019-87

RESOLUTION AUTHORIZING THE RELEASE OF CERTAIN COVENANTS AND RESTRICTIONS FOR 732 S. 21ST STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that in accordance with the attached Fact Sheet, the Redevelopment Agreement between the Authority and Philadelphia Housing Development Corporation dated April 28, 1978, and certain covenants contained in the deed dated September 6, 1978, may be released from 732 S. 21st Street (the "Property").

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



At this time, Ms. Fadullon recused herself and Mr. Dubow chaired the meeting.

Mr. Romano presented "Item III(e) – Ninth Amended Redevelopment Proposal and Ninth Amended Urban Renewal Plan located in the Point Breeze Urban Renewal Area" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2019-88

RESOLUTION APPROVING THE NINTH AMENDED REDEVELOPMENT PROPOSAL AND THE NINTH AMENDED URBAN RENEWAL PLAN FOR THE POINT BREEZE REDEVELOPMENT AREA, POINT BREEZE URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Eighth Amended Redevelopment Proposal and the Eighth Amended urban Renewal Plan for said Project Area; and

WHEREAS, the Ninth Amended Redevelopment Proposal and the Ninth Amended Urban Renewal Plan are now being presented to the Board for its consideration and approval, specifically, the use change of seventeen (17) parcels for residential use.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that approval is hereby given to the Ninth Amended Redevelopment Proposal and the Ninth Amended Urban Renewal Plan for the Point Breeze Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

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. Duque-Buckley, Mr. Bumb and Mr. Dubow.

One (1) abstention: Ms. Fadullon.



At this time Ms. Fadullon resumed chairing the meeting.

HOUSING FINANCE

Ms. Holland presented "Item IV – Non-Recourse Construction/Permanent Loan with Inglis Apartments at Elmwood, L.P." 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. 2019-89

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH INGLIS APARTMENTS AT ELMWOOD, L.P., IN AN AMOUNT NOT TO EXCEED \$320,056

BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Inglis Apartments at Elmwood, L.P. (the "Partnership"), under the following terms and conditions as follows:

1. The Authority will provide a construction/permanent loan in the amount not to exceed Three Hundred Twenty Thousand and Fifty-Six Dollars (\$320,056) (the "Authority Loan") to the Partnership for a twenty (20) year term at zero percent (0%) interest. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable in twenty (20) years.
2. The proceeds of the Authority Loan will be used to preserve the Inglis at Elmwood development, a forty (40) unit low-income housing tax credit project (the "Project") that was developed in 2006. The Project is located at 6100-6240 Eastwick Avenue (the "Property"). The units serve households with mobility impairments with income at or below 60% of Area Median Income.
3. The Authority Loan will be secured by a third lien position on the Property behind the Pennsylvania Housing Finance Agency's PennHomes financing and the Authority financing that was provided to develop the Project.
4. Closing on the Authority Loan will be contingent upon the following:
 - i. All necessary Authority approvals from various departments.

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

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

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



REAL ESTATE

Ms. Dent presented "Item V – Conveyance of Property" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon stated usually a property is sold either at a discounted price or fair market value; however, if the property is being disposed at a discounted price usually there is a mortgage or deed restriction.

Mr. Harmon stated that there really isn't a discounted price being given for this property. The original appraisal was in the amount of Sixty-Seven Thousand Dollars (\$67,000). Mr. Harmon responded that the fair market value was based on the disposition policy in 2017.

Mr. Harmon informed the Board that there was a delay on the Authority's end in closing this transaction and, although a new appraisal was obtained showing a value of Eighty Thousand Dollars (\$80,000), the original appraised value of Sixty-Seven Thousand Dollars (\$67,000) was being honored because the delay was on the Authority's end, not the Redeveloper's end.

Mr. Rodriguez stated that the Development Fact Sheet would be revised to better explain that this was not actually a discounted price, but that the Authority was honoring the original appraisal price for a fair market value transaction.

