

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, MARCH 11, 2020**

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

A G E N D A

APPROVAL OF BOARD MINUTES

- (a) Meeting of February 12, 2020

I. EXECUTIVE DIRECTOR'S REPORT

II. ADMINISTRATIVE

- (a) Carpenter Green Park
City of Philadelphia, acting through
Parks and Recreation Department
914-928 South 17th Street
**Approval of Property Transfer of
eight (8) PRA Properties that haven been
development into a park and greenspace to
the City of Philadelphia, acting through
its Department of Public Property**
- (b) **Conveyance of City Properites to Philadelphia Land
Bank**
- (c) 2700 Sears Street
Philadelphia Housing Development
Corporation
Release of Redevelopment Agreement

AGENDA

Board Meeting of February 12, 2020

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III. DEVELOPMENT

- (a) North Philadelphia Redevelopment Area
JDT International Inc
1221-25 N. 4th Street
Selection of Redeveloper

- (b) 4300-12 & 4314-26 Ridge Avenue
CRP/GO Ridge Flats Owner, L.L.C. to
One Kelly Drive Owner, LLC
Assignment of Development Rights

IV. REAL ESTATE

Department of Public Property
Conveyance of Property
2517 N. 9th Street

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, February 12, 2020, commencing at 4:09 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; James Cuorato, Vice Chair; Rob Dubow, Treasurer; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Duane Bumb, Secretary.

The following members of staff were present: Gregory Heller, Angel Rodriguez, Ryan D. Harmon, Esquire, Bob LaBrum, Roneece Dent, Wendolyn David, Brad Vassallo, Alberta Burton-Benn, and Elizabeth Bonaccorso.

Also in attendance: Jamila Davis, DHCD; Peilin Chen, City Finance Department; Jihad Ali, Guardian Civic; Anthony Fullard, AJR Endeavors LLC; and Mark Richardson, The Enterprise Center.

ANNOUNCEMENTS

None.



MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of January 08, 2020.

Upon motion made and duly seconded, the minutes of January 08, 2020 were approved.



EXECUTIVE DIRECTOR'S REPORT

Mr. Heller informed the Board that the Authority has several Requests for Proposals ("RFP") open now. Mr. Heller stated the first RFP seeks developers for 8401 Lindbergh Boulevard, which is a 4.5-acre tract of vacant land in Eastwick. Mr. Heller stated the second RFP seeks

developers for 2900 South 81st Street, which is a vacant school building in Eastwick is being offered by the Authority as agent for the School District of Philadelphia. The third RFP seeks property managers of affordable housing projects to apply for our Shallow Rent subsidy to benefit cost-burdened tenants. The fourth RFP seeks qualified prime contractors for Miles Mack Playground renovations (Rebuild project). Finally, Mr. Heller stated the last RFP seeks qualified prime contractors for Hancock Playground renovations (Rebuild project).

Next, Mr. Heller advised the members of the Board about a few Authority outcomes. The first outcome is with regards to forty-one (41) affordable housing projects in predevelopment or under construction representing 2,349 units and the Authority's Restore, Repair, Renew home repair loan program has closed eighty-one (81) loans representing One Million Five Hundred Dollars (\$1,500,000) in loan funds.



ADMINISTRATIVE

Mr. LaBrum presented "Item II(a) – Approval of Construction Contract with Murphy, Quigley & Co., Inc." 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. 2020-08

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH MURPHY, QUIGLEY & CO., INC., FOR THE HEALTH CARE CENTER NO. 10 RENOVATION AND BUILDING ADDITION PROJECT, LOCATED AT 2230 COTTMAN AVENUE

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Health Care Center No. 10 renovations and building addition project (the "Project")

WHEREAS, Murphy, Quigley & Co., Inc. ("Murphy") submitted its response to the Authority, outlining their extensive experience. Murphy was the sole 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 Murphy for the Project, with a maximum compensation not to exceed Two Million Nine Hundred Three Thousand Seven Hundred Fifty-Eight Dollars (\$2,903,758) (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.

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



Mr. LaBrum presented "Item II(b) – Approval of Construction Contract with Bittenbender Construction, 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. 2020-09

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH BITTENBENDER CONSTRUCTION, L.P., FOR THE 8TH AND DIAMOND PLAYGROUND RENOVATION PROJECT, LOCATED AT 800 DIAMOND STREET

WHEREAS, the Pennsylvania Horticultural Society ("PHS"), per the direction of the City of Philadelphia ("the City"), solicited proposals seeking responses from qualified construction firms willing and capable of performing the 8th and Diamond Playground renovation project (the "Project").

WHEREAS, Bittenbender Construction, L.P. ("Bittenbender") submitted its response to PHS, outlining their extensive experience. Bittenbender was the 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 Bittenbender for the Project, with a maximum compensation not to exceed Two Million Four Hundred Six Thousand Twenty-Eight Dollars and Ninety-Two Cents (\$2,406,028.92) (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 Services Contract necessary or desirable to carry out its purposes and intents.

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



Mr. LaBrum presented "Item II(c) – Approval of Amendment to Contract for Professional Services with Grayboyes Commercial Window Company" 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. 2020-10

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A FIRST AMENDMENT TO CONTRACT FOR PROFESSIONAL SERVICES WITH GCW CONSTRUCTION COMPANY T/A GRABOYES COMMERCIAL WINDOW COMPANY FOR THE PURCHASE AND INSTALLATION OF NEW WINDOWS FOR VARIOUS PUBLIC FACILITIES.

WHEREAS, on May 24, 2018, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), solicited proposals from qualified window installation firms for the purchase and installation of new windows for various public facilities.

WHEREAS, GCW Construction Company t/a Graboyes Commercial Window Company ("Graboyes") submitted its response to bids, outlining their extensive experience.

WHEREAS, Graboyes was the lowest, qualified bidder and, pursuant to Resolution No. 2018-53, adopted on July 11, 2018, the Authority Board approved a construction services contract ("Contract") between the Authority, as agent for the City, and Grayboyes.

WHEREAS, the Contract was executed by the parties on September 7, 2018, and had a term of one (1) year.

WHEREAS, the City has requested the Contract be amended to extend the term an additional one (1) year.

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 First Amendment to Contract for Professional Services ("Amendment"), that will extend the Contract term for an additional one (1) year, with the maximum compensation under the Amendment not to exceed Eight Hundred Fifty-Seven Thousand Six Hundred Dollars (\$857,600) (which is the balance of the authorized compensation under the Contract).

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



Mr. Harmon presented "Item II (d) – Approval of Agreement for Professional Services Contract with Connor Strong Buckelew Companies, 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. 2020-11

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL SERVICES WITH CONNER STRONG & BUCKELEW COMPANIES, LLC

WHEREAS, PHDC, as agent for the Philadelphia Redevelopment Authority, issued a Request for Proposals seeking proposals from qualified insurance brokerage firms to provide

insurance, risk management, safety and loss control, claims and administrative services (collectively, the "Insurance Services").

WHEREAS, the proposals were reviewed and evaluated by a selection committee (the "Committee");

WHEREAS, the Committee has selected Conner Strong & Buckelew Companies, LLC to perform the Insurance Services under certain terms and conditions.

NOW THEREFORE BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Redevelopment Authority is authorized to enter into an Agreement for Professional Services with Conner Strong & Buckelew Companies, LLC for a one (1) year term with the option to elect three (3) successive one (1) year renewal terms for a total compensation amount of Three Hundred and Thirty-Six Thousand Dollars (\$336,000) (through all renewal terms) contingent upon the approval of an Equal Opportunity Plan by the City;

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

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

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



Mr. Harmon presented "Item II (e) – Approval and Adoption of Revised Land Disposition Policy" 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 inquired about the status of redevelopers that received previous reservation letters from the Authority. Mr. Harmon responded that the new Land Disposition Policy is not applicable with respect to (i) reservation letters that were sent out prior to January 1, 2020, and (ii) Redevelopment Agreements which were executed prior to January 1, 2020.

Mr. Ali pointed out to the Board he has requested the Board to revisit and change the Authority's posting practice to include the entire Board packages. Mr. Ali stated that the Authority is only publishing the agenda and the meeting minutes from the prior month on its website. Mr. Harmon replied that the agenda has been expanded to include details and facts about the projects. Mr.

Rodriguez replied that, with regards to land transactions, there are last minute items that need to move forward and staff sometimes does not receive all the information until the day of the Board meeting. Mr. Rodriguez further emphasized that we do not want conflicting information out there and we want to make sure the information is final before it is posted or published.

Ms. Fadullon advised Mr. Ali that the Board has heard his concerns and are looking in to how more detailed information can be provided to the public in an expedient manner.

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. 2020-12

RESOLUTION ADOPTING NEW LAND DISPOSITION POLICY

WHEREAS, On November 12, 2019, Mayor Kenney signed into law Bill No. 190909-AA (as amended on the floor October 24, 2019), which became effective on January 1, 2020 (the "Legislation"); and

WHEREAS, Section 16-403(2) of the Legislation provides that City Council's approval of a transfer of property to the Philadelphia Redevelopment Authority (the "Authority"), either directly or through another agency, is conditioned upon the Authority adopting the policies set forth in Chapter 16-400 of the Legislation (the "2020 Disposition Policy") with respect to the disposition of the Authority's surplus property and that the Authority agree to follow the 2020 Disposition Policy with respect to all surplus property held by the Authority, including property the Authority acquired other than from the City; and

WHEREAS, Section 16-403(3) of the Legislation further provides that any conveyance of property by the City to the Authority shall also be conditioned on the Authority's agreement to follow the 2020 Disposition Policy attached as Exhibit A to the Legislation.

WHEREAS, both the Legislation and the 2020 Disposition Policy are attached hereto as **Exhibit 1**; and

WHEREAS, Authority staff believes it is in the bests interests of the Authority to adopt the Legislation and 2020 Disposition Policy.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that all previously adopted disposition policies and programs are now ended for any new applicants and for those persons/entities that have not previously received a draft redevelopment agreement, draft development agreement or reservation letter, as applicable, from the Authority; and

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority adopt the Legislation and 2020 Disposition Policy; and

BE IT FURTHER RESOLVED, that the Executive Director, with the assistance of general counsel and staff, is empowered to promulgate such rules, regulations, and procedures as may be necessary to implement these policies.

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

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

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



Ms. Fadullon stated that Item II (f) has been tabled at this time.



Mr. Harmon presented "Item II (g) – Increase to Minimum Threshold for Requests for Proposals" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Dubow asked if there was something in the City legislation regarding a lower limit of Seventy-Five Thousand Dollars (\$75,000). Mr. Harmon replied that the basic requirement for the minimum threshold being considered today is that the applicants do business in Philadelphia, which is what the Board is being asked to adopt.

