

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, MARCH 10, 2021**

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

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of February 10, 2021

- | <b><u>I.</u></b>  | <b><u>EXECUTIVE DIRECTOR'S REPORT</u></b>   | <b><u>Page</u></b> |
|-------------------|---|--------------------|
| <b><u>II.</u></b> | <b><u>ADMINISTRATIVE</u></b>  |                    |
| (a)               | 1745 W Diamond LLC v. Philadelphia Redevelopment Authority, et al., Court of Common Pleas of Philadelphia County, June Term, 2018, Docket No. 00147<br><b>Settlement of Lawsuit</b> | (1)                |
| (b)               | Philadelphia Zoo Animal Hospital Mechanical Equipment Replacement<br>Dolan Mechanical, Inc.<br>3400 Girard Avenue<br><b>Approval of Construction Contract</b>                       | (3)                |
| (c)               | Compressed Natural Gas Fueling Station Project<br>Clean Energy, Inc.<br>3033 S. 63 <sup>rd</sup> Street<br><b>Approval First Amendment to Design Build/Construction Agreement</b>   | (5)                |
| (d)               | Martin Luther King, Jr. Recreation Center<br>Roof Replacement Project<br>Robert Ganter Contractors Inc.<br>2101 Cecil B. Moore Avenue<br><b>Approval of Construction Contract</b>   | (9)                |

## **AGENDA**

Board Meeting of March 10, 2021

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- (e) **Conveyance of Title of City Properties Through Philadelphia Redevelopment Authority to Philadelphia Land Bank** (12)
- (f) **Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank** (16)

### **III. HOUSING FINANCE**

- (a) Carl Mackley Apartments Preservation Development  
**Modification of Resolution No. 2020-80,  
Adopted on December 9, 2020** (20)
- (b) Karen Donnally/Iris Nydia Brown Preservation Development  
KDINB LP  
312-318, 315-25 Diamond Street, 2042-2054,  
2108-2150 N. Orianna Street, 2028-2040, 2041,  
2051-2057, 2103-2121, 2125-2135,  
2139-2141 N. 4th Street  
**New Financing and Modification of Existing Loans** (22)

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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Prior to the start of the meeting, Mr. Harmon made the announcement that today's Board meeting is being held electronically via an authorized communication device pursuant to Title 35 of the Pennsylvania Consolidated Statutes, Section 5741 (35 Pa.C.S. §5741), is open to public attendees and open for public comment. The Board meeting is being recorded and questions and comments can be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments will be read out loud and answered if needed. Mr. Harmon indicated that he did receive correspondence from Barbara Chavous-Pennock of East Parkside Residents Association which has been provided to the Board and which will be attached to the February 10, 2021 Board meeting minutes (a written response to this letter was previously provided by Mr. Heller). Mr. Harmon further stated that he provided his email address to the public for any issues with submitting questions and/or comments.

**\*\*\*PLEASE NOTE THAT THERE WAS A QUESTION AND ANSWER PORTAL FOR PUBLIC ATTENDEES OF THIS BOARD MEETING. THE PUBLIC ATTENDANCE LIST AND THE SUBMITTED QUESTIONS AND ANSWERS, IF ANY, ARE ATTACHED HERETO FOLLOWING THE MINUTES.**

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A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, February 10, 2021, commencing at 4:00 PM, pursuant to proper notices being made.

### ANNOUNCEMENTS

Ms. Fadullon announced that Peilin Chen has been appointed to the Board of Directors and will be replacing Rob Dubow as Treasurer. A copy of Ms. Chen's appointment letter will be attached to the February meeting minutes.

### ROLL CALL

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

The following assigned staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Darci Bauer, Victoria Engelstad, Brian Romano, Alberta Benn, and Elizabeth Bonaccorso.

Also in attendance: Jamila Davis, DHCD; Jeff Carpenter, Renee Smith, Jihad Ali, Yvonne Haskins, Lawrence Battle, Jr., Allison Weiss, Nicki Bagby, Wanda Felder, Diane Lucidi, Taj Murdock, Edward A. Welch, III, Rodney Jones, Harding Byrd, M. Simmons (name provided), Johanna Ramos, Robin Miller, Miller Design; Bill Dixon, Chivone Morris, Lenora Jackson-Evans, and Rob Call.



## **MINUTES**

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of January 13, 2021.

Upon motion made and duly seconded, the minutes of January 13, 2021 were approved.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller stated that currently there are not any rental assistance applications open. Mr. Heller explained that Phase IV rental assistance will be available in March. Mr. Heller further stated to check back at [PHLRentAssist.org](http://PHLRentAssist.org) for updates.



## **ADMINISTRATIVE**

**Mr. Rodriguez presented "Item II(a) – Conveyance of PRA Properties to Philadelphia Land Bank" 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. 2021-05**

**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("City") to create a land bank in accordance with the Land Bank Act; and

**WHEREAS**, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

**WHEREAS**, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

**WHEREAS**, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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

**EXHIBIT "A"**

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

**1<sup>st</sup> Councilmanic District Properties**

1900 Lehigh Avenue  
2057 E. Rush Street

**5<sup>th</sup> Councilmanic District Properties**

3230-38 Diamond Street

**8<sup>th</sup> Councilmanic District Properties**

149 Apsley Street  
234 E. Berkley Street

Voting for the foregoing amendment: Ms. Fadullon, Mr. Cuorato, Ms. Buckley, Ms. Chen and Bumb.



**Mr. Rodriguez presented "Item II(b) – Conveyance of Title of City Property Through Philadelphia Redevelopment Authority to Philadelphia Land Bank" 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. 2021-06**

**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**, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution 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 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"**

**1<sup>st</sup> Councilmanic District Property**

1740 S. Howard Street

Voting for the foregoing amendment: Ms. Fadullon, Mr. Cuorato, Ms. Buckley, Ms. Chen and Bumb.



**Ms. Engelstad presented "Item II(c) – Authorization to Enter into (i) an Exclusive Management and Leasing Agreement with DHC Management, LLC and (ii) an Exclusive Leasing Listing Agreement with DHC Management, LLC Relative to the Lower Germantown Property Portfolio" in substance consistent with the attached Fact Sheet hereto.**

### Additional Comments and Discussion

Ms. Engelstad informed the members of the Board that Renee Smith, Esq., is in attendance to answer any questions or concerns. Ms. Smith is the principle of DHC Management LLC ("DHC LLC").

Ms. Fadullon indicated that two (2) questions were received from Ms. Haskins through the chat feature on the Zoom platform. Ms. Fadullon read Ms. Haskins' questions: 1) Can you provide a general update as to the status of the Lower Germantown properties, and 2) Who are the principals of DHC LLC.

Ms. Fadullon asked Mr. Heller to respond. Mr. Heller stated that BFW Group is under contract to provide a physical conditions and needs assessment ("PCNA") of the Germantown/Mt. Airy portfolio and the Authority expects to have a draft within the next week. Mr. Heller asked Ms. Engelstad if she received any information that suggested that expectation had changed. Mr. Engelstad replied no. Mr. Heller asked Ms. Engelstad to provide the requested information as to the owner/principal of DHC LLC. Ms. Engelstad stated the owner/principal is Renee Smith, Esq.

Ms. Fadullon recognized Allison Weiss and invited her to speak. Ms. Weiss asked what other properties are managed by DHC LLC. Ms. Fadullon requested that Ms. Smith respond to this question. Ms. Smith replied that she is the President and CEO of DHC LLC. Ms. Smith stated that she is excited about working with the Authority and managing this property portfolio. Ms. Smith stated that DHC LLC currently manages over fifty (50) units throughout the City, primarily in North and West Philadelphia.

Ms. Weiss asked Ms. Smith to identify some of the property addresses of the properties DHC LLC manages. Ms. Smith responded that she is not able to name those properties at the present time but that she can provide a list. Ms. Fadullon asked if DHC LLC has a website. Ms. Smith provided the website information: [www.dhcmgmtgroup.com](http://www.dhcmgmtgroup.com). Ms. Fadullon requested that anyone who has additional concerns or questions view the company's website. Ms. Smith stated that her contact information is included on the website should anyone have any additional questions.

Ms. Fadullon recognized Ms. Haskins and invited her to speak. Ms. Haskins asked if there will ever be a community meeting after the Authority receives the PCNA. Mr. Heller confirmed and stated that this is and has always been the plan. Ms. Haskins asked when this community meeting would take place. Ms. Fadullon replied that staff wants to review and analyze the report prior to scheduling a meeting.

### **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. 2021-07**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO (i) AN EXCLUSIVE MANAGEMENT AND LEASING AGREEMENT WITH DHC MANAGEMENT, LLC, AND (ii) AN EXCLUSIVE LISTING AGREEMENT WITH DHC MANAGEMENT, LLC, RELATIVE TO THE LOWER GERMANTOWN PROPERTY PORTFOLIO**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority") is the owner of the properties identified on Exhibit "A," attached hereto (collectively, the "Properties"), located in the Germantown section of Philadelphia.

**WHEREAS**, the Authority issued a Request for Proposals dated August 12, 2020 ("RFP"), seeking qualified providers to perform management and leasing services relative to the Properties.

**WHEREAS**, DHC Management, LLC ("DHCM LLC"), a Pennsylvania limited liability company, was selected as the most responsive bidder.

**WHEREAS**, Authority staff seeks authorization to enter into (i) an Exclusive Management and Leasing Agreement ("Management Agreement") with DHCM LLC, and (ii) an Exclusive Leasing Listing Agreement ("Listing Agreement") with DHCM LLC, relative to the management and leasing of the Properties and on the terms and conditions set forth in the attached Fact Sheet.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into (i) an Exclusive Management and Leasing Agreement with DHC Management, LLC, and (ii) an Exclusive Leasing Listing Agreement with DHC Management, LLC, relative to the management and leasing of the Properties, with compensation payable to DHC Management, LLC as follows:

1. The Authority will agree to pay DHCM LLC the following sums: (a) a fee of Fifty Dollars (\$50.00) per month for each vacant unit at the Properties, (b) a fee of eight percent (8%) of all collected rents on the occupied units at the Properties, but in no event less than fifty dollars (\$50) per month per occupied unit, (c) a fee of five percent (5%) of all costs incurred by DHCM LLC and accepted by the Authority to make units available for leasing, and (d) a lease origination fee equal to fifty percent (50%) of one (1) month's rent received from tenant for any new leases signed.

**FURTHER AUTHORIZING**, the preparation, execution and delivery of all contracts or other documentation necessary or desirable in order to carry out the foregoing.

**FURTHER AUTHORIZING**, that the President may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.

**EXHIBIT "A"**  
**Properties**

- PREMISES A 6526-34 Germantown Ave (OPA Account No. 886614710)
- PREMISES B 6657-59 Blakemore Street (OPA Account No. 886614700)  
(including 530-34 Vernon Road)
- PREMISES C 5429-43 Lena Street (OPA Account No. 886651000)
- PREMISES D 60-74 Collom Street (OPA Account No. 886651100)
- PREMISES E 101 E. Collom Street (OPA Account No. 121070205)
- PREMISES F 36 E. Wister Street (OPA Account No. 121047715)
- PREMISES G 38 E. Wister Street (OPA Account No. 121047815)
- PREMISES H 40-46 E. Wister Street (OPA Account No. 121047925)
- PREMISES I 63 E. Wister Street (OPA Account No. 121053515)
- PREMISES J 50 Collom Street (OPA Account No. 121062105)
- PREMISES K 56 E. Collom Street (OPA Account No. 121062410)
- PREMISES L 45 E. Garfield Street (OPA Account No. 121044310)
- PREMISES M 47 E. Garfield Street (OPA Account No. 121044410)
- PREMISES N 51 E. Garfield Street (OPA Account No. 121044605)
- PREMISES O 67 E. Church Lane (OPA Account No. 122039205)
- PREMISES P 83 Church Lane (OPA Account No. 122039702)
- PREMISES Q 85 Church Lane (OPA Account No. 122039805)
- PREMISES R 87 E. Church Lane (OPA Account No. 122039905)
- PREMISES S 117 W. Manheim Street (OPA Account No. 123076605)
- PREMISES T 4949 Germantown Avenue (OPA Account No. 121151105)
- PREMISES U 4951 Germantown Avenue (OPA Account No. 121151205)
- PREMISES V 5417 Lena Street (OPA Account No. 122138205)
- PREMISES W 5513 Lena Street (OPA Account No. 122138805)
- PREMISES X 5515 Lena Street (OPA Account No. 122138915)
- PREMISES Y 5423-27 Lena Street (OPA Account No. 886650950)

Voting for the foregoing amendment: Ms. Fadullon, Mr. Cuorato, Ms. Buckley, Ms. Chen and Bumb.