Ms. Fadullon recognized Mr. Ali and invited me to speak. Mr. Ali informed the Board that The Gesu School, Inc. ("Gesu School") is a great school in that community. Mr. Ali asked if there was a way that Gesu School could pay nominal consideration because of the public benefit. Ms. Dent responded that Gesu School did not want deed restrictions (which would be required for a nominal disposition), and this is why Gesu School decided to pay fair market value.

Ms. Fadullon stated that for the record the minutes will reflect the discussion with regards to the price of the disposition. Ms. Fadullon stated that the Development Fact Sheet will be corrected accordingly.

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. 2019-90

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

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

WHEREAS, the Philadelphia Land Bank ("PLB") has reviewed the proposed dispositions, have agreed with the recommendations of VPRC and the City Commissioner of Public Property;

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

WHEREAS, although the PDA may initially be with the PRA, the PDA will immediately be assigned by the PRA to the below Grantees at the time of conveyance;

WHEREAS, the property identified below will be conveyed at a discounted price.

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>Address</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
1755 W. Thompson	The Gesu School, Inc.	\$67,000 (Non-Competitive – Garden/Open Space)

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. Duque-Buckley, Mr. Bumb and Mr. Dubow.



ADD ON ITEMS

Mr. LaBrum presented "Item VI(a) – Approval of 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 with IEI Group, Ltd." in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon asked if anyone has questions pertaining to this item. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali asked when the original contract was approved. Mr. LaBrum responded that it was approved on July 11, 2018, by Resolution No. 2018-52. Then, on July 10, 2019, the Board approved Resolution No. 2019-49. On October 16, 2019, the Board approved Resolution No. 2019-69, that authorized the additional relocation services. Mr. LaBrum further stated that the City did issue Requests for Proposals for the specified services.

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. 2019-91

RESOLUTION AUTHORIZING THE 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, PROVIDING FOR AN AMENDMENT TO THE CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA AND IEI GROUP, LTD. REGARDING DESIGN SERVICES FOR 400 NORTH BROAD STREET, INCLUDING 1501 CALLOWHILL STREET

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 City has determined that that architectural/engineering design services ("**Design Services**") are needed for the relocation of the City's Office of Emergency Management ("**OEM**") from its current location to the Property.

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

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

WHEREAS, IEI will receive additional compensation in the amount not to exceed Seven Hundred Sixty-Five Thousand Eighty-Seven Dollars (\$765,087) ("**Additional Compensation**").

WHEREAS, because the First Amendment has not yet been finalized and executed, the Board is requested to authorize an 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 the Design Services and include the costs related thereto to the First Amendment. The modifications under Resolution No. 2019-49, Resolution No. 2019-69 and the current proposed resolution will all be incorporated into the First Amendment.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to amend (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 the Design Services and include the costs related for Design Services in the Services Contract. In consideration for providing the Design Services, IEI will be paid an amount not to exceed the Additional Compensation.

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



Ms. Pinson-Reviere presented "Item VI(b) – Certificate of Completion for Westview Development Partners, LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Pinson-Reviere informed the members of the Board that Mr. Jonas and Mr. Young were present at today's meeting if the Board have any questions. Ms. Fadullon recognized Mr. Jonas and invited him to speak. Mr. Jonas stated that they made a good faith effort for meeting their MBE/WBE/DSBE goals by soliciting certified firms but did not follow-up with subsequent solicitations to those firms.

Mr. Jonas stated that there are additional phases of this project being built on privately owned land, and that his firm would make every effort to meet or exceed their MBE/WBE/DSBE goals on the subsequent phases.

Ms. Pinson-Reviere stated that another PRA project is pending with Westview Development Partners at 3405 Wallace Street; however, this has not gone to settlement yet.

Ms. Fadullon asked the Board to consider what recourse the Authority could take to penalize the redeveloper for non-compliance with their EOP by not meeting the EOP goals and not carrying out a satisfactory best and good-faith effort. Mr. Bumb made a suggestion to the Chair and fellow Board members that the redeveloper should forfeit their deposit that is being held by the Authority. Mr. Dubow made a suggestion to flag the redeveloper on future applications.

Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated that he is surprised that Westview did not meet their EOP goals. Mr. Ali further stated that Westview is a good builder and in this project has a minority partner.

Mr. Bumb asked the Chair to approve this Certificate of Completion subject to withholding the redeveloper's deposit because of their non-compliance with their EOP in not carrying out a satisfactory best and good-faith effort.

Mr. Harmon clarified for the record that any proposed penalty requested by the Board today is limited to the facts and circumstances of this specific project. Authority staff will need to discuss how to ensure that best-faith efforts are being made and can be shown and what the potential avenues of liability are if it is shown that a redeveloper has not made best-faith efforts to ensure MBE/WBE/DSBE participation.

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. 2019-92

WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA, RESOLUTION APPROVING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR 3300-08 MANTUA AVENUE, 3310 MANTUA AVENUE, 3312 MANTUA AVENUE, 3314 MANTUA AVENUE, 3316 MANTUA AVENUE, 701 N. 34TH STREET, 703 N. 34TH STREET, 705 N. 34TH STREET, 707 N. 34TH STREET AND 709-11 N. 34TH STREET

WHEREAS, the Philadelphia Redevelopment Authority entered into a Redevelopment Agreement (the "Agreement") with Westview Development Partners, LLC ("Developer"), dated October 6, 2016, for the development of 3300-08 Mantua Avenue, 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue, 701 N. 34th Street, 703 N. 34th Street, 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street (collectively, the "Properties");

WHEREAS, the Agreement was previously amended pursuant to (i) Resolution No. 2016-68, adopted on June 8, 2016, (ii) Resolution No. 2017-89, adopted on December 13, 2017, and (iii) Resolution No. 2018-93, adopted on November 14, 2018; and

WHEREAS, the Property has been developed in accordance with the Redevelopment Area Plan for the West Philadelphia Redevelopment Area and the Urban Renewal Plan for the Mantua Urban Renewal Area; however, Developer has failed to meet its Economic Opportunity Plan ("EOP") goals and Redevelopment Authority staff further believes the Developer failed to take make a best faith effort to achieve the EOP goals.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Executive Director is hereby authorized to issue a Certificate of Completion certifying the completion of development at 3300-08 Mantua Avenue, 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue, 701 N. 34th Street, 703 N. 34th Street, 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street, subject to the following conditions/penalties:

(1) Due to Developer's failure to make a best faith effort to achieve EOP goals, as a condition of release of the Certificate of Completion, Developer shall agree to the

forfeiture of the entire security deposit submitted under the Agreement in favor of the Philadelphia Redevelopment Authority.

(2) Developer must comply with all other Philadelphia Redevelopment Authority approvals from various departments.

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

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

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



OLD BUSINESS

Ms. Fadullon inquired if there was any old business for the Board. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated that the public cannot see the specific information regarding any particular project on the monthly agendas and that this is a transparency issue. Mr. Ali asked the Chair and the members of the Board to reconsider the current posting practices and begin posting the entire agenda. Ms. Fadullon thanked Mr. Ali for his comment.



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:50 P.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET

Meeting of December 11, 2019

Approval of First Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department

NAME OF GRANTOR: The City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City")

Additional Grant Amount: \$5,000,000

Background: Pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City, as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Seven Million Dollars (\$7,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects"). The Grant Agreement was executed by the Authority and the City on September 21, 2018. The term of the Grant Agreement was for one (1) year.

The City appropriated the Grant Funds to be granted to the Authority. The City has granted the Grant Funds in accordance with individual Project requirements, and the Authority has managed, overseen and carried out the Projects.

Nature of Request/Transaction: Authorization is now sought to extend the term of the Grant Agreement for one (1) year, effective September 21, 2019, and to amend the Grant Agreement to increase the Grant Funds by Five Million Dollars (\$5,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twelve Million Dollars (\$12,000,000).

