

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, FEBRUARY 12, 2020**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

- (a) Meeting of January 08, 2020

**I. EXECUTIVE DIRECTOR'S REPORT**

**II. ADMINISTRATIVE**

- (a) Health Care Center No. 10  
Murphy, Quigley & Co., Inc.  
2230 Cottman Avenue  
**Approval of Construction Contract for interior renovations and building additions to Health Care Center No. 10. Economic Opportunity Plan ranges have been set at MBE – 18%, WBE – 7%.**
- (b) 8th & Diamond Playground  
Bittenbender Construction, L.P.  
800 Diamond Street  
**Approval of Construction Contract for renovation of playground area and recreation center at the 8th & Diamond Playground. Economic Opportunity Plan ranges have been set at MBE – 30%-35%, WBE – 15%-20%.**
- (c) Grayboyes Commercial Window Company  
**Approval of Amendment to Contract for Professional Services for the purchase and installation of new windows for various public facilities. Economic Opportunity Plan ranges were previously set at MBE – 100%.**

## **AGENDA**

Board Meeting of February 12, 2020

Page -2-

- (d) Connor Strong Buckelew Companies, LLC  
**Approval of Agreement for Professional Services to provide insurance, risk management, safety and loss control, claims and administrative services. DBE subcontractor firm will perform various services and receive twenty-five percent (25%) of the annual compensation amount.**
  
- (e) **Approval and Adoption of Revised Land Disposition Policy**
  
- (f) Carpenter Green Park  
City of Philadelphia, acting through its Parks and Recreation Department  
914-928 South 17th Street  
**Approval of property transfer of eight (8) PRA properties that have been developed into a park and greenspace to the City of Philadelphia, acting through its Parks and Recreation Department.**
  
- (g) **Increase to Minimum Threshold for Requests for Proposals**
  
- (h) PR Gallery I Limited Partnership  
and Keystone Philadelphia Properties, LP  
833, 901 and 905 Market Street, 1001-1019  
Market Street and 1025 Market Street  
**Second Amendment to Gallery Leases for purposes of extending the completion date of the Gallery Redevelopment for an additional seven (7) months.**
  
- (i) **Conveyance of City Properties to Philadelphia Land Bank**

724 S. 50th Street
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**AGENDA**

Board Meeting of February 12, 2020

Page -3-

**III. DEVELOPMENT**

- (a) Osage Urban Renewal Area  
AJR Endeavors, LLC  
6216, 6217, 6218, 6221, 6223, 6244, 6255  
6226, 6228, 6230, 6232, 6236, 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  
**Amendatory Agreement – Extension of the  
construction completion date to May 31, 2020.  
Economic Opportunity Plan ranges were previously  
set at MBE – 18%, WBE – 7%.**
  
- (b) Model Cities Urban Renewal Area  
JDT International Inc  
1221-25 N. 4th Street  
**Selection of Redeveloper proposing to develop eighteen  
(18) residential units, two (2) of which will reserved for  
tenants/owners with an income at or below 80% of Area  
Median Income, and two (2) floors of commercial/  
community space. Economic Opportunity Plan ranges  
have been set at MBE – 17%, WBE – 23%.**

**IV. REAL ESTATE**

Department of Public Property  
**Conveyance of Properties**

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

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, January 08, 2020, commencing at 4:15 P.M., in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

### ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; 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, Brian Romano, Ali Mooney, Victoria Englestad, Bradley Vassallo, Roneece Dent, Wendolyn David, Alberta Burton-Benn, Karanja Slaughter, Gary Hawkins and Elizabeth Bonaccorso.

Also in attendance: Jamila Davis, DHCD; Peilin Chen, City Finance Department; Jihad Ali, Guardian Civic; Victor Szwanki, Eastern Atlantic States Regional Council of Carpenters; Peter Kilty, Wharton Equity Partners; Cheyenne Beaver, Freelance Data Collection; Roman Bulgakov, Ralic Real Estate Group; Layla Bibi, Eastern Atlantic Stated Regional Council of Carpenters; Noel Eisenstat, Noel Eisenstat, LLC; and Mike Blackwell, Simeo Enterprises.

### ANNOUNCEMENTS

None.



### MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of December 11, 2019.

Upon motion made and duly seconded, the minutes of December 11, 2019 were approved.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller wished everyone a happy new year!

Mr. Heller informed the Board and public that the Authority revised the format of our Board Agendas to include some additional information on each item so that members of the public can better understand the nature of what the Board is asked to consider.