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. 2020-13

RESOLUTION INCREASING MINIMUM THRESHOLD FOR REQUESTS FOR PROPOSALS

WHEREAS, as part of a November ballot question, the City of Philadelphia (the "City") requested that its qualified electors determine whether the City can amend the City's Home Rule Charter to increase the threshold that triggers a request for proposal ("RFP") and formal bids for City contracts relative to businesses located or doing business in the City to One Hundred Thousand Dollars (\$100,000); and

WHEREAS, on June 13, 2019, pursuant to Resolution No. 190299, City Council had previously approved a resolution authorizing that the proposed amendment be submitted to the City's qualified electors in the November election; and

WHEREAS, the proposed amendment is part of the City's Local Business Purchasing Initiative to make small, local businesses more competitive by relieving them of extensive paperwork for relatively small contracts; and

WHEREAS, the efforts are further intended to increase contracting opportunities, in particular, for firms owned by ethnic minorities, women and disabled persons (those certified as M/W/DSBE), and to return a larger portion of City procurement spending to the local economy; and

WHEREAS, the proposed amendment was approved by the City's qualified electors and the City's Home Rule Charter has been amended; and

WHEREAS, the Board desires to update Philadelphia Redevelopment Authority's (the "Authority") RFP policy to bring it in line with the City's amendment to the Home Rule Charter.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Board of Directors of the Philadelphia Redevelopment Authority does hereby amend the Authority's RFP policy to require a formal RFP to be issued only when the expenditure under any contract is anticipated to equal or exceed One Hundred Thousand Dollars (\$100,000).

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



Mr. Harmon present "Item II (h) – Second Amendment to Gallery Leases for Purposes of extending the complete date with PR Gallery I Limited Partnership and Keystone Philadelphia Properties, LP" 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. 2020-14

RESOLUTION AUTHORIZING AN AMENDMENT TO THE GALLERY LEASES BETWEEN THE REDEVELOPMENT AUTHORITY AND PR GALLERY I LIMITED PARTNERSHIP AND KEYSTONE PHILADELPHIA PROPERTIES, LP, FOR THAT CERTAIN PROPERTY LOCATED AT 833, 901 AND 905 MARKET STREET, 1001-1019 MARKET STREET, AND 1025 MARKET STREET

WHEREAS, PR Gallery I Limited Partnership ("PR Gallery I"), as tenant, and the Philadelphia Redevelopment Authority (the "Authority"), as landlord, entered into that certain Amended and Restated Lease and Redevelopment Agreement (the "Gallery I Lease") dated November 18, 2015, effective as of December 22, 2015, and recorded on December 23, 2015 in the Philadelphia Department of Records as Document No. 53003345, with respect to the property located at 833, 901 and 905 Market Street, Philadelphia, PA ("Gallery I");

WHEREAS, Keystone Philadelphia Properties, LP ("PREIT Keystone"), as tenant, and the Authority, as landlord, entered into that certain Amended and Restated Lease and Redevelopment Agreement (the "Gallery II Lease") dated November 18, 2015, effective as of December 22, 2015, and recorded on December 23, 2015 in the Philadelphia Department of Records as Document No. 53003346, with respect the property located at 1001-1019 Market Street, Philadelphia, PA ("Gallery II");

WHEREAS, PREIT Keystone, as tenant, and the Authority, as landlord, entered into that certain Amended and Restated Lease and Redevelopment Agreement (the "JCP Lease") dated November 18, 2015, effective as of December 22, 2015, and recorded on December 23, 2015 in the Philadelphia Department of Records as Document No. 53003347, with respect to the property located at 1025 Market Street, Philadelphia, PA ("JCP Building");

WHEREAS, the Gallery I Lease, Gallery II Lease, and JCP Building Lease are collectively referred to herein as the "Gallery Leases," PR Gallery I and PREIT Keystone are collectively referred to herein as the "Tenants," and Gallery I, Gallery II and the JCP Building are collectively referred to herein as the "Gallery Mall Premises;"

WHEREAS, on September 26, 2017, pursuant to Resolution No. 2017-64, adopted on September 13, 2017, the Authority and the Tenants entered into a First Amendment to Amended and Restated Lease and Redevelopment Agreement ("First Amendment") with respect to each of the Gallery Leases to modify the Gallery Leases to provide that, following the issuance of a Certificate of Completion (as defined in the Gallery Leases), Tenants may also issue a purchase notice to the Authority obligating the Authority to transfer the Gallery Mall Premises to Tenants;

WHEREAS, pursuant to the Gallery Leases, Tenants are currently undertaking a major redevelopment of the Gallery Mall Premises and other adjoining properties owned by affiliates of Tenants ("Gallery Redevelopment");

WHEREAS, the Gallery Redevelopment was originally anticipated to be completed by March 14, 2020, but, because of certain ongoing work to the exterior of the Gallery Mall Premises, Tenants and Authority staff have negotiated amendments to the Gallery Leases, as previously amended, to provide a short extension of the completion date for the Gallery Redevelopment.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to execute amendments to each of the Gallery Leases, as previously amended, which include the following terms:

1. An extension of the completion date of the Gallery Redevelopment as provided in Paragraph 9.6 of each of the Gallery Leases for an additional seven (7) months. As such, the new completion date for the Gallery Redevelopment will be October 14, 2020, which is fifty-five (55) months from the issuance of the Notice to Proceed (as defined in the Gallery Leases).
2. An amendment fee in the amount of Five Hundred Dollars (\$500.00).

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

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

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



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

Additional Comments and Discussion

Mr. Rodriguez informed the Board that a separate Resolution to accept these properties into the Philadelphia Land Bank was already approved by the Philadelphia Land Bank's Board of Directors.

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. 2020-15

PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES 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, Section 16-705 of The Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority, without consideration, for subsequent transfer to the Philadelphia Land Bank; and

WHEREAS, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank will promote the public purposes for which the City created the Land Bank; and

WHEREAS, pursuant to City Council Resolution No. 190896, adopted on December 30, 2019, the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to 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 accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto,

and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

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 the City of Philadelphia to be Conveyed to the Philadelphia Land Bank through the Philadelphia Redevelopment Authority

3rd Councilmanic District Properties

724 S. 50th St.

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



DEVELOPMENT

Mr. Rodriguez presented "Item III (a) -Amendatory Agreement – Extension of the Construction Completion Date to May 31, 2020 with AJR Endeavors, 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 acknowledged Mr. Fullard and stated that he did a fantastic job with the Osage/Pine properties. Mr. Ali stated that the Authority should keep this working relationship for future projects.

Ms. Fadullon thanked Mr. Fullard and his team for a job well done. Ms. Fadullon stated that Osage/Pine situation has been devastating to the City for the past decades. Ms. Fadullon further stated that AJR Endeavors LLC assisted in rebuilding this community.

Ms. Fadullon recognized Mr. Fullard and invited him to speak. Mr. Fullard stated that his team was embraced by the community. Mr. Fullard stated everyone involved with this project were sincere and the mission was to make this community whole again. Finally, Mr. Fullard stated that there are only a few properties to finish; however, all the properties have been sold or are under contract.

Mr. Heller asked Mr. Fullard if May 31, 2020 is a realistic project completion date. Mr. Fullard replied yes. However, Mr. Fullard stated he was unsure if the art component would be completed. Mr. Heller stated that funding for the Percent for the Arts Program can be handled separately.

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. 2020-16

RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH AJR ENDEAVORS, LLC AS REDEVELOPER OF 6216, 6217, 6218, 6221, 6222, 6223, 6224, 6225, 6226, 6228, 6230, 6232, 6236, 6238, 6248, 6250 AND 6256 OSAGE AVENUE; 6212, 6214, 6218, 6220, 6222, 6224, 6226, 6228, 6232, 6234, 6236, 6238, 6240, 6242, 6244, 6246, 6250, 6252 AND 6254 PINE STREET LOCATED IN THE OSAGE REDEVELOPMENT AREA, OSAGE URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 2017-77, adopted on October 11, 2017, the Board authorized the selection of AJR Endeavors, LLC ("Redeveloper") for the development of 6216, 6217, 6218, 6221, 6222, 6223, 6224, 6225, 6226, 6228, 6230, 6232, 6236, 6238, 6248, 6250 and 6256 Osage Avenue; 6212, 6214, 6218, 6220, 6222, 6224, 6226, 6228, 6232, 6234, 6236, 6238, 6240, 6242, 6244, 6246, 6250, 6252 and 6254 Pine Street (collectively, the "Properties");

WHEREAS, Redeveloper and Authority executed a Redevelopment Agreement dated, October 17, 2017 (the "Redevelopment Agreement") for the Properties;

WHEREAS, Redeveloper took title to the Properties on February 9, 2019;

WHEREAS, Redeveloper has not been able to complete the rehabilitation of two (2) of the parcels comprising the Properties within the time frame required under the Redevelopment Agreement due to challenges with financing and due to the fact that the final two (2) parcels could not be rehabilitated as they were used as staging for the construction on the remainder of the Properties;

WHEREAS, Redeveloper has requested an extension of time to complete construction of the remaining parcels.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an Amendment to Redevelopment Agreement with Redeveloper to provide for:

1. Extension of the construction completion date to May 31, 2020;
2. Extension is contingent on receipt of a service fee in the amount of Five Hundred Dollars (\$500)

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 necessary or desirable to carry out its purposes and intents.

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



Ms. Fadullon stated that Item III (b) is being tabled at this time because there are tax compliance issues.



REAL ESTATE

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

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. 2020-17

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, with the exception of interagency transfers;

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

WHEREAS, certain of the properties identified below will be conveyed for nominal consideration and others, all as identified below, will be conveyed at fair market value as determined through a competitive sale.

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

<u>Address</u>	<u>Grantee</u>
1831 N. Bailey Street	James Denver Powell
3022 N. 8th Street	Tiona Brown

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 amended 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. 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 4:40 P.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET
 Meeting of February 12, 2020
 Approval of Construction Contract
 Murphy, Quigley & Co., Inc.
 Health Care Center No. 10

NATURE OF TRANSACTION:

The approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority") and Murphy, Quigley & Co., Inc. ("Murphy") for the Health Care Center No. 10 Renovation and Building Addition project, located at 2230 Cottman Avenue (the "Project").

The Project includes the interior renovation to the health center exam rooms, bathrooms, triage and nurse areas, along with the construction of east and west building additions.

SELECTION PROCESS:

On December 16, 2019, the Authority solicited qualified construction firms for the project. Murphy was the sole bidder.

Murphy, Quigley & Co., Inc.

333 E. City Avenue
 Two Bala Plaza, Suite 404
 Bala Cynwyd, PA 19004
 Total Base Bid: \$2,639,780
 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 of Philadelphia. The Agreement allows for funds to be transferred to the Authority for City projects.

Proposed Resolution is attached.

Prepared by: Robert LaBrum
 Reviewed by: Ryan Harmon



BOARD FACTSHEET
 Meeting of February 12, 2020
 Approval of Construction Contract
 Bittenbender Construction, L.P.
 8th and Diamond Playground

NATURE OF TRANSACTION:

The approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority") and Bittenbender Construction, L.P. ("Bittenbender") for the 8th and Diamond Playground renovation project, located at 800 Diamond Street (the "Project"). The Project includes the renovation of the playground area and recreation center.