The City will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in the amount of seven percent (7%) of the total costs and expenses which are actually incurred by the Authority relative to each Project.

The City may terminate the Grant Agreement with thirty (30) days' advance written notice.

Proposed Resolution is attached.

Prepared by: Ryan Harmon
Reviewed by: Gregory Heller



BOARD FACTSHEET

Meeting of December 11, 2019

Modification to Resolution No. 2019-80, adopted November 13, 2019

Selection of Redeveloper

3601-15 Haverford Avenue, 3623-3637 Haverford Avenue, 3603-3627

Mount Vernon Street, 622-624 N. 36th Street and 628-634 N. 36th Street

NAME OF DEVELOPER/APPLICANT: 3600 Haverford Avenue Associates, LP

Nature of Transaction: The Board is requested to modify Resolution No. 2019-80, approved November 13, 2019, selecting 3600 Haverford Avenue Associates, LP ("Redeveloper") as developer of 3601-3637 Haverford Avenue, 3603-3627 Mount Vernon Street, 622-624 N. 36th Street and 628-634 N. 36th Street located within the Mantua Urban Renewal Area. The modification is requested to delete 3617-3621 Haverford Avenue from the approved list of properties and modify the proposed project use and unit composition.

The modified addresses will now be known as: 3601-15 Haverford Avenue, 3623-3637 Haverford Avenue, 3603-3627 Mount Vernon Street, 622-624 N. 36th Street and 628-634 N. 36th Street (the "Premises").

The proposed project is requested to be modified as follows:

Redeveloper shall develop the Premises as construction of two (2) phases of mixed-use development comprised of one hundred and sixty-six (166) residential units, thirty-two thousand seventy-three (32,073) square feet of commercial space, and two (2) surface parking lots (collectively, the "Project").

Phase I of the Project ("Phase I") consists of the construction of one hundred and twelve (112) residential rental units comprised of fifty-seven (57) naturally occurring affordable housing units ("Phase Ia Affordable Units"), twenty-three (23) affordable housing units ("Phase Ib Affordable Units"), and thirty-two (32) market rate units with thirty-two thousand seventy-three (32,073) square feet of commercial space. Tenants of the Phase Ia Affordable Units should have a household Area Median Income ("AMI") not to exceed eighty percent (80%). Tenants of the Phase Ib Affordable Units must have a household AMI between sixty percent (60%) and eighty percent (80%). In Phase I, the Redeveloper will construct (i) a five (5) story multi-family building with seventy-two (72) residential units above a twenty-one thousand one hundred and forty-five (21,145) square feet full-service market, (ii) a ten thousand nine hundred and twenty-eight (10,928) square feet building for office/retail space, and (iii) two (2) surface parking lots and (iv) ten (10) quadruplex townhomes consisting of forty (40) residential units.

Phase II of the Project ("Phase II") consists of the construction of thirty-two (32) affordable rental housing units ("Phase II Affordable Units"), of which four (4) units will be rented to households at or below twenty percent (20%) AMI and twenty-eight (28) units to households whose income is between thirty percent (30%) and sixty percent (60%) AMI. In addition to the thirty-two (32) affordable rental units, Phase II will also include a total of eighteen (18) for-sale workforce housing residential buildings, sixteen (16) of which will be townhouses and two (2) of which will be

triplexes. The eighteen (18) for-sale residential buildings will be sold as workforce housing to purchasers having incomes no greater than one hundred percent (100%) AMI. The owners of the triplexes must occupy one (1) unit and may rent the other two (2) units at market rate.

Phase II Affordable Units will be subject to an affordable housing Declaration of Restrictive Covenants to be recorded simultaneously with the Redevelopment Agreement. All workforce housing units will be subject to a workforce housing Declaration of Restrictive Covenants to be recorded simultaneously with the Redevelopment Agreement. AMI will be established by the median family income as determined by the Secretary of Housing and Urban Development ("HUD").