**DEVELOPMENT**

**Mr. Romano presented "Item III – Selection of Redeveloper, Arcadia Commons" in substance consistent with the attached Fact Sheet hereto.**

**Board Action**

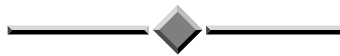
Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

**RESOLUTION NO. 2021-08**

**RESOLUTION SELECTING ARCADIA COMMONS AS REDEVELOPER OF 2553 KERN STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Arcadia Commons ("Redeveloper") is hereby selected as redeveloper of 2553 Kern 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-Five Thousand Dollars (\$65,000.00); 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, self-amortizing Mortgage 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.



**HOUSING FINANCE**

**Ms. Bauer presented "Item IV – Consent to Modification of Partnership Interests of Pilgrim Gardens Senior Housing, 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. 2021-09**

#### **RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY'S CONSENT TO THE MODIFICATION OF THE GENERAL AND LIMITED PARTNERSHIP INTERESTS OF PILGRIM GARDENS SENIOR HOUSING, L.P.**

**WHEREAS**, pursuant to Resolution No 18,958 adopted on January 12, 2010, the Philadelphia Redevelopment Authority ("Authority") Board authorized the Authority to enter into a loan agreement in the amount of Two Million Six Hundred Thousand Dollars (\$2,600,000) ("Authority Loan") with Pilgrim Gardens Senior Housing, L.P., a Pennsylvania limited partnership ("Partnership"); and

**WHEREAS**, the proceeds of the Authority Loan, secured by a third mortgage on the property located at 7023 Rising Sun Avenue ("Property"), was used to assist the new construction of a five (5) story building consisting of sixty-two (62) senior affordable rental apartments in the Lawndale section targeted to residents between twenty (20%) percent and sixty (60%) percent of Area Median Income (the "Project"); and

**WHEREAS**, the limited partner of the Partnership is Evangelical Services for the Aging ("Evangelical Services") and the general partner is Pilgrim Gardens Senior Housing GP, LLC, an entity controlled by Evangelical Services; and

**WHEREAS**, Evangelical Services' mission has shifted to the development and management of retirement communities, and Evangelical Services has determined that they would transfer ownership of their elderly affordable rental housing organization to an entity whose mission was more consistent with that purpose; and

**WHEREAS**, to further its mission to provide high quality affordable senior rental housing, New Courtland ("NC") is interested in acquiring ownership of and managing the Project; and

**WHEREAS**, NC formed NewCourtland at Burholme LLC for the purpose of replacing the current general partner, Pilgrim Gardens Senior Housing GP, LLC;

**WHEREAS**, NC will acquire controlling limited partner interest from Evangelical Services.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to consent to following modifications

to the partnership interests of Partnership:

1. The proposed new general partner of Partnership will be NewCourtland at Burholme LLC, an entity controlled by New Courtland.
2. The proposed new limited partners will be NewCourtland, with controlling interest, and Evangelical Services for the Aging, with a minority interest.

**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.



**ADD IN ITEM**

**Mr. Harmon presented "Item V – Small Landlord Loan Program; Modifications to (i) \$380,000 Non-Revolving Line of Credit Loan to Impact Loan Fund Inc., and (ii) \$600,000 Non-Revolving Line of Credit Loan to Impact Loan Fund, Inc." in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Harmon stated the only modification to the 1<sup>st</sup> line of credit is to reduce the amount available by Two Hundred Thousand Dollars (\$200,000). All other terms and conditions will remain in effect.

Mr. Heller stated the mission is to assist small landlords who own affordable housing and that these landlords are small businesses that may have been hit hard during the pandemic. Mr. Heller explained that prior to the pandemic, the Authority negotiated the first line of credit and the second line of credit was negotiated in response to the pandemic to provide flexible low-cost working capital for landlords. Mr. Heller stated that these programs have been very successful. Mr. Heller stated that approximately Six Hundred Thousand Dollars (\$600,000) of the allocated funds have been committed to date and that there are more small landlords seeking out loans under this program.

Mr. Heller stated that the purpose of this item is to provide more funding to the working capital loan to support these small landlords and assist them in these difficult times. Mr. Heller further stated that this item will provide for more accessibility to loans for small landlords.

## **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. 2021-10**

#### **RESOLUTION AUTHORIZING MODIFICATIONS TO (i) \$380,000 NON-REVOLVING LINE OF CREDIT LOAN TO IMPACT LOAN FUND, INC., AND (ii) \$600,000 NON-REVOLVING LINE OF CREDIT LOAN TO IMPACT LOAN FUND, INC.**

**WHEREAS**, the Philadelphia Redevelopment Authority ("Authority") issued a Request for Proposals dated August 30, 2018 (the "Request for Proposals"), seeking qualified financial institutions to provide loans (each, an "SLLP Loan", and together, the "SLLP Loans") and technical assistance to landlords (each, an "SLLP Landlord," and together, the "SLLP Landlords") located within the City of Philadelphia (the "City") that own a total of ten (10) or fewer units in need of health and/or safety-related repairs (herein, the "Small Landlord Loan Program" or "SLLP").

**WHEREAS**, Impact Loan Fund, Inc. ("Borrower"), was selected as the most qualified financial institution.

**WHEREAS**, pursuant to Resolution No. 2019-81, adopted by the Authority Board on November 13, 2019, the Authority made available to Borrower a non-revolving line of credit facility in the maximum principal sum of Three Hundred Eighty Thousand Dollars (\$380,000) ("First Line of Credit"), the proceeds of which are to be used for the purpose of providing the SLLP Loans and technical assistance to SLLP Landlords in the City.

**WHEREAS**, the loan documents related to the First Line of Credit were executed on April 3, 2020.

**WHEREAS**, pursuant to Resolution 2020-27, adopted by the Authority Board on May 13, 2020, due to the circumstances surrounding the COVID-19 pandemic and severe economic impact it has had on tenants and landlords in the City, the Authority expanded the SLLP and made available to Borrower an additional non-revolving line of credit facility in the maximum principal sum of Six Hundred Thousand Dollars (\$600,000) ("Second Line of Credit"), the proceeds of which are to be used for the purpose of providing loans in the maximum principal amount of Ten Thousand Dollars (\$10,000) (each, an "SLLP Emergency Loan", and together, the "SLLP Emergency Loans") to landlords located in the City that (i) own a total of fifteen (15) or fewer units, and (ii) are in need of funds to help keep their units and buildings in operation during the COVID-19 pandemic (each, an "SLLP Burdened Landlord," and together, the "SLLP Burdened Landlords").

**WHEREAS**, the loan documents related to the Second Line of Credit were executed on June 12, 2020.

**WHEREAS**, Authority staff now seeks authorization to (i) reduce the principal amount of the First Line of Credit by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount now available under the First Line of Credit is One Hundred Eighty Thousand Dollars (\$180,000), and (ii) increase the principal amount of the Second Line of Credit by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount now available under the Second Line of Credit is Eight Hundred Thousand Dollars (\$800,000), and to make certain other modifications to the Second Line of Credit, only, as set forth in the attached Fact Sheet.

**WHEREAS**, the Authority Board has carefully considered this request and the factors giving rise thereto.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that authorization is hereby given to modify the terms of the First Line of Credit and Second Line of Credit as follows:

1. **FIRST LINE OF CREDIT MODIFICATIONS:**

- The principal amount of the First Line of Credit is authorized to be reduced by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount now available under the First Line of Credit is One Hundred Eighty Thousand Dollars (\$180,000).

2. **SECOND LINE OF CREDIT MODIFICATIONS:**

- The principal amount of the Second Line of Credit is authorized to be increased by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount now available under the Second Line of Credit is Eight Hundred Thousand Dollars (\$800,000).
- Extend the "Maturity Date" of the Second Line of Credit Loan to the earlier of (i) seven (7) years from the date the Second Line of Credit was issued (June 12, 2020), or (ii) the full prepayment or maturity of the last outstanding SLLP Emergency Loan issued by Borrower under the Second Line of Credit, unless otherwise terminated in accordance with the Second Line of Credit loan documents (the Second Line of Credit currently has a "Maturity Date" of five (5) years from the date the Second Line of Credit was issued (June 12, 2020)).
- Expand the eligibility of SLLP Burdened Landlords able to receive and SLLP Emergency Loans to those who own no more than thirty (30) units of rental housing in their portfolios and the portfolios of any entities associated with the SLLP Burdened Landlord (the Second Line of Credit currently limits eligibility to SLLP Burdened Landlords (and their associated entities) that own no more than fifteen (15) units).
- Increase the principal amount of SLLP Emergency Loans to Fifteen Thousand Dollars (\$15,000) per SLLP Burdened Landlord (the Second Line of Credit

currently limits the principal amount of SLLP Emergency Loans to Ten Thousand Dollars (\$10,000) per SLLP Burdened Landlord).

- Increase the term of each SLLP Emergency Loan to a term that may not exceed sixty (60) months (the Second Line of Credit currently requires that the term of each SLLP Emergency Loan may not exceed forty-eight (48) months).
- Provide that SLLP Emergency Loans do not require repayment for the first nine (9) months of their term (the Second Line of Credit currently does not require repayment of SLLP Emergency Loans for the first six (6) months of their term).
- Extend the time period during which Borrower may originate SLLP Emergency Loans to two (2) years from the date the Second Line of Credit was issued (June 12, 2020) (the Second Line of Credit currently requires that Borrower may only originate SLLP Emergency Loans for one (1) year from the date the Second Line of Credit was issued (June 12, 2020). Any Second Line of Credit proceeds that have not been used to originate SLLP Emergency Loans shall be due and payable to the Authority within ninety (90) days following the second anniversary of the date the Second Line of Credit was issued (June 12, 2020).
- Convert the Second Line of Credit from non-revolving to revolving such that within two (2) years from the date the Second Line of Credit was issued (June 12, 2020), Borrower may borrow, repay, and re-borrow from the Second Line of Credit (including any proceeds received from previously repaid SLLP Emergency Loans) at any time or from time to time during that two (2) year period or the earlier termination of the Second Line of Credit.
- Require that any SLLP Burdened Landlord have all necessary City tax clearances through the date of receipt of any SLLP Emergency Loan, have an executed lease in place for the unit or units and have a current rental license and commercial activity license.
- Require that Borrower obtain and provide to the Authority a completed Pennsylvania Housing Finance Agency ("PHFA") Tenant Income Certification Form from the tenants of any SLLP Burdened Landlord prior to the issuance of any SLLP Emergency Loan confirming that all units are leased affordable to tenants whose household income does not exceed sixty percent (60%) of Area Median Income ("AMI").

**FURTHER RESOLVING**, all other terms of the First Line of Credit and Second Line of Credit not specifically authorized to be modified herein shall continue in full force and effect.

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



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

Voting for the foregoing amendment: Ms. Fadullon, Mr. Cuorato, Ms. Buckley, Ms. Chen and Bumb.