SELECTION PROCESS:

On November 26, 2019, the Pennsylvania Horticultural Society ("PHS"), per the direction of the City of Philadelphia, solicited qualified construction firms for the project. PHS received four (4) bids. Bittenbender was the lowest qualified bidder.

Bittenbender Construction, L.P.

5 N. Columbus Blvd.

Pier 5

Philadelphia, PA 19106

Total Base Bid: \$2,187,299.02

EOP: 30-35% MBE; 15-20% WBE

BACKGROUND/FINANCING:

The Project will be funded with a combination of Federal Community Development Block Grant, Federal Choice Neighborhoods and Rebuild dollars.

Proposed Resolution is attached.

Prepared by: Robert LaBrum

Reviewed by: Ryan Harmon



BOARD FACTSHEET

Meeting of February 12, 2020

Approval of First Amendment to Contract for Professional Services
GCW Construction Company t/a Graboyes Commercial Window
Company

BACKGROUND:

Pursuant to Resolution No. 2018-53, adopted on July 11, 2018, the Authority Board approved a construction services contract ("Contract") between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City") and GCW Construction Company t/a Graboyes Commercial Window Company ("Graboyes") for the purchase and installation of new windows for various public facilities. The Contract term was for one (1) year, with a maximum compensation not to exceed One Million Dollars (\$1,000,000) (the "Compensation").

The Contract was executed September 7, 2018, and a total of only One Hundred Forty-Two Thousand Four Hundred Dollars (\$142,400) of the Compensation has been expended. The City has requested an extension of the Contract for an additional one (1) year.

NATURE OF TRANSACTION:

The Board is asked to approve a First Amendment to the Contract for Professional Services ("Amendment") with Graboyes that will extend the term of the Contract for one (1) year. In no event shall the amount to be paid under the Amendment exceed the balance of Compensation remaining under the Contract – Eight Hundred Fifty-Seven Thousand Six Hundred Dollars (\$857,600).

GCW Construction Company t/a Graboyes Commercial Window Company

4050 S. 26th Street, Suite 160
Philadelphia, PA 19112
Ellis G. Guiles, Owner/President
EOP: 100% MBE

FINANCING:

The project will be funded with City capital funds as outlined in the executed Grant Agreement between the PRA and the City of Philadelphia. The Agreement allows for funds to be transferred to the Authority for various capital improvement projects.

Proposed Resolution is attached.

Prepared by: Robert LaBrum
Reviewed by: Ryan Harmon



BOARD FACTSHEET

Meeting of February 12, 2020

Approval of an Agreement for Professional Services with Conner Strong & Buckelew Companies, LLC

Request: Approval of an Agreement for Professional Services (the "Agreement") between the Authority and Conner Strong & Buckelew Companies, LLC ("CSB"), to provide insurance, risk management, safety and loss control, claims and administrative services.

Background: PHDC, as agent for the Authority, issued a Request for Proposals (the "RFP") from qualified insurance brokerage firms ("Brokers") to provide insurance, risk management, safety and loss control, claims and administrative services. Requests were sent to various Brokers inviting proposals from them and the RFP was advertised on the Authority, PHDC and Land Bank websites.

The Authority received two (2) proposals, which were reviewed by a selection committee (the "Committee").

The Committee determined that CSB was the best qualified broker and was also the lowest bidder.

Contract Terms and Conditions: The term of the Agreement shall be one (1) year, which term may be extended at the sole discretion of the Authority for three (3) additional one (1) year terms.

An Equal Opportunity Plan will be submitted to the City for approval, which will identify the M/W/DSBE subcontractor firm(s) that CSB committed to using in its proposal who will perform various services and receive twenty-five percent (25%) of the annual compensation amount.

Contract Amount: The annual compensation amount is Eighty-Four Thousand Dollars (\$84,000). The total compensation under the Agreement, if all of the renewal options are exercised, is Three Hundred and Thirty-Six Thousand Dollars (\$336,000).

Proposed resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of February 12, 2020

Approval of New Land Disposition Policy

Nature of Request: Approval of new land disposition policy.

On November 12, 2019, Mayor Kenney signed into law Bill No. 190909-AA (as amended on the floor October 24, 2019), which became effective on January 1, 2020 (the "Legislation").

Section 16-403(2) of the Legislation provides that City Council's approval of a transfer of property to the Philadelphia Redevelopment Authority (the "Authority"), either directly or through another agency, is conditioned upon the Authority adopting the policies set forth in Chapter 16-400 of the Legislation (the "2020 Disposition Policy") with respect to the disposition of the Authority's surplus property and that the Authority agree to follow the 2020 Disposition Policy with respect to all surplus property held by the Authority, including property the Authority acquired other than from the City.

Section 16-403(3) of the Legislation further provides that any conveyance of property by the City to the Authority shall also be conditioned on the Authority's agreement to follow the 2020 Disposition Policy attached as Exhibit A to the Legislation.

Both the Legislation and the 2020 Disposition Policy are attached to the Resolution as **Exhibit 1**. Authority staff believes it is in the best interests of the Authority to adopt the Legislation and 2020 Disposition Policy.

Please note – although authorization for approval of the 2020 Disposition Policy is being sought, the approval of any subsequent dispositions under the 2020 Disposition Policy will be submitted in accordance with, and remain subject to, the Pennsylvania Urban Redevelopment Law, 35 Pa.C.S §1701, *et seq.*, all applicable redevelopment area plans and all applicable urban renewal plans. Moreover, any current Board resolutions which impose additional obligations on applicants/developers/redevelopers will continue in full force and effect. The Board shall not be prohibited from authorizing future resolutions which may impose additional obligations than those identified in the 2020 Disposition Policy.

Assuming the 2020 Disposition Policy is ultimately approved by the Authority Board, the 2020 Disposition Policy will go into effect immediately and will cover all projects/properties for which the Authority has not previously provided a draft redevelopment agreement, draft development agreement or reservation letter.

Proposed Resolution, Legislation and 2020 Disposition Policy attached.

Prepared By: Ryan Harmon



City of Philadelphia

Item II (e)

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

**BILL NO. 190606-AA
(As Amended on Floor 10/24/2019)**

Introduced June 20, 2019

**Councilmember Quiñones Sánchez
for
Council President Clarke,
Councilmembers Parker, Blackwell and Johnson**

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Amending Title 16 of The Philadelphia Code, entitled “Public Property,” by amending Chapter 16-400, entitled “Vacant and Surplus Properties,” Chapter 16-500, entitled “Councilmanic District Development Program,” and Chapter 16-700, entitled “Philadelphia Land Bank,” in order to establish uniform procedures for the disposition of property by the City and City-related agencies to whom the City conveys property, and to amend the provisions governing the Land Bank, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Sections 16-401 and 16-402 of The Philadelphia Code, and the header of Chapter 16-400 of the Code, are hereby amended to read as follows:

CHAPTER 16-400. [VACANT AND] SURPLUS PROPERTIES.

§ 16-401. Legislative Findings.

The Council of the City of Philadelphia hereby finds that:

- (1) Throughout the City of Philadelphia a large number of properties are vacant and have been vacant for an abnormal amount of time;
- (2) The vacant properties are in such poor physical condition as to make them uninhabitable in the present conditions;

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(3) Certain properties have been declared by City to be unfit for human habitation since they are in violation of building, fire, health and other City Codes;

(4) The owners of certain vacant or unoccupied properties are delinquent in the payment of Real Estate Taxes, Water and Sewer Rents, or other municipal liens and charges;

(5) The properties in their present conditions are and have become a blighting influence in and about the neighborhood where located and thus are a liability to the City and its citizenry;

(6) Nonpayment of the tax obligations by the owners of these properties indicates that they may have or intend to abandon such properties;

(7) Certain property owners desire to donate properties to the City as an alternative to abandoning them;

(8) It would be in the best interest of the owners of such properties and the citizens of Philadelphia if such property would be acquired, and accepted by the City of Philadelphia, to be held in trust until they can be rehabilitated for use by its citizens under certain terms and conditions;

(9) The City has acquired a number of vacant properties throughout the City at Sheriff's sales within its equity of unpaid taxes. Certain of these properties are surplus to the needs of the City but are capable of being improved, rehabilitated and re-used by the citizens of Philadelphia. Inasmuch as the City has no bonded indebtedness invested in these properties and their re-use will relieve the City of the care, maintenance and management of the properties, arrest the blight of the neighborhoods within which they are located and restore the properties to productive use, certain of these properties should be made available for disposition in accordance with the provisions of this Chapter;

(10) Certain other vacant properties cannot be acquired by donation either due to inability to locate the owners, heirs or successors in title; title vests in insolvent estates, institutions or corporations; defects exist in the chain of title; or claims of other than municipal creditors such as mortgagees, judgment or lien holders either cannot or will not be released or satisfied of record insofar as they affect title to such properties thereby deeming acquisition by Eminent Domain essential and serving a public purpose which will promote the public health, safety and welfare.

§ 16-402. Definitions.

(1) In this Chapter the following definitions shall apply:

[(a) Properties shall be deemed vacant where no legal occupants have occupied the building for a continuous period of six or more months prior to the offer of such property to the City.]

City of Philadelphia

BILL NO. 190606-AA, as amended continued

[(b) Properties shall be deemed delinquent where the owner of the property is delinquent in the payment of Real Estate Taxes or Water and Sewer Rent and/or against which there are municipal liens.]

[(c) Blighted properties shall include:

(.1) Any premises which because of its physical condition or use is regarded at law as a public nuisance or has been declared "unfit for use" by a City agency or Department in accordance with the provisions of any City Code.

(.2) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which as a result of neglect or lack of maintenance by the owner has become a place for the accumulation of trash and debris or a haven for rodents or other vermin; or has thereon abandoned wells, shafts, basements, excavations, unsafe fence or other unsafe structures so designated by any City agency under the provisions of any City Code or which condition shall be deemed legally to be a public nuisance by the City.

(.3) Those properties defined as blighted by Act No. 94 of June 23, 1978, amending the act of May 24, 1945 (P.L. 991, No. 385) known as the "Urban Redevelopment Law", and any future amendments thereto.]

[(d)] (a) Surplus Properties. Surplus properties are those properties which:

[(.1)] are vacant;

[(.2)] (.1) have been acquired by *an Agency or the City* [at Sheriff's sales within the City's equity of unpaid taxes and other municipal claims];

[(.3)] (.2) the City has no bonded indebtedness in *connection with such property*;

[(.4)] (3) are determined *by the City or the relevant Agency* to be suitable *for disposition* to effectuate the purposes of this Chapter; and

[(.5)] (.4) *if owned by the City*, have not been designated by the Commissioner of Public Property as necessary for other municipal uses.