Mr. Heller thanked the Authority's staff who work hard every day to improve our communities.

Mr. Heller shared some of the Authority's outcomes. The Authority currently have 41 affordable housing projects with 2,349 units in construction or predevelopment. Next, Mr. Heller stated that the Authority's Restore, Repair, Renew home repair loan program has closed 69 loans worth \$1,343,230 and there are an additional 185 homeowners in the pipeline who have been pre-approved or are under review for loans.

Next, Mr. Heller stated that more than 50% of renters in Philadelphia are cost burdened. So, the Authority is launching a pilot Shallow Rent Subsidy program. The first RFP for that program will be posted before the end of the day today.

Finally, Mr. Heller stated that the first two RFPs for properties that were part of the Lower Eastwick Public Land Strategy were posted yesterday. This follows on a two-year planning and community engagement process. Mr. Heller further stated that staff is looking forward to continuing to work with the community to ensure the responsible redevelopment of this publicly owned property.



## **ADMINISTRATIVE**

**Mr. Harmon presented "Item II (a) – Appointment of the Board of Directors to RT HeadHouse Development Corporation" 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. 2020-01**

### **RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION**

**BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 12, 2020, or until such time as the Authority shall terminate any such appointment:

James Cuorato  
Gregory Heller  
Angela Chandler  
Darren Williams  
Karanja Slaughter

**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. Mooney presented "Item II (b) – Amendment to Resolution No. 2019-82, adopted on November 13, 2019, McPherson Square Pilot Program, Non-Revolver Line of Credit Loan" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Fadullon stated since there are discrepancies as to whether the borrower is tax compliant, the Board can approve; however, such approval will be contingent on confirmation that the borrower is tax compliant. Mr. Heller stated that there is a tax compliance issue and staff is in the process of working with the borrower to rectify the matter.

Ms. Fadullon asked if anyone had questions pertaining to this item. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated that back at December's meeting he inquired why this pilot program is not being offered to additional sections in Philadelphia. Mr. Heller, responded to Mr. Ali's question by stating that since this is a pilot program it is only being offered in a particular area; however, the Authority would love to obtain additional funding to extend this program citywide.

Mr. Ali further asked why no information is included in the Board package regarding the new entity, Shug Properties, LLC. Mr. Harmon responded that Shug Properties, LLC was created only two (2) weeks ago, has not done any other business and is wholly owned by the borrower being replaced.

### **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. 2020-02 (Amended)**

#### **RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 2019-82, ADOPTED NOVEMBER 13, 2019, PROVIDING THAT SHUG PROPERTIES, LLC SHALL REPLACE IMPACT SERVICES CORPORATION AS THE BORROWER OF THE AUTHORITY LOAN**

**WHEREAS**, pursuant to Resolution No. 2019-82, adopted November 13, 2019, the Philadelphia Redevelopment Authority (the "Authority") Board authorized a non-revolving line of credit loan to Impact Services Corporation ("Original Borrower") related to the *McPherson Square Pilot Program* (the "Program") in an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) ("Authority Loan").

**WHEREAS**, the purpose of the Program is to revitalize properties and connect qualified families with affordable rental and/or homeownership opportunities in the Program area which is bound by Westmoreland Street to the North, Lehigh Avenue to the South, Kensington Avenue to the East and North 2nd Street to the West (the "Program Area"), in the City of Philadelphia (the "City").

**WHEREAS**, Original Borrower has determined, for liability purposes, that, rather than being the borrower of the Authority Loan, it would like to use a wholly-owned subsidiary that was recently formed by Original Borrower solely for the purpose of borrowing the Authority Loan and undertaking the Program.

**WHEREAS**, the new entity is Shug Properties, LLC ("Shug Properties"), which is a Pennsylvania limited liability company whose sole member is the Original Borrower.

**WHEREAS**, because the loan documents for the Authority Loan have not yet been finalized and executed, the Board is requested to authorize an amendment to Resolution No. 2019-82, adopted on November 13, 2019, providing that Shug Properties shall be the new borrower of the Authority Loan in place of the Original Borrower.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to amend Resolution No. 2019-82, adopted on November 13, 2019, to provide that Shug Properties, LLC shall be the borrower of the Authority Loan in place of Impact Services Corporation.

**FURTHER RESOLVING**, that the aforementioned authorization is contingent confirmation that there are no outstanding tax compliance issues with the City of Philadelphia.