### **OLD BUSINESS**

Ms. Fadullon inquired if there was any old business for the Board. Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali stated he wanted to address an issue with regards to East Parkside Avenue and Mission First which was discussed at last month's Board meeting. Mr. Ali stated that he is speaking on behalf of the East Parkside Residents Association and that he is a member. Mr. Ali stated that Barbara Chavous-Pennock sent a letter to the Board today. Mr. Ali asked if Mr. Harmon acknowledged the receipt of the letter. Ms. Fadullon replied that at the beginning of the meeting Mr. Harmon acknowledged the letter was received. Ms. Fadullon stated that a copy of the letter was forwarded to the members of the Board and will be included in today's minutes.

Mr. Ali stated that Ms. Fadullon and Mr. Cuorato have been there to help communities and community members. Mr. Ali pointed out that the ball was dropped with respect to this project and the community was not informed about this project. Mr. Ali stated that there are multiple Registered Community Organizations ("RCOs") in this area and that the Authority should work with all RCOs, not just one.

Mr. Ali stated that Ms. Cousar, who is over 91 years old, has complete faith in Mr. Heller. Mr. Ali stated that Ms. Cousar felt as though Mr. Heller was looking out for her. Mr. Ali stated that the Authority did not look out for her and dropped the ball. Mr. Ali further stated he is asking Mr. Heller and the members of the Board to do a better job in making sure the community interests are protected.

Mr. Ali stated that the community is not aware of anything unless the Authority lets us know about it. Mr. Ali stated the community has now missed out on the opportunity to have discussions about this project.

Mr. Ali stated that he was offended because Ms. Cousar had so much faith in Mr. Heller. Mr. Ali stated that the Redevelopment Authority does a great job and that Ms. Fadullon has been outstanding in letting him and others speak and let our voices be heard. Mr. Ali stated that Ms. Fadullon followed the leadership that Mr. Cuorato put in place. Mr. Ali stated that he realizes Authority staff is trying to do its best but that the community residents would like to be active participants in our communities.



## **NEW BUSINESS**

Ms. Fadullon inquired if there was any new business for the Board. Ms. Fadullon recognized Ms. Bagby and invited her to speak. Ms. Bagby stated that this is the first Authority Board meeting she has ever attended. Ms. Bagby explained there is a lot of work to be done in the community. Ms. Bagby stated that she previously worked for the Nicetown CDC many years ago.

Ms. Bagby explained that she will be attending these meetings to know what is going in the community and to become more involved. Ms. Bagby stated that she felt the community should be represented in the Authority Board and stated she was unaware whether Authority Board positions are open to community members.

Ms. Bagby requested additional information on how communities can find properties available to be acquired. Ms. Bagby stated that her background is in community development and healthcare. Ms. Bagby informed the Board that a fellow board member of the Black Brotherly Love Leadership Council, Taj Murdock is also in attendance. Ms. Bagby asked if there was any additional information that the Black Brotherly Love Leadership Council can utilize.

Ms. Fadullon thanked Ms. Bagby for her remarks. Ms. Fadullon advised Ms. Bagby to review PHDC's website because it provides extensive information as to available land, bid opportunities and other programs available to City residents. Ms. Fadullon also stated that contact information is included on the website.

Ms. Fadullon recognized Mr. Murdock and invited him to speak. Mr. Murdock thanked Ms. Fadullon for the resources she provided. Mr. Murdock stated he wanted to bring awareness to the Board about what is occurring in our community. Mr. Murdock stated that the Black Brotherly Love Leadership Council provides a safe haven for youths and seeks to address challenges youths face in our community on a day-to-day basis. Mr. Murdock stated that there is a lot of work being done by the Black Brotherly Love Leadership Council such as providing skills training, personal development, and financial development to youths.

Ms. Fadullon thanked Mr. Murdock for his comments and thanked him for the hard work he is doing in your communities. Ms. Fadullon asked Mr. Murdock to email her and explain what his organization is doing and she will connect him to the various resources in the City that may be of aid to his program. Ms. Fadullon stated that the Authority typically only deals with disposition of properties, land, and affordable housing. Ms. Fadullon explained that the resources Mr. Murdock is looking for such as community services and youth activities may be better addressed by another City department or agency.

Ms. Fadullon stated that a question was received asking how to become a member of the Authority Board. Ms. Fadullon stated that the Authority's Board of Directors is appointed by the

Mayor. Ms. Fadullon further stated that she will inform the Mayor about the interest in members of the public becoming Authority Board members.



**ADJOURNMENT**

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:41 P.M.

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SECRETARY TO THE BOARD

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

## Elizabeth Bonaccorso

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**From:** Ryan Harmon  
**Sent:** Thursday, February 11, 2021 11:54 AM  
**To:** Elizabeth Bonaccorso  
**Subject:** RE: RE: PRA Board February Meeting - Letter  
**Attachments:** Mission First Housing Group

See attached email. Please include the email and the attachment.

Thanks.

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**From:** Elizabeth Bonaccorso <Elizabeth.Bonaccorso@phdc.phila.gov>  
**Sent:** Thursday, February 11, 2021 11:52 AM  
**To:** Ryan Harmon <Ryan.Harmon@phdc.phila.gov>  
**Cc:** Elizabeth Bonaccorso <Elizabeth.Bonaccorso@phdc.phila.gov>  
**Subject:** RE: PRA Board February Meeting - Letter

Ryan,

Can you please send me a copy of the letter that was submitted by Barbara so it can be incorporated in February minutes? I don't want to forget about it.

Thank you

### Beth Bonaccorso

Confidential Administrative Secretary  
Philadelphia Housing Development Corporation  
1234 Markets Street, 16<sup>th</sup> Floor  
Philadelphia, PA 19107

Direct Dial: 215-448-3013

Fax Number: 215-448-3147



Email: [Elizabeth.Bonaccorso@phdc.phila.gov](mailto:Elizabeth.Bonaccorso@phdc.phila.gov)

**PLEASE NOTE\*\*NEW EMAIL ADDRESS\*\*\***



February 1, 2021

To Whom It May Concern:

On January 27, 2021, members of East Parkside Residents Association (EPRA) joined members of Centennial Parkside Community Development Corporation for a tour of the Mission First Parkside Preservation Project on Parkside Avenue. At that time, and through information provided by EPRA Representative, Jihad Ali, from his recent attendance at the PRA meeting in which this project was presented, we learned that the funding had already been approved. As well, it has been reported that the project was nearing approval from the PRA though the community had not been afforded an opportunity to meet with the developers, express our concerns, negotiate a Community Benefit Agreement, and/or establish an oversight committee to ensure a mechanism for continued dialogue, transparency, and monitoring of the participation on the project for minorities, women, and community residents.

We regret that the PRA did not make us aware of this project and that neither the PRA or the developer afforded us as organized representatives of our membership and the community, an opportunity to host a community meeting. While we were informed that a community meeting was not needed because this was a renovation project, we do not believe that to be in keeping with the spirit in which public dollars are awarded for this project. We recognize that at this juncture, there is not a lot of time to afford us an opportunity to be heard. None-the-less, we request that you consider the issues that have been raised by us and the community.

The Parkside Preservation Project is made possible through taxpayer dollars and as such, we kindly ask that you move with expediency to ensure that our concerns are addressed.

*The organizations have met joined by members of the immediate community. We ask that Mission First and PRA address the following requests in writing by February 15, 2021:*

- Please provide the name and contact information for the primary decision maker for the project that we can address our concerns to him/her.
- Please provide the written relocation plan referenced during the tour.
- Please work with our organizations to negotiate a Community Benefits Agreement that addresses some of the critical needs of residents in East Parkside.
- We request that the management company guarantee on-site maintenance to ensure that the concerns of the residents and community are addressed regarding the removal of trash, removal of dumped items, maintenance and repair of property, and maintenance of walkways.

- We request that an Oversight Committee be established to monitor M/W/BE and community participation as stated above with representation for the organizations hereto represented.
- Please assign a representative from PRA to ensure we have a vehicle for community participation and input.

We look forward to your written response by February 15, 2021 and thank you in advance for your consideration.

Sincerely,



Barbara Chavous-Pennock  
East Parkside Residents Association



Chris Spahr, Ph.D., AICP  
Executive Director  
Centennial Parkside CDC

cc: The Honorable Jamie Gauthier, Councilwoman  
The Honorable Amen Brown, State Representative  
The Honorable Vincent Hughes, State Senator  
File

**PRA Board Meeting Attendance for February 10, 2021**

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
Yes	Jeff Carpenter	Jeff	Carpenter	jeff@jcarpenterstudio.com
Yes	Renee Smith	Renee	Smith	rsmith@dhcholdingslp.com
Yes	Jihad Ali	Jihad	Ali	jihad@jihadali.com
Yes	yvonne haskins	yvonne	haskins	yvonne.haskins1@gmail.com
Yes	Lawrence Battle Jr.	Lawrence	Battle Jr.	lawrencebattlejr@gmail.com
No	cruz	cruz		tub08802@temple.edu
Yes	Allison Weiss (a beth)	a	beth	awfromhh4@gmail.com
Yes	Nikki Bagby	Nikki	Bagby	nikki@nikkibagby.com
Yes	Wanda Felder	Wanda	Felder	wfelder@consultant.com
Yes	Wanda Felder	Wanda	Felder	wfelder@consultant.com
No	Diane Lucidi	Diane	Lucidi	diane.lucidi@phila.gov
Yes	jamila.davis	jamila.davis		jamila.davis@phila.gov
Yes	Taj Murdock	Taj	Murdock	teaminc2015@gmail.com
Yes	Edward A. Welch# III	Edward	A. Welch, III	ewelch@welchgroup.net
Yes	Rodney Jones	Rodney	Jones	rjonesrrd@gmail.com
Yes	HardingByrd	HardingByrd		hbyrd@dignityhousing.org
Yes	msimmons	msimmons		msimmons@communityrealtymanagement.com
No	Johanna Ramos	Johanna	Ramos	johanna.ramos@phila.gov
Yes	Robin Miller# Miller Des	Robin	Miller, Miller D	nyparealtor@gmail.com
Yes	Bill Dixon	Bill	Dixon	bill@dixonlawyers.com
No	n	n		ncmorgan1@gmail.com
Yes	chivone morris	chivone	morris	fashionguru5@yahoo.com
Yes	Lenora Jackson-Evans	Lenora	Jackson-Evans	Plumevans@hotmail.com
Yes	Rob Call	Rob	Call	rob.call@phila.gov



#	Question	Asker Name	Asker Email	Answer(s)	
1	When will the PRA provide information about the properties generally?	yvonne haskins	yvonne.haskins1@gmail.com		
2	Who are the owners of the leasing company?	yvonne haskins	yvonne.haskins1@gmail.com		
3	I did not understand what will happen on the 14th?	yvonne haskins	yvonne.haskins1@gmail.com	We'll get the draft property	
4	Thank you, Greg... Will we have a community meeting after COVID?	yvonne haskins	yvonne.haskins1@gmail.com	live answered	Yes, we will have a communit
5	dhc mgt website has no examples of property they manage for reference. please ask them to provide property in phila. they show their address location as welsh rd in willow grove. thank you. -allison weiss SoLo	a beth	awfromhh4@gmail.com		
6	Can you direct me to whom I need to contact to become a member of the board. And the steps I need to take to become a member of the board. Wanda Felder	Wanda Felder	wfelder@consultant.com		



**BOARD FACTSHEET**

Meeting of February 10, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st Councilmanic District Office, 5<sup>th</sup> Councilmanic District Office and 8<sup>th</sup> Councilmanic District Office.