(b) *Agency. The Philadelphia Land Bank ("Land Bank") and the Philadelphia Redevelopment Authority ("Redevelopment Authority").*

(c) *Qualified Applicant. An individual or entity who meets the standards of the provisions of Section 16-404(2)(a).*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(d) *Disposition.* The conveyance, exchange, sale, transfer, grant, or mortgage of one or more interests in real property from any Agency to a private, non-Agency or non-governmental, party, but not including the provision of a leasehold interest.

(e) *Disposition Policy.* A uniform policy for the disposition of property by the Agencies that is attached as Exhibit A, that may be amended by ordinance, and that supplements, but is not inconsistent with, the provisions of this Chapter.

* * *

SECTION 2. Sections 16-403, 16-404, 16-405, 16-406, and 16-407 of Chapter 16-400 of The Philadelphia Code are hereby repealed in their entirety, and replaced with new Sections 16-403 through 16-406, to read as follows:

§ 16-403. *Disposition Policy: General Provisions.*

(1) *Section 16-404 sets forth policies governing the disposition of surplus properties by Agencies. Such policies shall apply with respect to the City's disposition of any such property through an Agency.*

(2) *Council's approval of a transfer of property to an Agency, either directly or through another agency, including any approvals set forth in this Chapter, is conditioned upon a requirement that the Agency adopt the policies set forth in this Chapter with respect to the disposition of the Agency's surplus property. Such condition includes a requirement that the Agency agree to follow the disposition policies of this Chapter with respect to all surplus property held by the Agency, including property that the Agency acquired other than from the City.*

(3) *Any conveyance of property by the City to an Agency shall also be conditioned on the Agency's agreement to follow the Disposition Policy.*

(4) *The City may enter into a Memorandum of Understanding or other agreements with an Agency to effectuate the purpose of this Section.*

§ 16-404. *Disposition: Inventory, Methods, Terms, and Approvals.*

(1) *Inventory.*

(a) *Each Agency shall maintain an up-to-date inventory of surplus properties owned by the Agency and shall make such inventory publicly accessible on the internet and at its offices during normal business hours. The inventory may be depicted a map of such properties*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

along with other relevant information about land use conditions, such as vacancy and tax delinquency rates. An inventory for the surplus properties of all the Agencies may be maintained collectively by one of the Agencies.

(2) *Methods.*

(a) *An individual or entity who seeks to obtain a surplus property must submit an application in such form as is specified by the Agency. Properties may only be conveyed to a Qualified Applicant who has submitted a timely and complete application. An applicant is qualified if:*

(.1) *the applicant has no City tax or water delinquencies, or other City delinquencies, or is in a current payment agreement with respect to any such delinquencies;*

(.2) *no properties owned by the applicant have outstanding violations under The Philadelphia Code. A violation shall not be considered outstanding if there is an agreement with the City to come into compliance; and*

(.3) *such other threshold criteria as may be established in the Disposition Policy is satisfied.*

(b) *All surplus properties shall be disposed of by an Agency pursuant to either a competitive process, as set forth in Section 16-404(2)(c), or pursuant to the requirements of Section 16-404(2)(d).*

(c) *Disposition Pursuant to Competitive Process. Except as authorized under Section 16-404(2)(d), an Agency shall dispose of a surplus property pursuant to a process that includes the following:*

(.1) *The Agency shall advertise the availability of a property. Such advertisement shall specify a period of time, not less than 30 days, during which applicants may submit an application for the property. The advertisement shall include the weighted criteria set forth in this subsection.*

(.2) *Within 120 days of the close of the submission period, the Agency shall evaluate applications of qualified applicants for selection based upon the following weighted criteria: 30% for economic opportunity and inclusion; 15% for public purpose – social impact; 20% for development team experience and capacity; 20% for financial feasibility; 10% for project design; and 5% for offer price. The Agency may select an applicant based upon such criteria to the fullest extent permitted by law, or it may choose not to select any applicant.*

(.3) *No later than 120 days of the close of the submission period, the Agency shall provide all applicants with either a denial letter or, if an applicant is selected for disposition, a purchase agreement that includes a price valid for no less*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

than one year from the time of delivery of an executed agreement by the applicant (subject to extension by the Agency). Such purchase agreement shall include such restrictions in connection with the purchase agreement and transfer of title as deemed appropriate by the Agency and as required by the Disposition Policy and this Chapter.

(d) Disposition without Competitive Process. An Agency may dispose of surplus properties to a qualified applicant without following the process set forth in Section 16-404(2)(c) in any one of the following circumstances:

(.1) An applicant seeks property for use as a side or rear yard, provided such property has no permanent structures, such property is not more than 1,440 square feet, such property is comprised of no more than two adjacent parcels, and the applicant owns and occupies adjacent property as a primary residence.

(.2) An applicant seeks property for use as a community garden, open space or recreational area, provided such applicant is organized as a non-profit organization under Pennsylvania Law.

(.3) An applicant seeks property for use as expansion of an existing business in the near vicinity of the property.

(.4) At significant portion of the proposed development site is already owned by such applicant and the surplus property will be developed as part of the development project.

(.5) At least 51% of the development qualifies as either affordable or workforce housing, under local or federal guidelines, or mixed-income housing, pursuant to Section 14-702(7) of The Philadelphia Code.

(.6) The development is a community benefiting use, such as, without limitation, a daycare, healthcare or senior center, that is designed to benefit low-income and moderate-income households, all as further defined in the Disposition Policy.

(.2) Applications for non-competitive dispositions shall be evaluated for financial and operational capacity to complete the proposed project, and other considerations, in accordance with the Disposition Policy.

(.3) Within 120 days of receiving a completed application for the disposition of a surplus property pursuant to this subsection 16-404(2)(d), the Agency shall advise the applicant in writing whether the Agency will offer the property to the applicant..

(.4) If the applicant's proposal been deemed suitable to recommend for approval, the Agency shall provide the applicant with a purchase agreement that includes a valid for no less than one year (subject to extension by the Agency) from the time of delivery of an executed agreement by the applicant. Such purchase agreement shall include such

City of Philadelphia

BILL NO. 190606-AA, as amended continued

restrictions in connection with the purchase agreement and transfer of title as deemed appropriate by the Agency and as required by the Disposition Policy and this Chapter.

(3) Terms.

(a) For properties sold for fair market value, the fair market value of such property shall be determined by an independent appraisal or in-house opinion of value by a licensed appraiser. The applicant may submit information that is relevant to the value of such property for consideration.

(b) An Agency may dispose of a surplus property to an applicant at a price that is nominal or less than fair market value, if either:

(.1) The Agency is disposing of the property under the process set forth in subsection 16-404(2)(c); or

(.2) The Agency determines that the proposed use of the property falls into a category set forth in the Disposition Policy for which such nominal or less than fair market value disposition is authorized.

(c) An Agency may develop policies to permit, in specified circumstances, alternative forms of payment by applicants who cannot afford immediate payment in full.

(d) The Disposition Policy may authorize exchanges of real property in lieu of payment.

(e) An Agency shall require that terms and conditions be incorporated into the agreement and the deed conveying title to surplus properties approved for disposition appropriate to the disposition and consistent with the Disposition Policy, and including, at a minimum, to the extent feasible in the context of the particular transaction:

(.1) an irrevocable power of attorney, coupled with an interest, appointing the grantor or its designee as true and lawful attorney-in-fact for the grantee to enter into and take possession of such property, with other necessary provisions, in the event of a failure by the grantee to comply with any term or condition established in connection with transfer of title; and

(.2) a requirement that failure of compliance with any term or condition established in connection with transfer of title will cause title to the property to revert to the ownership of the City of Philadelphia, the Philadelphia Redevelopment Authority or the Philadelphia Land Bank, automatically, without any conveyance thereof being required, upon notice that such failure exists and such failure is not remedied by the expiration of any applicable cure period.

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(f) *An Agency shall require an agreement for all dispositions of surplus properties.*

(.i) *For dispositions by the Redevelopment Authority, the agreement shall be a redevelopment contract in accordance with the Urban Redevelopment Law and Chapter 16-600.*

(.ii) *For dispositions by any other Agency, the agreement shall include the provisions required by Section 16-601(a) through 16-601(1)(e), except that all references in such provisions to the Redevelopment Authority shall be considered as references to the Agency.*

(iii) *An Agency may impose any other conditions of sale including, without limitation, deed restrictions, restrictive covenants, and mortgages. The Agency shall monitor compliance with such conditions, including by requiring periodic reporting by transferees.*

(4) *Approvals.*

(a) *An Agency shall not dispose of, or lease for more than one year, a surplus property, without approval of the disposition by resolution of the Board of Directors of the Agency, and approval by a resolution or ordinance of City Council. A summary of the lease or disposition terms shall be provided for inclusion with the Council approval resolution or ordinance. Such approvals may not be given until at least ten (10) days after public notice has been provided as required by subsection (b).*

(b) *An Agency shall provide public notice of proposed dispositions, and leases for more than one year, as early as practicable. Public notice shall include a conspicuous posting on property proposed for disposition or lease, and notice to those registered community organizations as defined in Section 14-303(11A) whose registered geographic area of concern contains a property proposed for disposition. Any individual or organization may submit comment in writing regarding a proposed disposition or lease to the Agency with title to the property. The Agency shall transmit, or otherwise make available, all such comments to its Board.*

(c) *Nothing in this Chapter shall obligate an Agency to dispose of a surplus property to an applicant for such property, including the highest scoring applicant in a competitive process.*

(d) *A reference to the Vacant Property Review Committee in connection with methods set forth in a deed or agreement to satisfy deed terms and conditions existing at the time of adoption of this Section shall be construed as a reference to the Commissioner of Public Property.*

§ 16-405. *Transfer of Title from the City of Philadelphia.*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(1) *The Commissioner of Public Property is hereby authorized to transfer title to any surplus property to the Redevelopment Authority, for subsequent transfer to the Land Bank or otherwise; disposition of such property shall be subject to the terms of this Chapter.*

§ 16-406. *Uniform Strategic Plan and Performance Reports.*

(1) *No later than one year following the effective date of this Section, and every three years thereafter, the Department of Planning and Development shall prepare a Uniform Strategic Plan and make it available to the public on its website. The Plan shall not be published until: (i) the Department conducts a public hearing on the Plan; (ii) after such hearing, the Plan is approved by the Boards of Directors of the Land Bank and the Redevelopment Authority; and (iii) after such approval by those Boards. City Council approves the Plan by ordinance or resolution. An approved Plan shall remain in force until a successor plan has been approved.*

(2) *The Plan shall inform the acquisition, maintenance, and disposition of surplus property for the following three year period, and shall address the following elements.*

(a) *An analysis to determine market conditions and trends in census tracts where the Agencies hold or are likely to hold property. To the extent feasible, this analysis shall specifically evaluate the relative need and availability for affordable or mixed-income housing that is accessible or visitable; economic development that creates jobs for community residents; community facilities that provide needed services to residents; side and rear yards; food-producing urban agriculture; community open space; and any additional core beneficial land uses that may be identified by the Agencies.*