**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.



## **DEVELOPMENT**

**Mr. Romano presented "Item III (a) – Selection of Redeveloper, BMK Properties, LLC" in substance consistent with the attached Fact Sheet hereto.**

### *Additional Comments and Discussion*

Ms. Fadullon asked if anyone has questions pertaining to this item. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali asked if aggregate reporting is taking place to see if developers are achieving and meeting the compliance goals that have been set. Mr. Rodriguez responded that aggregate reporting is being done within the DHCD's compliance unit and at the Office of Economic Opportunity. Mr. Rodriguez further stated that if it becomes evident that developers are not meeting their goals, staff will notify a developer of the issue and, if the developer is not responding satisfactorily, may request that construction cease until the issue can be addressed.

Mr. Ali stated that he wants clarification as to the location of the 1029AA production reports to City Council. Ms. Davis from DHCD replied that this information can be found on the DHCD website. Mr. Rodriguez followed up and stated that this information is being provided on DHCD's website, not the Authority's or Land Bank.

### **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. 2020-03**

**RESOLUTION SELECTING BMK PROPERTIES, LLC AS REDEVELOPER OF 2074 E. SERGEANT STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that BMK Properties, LLC is hereby selected as Redeveloper of 2074 E. Sergeant Street located in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eighty Thousand Dollars (\$80,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



**Mr. Romano presented "Item III (b) – Selection of Redeveloper, BMK Properties, 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:

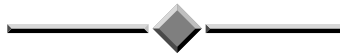
**RESOLUTION NO. 2020-04**

**RESOLUTION SELECTING BMK PROPERTIES, LLC AS REDEVELOPER OF 2103 E. HAGERT STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that BMK Properties, LLC is hereby selected as Redeveloper of 2103 E. Hagert Street located in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Sixty Thousand Dollars (\$60,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



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

**Mr. Romano presented "Item III (c) – Amendatory Agreement with Community Justice Land Trust" in substance consistent to the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked if this was a standard fee required by the Authority. Mr. Romano responded yes.

**Board Action**

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

**RESOLUTION NO. 2020-05**

**RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH COMMUNITY JUSTICE LAND TRUST AS REDEVELOPER OF 1324-32 S. CAPITOL STREET LOCATED IN THE POINT BREEZE REDEVELOPMENT AREA, POINT BREEZE URBAN RENEWAL AREA**

**WHEREAS**, Pursuant to Resolution No. 2019-64, adopted on September 11, 2019, the Board authorized the selection of Community Justice land Trust ("Redeveloper") for the development of 1324-32 S. Capitol Street (the "Properties");

**WHEREAS**, Redeveloper and Authority executed a Redevelopment Agreement dated August 27, 2019 ("Redevelopment Agreement") for the Properties;

**WHEREAS**, Redeveloper took title to the properties on December 23, 2019.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a First Amendment to Redevelopment Agreement with Redeveloper for the development of the Properties, to provide:

1. Approval of the revised plans; and
2. Payment 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: Mr. Cuorato, Ms. Duque-Buckley, Mr. Bumb and Mr. Dubow.

One (1) abstention: Ms. Fadullon



At this time, Ms. Fadullon resumed chairing the meeting.

**Mr. Romano presented "Item III (d) – Agreement of Sale for 10 Wolf Street" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Fadullon asked if anyone has questions pertaining to this item. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali asked why the tenant previously operating at the property is no longer operating there. Mr. Rodriguez stated that the property was developed into a parking lot by the former tenant and that the tenant has since exercised its right to terminate the lease. Mr. Rodriguez stated that 10 Wolf Street is being sold to W/W 2400 Weccacoe Owner VIII, LLC, and there will be deed restrictions on the property limiting its use going forward to a parking lot.

Mr. Ali asked for information with regards to the buyer's MBE/WBE goals. Mr. Rodriguez responded that property was developed into a parking lot; and, therefore, there are no such goals as there is no development obligation and no contracting opportunities.

Ms. Cheyenne Beaver, a freelance writer asked what kind of business is purchasing the property. Mr. Rodriguez asked Mr. Eisenstat to respond. Mr. Eisenstat stated that the new owner is a New York-based urban retail fulfillment distributor and there will not be any additional/new construction. Mr. Eisenstat further stated that the parking lot will enable between 200 to 300 parking spots for employees.