**PROPERTY INFORMATION:**

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

EXHIBIT "A"

**1<sup>st</sup> Councilmanic District Properties**

2057 E. Rush Street  
1900 Lehigh Avenue

**5<sup>th</sup> Councilmanic District Properties**

3230-38 Diamond Street

**8<sup>th</sup> Councilmanic District Properties**

234 E. Berkley Street  
149 Apsley Street



**BOARD FACTSHEET**

Meeting of February 10, 2021

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

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**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") 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 1st Councilmanic District Office.

**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.

Prepared by: Brian Romano  
Reviewed by: Angel Rodriguez

**EXHIBIT "A"**

**1<sup>st</sup> Councilmanic District Property**

1740 S. Howard Street



## BOARD FACTSHEET

Meeting of February 10, 2021

Authorization to Enter into (i) an Exclusive Management and Leasing Agreement with DHC Management, LLC, and (ii) an Exclusive Leasing Listing Agreement with DHC Management, LLC relative to the Lower Germantown Property Portfolio

**Request:** The Board is requested to authorize the Philadelphia Redevelopment Authority (the "**Authority**") to enter into (i) an Exclusive Management and Leasing Agreement ("**Management Agreement**") with DHC Management, LLC ("**DHCM LLC**"), and (ii) an Exclusive Leasing Listing Agreement ("**Listing Agreement**") with DHCM LLC, relative to the management and leasing of the properties identified on Exhibit "A," attached hereto (collectively, the "**Properties**").

**Background:** After over two (2) years of litigation to regain possession of the Properties, the Authority is now the title owner of the Properties, which have been a blight on the Germantown neighborhood for years. The Properties exist in various stages of disrepair and consist of forty-five (45) buildings containing approximately one hundred forty (140) units total. Approximately eighteen (18) of those units are currently occupied by tenants and are currently managed by Philadelphia Asset and Property Management Company ("**PAPMC**"), the property management arm of Philadelphia Housing Authority ("**PHA**"); the rest of the units are vacant and most of the Properties are being maintained in a sealed and safe condition.

The Authority is pursuing a planning and community engagement process prior to disposing the Properties for redevelopment. The intended redevelopment program for these Properties will be as affordable housing. Authority staff anticipates holding the Properties for a duration of no more than five (5) years. During that time, the Authority intends to keep the eighteen (18) currently occupied units in service and may bring other units on line if they can be brought up to the United States Department of Housing and Urban Development ("**HUD**") Section 8 Housing Quality Standards ("**HQS**") without significant expense. For the rest of the Properties, PRA intends to leave them vacant but maintained in a clean, safe, and stable condition.

The Authority issued a Request for Proposals dated August 12, 2020 ("**RFP**"), seeking qualified providers to perform management and leasing services relative to the Properties. DHCM LLC was selected as the most responsive bidder. DHCM LLC is a registered Minority-owned and Women-owned

business entity.

**Terms:** The proposed Management Agreement will set forth the terms of and conditions of DHCM LLC's management of the Properties on behalf of the Authority, including management, leasing, operation, maintenance and other duties as therein specified. The proposed Listing Agreement will appoint DHCM LLC as the Authority's exclusive lease listing agent for the Properties.

The term of the proposed Management Agreement and Listing Agreement is for one (1) year, which may be extended for four (4) additional periods of one (1) year each. The term can be terminated by the Authority for any reason with sixty (60) days' notice and terminates automatically in the event of sale, condemnation, casualty, bankruptcy, fraud or failure to cure a default that has continued for thirty (30) days. The term can be terminated by DHCM LLC with ninety (90) days' notice.

As compensation for all services provided by DHCM LLC pursuant to the proposed Management Agreement and Listing Agreement, the Authority will agree to pay DHCM LLC the following sums: (a) a fee of Fifty Dollars (\$50.00) per month for each vacant unit at the Properties, (b) a fee of eight percent (8%) of all collected rents on the occupied units at the Properties, but in no event less than fifty dollars (\$50) per month per occupied unit, (c) a fee of five percent (5%) of all costs incurred by DHCM LLC and accepted by the Authority to make units available for leasing, and (d) a lease origination fee equal to fifty percent (50%) of one (1) month's rent received from tenant for any new leases signed.

Proposed resolution is attached.

Prepared by: Ryan Harmon

**EXHIBIT "A"****Properties**

- PREMISES A 6526-34 Germantown Ave (OPA Account No. 886614710)
- PREMISES B 6657-59 Blakemore Street (OPA Account No. 886614700)  
(including 530-34 Vernon Road)
- PREMISES C 5429-43 Lena Street (OPA Account No. 886651000)
- PREMISES D 60-74 Collom Street (OPA Account No. 886651100)
- PREMISES E 101 E. Collom Street (OPA Account No. 121070205)
- PREMISES F 36 E. Wister Street (OPA Account No. 121047715)
- PREMISES G 38 E. Wister Street (OPA Account No. 121047815)
- PREMISES H 40-46 E. Wister Street (OPA Account No. 121047925)
- PREMISES I 63 E. Wister Street (OPA Account No. 121053515)
- PREMISES J 50 Collom Street (OPA Account No. 121062105)
- PREMISES K 56 E. Collom Street (OPA Account No. 121062410)
- PREMISES L 45 E. Garfield Street (OPA Account No. 121044310)
- PREMISES M 47 E. Garfield Street (OPA Account No. 121044410)
- PREMISES N 51 E. Garfield Street (OPA Account No. 121044605)
- PREMISES O 67 E. Church Lane (OPA Account No. 122039205)
- PREMISES P 83 Church Lane (OPA Account No. 122039702)
- PREMISES Q 85 Church Lane (OPA Account No. 122039805)
- PREMISES R 87 E. Church Lane (OPA Account No. 122039905)
- PREMISES S 117 W. Manheim Street (OPA Account No. 123076605)
- PREMISES T 4949 Germantown Avenue (OPA Account No. 121151105)
- PREMISES U 4951 Germantown Avenue (OPA Account No. 121151205)
- PREMISES V 5417 Lena Street (OPA Account No. 122138205)
- PREMISES W 5513 Lena Street (OPA Account No. 122138805)
- PREMISES X 5515 Lena Street (OPA Account No. 122138915)
- PREMISES Y 5423-27 Lena Street (OPA Account No. 886650950)



**BOARD FACTSHEET**

Meeting of February 10, 2021

Selection of Redeveloper

2553 Kern Street

**NAME OF DEVELOPER/APPLICANT:** Arcadia Commons, a Pennsylvania non-profit corporation

**Nature of Transaction:** Selection of Arcadia Commons ("Arcadia") as redeveloper proposing to develop the parcel located at and known as 2553 Kern Street (the "Property") into a community garden/open space. Arcadia owns 2555-57 Kern Street as well which is also part of this project. Arcadia has been maintaining these parcels as a community garden for the past few years.

**Legal Entity/Other Partners (if applicable):** Jeff Carpenter - President

**Mailing Address:** 2614 Amber Street, Philadelphia, PA 19125

**PROPERTY INFORMATION:** 2553 Kern Street

**Description:** 497 SF - vacant lot    **Zoning:** RSA-5    **Use:** Community Garden/Open Space

**Disposition Price:** Sixty-Five Thousand Dollars (\$65,000.00)

This Property qualifies under the City's disposition policy for community garden/open space. The Property transfer will include a self-amortizing mortgage with a term of thirty (30) years.

**FINANCING:**

Arcadia 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:**

Arcadia is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan will not be required as the total development costs are under One Hundred Thousand Dollars (\$100,000). Proposed resolution, photos, site plan and budget are attached.

Prepared by: Brian Romano  
Reviewed by: Angel Rodriguez



## **BOARD FACTSHEET**

Meeting of February 10, 2021

Consent to Change of partner interests for Pilgrim Gardens  
7023 Rising Sun Avenue

### **TRANSACTION SUMMARY**

Pilgrim Gardens Senior Housing, L.P. ("Partnership") has requested the Philadelphia Redevelopment Authority ("Authority") to consent to a modification of its general and limited partners. The Partnership is the owner of Pilgrim Gardens Senior Housing Project now known as Burholme Senior Residence ("Project"), located at 7023 Rising Sun Avenue ("Property").

### **PROJECT STRUCTURE**

The current general partner of the Partnership is Pilgrim Gardens Senior Housing GP, LLC ("PG LLC"), an entity controlled by Evangelical Services for the Aging ("Evangelical Services"). The current limited partner is Evangelical Services.

This Project was developed pursuant to funding under the American Recovery and Reinvestment Act of 2009 ("ARRA"). ARRA permitted the Pennsylvania Housing Finance Agency ("PHFA") to exchange tax credits for other forms of funding. PHFA provided a loan in the amount of Eight Million Four Hundred Forty-Seven Thousand Seven Hundred Fifty Dollars (\$8,447,750) under ARRA in exchange for tax credit investment which normally would be provided by an investor.

The proposed new general partner will be NewCourtland at Burholme LLC ("Burholme LLC"), an entity controlled by New Courtland ("NC"). The proposed new limited partners will be NC, with controlling interest and Evangelical Services, with a minority interest.

### **BACKGROUND**

Pursuant to Resolution No 18,958 adopted on January 12, 2010, the Board Authorized the Authority to enter into a loan agreement with the Partnership in the amount of Two Million Six Hundred Thousand Dollars (\$2,600,000) ("Authority Loan").

The proceeds of the Authority Loan, secured by a third mortgage on the Property, were used to assist with the new construction of a five (5) story building consisting of sixty-two (62) senior affordable rental apartments in the Lawndale section of the City of Philadelphia (the "City"), targeted to residents between twenty percent (20%) and sixty percent (60%) of Area Median Income.

Evangelical Services' mission has shifted to the development and management of retirement communities and they have determined that they would transfer ownership of their elderly affordable rental housing organization to one whose mission was more consistent with that purpose. NC is interested in acquiring ownership of and managing this Project. NC's mission is to provide high quality affordable senior rental housing in the City. NC has developed, manages and operates six hundred (600) apartments for elders including two (2) properties it acquired from Evangelical Services in 2018, the Manor Glen and Meadow House Residences.

NC formed Burholme LLC for the purpose of replacing the current general partner, PG LLC.

### **REQUESTED BOARD ACTION**

- Consent to the modification of the general and limited partners of the Partnership.

### **COMMENTS OR OTHER CONDITIONS**

- NC is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations.

Proposed resolution is attached.



## BOARD FACTSHEET

Meeting of February 10, 2021

Small Landlord Loan Program

Modifications to (i) \$380,000 Non-Revolving Line of Credit Loan to Impact Loan Fund, Inc., and (ii) \$600,000 Non-Revolving Line of Credit Loan to Impact Loan Fund, Inc.

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**NAME OF BORROWER/APPLICANT:** Impact Loan Fund, Inc. ("**Borrower**")

**Background:** The Philadelphia Redevelopment Authority ("**Authority**") issued a Request for Proposals dated August 30, 2018 (the "Request for Proposals"), seeking qualified financial institutions to provide loans (each, an "**SLLP Loan**", and together, the "**SLLP Loans**") and technical assistance to landlords (each, an "**SLLP Landlord**," and together, the "**SLLP Landlords**") located within the City of Philadelphia (the "**City**") that own a total of ten (10) or fewer units in need of health and/or safety-related repairs (herein, the "**Small Landlord Loan Program**" or "**SLLP**"). Borrower was selected as the most qualified financial institution.

Pursuant to Resolution No. 2019-81, adopted by the Authority Board on November 13, 2019, the Authority made available to Borrower a non-revolving line of credit facility in the maximum principal sum of Three Hundred Eighty Thousand Dollars (\$380,000) ("**First Line of Credit**"), the proceeds of which are to be used for the purpose of providing the SLLP Loans and technical assistance to SLLP Landlords in the City. The loan documents related to the First Line of Credit were executed on April 3, 2020.