(b) *An inventory and mapping of vacant properties in each census tract or grouping of census tracts, including properties that are owned by the Agencies and properties that are privately owned and delinquent as to municipal taxes or claims.*

(c) *Proposed goals for the three year period following adoption or revision of this plan for acquisition, maintenance, and conveyance of properties that support the Comprehensive Land Use Plan and the goals of community plans accepted by the City Planning Commission, and which encourage equitable redevelopment. This shall include, but is not limited to, items such as defined targets for the share of future housing units to be built on public properties affordable to different income ranges of very low-income, low-income, and moderate-income households, as well as economic development/job creation projects, urban agriculture, open space, and additional core beneficial land use needs that were identified pursuant to (a) of this subsection. These goals shall be based on the analysis of each census tract or grouping of census tracts that were identified pursuant to (a) of this subsection, taking into account the existing inventory of the Agencies as well as the universe of vacant and tax delinquent or City-liened properties, and demand for land based on requests received in the previous year. The Uniform Strategic Plan may also include analysis of the anticipated availability of funding, and the feasibility of inclusionary housing requirements if applicable.*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(d) *Recommendations for uses of properties in census tracts that advance the goals of the Plan.*

(e) *Defined annual targets for the overall number of properties transferred.*

(f) *Defined annual goals for acquisition including identifying the geographic areas where the Agencies would seek to acquire properties and for what purpose.*

(3) *Every year, the Department shall prepare a Performance Report for City Council approval by ordinance or resolution, regarding the acquisition, maintenance, and disposition of surplus property during the prior year, and shall address the following elements during that period.*

(a) *A list of all properties acquired by the Agencies.*

(b) *A list of all properties conveyed by the Agencies that includes: the price, with reference to any discount applied; name of the buyer; proposed use; a summary of any special terms and conditions of the conveyance; and, if applicable, the approximate income of the households that will benefit from the intended use, if the sale price was less than fair market value.*

(c) *A list of all properties held or reserved for an applicant, including the term of the hold period.*

(d) *An aggregated analysis of all maintenance activities.*

(e) *An aggregated analysis of all applications received including their proposed use, duration and status, and reasons for outcomes.*

(f) *An aggregated analysis of any efforts related to monitoring and enforcing compliance with provisions agreed upon as conditions of past sales.*

(g) *An aggregated analysis describing the Agencies' yearly progress towards fulfilling the goals set forth in the Plan, and an explanation of any obstacles to the achievement of such goals.*

SECTION 3. Chapter 16-500 of the Philadelphia Code is hereby repealed in its entirety and replaced as follows:

CHAPTER 16-500. BLIGHT REDUCTION COMMITTEE.

§ 16-501. Legislative Findings.

(1) *The Urban Redevelopment Law of the Commonwealth of Pennsylvania provides special powers to local governments and their Redevelopment Authorities to acquire blighted properties.*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(2) *Such powers on the part of any Redevelopment Authority are conditioned upon the creation or existence of a blighted property review committee by ordinance of the governing body of the municipality. By law, the committee must include at least one member of the governing body, a representative of the Redevelopment Authority, a representative of the appropriate planning commission, and a representative to be designated by the chief executive officer or officers from the executive branch of the government of the municipality.*

(3) *The Blight Reduction Committee created by this Chapter shall serve as the blighted property review committee required by Section 12.1 of the Urban Redevelopment Law.*

§ 16-502. *Blight Reduction Committee.*

(1) *A Blight Reduction Committee is hereby created. The Committee shall be composed of the executive heads or their designees of the following:*

- (a) *The Department of Planning and Development*
- (b) *The City Planning Commission*
- (c) *The Philadelphia Redevelopment Authority*
- (d) *The Office of the Mayor; and*
- (e) *The President of City Council.*

§ 16-503. *Blighted Property.*

(1) *Blighted property shall include:*

(a) *Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the provisions of this Code.*

(b) *Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.*

(c) *Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by this Code, has been designated as unfit for human habitation.*

(d) *Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(e) Any structure from which the utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

(f) Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.

(g) Any unoccupied property which has been tax delinquent for a period of two years.

(h) Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice issued under this Code to rehabilitate.

§ 16-504. Abandoned Property.

(1) Any abandoned property. A property shall be considered abandoned if:

(a) it is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months;

(b) it is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the actual value of the property as established by the Office of Property Assessment; or

(c) the property has been declared abandoned by the owner, including an estate that is in possession of the property.

§ 16-505. Certification.

(1) The Blight Reduction Committee and the City Planning Commission, upon making a determination that any property is blighted within the terms of this chapter, must certify said blighted property to the Redevelopment Authority, except that:

(a) No property shall be certified to the Redevelopment Authority unless it is vacant. A property shall be considered vacant if:

(.1) the property is unoccupied, or its occupancy has not been authorized by the owner of the property;

(.2) in the case of an unimproved lot or parcel of ground, a lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months; or

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(.3) in the case of an unimproved lot or parcel of ground, the property has remained in violation of any provision of this Code applicable to such lots or parcels, including licensing requirements, for a period of six months.

(2) No property shall be certified to the Redevelopment Authority unless the owner of the property or an agent designated by him/her for receipt of service of notices has been served with notice of the determination that the property is blighted, together with an appropriate order to eliminate the conditions causing the blight and notification that failure to do so may render the property subject to condemnation under the Urban Redevelopment Law. The notice shall be served upon the owner or his agent in accord with the provisions of The Philadelphia Property Management Code. The owner or his agent shall have the right of appeal from the determination in the same manner as an appeal from the determination of public nuisance.

(3) No blighted property shall be certified to the Redevelopment Authority until the time period for appeal has expired and no appeal has been taken, or, if taken, the appeal has been disposed of, and the owner or his agent has failed to comply with the order.

§ 16-506. Acquisition and Disposition.

(1) Acquisition and disposition of blighted property under this Chapter shall not require preparation, adoption or approval of a redevelopment area plan or redevelopment proposal, but at least thirty (30) days prior to acquisition of any property under this section, the Redevelopment Authority shall transmit identification of the property to the City Planning Commission and shall request a recommendation as to the appropriate reuse of the property. The Redevelopment Authority shall not acquire the property if the City Planning Commission certifies that disposition for residential or related use would not be in accord with the Comprehensive Land Use Plan.

(2) Power of eminent domain shall be exercised pursuant to a resolution of City Council, resolution of the Redevelopment Authority and the procedure set forth in the act of June 22, 1964 (Sp. Sess., P.L.84, No.6), known as the "Eminent Domain Code," as amended.

(3) Property disposed of within a redevelopment area shall be disposed of under a redevelopment contract in accordance with the provisions of the Urban Redevelopment Law. Property disposed of outside an urban renewal project area shall be disposed of by deed in accordance with the provisions set forth in Chapter 16-400.

SECTION 4. Chapter 16-700 of the Philadelphia Code is hereby amended to read as follows:

CHAPTER 16-700. PHILADELPHIA LAND BANK

* * *

City of Philadelphia

BILL NO. 190606-AA, as amended continued

§ 16-703. Mission.

The mission of the Land Bank is to return [vacant and] underutilized property to productive use through a unified, predictable, and transparent process, thereby to assist in revitalizing neighborhoods, creating socially and economically diverse communities, and strengthening the City's tax base.

* * *

§ 16-705. Acquisition.

* * *

(3) Acquisition of Tax Delinquent Properties.

(a) Tax Sale Actions Initiated by the Land Bank.

* * *

(.2) Certifications for Tax Sale Actions Requested by the Land Bank. The Land Bank is authorized to request *that* the City of Philadelphia certify for upset or judicial sale a property that is [both vacant and] delinquent as to municipal taxes or claims, provided that the Land Bank determines that the acquisition is consistent with its mission and policies. Application for such certification may be made to the Land Bank by an individual or organization, and such applicants shall be entitled to explanation in writing if denied.

(b) Tax Sale Actions Initiated by the City of Philadelphia. The City of Philadelphia shall provide to the Land Bank notice of potential upset and judicial sales listing properties by address. Before any upset or judicial sale of real property initiated by the City of Philadelphia, the Land Bank shall elect whether to seek acquisition of the property. The Land Bank shall not seek to acquire such owner-occupied properties without first confirming that an appropriate payment plan has been offered for any municipal taxes or claims, including evaluation for an income-based payment agreement.

(4) Subject to the prior approval of the Finance Director, the Land Bank is authorized to discharge liens, and other municipal claims, charges, or fines, against the properties it acquires to the extent permitted by law.

(5) For the duration of the time a property is held by the Land Bank, [the Land Bank is authorized to exempt] such property *is exempt* from all real estate taxes, water, sewer, stormwater and other municipal charges to the extent permitted by law.

City of Philadelphia

BILL NO. 190606-AA, as amended continued

* * *

(7) Transfer of Title of City Properties to the Land Bank.

(a) The Commissioner of Public Property is authorized to transfer title to any City property to the Philadelphia Redevelopment Authority for subsequent transfer by the Redevelopment Authority to the Land Bank in accordance with subsection (b).

(b) Disposition of any such property by the Philadelphia Redevelopment Authority to the Land Bank must be approved by City Council resolution.

[(c) All properties transferred to the Philadelphia Redevelopment Authority pursuant to this Chapter shall be without consideration or City-imposed restrictions other than as set forth in this subsection 16-705(7).]

(c) *Disposition of any such property by the Land Bank, as defined in Chapter 16-400, shall be pursuant to Chapter 16-400 of the Code ("Surplus Properties").*

* * *

SECTION 4. Sections 16-706, 16-707, 16-708, 16-709, 16-710, and 16-711 of The Philadelphia Code are hereby repealed in their entirety, and replaced with new Sections 16-706 through 16-709, to read as follows:

§ 16-706. *Disposition.*

(1) *The Land Bank is authorized to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Code ("Surplus Properties").*

§ 16-707. *Ethics and Conflicts of Interest.*

The Land Bank shall be governed by the State Adverse Interest Act of July 19, 1957 (P.L.1017, No. 451) and 65 Pa. C.S. Ch. 11 (relating to ethics standards and financial disclosure). The Land Bank shall also be governed by Chapter 20-600 (Philadelphia's "Standards of Conduct and Ethics") and Chapter 20-1200 ("Lobbying"). As part of its policies, the Land Bank shall adopt strict ethical guidelines for Land Bank board members and employees, and promulgate rules addressing and protecting against potential conflicts of interest. These guidelines and rules shall supplement any applicable state and local laws.

§ 16-708. *Financial Provisions.*

City of Philadelphia

BILL NO. 190606-AA, as amended continued

(1) The Land Bank may be financed by the City of Philadelphia and through any other means authorized in 68 Pa. C.S. § 2101 et seq.

§ 16-709. Dissolution; Distribution of Assets in Case of Dissolution.

(1) The Land Bank may be dissolved according to the requirements of 68 Pa. C.S. § 2114.