### **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. 2020-06**

#### **RESOLUTION SELECTING W/W 2400 WECCACOE OWNER VIII, LLC AS BUYER OF 10 WOLF STREET PURSUANT TO AN AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that W/W 2400 Weccacoe Owner VIII, LLC (the "Buyer") is hereby selected as buyer of 10 Wolf Street (the "Property") and approval is hereby given to the Agreement for Sale and Purchase of Real Estate and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00); determining that the Buyer possesses the qualifications and financial resources necessary to acquire the Property; further authorizing the execution, delivery and recording of the Agreement for Sale and Purchase of Real Estate and a Deed for the Property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing in accordance with the Fact Sheet attached hereto.

**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.



**REAL ESTATE**

**Mr. Rodriguez presented "Item IV – Conveyance of Properties" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Fadullon stated that this is the first conveyance under the new laws created by City Council.

Ms. Fadullon pointed out that the Land Bank's staff and Board of Directors will be responsible for reviewing and approving the ultimate disposal of these properties to third parties. The PRA Board today will simply be approving the transfers to the Land Bank. As such, the Fact Sheet and Resolution will need to be amended to reflect this information.

Mr. Harmon reiterated for the record that today's action by the Board is to consider the transfer of these properties to the Philadelphia Land Bank and that is the only consideration by the PRA Board of Directors.

**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. 2020-07 (Amended)**

**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**, 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**

1223 N. 42nd Street  
4122 Leidy Avenue  
4124 Leidy Avenue  
4128 Leidy Avenue  
4134 Leidy Avenue  
4140 Leidy Avenue  
4148 Leidy Avenue  
4164 Leidy Avenue  
4112 W. Stiles Street  
4114 W. Stiles Street  
4116 W. Stiles Street  
4120 W. Stiles Street  
4122 W. Stiles Street  
4124 W. Stiles Street  
4126 W. Stiles Street  
4128 W. Stiles Street  
1306 S. 21st Street  
1308 S. 21st Street  
1310 S. 21st Street  
1312 S. 21st Street  
2648 Sears Street  
1210 S. 27th Street

1212 S. 27th Street  
1214 S. 27th Street  
5334 Market Street  
5336 Market Street  
5338 Market Street  
5340 Market Street  
5342 Market Street  
5344 Market Street  
3710 Haverford Avenue  
1327 S. 27th Street  
2613 Earp Street  
2616 Earp Street  
2701 Earp Street  
2703 Earp Street  
2714 Earp Street  
2719 Earp Street  
2724 Earp Street  
2727 Earp Street  
2735 Earp Street  
2639 Reed Street  
2641 Reed Street  
2643 Reed Street  
2614 Sears Street  
2626 Sears Street  
2630 Sears Street  
2642 Sears Street  
2648 Sears Street  
700 Sears Street

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 4:46 P.M.

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SECRETARY TO THE BOARD





**BOARD FACTSHEET**

Meeting of January 8, 2020

Appointment of the Board of Directors of RT HeadHouse  
Development Corporation

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**ENTITY:** RT HeadHouse Development Corporation

**Nature of Transaction:** Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 12, 2020, or until the appointment is terminated by the Philadelphia Redevelopment Authority ("Authority") Board:

James Cuorato  
Gregory Heller  
Angela Chandler  
Darren Williams  
Karanja Slaughter

**PROJECT INFORMATION:** 12<sup>th</sup> and Market HeadHouse Condominium  
(Reading Terminal HeadHouse)

**Address:** 1113-31 Market Street, 1113-A-31 Market Street and 1112-40  
Filbert Street

**COMMENTS OR OTHER CONDITIONS:**

HeadHouse Retail Associates, L.P. ("HeadHouse Retail"), a Pennsylvania limited partnership created by the Authority, is the owner of Units #2 and #3 in the 12<sup>th</sup> and Market HeadHouse Condominium. RT HeadHouse Development Corporation, of which the Authority is the sole shareholder, is the general partner of HeadHouse Retail and is responsible for the overall management and control of HeadHouse Retail.

Proposed Resolution is attached.



## BOARD FACTSHEET

Meeting of January 8, 2020

Authorization to Amend Resolution No. 2019-82, Adopted November 13, 2019

McPherson Square Pilot Program

**BACKGROUND:**

Pursuant to Resolution No. 2019-82, adopted November 13, 2019, the Philadelphia Redevelopment Authority (the "Authority") Board authorized a non-revolving line of credit loan to Impact Services Corporation ("Original Borrower") related to the *McPherson Square Pilot Program* (the "Program") in an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) ("Authority Loan") to revitalize properties and connect qualified families with affordable rental and/or homeownership opportunities in the Program area which is bound by Westmoreland Street to the North, Lehigh Avenue to the South, Kensington Avenue to the East and North 2nd Street to the West (the "Program Area"), in the City of Philadelphia (the "City").