Pursuant to Resolution 2020-27, adopted by the Authority Board on May 13, 2020, due to the circumstances surrounding the COVID-19 pandemic and severe economic impact it has had on tenants and landlords in the City, the Authority expanded the SLLP and made available to Borrower an additional non-revolving line of credit facility in the maximum principal sum of Six Hundred Thousand Dollars (\$600,000) ("**Second Line of Credit**"), the proceeds of which are to be used for the purpose of providing loans in the maximum principal amount of Ten Thousand Dollars (\$10,000) (each, an "**SLLP Emergency Loan**", and together, the "**SLLP Emergency Loans**") to landlords located in the City that (i) own a total of fifteen (15) or fewer units, and (ii) are in need of funds to help keep their units and buildings in operation during the COVID-19 pandemic (each, an "**SLLP Burdened Landlord**," and together, the "**SLLP Burdened Landlords**"). The loan documents related to the Second Line of Credit were executed on June 12, 2020.

**Nature of Request:** Authority staff now seeks authorization to (i) reduce the principal amount of the First Line of Credit by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount now available under the First Line

of Credit is One Hundred Eighty Thousand Dollars (\$180,000), and (ii) increase the principal amount of the Second Line of Credit by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount now available under the Second Line of Credit is Eight Hundred Thousand Dollars (\$800,000), and to make certain other modifications to the Second Line of Credit, only, as follows:

- Extend the "Maturity Date" of the Second Line of Credit Loan to the earlier of (i) seven (7) years from the date the Second Line of Credit was issued (June 12, 2020), or (ii) the full prepayment or maturity of the last outstanding SLLP Emergency Loan issued by Borrower under the Second Line of Credit, unless otherwise terminated in accordance with the Second Line of Credit loan documents (the Second Line of Credit currently has a "Maturity Date" of five (5) years from the date the Second Line of Credit was issued (June 12, 2020)).
- Expand the eligibility of SLLP Burdened Landlords able to receive and SLLP Emergency Loans to those who own no more than thirty (30) units of rental housing in their portfolios and the portfolios of any entities associated with the SLLP Burdened Landlord (the Second Line of Credit currently limits eligibility to SLLP Burdened Landlords (and their associated entities) that own no more than fifteen (15) units).
- Increase the principal amount of SLLP Emergency Loans to Fifteen Thousand Dollars (\$15,000) per SLLP Burdened Landlord (the Second Line of Credit currently limits the principal amount of SLLP Emergency Loans to Ten Thousand Dollars (\$10,000) per SLLP Burdened Landlord).
- Increase the term of each SLLP Emergency Loan to a term that may not exceed sixty (60) months (the Second Line of Credit currently requires that the term of each SLLP Emergency Loan may not exceed forty-eight (48) months).
- Provide that SLLP Emergency Loans do not require repayment for the first nine (9) months of their term (the Second Line of Credit currently does not require repayment of SLLP Emergency Loans for the first six (6) months of their term).
- Extend the time period during which Borrower may originate SLLP Emergency Loans to two (2) years from the date the Second Line of Credit was issued (June 12, 2020) (the Second Line of Credit currently requires that Borrower may only originate SLLP Emergency Loans for one (1) year from the date the Second Line of Credit was issued (June 12, 2020)). Any Second Line of Credit proceeds that have not been used to originate SLLP Emergency Loans shall be due and payable to the Authority within ninety (90) days following the second anniversary of the date the Second Line of Credit was issued (June 12, 2020).

- Convert the Second Line of Credit from non-revolving to revolving such that within two (2) years from the date the Second Line of Credit was issued (June 12, 2020), Borrower may borrow, repay, and re-borrow from the Second Line of Credit (including any proceeds received from previously repaid SLLP Emergency Loans) at any time or from time to time during that two (2) year period or the earlier termination of the Second Line of Credit.
- Require that any SLLP Burdened Landlord have all necessary City tax clearances through the date of receipt of any SLLP Emergency Loan, have an executed lease in place for the unit or units and have a current rental license and commercial activity license.
- Require that Borrower obtain and provide to the Authority a completed Pennsylvania Housing Finance Agency ("PHFA") Tenant Income Certification Form from the tenants of any SLLP Burdened Landlord prior to the issuance of any SLLP Emergency Loan confirming that all units are leased affordable to tenants whose household income does not exceed sixty percent (60%) of Area Median Income ("AMI").

All other terms of the First Line of Credit and Second Line of Credit not specifically modified herein shall continue in full force and effect.

Proposed Resolution is attached.

Prepared by: Ryan Harmon



**BOARD FACTSHEET**  
Board Meeting of March 10, 2021  
Settlement of Lawsuit  
1745 W. Diamond Street

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**Litigation Caption:** *1745 W Diamond LLC v. Philadelphia Redevelopment Authority, et al.*, Court of Common Pleas of Philadelphia County, June Term, 2018, Docket No. 00147 (the "Lawsuit").

**Nature of Litigation:** The Board is requested to authorize the Authority to enter into a Settlement Agreement and Release (the "Agreement") with Plaintiff, 1745 W. Diamond LLC ("Plaintiff") and Defendant, Jacqueline Spencer-Brisbane ("Brisbane"), to resolve all claims, counterclaims and crossclaims presented in the Lawsuit. Subject to the terms and conditions contained in the Agreement, the Authority will provide a quitclaim deed to the property located at 1745 W. Diamond Street (the "Property") to Plaintiff or its designee for consideration in the amount of Three Hundred Thousand Dollars (\$300,000.00).

**COMMENTS OR OTHER CONDITIONS:**

Through negotiations, Plaintiff, who claims to be the current title holder to the Property, the Authority, who also claims to be the current title owner of the Property, and Brisbane, who purported to sell the Property to Plaintiff, are willing to release all claims presented in the Lawsuit in consideration of the Authority agreeing to execute a quitclaim deed to the Property to Plaintiff for consideration in the amount of Three Hundred Thousand Dollars (\$300,000.00) from Plaintiff.

Proposed Resolution is attached.

Prepared by: Ryan D. Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION WITH 1745 W DIAMOND LLC AND JACQUELINE SPENCER-BRISBANE UPON CERTAIN TERMS AND CONDITIONS, INCLUDING THE TRANSFER BY THE AUTHORITY BY QUITCLAIM DEED OF ANY AUTHORITY RIGHTS IN AND TO 1745 W. DIAMOND STREET**

**WHEREAS**, Plaintiff, 1745 W. Diamond LLC ("Plaintiff") commenced a lawsuit in the Philadelphia Court of Common Pleas against the Philadelphia Redevelopment Authority (herein, the "Authority") docketed at June Term, 2018, Docket No. 00147 (herein, the "Lawsuit"); and

**WHEREAS**, the Lawsuit alleges, among other things, that Plaintiff is the current title owner of 1745 W. Diamond Street (herein, the "Property") and seeks to quiet title in Plaintiff's favor against the Authority and Defendant, Jacqueline Spencer-Brisbane ("Brisbane"); and

**WHEREAS**, the Lawsuit included counterclaims filed by the Authority relative to its claimed ownership of the Property; and

**WHEREAS**, Plaintiff, Brisbane and the Authority have deemed it desirable to resolve all claims presented in the Lawsuit amicably in accordance with the terms of the proposed Settlement Agreement and Release (the "Agreement"), subject to Board approval; and

**WHEREAS**, the Authority has agreed, subject to Board approval, to execute a quitclaim deed transferring the Authority's interest in the Property to Plaintiff for consideration in the amount of Three Hundred Thousand Dollars (\$300,000), and in consideration of Plaintiff and Brisbane releasing all claims presented against the Authority in the Lawsuit; and

**WHEREAS**, General Counsel for the Authority recommends that this matter be resolved in accordance with these terms and conditions of the proposed Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that the Deputy Executive Director of Real Estate is hereby authorized to execute a Settlement Agreement and Release that, among other terms, (i) requires the Authority to transfer, by execution of a quitclaim deed to Plaintiff, any rights the Authority may have in and to the Property, conditioned on the receipt by the Authority of consideration in the amount of Three Hundred Thousand Dollars (\$300,000), and (ii) requires Plaintiff and Brisbane to release all claims presented against the Authority in the Lawsuit.

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

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





BOARD FACTSHEET  
Meeting of March 10, 2021  
Approval of Construction Contract  
Dolan Mechanical, Inc.  
Philadelphia Zoo Animal Hospital Mechanical Equipment  
Replacement

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**NATURE OF TRANSACTION:**

The approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Dolan Mechanical, Inc. ("Dolan") for the Philadelphia Zoo, Animal Hospital Mechanical Equipment Replacement project, located at 3400 Girard Avenue (the "Project").

The Project includes the replacement of existing rooftop mechanical equipment and accessory, including duct work and insulation at the Philadelphia Zoo's Animal Hospital building.

**SELECTION PROCESS:**

In December, 2020, the Authority solicited qualified construction firms for the Project. The Authority received five (5) bids. Dolan was the lowest qualified bidder.

**Dolan Mechanical, Inc.**

638 Johnson Road  
Sicklerville, NJ 08081  
Total Base Bid: \$887,360  
EOP: 18% MBE; 7% WBE

**BACKGROUND/FINANCING:**

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

Proposed Resolution and supporting project information are attached.

Prepared by: Robert LaBrum  
Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH DOLAN MECHANICAL, INC., FOR THE PHILADELPHIA ZOO ANIMAL HOSPITAL MECHANICAL EQUIPMENT REPLACEMENT PROJECT, LOCATED AT 3400 GIRARD AVENUE**

**WHEREAS**, the Philadelphia Redevelopment Authority ("Authority"), as agent for the City of Philadelphia ("City"), solicited proposals seeking responses from qualified construction firms willing and capable of performing the Philadelphia Zoo Animal Hospital Mechanical Equipment Replacement project, located at 3400 Girard Avenue (the "Project").

**WHEREAS**, Dolan Mechanical, Inc. ("Dolan") submitted its response to the Authority, outlining their extensive experience. Dolan was lowest qualified bidder.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Construction Contract, as agent for the City of Philadelphia, with Dolan for the Project, with a maximum compensation not to exceed Nine Hundred Seventy-Six Thousand Ninety-Six Dollars (\$976,096) (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.



BOARD FACTSHEET  
Meeting of March 10, 2021  
Approval of First Amendment to Design-Build/Construction  
Agreement  
Compressed Natural Gas Fueling Station Project

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**BACKGROUND:**

On December 21, 2018, the Philadelphia Redevelopment Authority ("Authority"), as agent for the City of Philadelphia ("City"), solicited proposals from qualified energy firms for the design, construction, operations and maintenance of a Compressed Natural Gas ("CNG") fueling station at the City's Fleet Management Facility, located at 3033 South 63<sup>rd</sup> Street, Philadelphia ("Project").

Pursuant to Resolution 2019-19, adopted on March 13, 2019, the Authority Board approved a Design-Build/Construction Agreement ("Agreement") between the Authority, as agent for the City, and Clean Energy, Inc. ("Clean Energy"), for the Project. The total compensation payable to Clean Energy under the Agreement was One Million Five Hundred Forty Thousand One Hundred Fourteen Dollars (\$1,540,114).

The Project has taken longer to complete due to an over a four (4) month delay to secure the needed permits with the City and from a three (3) month delay for PGW to complete the necessary gas connections to the Project. The City has also requested additional work for the Project to assure it is completed in a safe and operational manner. The additional work includes, but not limited to, the construction of structural piers and equipment pads for unsuitable subgrade, added wheel stops, removal of contaminated soil and construction of electrical transformer vaults (the "Additional Work").

**NATURE OF TRANSACTION:**

Authorization is now sought to permit the Authority, as agent for the City, to enter into a First Amendment to the Design Build/Construction Agreement between the Authority, as agent for the City, and Clean Energy for the Project. The Amendment will extend the Agreement completion date to April 31, 2021 (the anticipated completion date for the Project) and approve additional compensation for additional work, not to exceed Five Hundred Thousand Dollars (\$500,000).