PROPERTY INFORMATION:

Description: 3601-3615 Haverford Avenue
3623-3637 Haverford Avenue
3603-3627 Mount Vernon Street
622-624 N. 36th Street
628-634 N. 36th Street

Zoning: CMX-2and RSA-5

Use: Mixed

COMMENTS OR OTHER CONDITIONS:

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

Proposed Resolution and site map are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Angel Rodriguez, Senior Vice President of Land Development



BOARD FACTSHEET
 Meeting of December 11, 2019
 Selection of Redeveloper
 2514 Coral Street

NAME OF DEVELOPER/APPLICANT: Coral Reef LLC

Nature of Transaction: Selection of Coral Reef LLC ("Redeveloper") as redeveloper proposing to develop one (1) single-family home for homeownership ("Project").

Legal Entity/Other Partners (if applicable): Jeffrey Tubbs, Manager

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

PROPERTIES INFORMATION: 2514 Coral Street (the "Property")

Description: 960 SF, vacant lot **Zoning:** RSA-5 **Use:** Residential

Disposition Price: Fifty Thousand Dollars (\$50,000.00)

The Property was posted as a competitive bid. There were two (2) proposals submitted for the Property. Redeveloper's proposal scored the highest of the two (2) proposals.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code the Economic Opportunity Plan ranges have been set at MBE – 30%, WBE – 20%.

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez



BOARD FACTSHEET
 Meeting of December 11, 2019
 Selection of Redeveloper
 1824 E. Huntingdon Street

NAME OF DEVELOPER/APPLICANT: JR Complete Construction Inc

Nature of Transaction: Selection of JR Complete Construction Inc. ("Redeveloper") as redeveloper proposing to develop two (2) family dwellings for homeownership units ("Project").

Legal Entity/Other Partners (if applicable): Deonisio Rocha and Higor G. Pereira

Mailing Address: 1004 Juniper Court, West Deptford NJ 08096

PROPERTIES INFORMATION: 1824 E. Huntingdon Street (the "Property")

Description: 1,264 SF, vacant lot **Zoning:** RM-1 **Use:** Residential

Disposition Price: Fifty Thousand Dollars (\$50,000.00)

The Property was posted as a competitive bid. Redeveloper's proposal was the only proposal that was submitted. It passed the threshold review and it was scored by the committee who recommended to move forward with Redeveloper.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code the Economic Opportunity Plan ranges have been set at MBE – 25%, WBE –10%.

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of December 11, 2019

Release of Certain Covenants and Restrictions

732 S. 21st Street

NAME OF DEVELOPER/APPLICANT: Philadelphia Housing Development Corporation ("Redeveloper")

NATURE OF TRANSACTION: The Board is asked to authorize a Resolution authorizing the issuance of a Partial Certificate of Completion releasing certain covenants and restrictions for 732 S. 21st Street (the "Property").

BACKGROUND: Pursuant to a Redevelopment Agreement dated April 28, 1978 ("Agreement"), the Redevelopment Authority conveyed one hundred twenty-two (122) properties to the Redeveloper. The property was then conveyed to William Hamann in 1996. In this case, there was a development obligation to rehab the property at 732 S. 21st Street. Based on images of the property it shows that in 1996 this property was vacant land up until 2019 when it was developed into two (2) condominium units. PHDC does not have any records to confirm the development obligation that was placed on Mr. Hamann.

Owner has requested a release of certain covenants and restrictions in the Agreement and deed relating to the rehabilitation, occupancy and conveyance of the Property. The permanent restrictions relating to non-discrimination and devoting the land for residential and related uses will not be removed.

Because this parcel has been developed into residential use, the Redevelopment Authority recommends the issuance of a release of certain covenants and restrictions.