SECTION 5. Effective Date. This ordinance shall be effective January 1, 2020, provided that the Code as it read on December 31, 2019 shall continue to govern the disposition of properties for which, prior to January 1, 2020, an Agency issued a reservation or commitment letter, or presented an applicant with a signed Agreement. Approval by the Commissioner of Public Property shall constitute approval of the Vacant Property Review Committee in connection with any such applications.

EXHIBIT A



Disposition Policies

Disposition Policies

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Overview and General Information

These Disposition Policies (these "Policies") supplement Chapter 16-400 of the Philadelphia Code (the "Code"). These Policies are intended to create a unified, predictable, transparent, and consistent approach to the disposition of Surplus Properties owned by the Philadelphia Land Bank ("Land Bank") and the Philadelphia Redevelopment Authority ("PRA") (each "Agency" and collectively "Agencies"). All terms not defined in these Policies shall have the meaning given to them in Chapter 16-400 of the Code.

Notwithstanding anything to the contrary contained in these Policies, no Agency shall be obligated to (i) select any applicant for Surplus Property; or (ii) dispose of a Surplus Property to an applicant for such property, including the highest scoring applicant.

Public Information

Each Agency shall publish its Surplus Properties on the following website: <https://phdcphila.org/>

Expressions of Interest

An Expression of Interest ("EOI") is not an application for Surplus Property, but simply an indication that an individual or entity is interested in acquiring the property.

Individuals or entities who submit an EOI will be contacted within 30 days, as follows.

- If the EOI is for a proposed use that qualifies for a non-competitive process under Section 16-404(2)(d) of the Code, the Agency will inform such individual or entity whether the property is available for disposition and, if available, will provide the individual or entity an application.
- If the EOI is not for a proposed use that qualifies for a non-competitive process under Section 16-404(2)(d) of the Code, the Agency will inform such individuals or entities that they will be contacted once the property is available for disposition pursuant to a competitive process under Section 16-404(2)(c) of the Code.

Qualified Applicant

An individual or entity who seeks to obtain a surplus property must submit an application in such form as is specified by the Agency. Properties may only be conveyed to a Qualified Applicant who has submitted a timely and complete application.

An applicant is qualified if:

1. The applicant has no City tax or water delinquencies, or other City delinquencies, or is in a current payment agreement with respect to any such delinquencies;
2. No properties owned by the applicant have outstanding violations under the Philadelphia Code. A violation shall not be considered outstanding if there is an agreement with the City to come into compliance; and
3. As permitted pursuant to section 16-404(2)(a)(.3), the following other threshold criteria must be satisfied:

- a. All other individuals or entities who have, or are reasonably expected to have, a direct ownership, controlling, or managing interest in the applicant must comply with 1 and 2 above (“Related Individual/Entity”).
- b. Neither the applicant nor any Related Individual/Entity has a conflict of interest as disclosed on any forms or other documentation provided to the Agency.
- c. Neither the applicant nor any Related Individual/Entity has answered “yes” on question 1, 2, 3, or 4 on the Additional Disclosures Form.

Compliance with all of the above requirements will be confirmed at each of the following times (i) as part of the evaluation of the application; (ii) prior to submission to the applicable Agency’s Board of Directors; (iii) prior to submission to Philadelphia City Council; and (iv) prior to settlement.

The Agency may request that the Qualified Applicant provide additional documentation and/or a signed affidavit certifying no material changes, among other things, at any time during the disposition process. A Qualified Applicant who is selected/recommended and later becomes non-compliant will be provided a reasonable opportunity to become compliant as determined by the Agency, but no less than 30 days.

Property Dispositions

All Surplus Property shall be disposed of by either a competitive or non-competitive process.

Competitive Process

An Agency shall advertise a Surplus Property available for a competitive disposition for no less than 30 days, during which time applicants may submit an application for the property.

Advertising such as broker listings, using the Multiple Listing Service, websites, or other methods to encourage broad participation for the competitive disposition of selected properties may be utilized. At a minimum, properties must be advertised prominently on the Agency’s website or at <https://phdcphila.org/>.

Dispositions by competitive process may take one of the following formats including, without limitation, Requests for Proposals (“RFP”) or Requests for Qualifications (“RFQ”). All listings pursuant to a competitive process must clearly state the address of the property; the property’s appraised value; any requirements or preference for the use/reuse of the property, and the applicable evaluation criteria. An RFP or RFQ may be developed in consultation with the City Planning Commission, other public departments, or other stakeholders, as deemed appropriate by the Agency. Whether Surplus Property is included in an RFP or an RFQ shall be determined solely by the Agency.

The Agency shall evaluate each Qualified Applicant according to the weighted criteria set forth in Section 16-404(2)(c)(.3) of the Code using the scoring rubric attached to these Policies.

In the event of a tie, the Agency, in its sole discretion, may ask the tied applicants to

- provide oral presentations to the evaluators; and
- ask the evaluators to re-evaluate the tied applications.

The following applies when there is a single Qualified Applicant to be evaluated pursuant to a competitive process:

- The Qualified Applicant may be brought in for an oral presentation before individual evaluation sheets are completed.
- The applicant will be scored as they normally would pursuant to a competitive process. However, because there is a single applicant, each evaluator will also indicate whether the applicant is recommended or not recommended. If a majority of the evaluators recommend the applicant, then

the applicant will proceed. If the evaluators do not recommend the applicant, then the applicant will not be permitted to re-submit for the same property for a period of six (6) months. Certified Copy

Non-Competitive Process

Pursuant to Section 16-404(2)(d) of the Code, an Agency may dispose of Surplus Property to a Qualified Applicant without a competitive process under one of the following circumstances:

Side/Rear Yard: Pursuant to § 16-404(2)(d)(.1) of the Code.

An applicant seeks property for use as a side or rear yard, provided such property has no permanent structures, such property is not more than 1,440 square feet, such property is comprised of no more than two adjacent parcels, and the applicant owns and occupies adjacent property as a primary residence.

Garden/Open Space/ Recreational Area: Pursuant to § 16-404(2)(d)(.2) of the Code.

An applicant seeks property for use as a community garden, open space or recreational area, provided such applicant is organized as a non-profit organization under Pennsylvania law.

Business Expansion: Pursuant to § 16-404(2)(d)(.3) of the Code.

An applicant seeks property for use as expansion of an existing business in the near vicinity of the property, which is defined as within 1,000 feet of such Surplus Property if such use is parking, or otherwise within 500 feet of such Surplus Property.

Development Assemblage: Pursuant to § 16-404(2)(d)(.4) of the Code.

A significant portion of the proposed development site, being at least 50%, is already owned by such applicant and the Surplus Property will be developed as part of the development project.

Affordable, Mixed Income, and Workforce Housing: Pursuant to § 16-404(2)(d)(.5) of the Code

At least 51% of the development qualifies as either affordable or workforce housing, under local or federal guidelines, or mixed-income housing, pursuant to Section 14-702(7) of The Philadelphia Code.

Community Based Facilities: Pursuant to § 16-404(2)(d)(.6) of the Code.

The development is a community-benefitting use, such as, without limitation, a daycare, healthcare or senior center, that is designed to benefit low-income and moderate-income households, all as further defined in the Disposition Policy.

An Agency is not obligated to dispose of Surplus Property pursuant to a non-competitive process solely because the proposed use for the property qualifies for a non-competitive process under Section 16-404(2)(d).

Applications pursuant to a non-competitive process involving unsubsidized residential development, commercial development, or business expansion, shall be evaluated as follows:

- The Qualified Applicant may be brought in for an oral presentation before individual evaluation sheets are completed.
- The evaluators will score the applicant using the scoring rubric attached to these Policies. However, because there is a single applicant, each evaluator will also indicate whether the applicant is recommended or not recommended.
- If a majority of the evaluators recommend the applicant, then the applicant will proceed. If the evaluators do not recommend the applicant, then the applicant will not be permitted to re-submit for the same property for a period of six (6) months.

Applications pursuant to a non-competitive process involving federal or state subsidized residential development (e.g., LIHTC), side/rear yards, or gardens, shall be evaluated as follows: Certified Copy

- The Senior Vice President for Land Management, or his/her designee, will review the application and indicate whether the applicant is recommended or not recommended.
- If the applicant for a side/rear yard or garden is not recommended, then such applicant will not be permitted to re-submit for the same property for a period of one (1) month.

Pricing

Valuation Price

For all Dispositions, the Agency will obtain an appraisal or an in-house opinion of value for Surplus Property by a licensed appraiser (“Valuation Price”). When determining the Valuation Price, the Agency may consider any factors affecting the Surplus Property including, without limitation, the cost of any environmental remediation as determined by a third-party engineer or other reputable consultant and the cost to demolish existing structures. The Valuation Price shall be advertised with competitive process listings, and may be used to evaluate the applicant’s offer price in response to a competitive process listing.

Offer Price

If all offers in response to a competitive process are below the Valuation Price, the Agency may choose to re-list the Surplus Property for competitive process or proceed with the Applications received. At the time of submitting its application, an applicant may submit for consideration information relevant to the value of the Surplus Property in support of its offer price, including, without limitation, the cost of any environmental remediation as determined by a third-party engineer or other reputable consultant and the cost to demolish existing structures. The Agency may negotiate an offer price that considers the cost of addressing such issues. The Agency may engage a qualified consultant to peer review any third-party due diligence to substantiate any price reduction.

Nominal and Discounted Pricing

When calculating a discounted price, the Agency may consider the benefit provided by the proposed use and, if applicable, the amount of discount needed to make the project both financially feasible and continually sustainable. The Agency will strive to apply a discount that is no greater than the minimum reduction necessary to make the project viable while capturing the greatest possible return for the Agency, as determined by the Agency, in its sole discretion. Pursuant to Section 16-404(3)(b)(.2), the following are eligible for nominal or discounted pricing:

- **Side/Rear Yards:** A side or rear yard pursuant to Section 16-404(2)(d)(.1).
- **Gardens/Open Space/Recreational Space:** A use that creates a garden, open space, or recreational area pursuant to Section 16-404(2)(d)(.2).
- **Affordable, Mixed Income, and Workforce Housing:** Affordable or mixed-income housing pursuant to Section 16-404(2)(d)(.5).
- **Community Benefiting Use:** A use pursuant to Section 16-404(2)(d)(.6).
- **Economic Development Projects:** An economic development project where a significant portion of jobs are created for community residents.
- **Urban Agriculture:** An urban agriculture project.
- **Other Use:** A use that advances the Strategic Plan (defined in Section 16-406), the City’s Comprehensive Land Use Plan, or any other plans approved by the City of Philadelphia.

Religious Institutions

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Religious Institutions are not eligible for a nominal or discounted sales price. However, non-profit entities affiliated with religious institutions may be eligible for a nominal or discounted sales price if (i) the Surplus Property will be used for secular purposes only; and (ii) the Qualified Applicant and the proposed use comply with these Policies.

Additional Terms

Timeline for Response and Agreements

Competitive Process

Pursuant to Section 16-404(2)(c) no later than 120 days after the submission deadline for any Surplus Property for a competitive process, the Agency may provide the Qualified Applicant with the highest score with a proposed agreement. The Qualified Applicant will sign and return the Agreement within 30 days of receipt. Failure to comply with this deadline, as may be extended, will result in the Qualified Applicant being disqualified.