**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 Grant Agreement allows for funds to be transferred to the Authority for various capital improvement projects.

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

Prepared by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A FIRST AMENDMENT TO THE DESIGN-BUILD/CONSTRUCTION AGREEMENT WITH CLEAN ENERGY, INC. FOR THE COMPRESSED NATURAL GAS FUELING STATION PROJECT AT 3033 S. 63<sup>RD</sup> STREET**

**WHEREAS**, the Philadelphia Redevelopment Authority ("Authority"), as agent for the City of Philadelphia ("City"), issued proposals seeking responses from qualified energy contractors willing and capable of performing the Compressed Natural Gas Fueling Station Project located at 3033 S. 63<sup>rd</sup> Street (the "Project").

**WHEREAS**, Clean Energy, Inc. ("Clean Energy") submitted its response to bids, outlining their extensive experience.

**WHEREAS**, Clean Energy's proposal was selected by the Project review team and pursuant to Resolution 2019-19, adopted on March 13, 2019, the Authority Board approved a Design-Build/Construction Agreement ("Agreement") with Clean Energy for the Project, with a maximum compensation not to exceed One Million Six Hundred Ninety-Four Thousand One Hundred Twenty-Five (\$1,694,125) (total base bid plus 10% administrative and contingency build-ins).

**WHEREAS**, the Agreement was executed by the parties on December 12, 2019.

**WHEREAS**, the City has determined that that additional work, including the construction of structural piers and equipment pads for unsuitable subgrade, removal of contaminated soil, added wheel stops, construction of electrical transformer vaults ("Additional Work") is needed for the Project.

**WHEREAS**, it has been determined by the City and the Authority staff that the Agreement completion date needs to be extended to April 30, 2021, to complete the Project.

**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 the Design-Build/Construction Agreement to (i) provide that Clean Energy perform the Additional Work, (ii) extend the completion date to April 31, 2021, and (iii) approve additional compensation payable to Clean Energy for the Additional Work in an amount not to exceed Five Hundred Thousand Dollars (\$500,000).

**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.

Compressed Natural Gas Fueling Station Project  
Fleet Management Facility (3033 S. 63<sup>rd</sup> Street)





BOARD FACTSHEET  
 Meeting of March 10, 2021  
 Approval of Construction Contract  
 Robert Ganter Contractors Inc.  
 Martin Luther King Jr. Recreation Center Roof Replacement  
 Project

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**NATURE OF TRANSACTION:**

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and Robert Ganter Contractors Inc. ("Ganter"), for the Martin Luther King Jr. Recreation Center roof replacement project (the "Project"), located at 2101 Cecil B. Moore Avenue (the "Property"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the demolition of existing roof and the new construction of new roofing membranes, fluid applied gutters and standing seam panel systems.

**SELECTION PROCESS:**

On January 22, 2021, the Authority, as agent for the City, advertised a Request for Proposals ("RFP") for the Project. The Authority received four (4) proposals from qualified contractors. Ganter's proposal was selected by the Project review team as the most qualified based on the selection criteria outlined in the RFP.

**Robert Ganter Contractors Inc.**

595 E. Pumping station Road  
 Quakertown PA, 18951  
 Total Base Bid: \$1,448,000  
 EOP: 29.7% MBE: 70.3% WBE

**FINANCING:**

The Project will be funded with City Capital funds as outlined in the Subgrant Agreement between the Authority and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority for Rebuild projects.

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

Prepared by: Robert LaBrum  
 Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH ROBERT GANTER CONTRACTORS INC. FOR THE MARTIN LUTHER KING JR. RECREATION CENTER ROOF REPLACEMENT PROJECT LOCATED AT 2101 CECIL B. MOORE AVENUE**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Martin Luther King Jr. Recreation Center roof replacement project located at 2101 Cecil B. Moore Avenue (the "Project").

**WHEREAS**, Robert Ganter Contractors Inc. ("Ganter") submitted its response to the RFP, outlining their extensive experience.

**WHEREAS**, Ganter's proposal was selected by the Project review team.

**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, as agent for the City, with Ganter for the Project, with a maximum compensation not to exceed One Million Five Hundred Ninety-Two Thousand Eight Hundred Dollars (\$1,592,800) (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.



**Martin Luther King Jr. Recreation Center**  
**Roof Replacement Project**  
**2101 Cecil B. Moore Avenue**





**BOARD FACTSHEET**

Meeting of March 10, 2021

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 2<sup>nd</sup> Councilmanic District Office, 5<sup>th</sup> Councilmanic District Office and 8<sup>th</sup> Councilmanic District Office.

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

Prepared by: Brian Romano  
Reviewed by: Angel Rodriguez

EXHIBIT "A"

2nd Councilmanic District Property

1329 S. 15<sup>th</sup> Street

5<sup>th</sup> Councilmanic District Property

1530 N. 7<sup>th</sup> Street

1254 N. Howard Street

729 Master Street

625 W. Oxford Street

8<sup>th</sup> Councilmanic District Property

152-58 W. Logan Street

5026 N. 7<sup>th</sup> Street

**RESOLUTION NO.**

**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**, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution 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 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"**

**2nd Councilmanic District Property**

1329 S. 15<sup>th</sup> Street

**5<sup>th</sup> Councilmanic District Property**

1530 N. 7<sup>th</sup> Street

1254 N. Howard Street

729 Master Street

625 W. Oxford Street

**8<sup>th</sup> Councilmanic District Property**

152-58 W. Logan Street

5026 N. 7<sup>th</sup> Street



**BOARD FACTSHEET**

Meeting of March 10, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 5<sup>th</sup> Councilmanic District Office.

**PROPERTY INFORMATION:**

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

EXHIBIT "A"

5<sup>th</sup> Councilmanic District Properties

1411 N. 7<sup>th</sup> Street  
1500 N. 7<sup>th</sup> Street  
616 Cecil B. Moore Avenue  
618 Cecil B. Moore Avenue  
613 Jefferson Street  
621 Jefferson Street  
1450 N. Marshall Street  
1452 N. Marshall Street  
636 Master Street  
638 Master Street  
714 Master Street  
720 Master Street  
733 Master Street  
736 Master Street

**RESOLUTION NO.**

**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("City") to create a land bank in accordance with the Land Bank Act; and

**WHEREAS**, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

**WHEREAS**, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

**WHEREAS**, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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



**EXHIBIT "A"**

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

**5<sup>th</sup> Councilmanic District Properties**

1411 N. 7<sup>th</sup> Street  
1500 N. 7<sup>th</sup> Street  
616 Cecil B. Moore Avenue  
618 Cecil B. Moore Avenue  
613 Jefferson Street  
621 Jefferson Street  
1450 N. Marshall Street  
1452 N. Marshall Street  
636 Master Street  
638 Master Street  
714 Master Street  
720 Master Street  
733 Master Street  
736 Master Street



## **BOARD FACTSHEET**

Meeting of March 10, 2021

Carl Mackley Apartments Preservation Development

Modification of Resolution 2020-80

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### **TRANSACTION SUMMARY**

Authorization for the Philadelphia Redevelopment Authority ("Authority") to consent to certain language required by the U.S. Department of Housing and Urban Development ("HUD") in a subordination agreement for the development financing for the Carly Mackley Apartments ("Project").

### **BACKGROUND INFORMATION**

Pursuant to Resolution 2020-80, adopted December 9, 2020, the Board approved financing in an amount not to exceed Six Million Ninety Thousand Thirty-Nine Dollars (\$6,090,039) ("Authority Loan") for the acquisition and rehabilitation of the Project. The Authority Loan will be subordinate to a first lien construction loan insured by HUD under Section 221(D)(4) of the National Housing Act, as amended ("Senior Debt"). HUD requires that the subordination of the Authority Loan permit the following: 1) that the term of the Authority Loan will be extended if HUD grants a deferment of amortization or forbearance that results in an extended maturity of the Senior Debt; and 2) that the Authority agrees that it will approve any transfer of ownership of the Project and assumption of the Authority Loan if approved by HUD in writing ("Transfer Consent").

The Authority has proposed to HUD that, in connection with the Transfer Consent, HUD should permit the Authority thirty (30) days' notice and an opportunity to provide comments to HUD before any transfer could occur.

### **BOARD ACTION**

- Permit the Authority to allow an extension of the term of the Authority Loan if HUD extends the term of the Senior Debt.
- Permit the transfer of the Project and assumption of the Authority Loan, following notice to the Authority and an opportunity to provide comments, if HUD approves a transfer.

Proposed Resolution is attached

Prepared by: Zena Holland, Senior Housing Development Officer

Reviewed by: Darci Bauer, Director Housing Finance

**RESOLUTION NO.****RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO CERTAIN LANGUAGE REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN A SUBORDINATION AGREEMENT FOR THE AUTHORITY FINANCING TO CARL MACKLEY HOUSES LIMITED PARTNERSHIP**

**WHEREAS**, pursuant to Resolution 2020-80, adopted December 9, 2020, the Philadelphia Redevelopment Authority ("Authority") Board approved financing in the amount not to exceed Six Million Ninety Thousand Thirty-Nine Dollars (\$6,090,039) to Carl Mackley Houses Limited Partnership ("Authority Loan") for the acquisition and rehabilitation of one hundred eighty-four (184) units of permanent rental housing for low income residents ("Project") located at 1401 E. Bristol Street; and

**WHEREAS**, the Authority Loan was approved to be subordinate to financing from Merchants Capital insured by HUD under Section 221(D)(4) of the National Housing Act, as amended ("Senior Debt"); and

**WHEREAS**, HUD requires that the subordination of the Authority Loan permit the following: 1) that the term of the Authority Loan will be extended if HUD grants a deferment of amortization or forbearance that results in an extended maturity of the Senior Debt; and 2) that the Authority agrees that it will approve any transfer of ownership of the Project and assumption of the Authority Loan if approved by HUD in writing ("Transfer Consent"); and

**WHEREAS**, the Authority has proposed to HUD that, in connection with the Transfer Consent, HUD should permit the Authority thirty (30) days' notice and an opportunity to provide comments to HUD before any transfer could occur.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to:

- Permit the Authority to allow an extension of the term of the Authority Loan if HUD extends the term of the Senior Debt.
- Permit the transfer of the Project and assumption of the Authority Loan, following notice to the Authority and an opportunity to provide comments, if HUD approves a transfer.

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

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



## **BOARD FACTSHEET**

Meeting of March 10, 2021

Karen Donnally/Iris Nydia Brown Preservation Development  
 New Financing and Modification of Existing Loans to 4<sup>th</sup> &  
 Diamond, L.P. and INB Limited Partnership

### **TRANSACTION SUMMARY**

Authorization for the Philadelphia Redevelopment Authority ("Authority") to enter into a non-recourse construction permanent loan with KDINB LP, a Pennsylvania limited partnership, in an amount not to exceed Five Million Seven Hundred Sixty-Six Thousand Three Hundred Ninety-Five Dollars (\$5,766,395) (the "Authority Loan"). The Authority Loan consists of assumed Authority debt in the amount of Three Million Eighty-Five Thousand Seven Hundred Dollars (\$3,085,700) and accrued interest of Six Hundred Eighty Thousand Six Hundred Ninety-Five Dollars (\$680,695) (collectively, "Assumed Debt") from the Karen Donnally and Iris Nydia Brown developments (collectively, the "Project") and new financing in an amount not to exceed Two Million Dollars (\$2,000,000) ("New Financing").