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

Prepared by: Brian Romano

Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of December 11, 2019

Point Breeze Urban Renewal Area

Ninth Amended Redevelopment Proposal

Ninth Amended Urban Renewal Plan

Nature of Transaction: Resolution authorizing the approval of the Ninth Amended Redevelopment Proposal ("Amended Proposal") and the Ninth Amended Urban Renewal Plan ("Amended Plan") for the Point Breeze Redevelopment Area, Point Breeze Urban Renewal Area.

DESCRIPTION:

The Amended Proposal and Amended Plan will authorize residential use at the parcels listed below:

<u>S. Capitol Street</u>	<u>Reed Street</u>	<u>Wharton Street</u>
1308-1336	2025-2031	2024
1310-1338	2027-2033	
1312-1340	2029-2035	
1314-1342		
1318-1344		

The change in land use will permit the construction of a Low-Income Housing Tax Credit development by a limited partnership formed and controlled by Women's Community Revitalization Project.

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

Prepared by: Brian Romano
 Reviewed by: Angel Rodriguez



BOARD FACTSHEET

December 11, 2019

Non-Recourse Construction/Permanent Loan

Inglis Apartments at Elmwood

Located at 6100-6240 Eastwick Avenue

NAME OF DEVELOPER: Inglis Housing Corporation

NATURE OF TRANSACTION

Authorization for the Authority to enter into a non-recourse construction/permanent loan agreement with Inglis Apartments at Elmwood, L.P. (the "Partnership") in an amount not to exceed Three Hundred Twenty Thousand and Fifty-Six Dollars \$320,056 (the "Preservation Loan"). The Preservation Loan will be used to preserve forty-(40) low income housing tax credit affordable rental units (the "Project") for households with mobility impairments located at 6100-6240 Eastwick Avenue (the "Property").

BACKGROUND INFORMATION/PROPOSED PROJECT

In 2006, the Authority provided a non-recourse construction/permanent loan agreement to the Partnership in the amount of Eight Hundred Thousand Dollars (\$800,000) to assist with the new construction of forty-(40) affordable rental units (the "Original Authority Loan") for a period of thirty-two (32) years at zero percent (0%) interest. As part of a preservation plan, the Partnership will make the following capital repairs: upgrade the flooring in the common areas, replace the exterior doors, renovate the elevators, install/replace security cameras, and provide new furniture for common spaces and the outdoor area. The Preservation Loan will be for a twenty (20) year term at zero percent (0%) interest. During the Preservation Loan period no principal or interest will be required to be paid. The entire balance will be due and payable in twenty (20) years. The Preservation Loan will be secured by a third lien position on the Property behind the Pennsylvania Housing Finance Agency's PennHomes financing and the Original Authority Loan.

COMMENTS OR OTHER CONDITIONS

The City of Philadelphia (the "City") has approved the Economic Opportunity Plan for this Project. The Authority has approved the scope of work and construction costs for the Project. The City's Planning Commission has stated that they do not need to review since there are no federal dollars in the Project. Partnership and the rest of the development team have no outstanding tax issues.

Proposed Resolution is attached

Prepared by: Zena Holland, Senior Housing Development Officer
 Reviewed by: Darci Bauer, Director Housing Finance



BOARD FACTSHEET

Meeting of December 11, 2019

City of Philadelphia – Department of Public Property

Nature of Transaction: The Philadelphia Redevelopment Authority ("PRA") will facilitate the conveyance of title from the City to identified Grantees listed below.

- The Vacant Property Review Committee ("VPRC") serves as an advisory committee and recommends to the City of Philadelphia ("City") Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- Properties and Grantees listed below were recommended by the VPRC to the City Commissioner of Public Property for disposition.
- The City Commissioner of Public Property has also recommended to City Council the below dispositions.
- A Resolution authorizing the below dispositions by the PRA was approved by City Council (Resolution No. 190723).
- 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 recommendations of VPRC and the City Commissioner of Public Property.
- The PLB, on as agent for the City, will prepare a Purchase and Development Agreement ("PDA") against each of the below properties to be recorded prior to any conveyance. Although the PDA may initially be with the PRA, the PDA will immediately be assigned by the PRA to the below Grantees at the time of 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 properties to productive use.