**NATURE OF AMENDMENT:**

Original Borrower has determined, for liability purposes, that, rather than being the borrower of the Authority Loan, it would like to use a wholly-owned subsidiary that was recently formed by Original Borrower solely for the purpose of borrowing the Authority Loan and undertaking the Program. The new entity is Shug Properties, LLC ("Shug Properties"), which is a Pennsylvania limited liability company whose sole member is the Original Borrower.

Because the loan documents for the Authority Loan have not yet been finalized and executed, the Board is requested to authorize an amendment to Resolution No. 2019-82, adopted on November 13, 2019, providing that Shug Properties shall be the new borrower of the Authority Loan in place of the Original Borrower. The terms of Resolution No. 2019-82, adopted on November 13, 2019, and the amended terms under this proposed resolution will both be incorporated into the Authority Loan documents.

A proposed Resolution is attached.

Prepared By: Ryan Harmon, Esq.

**BOARD FACTSHEET**

Meeting of January 8, 2020

Selection of Redeveloper

2074 E. Sergeant Street

**NAME OF DEVELOPER/APPLICANT:** BMK Properties, LLC

**Nature of Transaction:** Selection of BMK Properties, LLC ("Redeveloper") as redeveloper proposing to develop two (2) units for homeownership to be sold at fair market value.

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

**Mailing Address:** 3020 Richmond Street, Philadelphia, PA 19134

**PROPERTIES INFORMATION:** 2074 E. Sergeant Street (the "Property")

**Description:** 873 SF, vacant lot      **Zoning:** CMX-1      **Use:** Residential

**Disposition Price:** Eighty Thousand Dollars (\$80,000.00)

The Property was posted as a competitive bid. Redeveloper's proposal was one of two (2) qualified bids submitted for the Property. Redeveloper's proposal scored the highest of the two (2) proposals and was recommended by the scoring committee to move forward.

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

Prepared by: Brian Romano

Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of January 8, 2020

Selection of Redeveloper

2103 E. Hagert Street

**NAME OF DEVELOPER/APPLICANT:** BMK Properties, LLC

**Nature of Transaction:** Selection of BMK Properties, LLC ("Redeveloper") as redeveloper proposing to develop a single-family home for homeownership to be sold at fair market value.

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

**Mailing Address:** 3020 Richmond Street, Philadelphia, PA 19134

**PROPERTIES INFORMATION:** 2103 E. Hagert Street (the "Property")

**Description:** 728 SF, vacant lot      **Zoning:** RSA-5      **Use:** Residential

**Disposition Price:** Sixty Thousand Dollars (\$60,000.00)

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

Prepared by: Brian Romano

Reviewed by: Angel Rodriguez



**BOARD FACTSHEET**

Meeting of January 8, 2020  
Amendatory Agreement  
1324-32 S. Capitol Street

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**NAME OF DEVELOPER/APPLICANT:** Community Justice Land Trust

**Nature of Transaction:** By Resolution No. 2019-64, adopted September 11, 2019, the Board authorized the selection of Community Justice Land Trust ("Redeveloper") to develop 1324-32 S. Capitol Street (the "Properties") into five (5) affordable single-family homeownership units available to households at or below 80% Area Median Income ("AMI"). Redeveloper and Authority executed a Redevelopment Agreement dated August 27, 2019 ("Redevelopment Agreement") for the Properties.

The plans that were approved had finished basements in four (4) of the five (5) houses. Redeveloper informed the Authority that because this is an affordable project, the budget won't allow for finished basements. The basements will be open space with a heater, hot water heater and hookups for the washer and dryer.

A service fee of Five Hundred Dollars (\$500) will be applied to this request.

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

1. Approval of the revised plans and an amendment to the Redevelopment Agreement providing for the revised plans.

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

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

**COMMENTS OR OTHER CONDITIONS:**

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

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

Prepared by: Brian Romano  
Reviewed by: Angel Rodriguez

**BOARD FACTSHEET**

Meeting of January 8, 2020

Agreement of Sale

10 Wolf Street

**NAME OF BUYER:** W/W 2400 Weccacoe Owner VIII, LLC

**Nature of Transaction:** Agreement for Sale and Purchase of Real Estate ("Agreement") between the Philadelphia Redevelopment Authority (the "Authority"), as seller, to W/W 2400 Weccacoe Owner VIII, LLC ("Buyer"), as buyer, for the property located at 10 Wolf Street (the "Property"). Because the Property was developed by the previous tenant as a parking lot, no redevelopment agreement is required for this transaction.