### **BACKGROUND INFORMATION**

#### **Karen Donnally**

In 2004, the Authority provided two (2) loans to 4<sup>th</sup> & Diamond, L.P. in the aggregate amount of Two Million Two Hundred Fifteen Thousand Seven Hundred Dollars (\$2,215,700) secured by two mortgages as evidenced by the following two (2) notes: 1) CDBG loan in the amount of One Million Six Hundred Ninety Five Thousand Seven Hundred Dollars (\$1,695,700) ("Note 1"); and 2) HOME loan in the amount of Five Hundred Twenty Thousand Dollars (\$520,000) ("Note 2") (collectively, the "KD Notes"). The proceeds of the KD Notes provided financing to assist in the new construction of thirty-two (32) units of permanent rental housing for low-income residents located at 312-318, 315-25 Diamond Street, 2042-2054, 2108-2150 N. Orianna Street, 2028-2040, 2041, 2051-2057, 2103-2121, 2125-2135, 2139-2141 N. 4<sup>th</sup> Street (collectively, the "KD Properties"). Note 1 accrues no interest and is payable on the thirtieth (30<sup>th</sup>) anniversary of loan closing. Note 2 accrues interest at 5.20% compounded annually and is payable on the thirtieth (30<sup>th</sup>) anniversary of the loan closing.

#### **Iris Nydia Brown**

In 2004, the Authority provided a loan to INB Limited Partnership secured by a mortgage in the amount of Eight Hundred Seventy Thousand Dollars (\$870,000) evidenced by a note ("INB Note"). The proceeds of the INB Note provided financing to assist with the new construction of twelve (12) units of permanent rental housing for low income residents located at 2742-70 Mascher Street ("INB Properties"). The INB Note accrues no interest and is payable on the thirtieth (30<sup>th</sup>) anniversary of the loan closing.

**PROPOSED PROJECT**

The Project will consist of the preservation/rehabilitation of forty-four (44) permanent rental units that have reached their fifteen (15) year low-income housing tax credit compliance period. The developer, Women's Community Revitalization Project ("WCRP"), has developed a preservation plan to keep the Project affordable. The Project is a mixture of two (2) and three (3) story structures with brick facades in twelve (12) buildings in single family townhome and duplex configurations. The Project consists of eighteen (18) two-bedroom units, twenty (20) three-bedroom units, and six (6) four-bedroom units. Each unit has its own separate entrance from the street, a full kitchen, dining/living room, washer and dryer. Thirty-six (36) units are visitable, with eight (8) accessible units, and two (2) sensory units. Five (5) units will be at or below 20% of the Area Median Income ("AMI"), four (4) units at or below 30% AMI, eighteen (18) units at or below 50% AMI, and seventeen (17) at or below 60% AMI. Four (4) units will be targeted to tenants referred by the City of Philadelphia Clearinghouse. All forty-four (44) units have Project Based Section 8 vouchers from the Philadelphia Housing Authority ("PHA").

**PROPOSED FINANCING**

To finance the Project, WCRP applied and received from the Pennsylvania Housing Finance Agency ("PHFA") four percent (4%) low income housing tax credit/tax exempt bonds and PHFA Pennsylvania Housing and Rehabilitation Enhancement Funds ("PHARE"). In addition, WCRP received the New Financing commitment from the Division of Housing and Community Development ("DHCD"). The Authority Loan consists of Assumed Debt and New Financing.

**BOARD ACTION**

The Board is asked to consent to the following:

- Permit the transfer of the KD Properties and INB Properties to KDINB LP
- Permit the assumption by KDINB LP of Assumed Debt
- Provide a non-recourse construction/permanent loan in an amount not to exceed \$5,766,395 ("Authority Loan") with KDINB LP consisting of New Financing and Assumed Debt. The proceeds of the Authority Loan will be used for the preservation of forty-four (44) units of permanent rental housing for low-income residents located on the KD INB Properties and INB Properties. Upon completion, the forty-four (44) units will target households at or below sixty percent (60%) of Area Median Income.
- The term of the Authority Loan will be for forty-two (42) years at zero percent (0%) interest. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable in forty-two (42) years.
- The Authority Loan will be secured by a third lien position during construction behind construction financing provided by TD Bank and PHFA PHARE Funds. Upon payment of the construction loan, the Authority Loan will remain in a third lien position behind permanent financing provided by Community

Lenders Community Development Corporations funds and PHFA PHARE funds.

**COMMENTS OR OTHER CONDITIONS:**

The City of Philadelphia ("City") has approved the Economic Opportunity Plan for the Project. The development team has no outstanding tax issues. The Authority Housing Construction Department has approved the plans, specification, and construction costs. The Philadelphia Planning Commission has stated they do not need to review this Project due to the funding source.

Proposed Resolution is attached

Prepared by: Zena Holland, Senior Housing Development Officer

Reviewed by: Darci Bauer, Director Housing Finance

**RESOLUTION NO.****RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION PERMENANT LOAN WITH KDINB LP AND TO PERMIT EXISTING AUTHORITY DEBT TO BE ASSUMED AND RESTRUCTURED UNDER NEW TERMS AND CONDITIONS**

**WHEREAS**, in 2004, the Philadelphia Redevelopment Authority ("Authority") provided two (2) loans to 4<sup>th</sup> & Diamond, L.P. in an aggregate amount of Two Million Two Hundred Fifteen Thousand Seven Hundred Dollars (\$2,215,700) ("KD Loans"). The proceeds of the KD Loans provided for the new construction of thirty-two (32) units of permanent rental housing for low income residents ("KD Project") located at 312-318, 315-25 Diamond Street, 2042-2054, 2108-2150 N Orianna Street, 2028-2040, 2041, 2051-2057, 2103-2121, 2125-2135, 2139-2141 N. 4<sup>th</sup> Street (collectively, the "KD Properties"); and

**WHEREAS**, the KD Loans are evidenced by two (2) notes: 1) CDBG loan in the amount of One Million Six Hundred Ninety-Five Thousand Seven Hundred Dollars (\$1,695,700) ("Note 1"); and 2) Home loan in the amount of Five Hundred Twenty Thousand Dollars (\$520,000) ("Note 2") payable to the Authority and secured by two (2) Mortgages on the KD Properties. Note 1 accrues no interest and is payable on the thirtieth (30th) anniversary of the loan closing. Note 2 accrues interest at Five and two tenths (5.20%) percent compounded annually payable on the thirtieth (30th) anniversary of the loan closing; and

**WHEREAS**, in 2004, the Authority provided a loan to INB Limited Partnership in the amount of Eight Hundred Seventy Thousand (\$870,000) Dollars ("INB Loan") to assist with the new construction of twelve (12) units of permanent rental housing for low income residents ("INB Project") located at 2742-70 Mascher Street ("INB Properties"); and

**WHEREAS**, the INB Loan is evidenced by a note in the amount of Eight Hundred Seventy Thousand Dollars (\$870,000) ("INB Note") payable to the Authority and secured by a mortgage on the INB Properties. The INB Note accrues no interest and is payable on the thirtieth (30th) anniversary of the loan closing; and

**WHEREAS**, Women's Community Revitalization Project ("WCRP"), the sponsor of the KD Project and INB Project (collectively, "Projects"), has developed a preservation plan to combine the Projects into a single project with forty-four (44) rental units ("KDINB Preservation Development") under one owner, KDINB LP; and

**WHEREAS**, KDINB LP will make capital improvements to the KDINB Preservation Development and maintain the units as low-income housing for an additional forty-two (42) years; and

**WHEREAS**, to finance the KDINB Preservation Development, WCRP applied and received from the Pennsylvania Housing Finance Agency ("PHFA") four percent (4%) low income housing tax credit/tax exempt bonds, PHFA Pennsylvania Housing and Rehabilitation Enhancement Funds ("PHARE"), and Community Lenders Community Development Corporation

("CLCDC") Funds. In addition, WCRP received a financing commitment from the Division of Housing and Community Development in the amount of Two Million Dollars (\$2,000,000) ("New Financing"); and

**WHEREAS**, WCRP has requested the Authority consent to transfer the Projects and for KDINB LP to assume the KD Loan and INB Loan in the aggregate amount of Three Million Seven Hundred Sixty-Six Thousand Three Hundred Ninety-Five Dollars (\$3,766,395) ("Assumed Debt") under revised terms.

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

- Permit the transfer of the KD Properties and INB Properties to KDINB LP
- Permit the assumption by KDINB LP of the Assumed Debt
- The Authority will provide a non-recourse construction/permanent loan in an amount not to exceed of Five Million Seven Hundred Sixty-Six Thousand Three Hundred Ninety-Five Dollars (\$5,766,395) ("Authority Loan") with KDINB LP consisting of the New Financing and Assumed Debt. The proceeds of the Authority Loan will be used for the preservation of forty-four (44) units of permanent rental housing for low-income residents located on the KD Properties and INB Properties. Upon completion, the forty-four (44) units will target households at or below sixty percent (60%) of Area Median Income.
- The term of the Authority Loan will be for forty-two (42) years at zero percent (0%) interest. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable in forty-two (42) years.
- The Authority Loan will be secured by a third lien position during construction behind construction financing provided by TD Bank and PHFA PHARE Funds. Upon payment of the construction loan, the Authority Loan will remain in a third lien position behind permanent financing provided by CLCDC and PHFA PHARE funds

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

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



**Philadelphia Redevelopment Authority**

**Project Fact Sheet**

<b>PROJECT NAME</b>	Karen Donnally/Iris Nydia Brown Townhomes Preservation Development
<b>ADDRESS</b>	312-318, 315-325 Diamond Street, 2042-2054, 2108-2150 N. Orianna Street, 2028-2040, 2041, 2051-2057, 2103-2121, 2125-2135, 2139-2141 N. 4 <sup>th</sup> Street, 2742-70 Mascher Street
<b>OWNER</b>	KDINB LP
<b>GENERAL PARTNER</b>	KDINB GP, Inc.
<b>DEVELOPER/SPONSOR</b>	Women’s Community Revitalization Project (“WCRP”)
<b>GENERAL CONTRACTOR</b>	JBL Construction Services, Inc.
<b>TOTAL DEVELOPMENT COST</b>	\$12,906,082
<b>TOTAL CONSTRUCTION COST</b>	\$4,665,789
<b>PRA FINANCING</b>	\$2,000,000- Housing Trust Funds \$3,766,395- Assumed Debt
<b>SCOPE OF CONSTRUCTION</b>	Preservation/Rehabilitation

**PROJECT DESCRIPTION**

The Karen Donnally/Iris Nydia Brown Preservation Development will consist of the preservation/rehabilitation of forty-four (44) permanent rental units developed in 2004 as part of the Karen Donnally and Iris Nydia Brown developments (collectively, “Projects”). The Projects have reached their 15-year low-income housing tax credit compliance period and WCRP has developed a preservation plan to keep the Projects affordable. The Projects are mixture of 2 and 3-story structures with brick facades in 12 buildings in single family townhome and duplex configurations with the 57,520 total square footage. The Projects consist of 18 two-bedroom units, 20 three-bedroom units, and 6 four-bedroom units. Each unit has its own separate entrance from the street, a full kitchen, dining/living room, washer and dryer. There are 39 parking spaces and a community room. Thirty-six units are visitable, with 8 accessible units, and 2 sensory units. Five (5) units will be at or below 20% of the Area Median Income (“AMI”), four (4) units at or below 30% AMI, eighteen (18) units at or below 50% AMI, and seventeen (17) at or below 60% AMI. Four (4) units will be targeted to tenants referred by the City of Philadelphia Clearinghouse. All forty-four (44) units have Project Based Section 8 vouchers from the Philadelphia Housing Authority.

**SCOPE OF PRESERVATION /REHABILITATION**

The rehabilitation will include replacement and upgrades to the heating and cooling systems, flooring, interior paint, bathroom and kitchen fixtures, and kitchen cabinetry. The exterior repairs will include complete window, exterior door, roof, gutter, downspout, and siding replacements and upgrades to the wall construction to eliminate water infiltration issues, and other modernizing of the units.