PROPERTY INFORMATION:

- 1) Discounted Pricing Disposition:** The following property will be conveyed at a discounted price:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
1755 W. Thompson	The Gesu School, Inc.	\$67,000 (Non-Competitive – Garden/Open Space)



BOARD FACTSHEET

Meeting of December 11, 2019

Authorization to Amend (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

Design Services

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 an 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 Services Contract ("**First Amendment**") 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**") needed for the relocation of approximately one thousand five hundred (1,500) employees, from nine (9) buildings, into the Property. As payment for providing the Relocation Services, IEI will receive additional compensation in the amount not to exceed Four Hundred Eighty-Two Thousand Seven Hundred Seventy-Seven Dollars (\$482,777).

NATURE OF AMENDMENT:

The City has now determined that architectural/engineering design services ("**Design Services**") are needed for the relocation of the City's Office of Emergency Management ("**OEM**") from 240 Spring Garden Street to the Property. The City solicited and has approved IEI to perform the Design Services. IEI will receive additional compensation in the amount not to exceed Seven Hundred Sixty-Five Thousand Eighty-Seven Dollars (\$765,087).

Because the First Amendment has not yet been finalized and executed, the Board is requested to authorize an 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 the Design Services and include the costs related thereto. The modifications under Resolution No. 2019-49, Resolution No. 2019-69 and the current proposed resolution will all be incorporated into the First Amendment.

BACKGROUND/FINANCING:

The project is being be funded with City Capital funds as outlined in the executed Subgrant Agreement between the PRA, the City 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.

Prepared By: Robert Labrum

Reviewed By: Ryan Harmon, Esq.



BOARD FACTSHEET

Meeting of December 11, 2019

Approval of Certificate of Completion

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

NAME OF DEVELOPER/APPLICANT: Westview Development Partners, LLC

NATURE OF REQUEST: The Board is asked to consider a Resolution authorizing the issuance of a Certificate of Completion for 3300-08 Mantua Avenue, 3310 Mantua Avenue, 3312 Mantua Avenue, 3314 Mantua Avenue, 3316 Mantua Avenue, 701 N. 34th Street, 703 N. 34th Street, 705 N. 34th Street, 707 N. 34th Street and 709-11 N. 34th Street (collectively, the "Properties").

BACKGROUND: Per Resolution No. 2016-28 adopted on March 9, 2016, as previously amended by (i) Resolution No. 2016-68, adopted on June 8, 2016, (ii) Resolution No. 2017-89, adopted on December 13, 2017, and (iii) Resolution No. 2018-93, adopted on November 14, 2018, the Redevelopment Authority entered into a Redevelopment Agreement with Westview Development Partners, LLC ("Developer") to develop the Properties as eight (8) units of townhome style housing including parking and greenspace. The sale price for the Properties was One Hundred Eight Thousand Dollars (\$108,000). The documents relevant to this transaction are as follows:

- March 20, 2017 – Deed – Doc. ID No. 531888710
- March 20, 2017 – Redevelopment Agreement – Doc. ID No. 53188709
- April 26, 2018 – First Amendment – Doc. ID No. 53356773
- December 21, 2018 – Second Amendment – Doc ID No. 53457349

DEVELOPMENT BACKGROUND AND REQUEST:

The housing units on the Properties were ultimately developed and a parking lot was constructed. Developer received its Certificates of Occupancy for the Properties from City of Philadelphia's Department of Licenses & Inspections.

Notwithstanding the above, Developer has failed to meet its Economic Opportunity Plan ("EOP") goals and the Redevelopment Authority believes the Developer failed to take make a best faith effort to achieve the EOP goals. As construction is now complete, however, there is no opportunity to correct the situation and make efforts to meet the EOP goals.

The Board is being asked to consider the issuance of a Certificate of Completion with conditional remedial action terms or penalties to be required, as determined by the Board.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Angel Rodriguez, Senior Vice President of Land Development