The proposed agreement shall include an offer price. If the Qualified Applicant signs the agreement within the time prescribed in these Policies, the offer price shall be valid for at least one year from the date the Qualified Applicant delivers the signed agreement to the Agency. This period may be extended by the Senior Vice President for Land Management for PHDC, in his/her sole discretion.

After the conclusion of that one-year period, the Agency may cancel all rights and reservations for the applicant or extend rights and reservations and keep the original price if it is still deemed appropriate by the Senior Vice President for Land Management for PHDC, in his/her sole discretion.

Non-Competitive Process

The Agency will respond to all Expressions of Interest eligible for a non-competitive process no later than thirty (30) days from receipt with either a denial letter or by sending the applicant an application.

The applicant will have 45 days to submit a completed application and all other items required by the Agency. Failure to comply with this deadline will result in the EOI being closed.

No later than 75 days of receiving an application for Surplus Property, the Agency shall advise the applicant in writing whether its application has been accepted or denied.

The proposed Agreement shall include an offer price. If the Qualified Applicant signs the Agreement within 45 days from receipt, the offer price set forth in the agreement shall be valid for no more than one year from the date the Qualified Applicant signs the agreement. This period may be extended by the Senior Vice President for Land Management for PHDC, in his/her sole discretion.

After the conclusion of that one-year period, the Agency may cancel all rights and reservations for the applicant or extend rights and reservations and keep the original price if it is still deemed appropriate by the Senior Vice President for Land Management for PHDC, in his/her sole discretion.

Property Reservations

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Developers often require legally recognizable site control as part of the development process. Either prior to or concurrent with an agreement, the Agency may provide a reservation letter to demonstrate the Agency's commitment to an exclusive negotiating relationship with the developer. Any sales price provided in a reservation letter shall be valid for no more than one year from the date of the letter.

Appropriate and Timely Development of Properties

Surplus Properties will be timely developed in accordance with a written agreement.

Generally, construction will commence within three (3) months from settlement (unless otherwise stated in the agreement) and the property shall be rehabilitated and/or improved within eighteen (18) months of acquisition of title unless the Qualified Applicant has demonstrated practical cause as to why the time for completion should be extended. Any extension exceeding six (6) months from the initial deadline shall require approval of the Agency's Board of Directors. To ensure these expectations are met, the Agency will place conditions or restrictions on property it conveys to achieve the agreed-upon outcome and will monitor these agreements until construction is complete.

Property Restrictions

At a minimum, the agreement and the deed conveying Surplus Property must contain the following, to the extent feasible in the context of the particular transaction:

- (1) an irrevocable power of attorney, coupled with an interest, appointing the grantor or its designee as true and lawful attorney-in-fact for the grantee to enter into and take possession of such property, with any other necessary provisions, in the event of a failure by the grantee to comply with any term or condition established in connection with the transfer of title; and
- (2) a requirement that failure of compliance with any term or condition established in connection with transfer of title will cause title to the property to revert to the ownership of the City of Philadelphia, the Philadelphia Redevelopment Authority or the Philadelphia Land Bank, automatically, without any conveyance thereof being required, upon notice that such failure exists and such failure is not remedied by the expiration of any applicable cure period.

In addition, unless Council authorizes otherwise, the agreement, the deed, or both, shall contain any and all restrictions, conditions, and covenants deemed appropriate by the Agency for the particular transaction, in its sole discretion, including, without limitation, the following:

All Transactions Shall Contain the Following Restrictions

A. Maintenance of Premises and Improvements.

- From and after settlement, applicant shall maintain the property and the improvements thereon in such condition as to remove and keep out the elements of blight and enforce adequate safeguards for the proper maintenance of all parts of the property and the improvements.

B. Covenant Against Discrimination.

- No person shall be deprived of the right to live in the property because of race, creed, color, national origin, gender, sexual orientation, or disability; and there shall be no discrimination against any person in the use or sale of the property because of race, creed, color, national origin, gender, sexual orientation, or disability.

Nominal or Discounted Pricing Restrictions

For property conveyed under the Nominal or Discounted Pricing, the Agency must, in its discretion, put in place one or more of the following unless Council authorizes otherwise:

- a) Permanently deed restrict the property.
- b) Provide a minimum 30-year self-amortizing mortgage for the difference between the Valuation Price, and the nominal or discounted sales price. The self-amortizing mortgage will reduce down evenly over the term of the mortgage and may only be assigned or transferred with consent of the Agency.
- c) Provide a minimum 30-year purchase money mortgage for the difference between the Valuation Price, and the nominal or discounted sales price. The Purchase Money Mortgage will not amortize and will be due and payable at the end of the mortgage term.
- d) Record a Declaration of Restrictive Covenants, which includes restrictions to ensure project affordability.

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Side/Rear Yards disposed under the Side/Rear Yard section of this document will have 30-year Mortgage that will be considered satisfied on the 30th anniversary of the mortgage, and shall have use restrictions during the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted by the Agency and the mortgage must be paid in full.

For properties sold through a competitive process at an offer price that is below the Valuation Price, the Agency may, in its discretion, record a deed restriction, mortgage, or other encumbrances to protect the public's interest.

Workforce Housing Restrictions

A. Declaration of Restrictions.

- All workforce housing transactions will have a declaration of restrictions regarding income eligibility and resale price.

Side/Rear Yard Restrictions

A. Permitted Use.

- Property shall only be used as a side yard or rear yard, as applicable, incidental to the applicant's adjacent primary residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The property must be fenced. Any alley way located adjacent to the property shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.
- The applicant is encouraged, but not obligated, to consolidate the side/rear yard and the applicant's property and to obtain a single OPA account within one year.

Garden Restrictions

A. Permitted Use and the Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, a single bulletin board not greater than nine (9) square feet, washing stations, sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

B. Restrictions.

- No later than one (1) year following settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the property must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the property may be used for any of the Ancillary Use(s) at any time.
- The sale of Crops at the property is not permitted to exceed a certain dollar amount as determined by the Agency, in its sole discretions, in any calendar year.
- All compost must be stored in rodent-resistant containers.
- No structures are permitted on the property unless expressly permitted by the agreement.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited. Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the property is prohibited.
- The property shall at all times be used, operated, and maintained in accordance with the agreement and all applicable laws.

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Non-Disposition Interim Uses

Individual/Household Garden

Surplus property may be eligible for a license agreement as an Individual/Household Garden(s) if the following conditions are satisfied:

1. The applicant's primary residence (the "Applicant's Residence") must be within 1,500 feet of the Individual/Household Garden(s).
2. The applicant does not have to be a homeowner, but must be an occupant of the Applicant's Residence.
3. The Individual Garden Agreement ("IGA") will be for no more than one year, but may be renewed annually at the request of the applicant and at the discretion of the Agency.
4. The Agency may terminate the IGA, upon 60 days prior written notice.

The following obligations and restrictions apply to each Individual/Household Garden(s):

1. The applicant will pay a fee of \$25 per year fee under each IGA.
2. The applicant will have to maintain the Individual/Household Garden(s) and maintain the sidewalk space (e.g., public right of way) adjacent to the Individual/Household Garden(s) including, without limitation, snow/ice removal and removal of overgrowth.
3. The applicant will use the Individual/Household Garden(s) for only these non-commercial, gardening purposes: (i) to grow food, flowers, ornamental plants, and other landscaping; (ii) to compost in rodent-resistant containers; and (iii) to place certain improvements to support the gardening use with the prior written approval of the Agency such as tool sheds, fences, raised-beds, storm water storage containers, and composting containers.
4. The following uses are not permitted (a complete list of prohibited uses will be included in the license agreement):
 - a. No permanent structures may be installed on the property
 - b. Cars cannot be parked or repaired on the site
 - c. Must agree not to grow any plants regulated or prohibited by federal laws on the property.
5. The Agency may impose any other restrictions, covenants, or conditions to protect the public's interest.

Community-Managed Gardens and Open Space

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Surplus property may be eligible for a license agreement as a Community Garden(s) or a Community-Managed Open Space(s). The following conditions must also be satisfied:

1. The applicant must demonstrate to the satisfaction of the Agency the operational and financial capacity to maintain and manage the property.
2. A signed letter of support by a Registered Community Organization, local Community Development Corporation, other civic association or a letter of support signed by the majority of the neighbors on the block or within a one block radius of the garden is required.
3. The applicant must document opportunities for neighborhood residents to access and benefit from the site.
4. Applicants with an established performance record seeking to work in the existing neighborhood can seek to acquire additional sites if they meet the above stated criteria.
5. Community gardens and community-managed Open Spaces are eligible for leases for up to one year in length. A proposed lessee may seek a term in excess of one year.
6. Gardeners can also work with existing nonprofit partners to lease land from the Agency for a onetime application fee per lease.

The Agency can, at any time, in its sole discretion deny any license agreement.

Additional Interim Uses

Interim uses not expressly described here are permitted. The Agencies may determine the suitability of these other uses at their discretion.

Other

Ethics

The City of Philadelphia is committed to ethical and transparent processes for the disposition of property. All real estate transactions are governed by City and State laws and rules that generally prohibit conflicts of interest, disclosing confidential information, and the representation of a person or organization by a City official or employee in a transaction with the City.

Financial Assistance

Any grant, loan, tax incentive, bond financing subsidy (for land purchase or otherwise), or other form of assistance that is realized by or provided to a person for \$50,000 or more through the authority or approval of the City is by law considered Financial Assistance under Chapter 17-1400 of the Philadelphia Code.

Financial Assistance recipients must meet eligibility requirements by disclosing their political contributions.

Financial Assistance includes the transfer of City property for less than market value. Recipients of Financial Assistance must comply with campaign contribution limits and must disclose campaign contributions for five years after receiving Financial Assistance. They must also disclose solicitations from any City official. For more information on these requirements, please see www.phila.gov/integrityworks. Any person inside or outside of City government with a concern that the disposition or administration of City property is unethical or violates the City's Financial Assistance requirements should contact the City's Chief Integrity Officer at (215) 686- 2178 or Inspector General at (215) 686-1770.

City of Philadelphia

BILL NO. 190606-AA, as amended continued



BOARD FACTSHEET
 Meeting of February 12, 2020
 Approval of Property Transfer Request
 Carpenter Green Park – 914-928 S. 17th Street

PURPOSE

Approval is requested for the transfer of eight (8) Philadelphia Redevelopment Authority ("PRA") properties to the City of Philadelphia, acting through its Parks and Recreation Department (the "City").