The Agreement will require that a restrictive covenant will be recorded against the Property at the time of transfer restricting the use of the Property to a parking lot in perpetuity ("Restrictive Covenant"). Because of the Buyer's agreement to restrict the Property's use to that of a parking lot, the Authority obtained a restricted use appraisal (restricted to parking lot use) reflecting a fair market value of Seven Hundred Twenty-Five Thousand Dollars (\$725,000) ("Purchase Price").

In the event Buyer, Buyer's successors or assigns or any future owner of the Property seeks a release of the Restrictive Covenant from the Authority or otherwise violates the terms of the Restrictive Covenant, such party shall be obligated to pay the Authority the then-current fair market value of the Property (unrestricted and highest and best use) as determined by an independent appraiser selected by the Authority, less the Purchase Price.

This parking lot is adjacent to Buyer's business which was purchased in March, 2019. As such, this transfer qualifies as a direct, non-competitive transfer as it is for business expansion/development assemblage under the City of Philadelphia's Land Disposition Policy and the transfer is for fair market value as described above.

**Mailing Address:** 505 Park Avenue, 18<sup>th</sup> Floor, New York, NY 10022

**PROPERTIES INFORMATION:** 10 Wolf Street

**Description:** 72,510 SF, vacant lot      **Zoning:** I-2      **Use:** Parking Lot

**Disposition Price:** Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00)

**COMMENTS OR OTHER CONDITIONS:**

Buyer 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.

The material terms of the proposed transaction are set forth on the Term Sheet attached hereto. Also attached hereto is a summary sheet from the appraisal.

Prepared by: Brian Romano  
Reviewed by: Angel Rodriguez



## BOARD FACTSHEET

Meeting of January 8, 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) **Fair Market Disposition:** The following properties will be conveyed at fair market value as established through a competitive Request for Proposals issued by the PLB:

<u>Addresses</u>	<u>Grantee</u>	<u>Total Bid/Cost</u>
1327 S. 27th Street	Civetta Property Group LLC	\$1,900.00 (Competitive - Request for Proposals) (for all properties)
2613 Earp Street		
2616 Earp Street		
2701 Earp Street		
2703 Earp Street		
2714 Earp Street		
2719 Earp Street		
2724 Earp Street		
2727 Earp Street		
2735 Earp Street		
2639 Reed Street		
2641 Reed Street		
2643 Reed Street		
2614 Sears Street		
2626 Sears Street		
2630 Sears Street		
2642 Sears Street		
2648 Sears Street		
2700 Sears Street		

- 2) **Nominal Disposition:** The following properties will be conveyed at nominal:

<u>Address</u>	<u>Grantee</u>
1223 N. 42nd Street	Philadelphia Land Bank
4122 Leidy Avenue	Philadelphia Land Bank
4124 Leidy Avenue	Philadelphia Land Bank
4128 Leidy Avenue	Philadelphia Land Bank
4134 Leidy Avenue	Philadelphia Land Bank
4140 Leidy Avenue	Philadelphia Land Bank
4148 Leidy Avenue	Philadelphia Land Bank

4164 Leidy Avenue	Philadelphia Land Bank
4112 W. Stiles Street	Philadelphia Land Bank
4114 W. Stiles Street	Philadelphia Land Bank
4116 W. Stiles Street	Philadelphia Land Bank
4120 W. Stiles Street	Philadelphia Land Bank
4122 W. Stiles Street	Philadelphia Land Bank
4124 W. Stiles Street	Philadelphia Land Bank
4126 W. Stiles Street	Philadelphia Land Bank
4128 W. Stiles Street	Philadelphia Land Bank
1306 S. 21st Street	Philadelphia Land Bank
1308 S. 21st Street	Philadelphia Land Bank
1310 S. 21st Street	Philadelphia Land Bank
1312 S. 21st Street	Philadelphia Land Bank
2648 Sears Street	Philadelphia Land Bank
1210 S. 27th Street	Philadelphia Land Bank
1212 S. 27th Street	Philadelphia Land Bank
1214 S. 27th Street	Philadelphia Land Bank
5334 Market Street	Philadelphia Land Bank
5336 Market Street	Philadelphia Land Bank
5338 Market Street	Philadelphia Land Bank
5340 Market Street	Philadelphia Land Bank
5342 Market Street	Philadelphia Land Bank
5344 Market Street	Philadelphia Land Bank
3710 Haverford Avenue	Philadelphia Land Bank
1831 N. Bailey Street	James Denver Powell