REDEVELOPER: South of South Neighborhood Association ("SOSNA")
CONTRACTOR/LICENSEE: Seravalli Inc. ("Seravalli") and Reed St Builders LLC ("RSB")
PROPERTIES: 914-928 S. 17th Street (the "Property")

ESTIMATED PROJECT

DEVELOPMENT COSTS: \$155,000 ("Phase I") and \$200,000 ("Phase II")

FUNDING: Donor Contribution, \$110,000 PRA Grant

DISPOSTION PRICE: N/A

ECONOMIC

OPPORTUNITY PLAN: N/A

PREVAILING WAGE: N/A

NATURE OF TRANSACTION:

The approval of the transfer of eight (8) properties from PRA to the City. SOSNA has completed Phase II of construction of a park and greenspace at the Property. PRA previously entered into two (2) License Agreements, one for each phase, in order to provide the SOSNA general contractors permission to complete construction at the Property. The License Agreements were executed on July 13, 2017 and January 29, 2019, respectively, as amended. Construction at the Property is now complete.

The Property is currently owned by PRA. Following transfer of the developed Property to the City, SOSNA will enter into an agreement with the City to allow SOSNA to maintain and operate the park on behalf of the City. City Council Bill No. 190744 was passed by City Council on December 5, 2019, authorizing the transfer of the Property from the PRA to the City.

Proposed Resolution attached.

Prepared By: Karanja Slaughter, Special Projects Coordinator



BOARD FACTSHEET

Meeting of February 12, 2020

Increase to Minimum Threshold for Requests for Proposals

REQUEST: Authorization to increase the threshold that triggers a request for proposal ("RFP") and formal bids for City of Philadelphia ("City") contracts relative to businesses located or doing business in the City to One Hundred Thousand Dollars (\$100,000).

BACKGROUND: As part of a November, 2019, ballot question, the City requested that its qualified electors determine whether the City can amend the City's Home Rule Charter to increase the threshold that triggers a request for proposal ("RFP") and formal bids for City contracts relative to businesses located or doing business in the City to One Hundred Thousand Dollars (\$100,000) from the current level of Thirty Four Thousand Dollars (\$34,000). On June 13, 2019, pursuant to Resolution No. 190299, City Council had previously approved a resolution authorizing that the proposed amendment be submitted to the City's qualified electors in the November election.

The proposed amendment is part of the City's Local Business Purchasing Initiative to make small, local businesses more competitive by relieving them of extensive paperwork for relatively small contracts. The efforts are further intended to increase contracting opportunities, in particular, for firms owned by ethnic minorities, women and disabled persons (those certified as M/W/DSBE), and to return a larger portion of City procurement spending to the local economy. The proposed amendment was approved by the City's qualified electors and the City's Home Rule Charter has been amended.

Philadelphia Redevelopment Authority ("PRA") staff now seeks Board authorization to update PRA's RFP policy to bring it in line with the City's amendment to the Home Rule Charter.

Proposed Resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of February 12, 2020

Second Amendment to Gallery Leases

833, 901 and 905 Market Street, Philadelphia, PA

1001-1019 Market Street, Philadelphia, PA

1025 Market Street, Philadelphia, PA

NAME OF DEVELOPERS/TENANTS:

1. PR Gallery I Limited Partnership ("**PR Gallery I**")
2. Keystone Philadelphia Properties, LP ("**PREIT Keystone**")

PR Gallery I and PREIT Keystone are collectively referred to herein as the "**Tenants.**"

PROPERTY INFORMATION:

1. 833, 901 and 905 Market Street, Philadelphia, PA ("**Gallery I**")
2. 1001-1019 Market Street, Philadelphia, PA ("**Gallery II**")
3. 1025 Market Street, Philadelphia, PA ("**JCP Building**")

Gallery I, Gallery II and the JCP Building are collectively referred to herein as the "**Gallery Mall Premises.**"

LEASES AND BACKGROUND:

1. PR Gallery I, as tenant, and the Philadelphia Redevelopment Authority (the "**Authority**"), as landlord, entered into that certain Amended and Restated Lease and Redevelopment Agreement dated November 18, 2015, effective as of December 22, 2015, and recorded on December 23, 2015 in the Philadelphia Department of Records as Document No. 53003345, with respect to Gallery I ("**Gallery I Lease**").

2. PREIT Keystone, as tenant, and the Authority, as landlord, entered into that certain Amended and Restated Lease and Redevelopment Agreement dated November 18, 2015, effective as of December 22, 2015, and recorded on December 23, 2015 in the Philadelphia Department of Records as Document No. 53003346, with respect to Gallery II ("**Gallery II Lease**").

3. PREIT Keystone, as tenant, and the Authority, as landlord, entered into that certain Amended and Restated Lease and Redevelopment Agreement dated November 18, 2015, effective as of December 22, 2015, and recorded on December 23, 2015 in the Philadelphia Department of Records as Document No. 53003347, with respect to the JCP Building ("JCP Lease").

The Gallery I Lease, Gallery II Lease, and JCP Building Lease are collectively referred to herein as the "**Gallery Leases.**"

On September 26, 2017, pursuant to Resolution No. 2017-64, adopted on September 13, 2017, the Authority and the Tenants entered into a First Amendment to Amended and Restated Lease and Redevelopment Agreement ("**First Amendment**") with respect to each of the Gallery Leases to modify the Gallery Leases to provide that, following the issuance of a Certificate of Completion (as defined in the Gallery Leases), Tenants may also issue a purchase notice to the Authority obligating the Authority to transfer the Gallery Mall Premises to Tenants.

Pursuant to the Gallery Leases, Tenants are currently undertaking a major redevelopment of the Gallery Mall Premises and other adjoining properties owned by affiliates of Tenants ("**Gallery Redevelopment**"). The Gallery Redevelopment was originally anticipated to be completed by March 14, 2020. Because of certain ongoing work to the exterior of the Gallery Mall Premises, Tenants and Authority staff have negotiated amendments to the Gallery Leases, as previously amended, to provide a short extension of the completion date for the Gallery Redevelopment.

REQUEST:

Approval of an amendment to the Gallery Leases, as previously amended, for purposes of extending the completion date of the Gallery Redevelopment as provided in Paragraph 9.6 of each of the Gallery Leases for an additional seven (7) months. As such, the new completion date for the Gallery Redevelopment will be October 14, 2020, which is fifty-five (55) months from the issuance of the Notice to Proceed (as defined in the Gallery Leases).

If approved, in accordance with PRA policy, there will be an amendment fee in the amount of Five Hundred Dollars (\$500.00).

Proposed Resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of February 12, 2020

Conveyance of City 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 City of Philadelphia (the "City") Public Property to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3rd Councilmanic District Office.
- Pursuant to City Council Resolution No. 190896, adopted on December 30, 2019, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

PROPERTY INFORMATION:

City Conveyance: The City properties attached hereto as Exhibit "A" will be conveyed the Philadelphia Redevelopment Authority for the subsequent conveyance to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

EXHIBIT "A"

3rd Councilmanic District Properties

724 S. 50th St.

**BOARD FACTSHEET**

Meeting of February 12, 2020

Amendatory Agreement

6216, 6217, 6218, 6221, 6222, 6223, 6224, 6225,
 6226, 6228, 6230, 6232, 6236, 6238, 6248, 6250 and
 6256 Osage Avenue; 6212, 6214, 6218, 6220, 6222,
 6224, 6226, 6228, 6232, 6234, 6236, 6238, 6240, 6242,
 6244, 6246, 6250, 6252 and 6254 Pine Street

NAME OF DEVELOPER/APPLICANT: AJR Endeavors, LLC

Nature of Transaction: By Resolution No. 2017-77 adopted on October 11, 2017, the Board authorized the selection of AJR Endeavors, LLC ("Redeveloper") for the full rehabilitation of the parcels located at 6216, 6217, 6218, 6221, 6222, 6223, 6224, 6225, 6226, 6228, 6230, 6232, 6236, 6238, 6248, 6250 and 6256 Osage Avenue; 6212, 6214, 6218, 6220, 6222, 6224, 6226, 6228, 6232, 6234, 6236, 6238, 6240, 6242, 6244, 6246, 6250, 6252 and 6254 Pine Street (collectively, the "Parcels") into thirty-six (36) single family homes, including but not limited to new roof, windows, HVAC, electrical, plumbing kitchen, bathroom and facade repair.

To date, the Redeveloper has completed and sold twenty-five (25) homes. Nine (9) homes are nearing completion and under contract to be sold. Those delays have caused the project to go beyond the scheduled completion date of August 9, 2019. The Redeveloper has informed the Authority that the last two (2) properties are now undergoing rehabilitation and are scheduled to be completed by April 30, 2020, and will be placed under agreement to sales prior to completion. The entire project is scheduled to be closed by May 31, 2020.

The request is contingent on payment by Redeveloper of a service fee in the amount of Five Hundred Dollars (\$500), which is the fee assessed to nominal dispositions.

Today the Board is requested to authorize a resolution to enable the following:

1. Extend the construction completion date to May 31, 2020;
2. Extension is contingent on receipt of a service fee in the amount of Five Hundred Dollars (\$500)

Legal Entity/Other Partners (if applicable): AJR Endeavors, LLC

§James Robertson – Managing Member, 51%

§Anthony Fullard, Managing Member, 29%

§Rodney Ross, Managing Member, 20%

Mailing Address: 2441 South Garret Street, Philadelphia, PA 19445**COMMENTS OR OTHER CONDITIONS:**

Item III (a)

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

Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with ranges at MBE – 18% and WBE – 7%.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Angel Rodriguez, Deputy Executive Director of Real Estate

**BOARD FACTSHEET**

Meeting of February 12, 2020

Selection of Redeveloper

Engine House 29 (1221-25 N. 4th Street)

NAME OF DEVELOPER/APPLICANT: Engine House 29 LLC

Nature of Transaction: Selection of Engine House 29 LLC ("Redeveloper") as redeveloper proposing to develop the property located at 1221-25 N. 4th Street (the "Property"), which is currently a three (3) story firehouse, into mixed use and residential apartments (the "Project"). Specifically, the Project will include eighteen (18) residential units, two (2) of which will reserved for tenants/owners with an income at or below 80% of Area Median Income ("AMI"). The residential units will be composed of fifteen (15) one-bedroom units and three (3) two-bedroom units. The Project will also include two (2) floors of commercial/community space. The Project will total approximately Twenty-Six Thousand Six Hundred Sixteen (26,616) square feet.

Legal Entity/Other Partners (if applicable): Jeffery Tubbs**Mailing Address:** 227 W. Thompson Street, Philadelphia, PA 19122**PROPERTY INFORMATION:** 1221 – 25 N. 4th Street

Description: 14,400 sq. ft., brick and brownstone structure **Zoning:** RM-1
Use: Mixed Use

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

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is required and ranges have been set at MBE - 17%, WBE-23%.

Prepared by: Roneece S. Dent, Senior Development Specialist

Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of February 12, 2020

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.
- Resolutions authorizing the below dispositions by the PRA were approved by City Council.
- 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.
- With the exception of interagency transfers, 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 will 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) **Nominal Disposition:** The following properties will be conveyed at nominal:

Address

1831 N. Bailey Street
3022 N. 8th Street

Grantee

James Denver Powell
Tiona Brown