**BACKGROUND INFORMATION****Karen Donnally**

In 2004, the Authority provided loans to 4<sup>th</sup> & Diamond, L.P. in the aggregate amount of \$2,215,700 secured by two mortgages as evidenced by the following two notes: 1) CDBG in the amount of \$1,695,700 (“Note 1”); and 2) HOME loan in the amount of \$520,000 (“Note 2”) (collectively, “KD Notes”). The proceeds of the KD Notes provided financing to assist in the new construction of 32 units of permanent rental housing for low-income residents located at 312-318, 315-25 Diamond Street, 2042-2054, 2108-2150 N. Orianna Street, 2028-2040, 2041, 2051-2057, 2103-2121, 2125-2135, 2139-2141 N. 4<sup>th</sup> Street (“KD Properties”). Note 1 accrues no interest and is payable on the thirtieth (30<sup>th</sup>) anniversary of the loan closing. Note 2 accrues interest at 5.20% compounded annually and payable on the thirtieth (30<sup>th</sup>) anniversary of the Authority loan closing.

**Iris Nydia Brown**

In 2004, the Authority provided a loan to INB Limited Partnership secured by a mortgage in the amount of \$870,000 evidenced by a note (“INB Note”). The proceeds of the INB Note provided financing to assist with the new construction of 12 units of permanent rental housing for low income residents located at 2742-70 Mascher Street (“INB Properties”). The INB Note accrues no interest and is payable on the thirtieth (30<sup>th</sup>) anniversary of the Authority loan closing.

**DEVELOPER/BORROWER DESCRIPTION**

**KDINB LP**, a Pennsylvania Limited Partnership was formed for the sole purpose of developing this project. KDINB GP, Inc. will serve as the general partner. WCRP will serve as developer, and along with their consultant Stone Sherick Consulting Group will organize and advance the Project through the development process, structure the project financing and the syndication of equity proceeds.

**WCRP**, founded in 1987, is a women-led nonprofit affordable housing development entity that has been working in Philadelphia to increase the social and economic equity for low and very low-income families. WCRP has developed 282 affordable townhomes and apartments and has developed and owns a child development center serving 75 children. Many WCRP residents are formerly homeless and/or have come from transitional housing. Below is list of developments:

- Mamie Nicoles Townhomes – 33 affordable rental units – PHDC funding \$2,000,000- new construction project currently under construction.
- Lillia Crippen Townhomes – 46 rental units- PRA funding \$1,440,000 – a preservation project currently under construction.
- Nicole Hines Townhomes – 35 rental units – PRA funding \$1,979,495 – currently under construction.

**PROJECT FINANCING**

The Authority is providing a non-recourse construction/permanent loan in an amount not to exceed \$5,766,395 (“Authority Loan”) consisting of Three Million Eighty-Five Thousand Seven Hundred (\$3,085,700) Dollars of assumed principal and Six Hundred Eighty Thousand Six Hundred Ninety-Five of accrued interest (\$680,695) Dollars and Two Million (\$2,000,000) Dollars of new financing. The Authority Loan will be structured with a term of 42 years at 0% interest. During the Authority Loan period, no principal or interest will be required to be paid. The entire balance will be due and payable in 42 years. The Authority Loan will be secured by a third lien position during construction on the KD Properties and the INB Properties behind the TD Bank Construction-Bridge Loan and PHFA’s Pennsylvania Housing Affordability and Rehabilitation Enhancement Funds (“PHARE”) funding. Upon payment of the Construction- Bridge Loan to TD Bank, the Authority Loan will remain in a third lien position behind permanent financing provided by Community Lenders Community Development Corporation (“CLCDC”) in the amount of \$948,994 and the PHFA PHARE funds.

**Raymond James (RJTCF)** has reserved/allocated 99.99% interest in the Limited Liability Company in the estimated amount of \$4,139,757.

**TD Bank** will provide the Construction-Bridge Loan in the amount up to \$6,800,000 which will bridge the equity contributions and advance loan proceeds. The construction term is 24 months. At construction completion and satisfaction of conditions set by the investor, the equity and CLCDC loan proceeds will be used to repay the Construction-Bridge Loan. The Construction-Bridge Loan will be in a first lien position during construction.

**CLCDC** is providing permanent financing in the amount of \$948,994. This loan will be in a first lien position at construction completion.

**PHFA** will provide PHARE RTT funds in the amount of \$470,802. This loan will be a second lien position.

**WCRP** assumed debt in the amount of \$715,494.

**Reinvested Developer fee** in the amount up to \$441,119.

**Existing Reserves** in the amount up to \$313,300.

**Interim Income** in the amount up to \$93,791.

**Energy Rebate** in the amount up to \$16,430.

**APPROVALS**

- Construction Division approval of plans, specifications and cost
- The participation ranges for MBE are 18%, WBE 7% has been approved by the Office of Economic Opportunity
- Department of Revenue’s tax clearance for all member of the Development Team
- The Philadelphia Planning Commission has stated they do not need to review this project due to the funding source

**EXHIBITS**

- Project Development Team
- Women's Community Revitalization Project
- Operating Proforma
- EOP
- Site Plan

**Karen Donnal/Iris Nydia Brown Preservation Development  
Project Development Team**

<b>OWNER</b>	KDINB LP 100 W. Oxford Street, Suite E-2300 Philadelphia, PA 19122
<b>GENERAL PARTNER</b>	KDINB GP, Inc. 100 W. Oxford Street, Suite E-2300 Philadelphia, PA 19122
<b>DEVELOPER/SPONSOR</b>	Women's Community Revitalization Project 100 W. Oxford Street, Suite E-2300 Philadelphia, PA 19122
<b>CONTRACTOR</b>	JBL Construction Services, Inc. 1657 The Fairway Ste., 141 Jenkintown, PA 19046
<b>ARCHITECT</b>	OZ Collaborative 4818 Baltimore Avenue Glenside, PA 19038
<b>ATTORNEY</b>	Commonwealth Housing Legal Services 2 S. Easton Road Glenside, PA 19038
<b>MANAGEMENT AGENT/ SUPPORTIVE SERVICE PROVIDER</b>	Women's Community Revitalization Project 100 W. Oxford Street, Suite E-2300 Philadelphia, PA19122
<b>DEVELOPMENT CONSULTANT</b>	Stone Sherick Consulting Group 230 N. 2 <sup>nd</sup> Street, Suite 3-D Philadelphia, PA 19106

**Karen Donnally/Iris Nydia Brown Preservation Development**

**Women's Community Revitalization Project  
Board**

Nora Lichtash  
Staci Moore, Chair  
Caroline Cuthbert, Co-Secretary  
Brenda Peterson, Co-Secretary  
Lynette Correa  
Sharonel Monroe  
Beatrice Morrow  
Connie Morrow  
Norma Santiago  
Lynette Trawick

<b><u>Development Financing</u></b>		
PRA- Housing Trust Fund	\$ 2,000,000	15.50%
PRA - Assumed Debt	3,766,395	29.18%
Limited Partner Equity	4,139,757	32.08%
Community Lenders Perm Loan	948,994	7.35%
Reinvested Developer Fee	441,119	3.42%
WCRP-Assumed Debt	715,494	5.54%
PHARE RTT	470,802	3.65%
Existing Reserves	313,300	2.43%
Interim Income	93,791	0.73%
Energy Rebates	16,430	0.13%
<b>Total Financing</b>	<b>\$ 12,906,082</b>	<b>100.00%</b>

<b>PRA Maximum Rates</b>
Maximum \$2 million

<b><u>Development Costs</u></b>		
<b><u>Construction Costs</u></b>		
General Requirements	\$ 238,868	5.13%
Building Demolition	0	
Selective Demolition	118,500	
Site Work	39,408	
Offsite Improvements	0	
Environ Remed(gc con)	0	
Sub-total Site Work	157,908	
Structures	3,823,223	
Builders Profit	238,868	
Builders Overhead	79,623	
Bond Premium	113,800	
Building Permits	13,500	
Construction Contingency	233,289	5.00%
Other:	0	
Other:	0	
<b>Total Construction Costs</b>	<b>\$ 4,899,079</b>	
<b><u>Fees</u></b>		
Architectural Fee - Design	\$ 227,439	
Architectural Fee- Adiminstration	75,813	
Architectural Reimburseables Max	0	
Legal - Development	80,000	
Civil Engineering	21,317	
Survey	20,000	
Soil/Structural Report	0	
Environmental Audit	50,010	
Environmental Remediation	0	
Energy Audit	10,618	
HERS Rater	0	
Passive House Consultant	0	
Project Capital Needs Assessment	25,000	
Property Appraisal	11,800	
Market Study	9,000	
Cost Certification	15,000	
Other	0	
Other	0	
<b>Fees Subtotal</b>	<b>\$ 545,997</b>	

<b>PRA Maximum Rates</b>
3% (nc)/5.0%(rehab)
<a href="#">See PHFA Guidelines</a>

<b><u>Misc. Development Charges</u></b>		
Multifamily Housing Applic Fee	\$	3,000
Agency Legal Closing Fee		10,000
Tax Credit Reservation Fee		26,568
Tax Credit Carryover Allocation Fee		0
Tax Credit Cost Certification Fee		2,000
Furnishings (Common Area)		5,000
Rent-up expense		0
Relocation		200,000
Utility Tap in, Hook up, & Municipal Fee		0
Subsidy Layering Review Fee		0
Other		0
<b>Misc. Development Subtotal</b>	<b>\$</b>	<b>246,568</b>
<b><u>Construction &amp; Financing Charges</u></b>		
Construction Loan Interest	\$	135,403
Construction Loan Origination Fee		31,614
Construction Loan Credit Enhancement		0
Construction Loan Application Fee		0
Taxes During Construction		6,881
Insurance During Construction		14,423
Title Insurance		90,000
Recording		10,000
PHFA Construction Servicing Fee		6,000
Other: Construction lender due diligence &		48,873
<b>Construction/Financing Subtotal</b>	<b>\$</b>	<b>343,194</b>
<b><u>Permanent Financing</u></b>		
Agency Loan Reservation Fee	\$	-
Agency Loan Origination Fee		0
Permanent Loan Origination Fee		9,490
Permanent Loan Community Fee		9,490
Cost Of Issuance/Underwriters Discount		109,000
Other: Trustee fees		15,000
Other: Application fee		1,069
Other: Non Agency Perm Legal		10,000
<b>Permanent Financing Subtotal</b>	<b>\$</b>	<b>154,049</b>
<b><u>Land and Building Purchase</u></b>		
Acquisition of Land	\$	2,240,000
Acquisition of Existing Structures		2,346,700
Acquisition Legal Fees		20,000
Closing Costs		104,811
Demolition Of Existing Structures		0
Other: Existing Reserves		313,300
<b>Land/Building Purchase Subtotal</b>	<b>\$</b>	<b>5,024,811</b>
<b>Total Replacement Costs</b>	<b>\$</b>	<b>11,213,698</b>

limit \$1,200 per unit/\$600 preserv



**Project: Karen Donnaly Iris Nydia Brown Preservation  
Development Budget**

Item III (b) 2021

<b><u>Development Reserves</u></b>	
Operating Reserve	\$ -
Transformation Reserve	\$ -
Rental Subsidy Reserve	\$ -
Real Estate Tax Reserve 1 yr	\$ 13,329
Insurance Reserve 1 yr	\$ 55,876
Social Service Reserve	\$ 200,000
Other: Replacement Reserves	\$ 44,000
<b>Reserves Subtotal</b>	<b>\$ 313,205</b>
<b>Developer's Fee</b>	<b>\$ 1,060,008</b>
<b><u>Syndication Fees</u></b>	
Organizational	\$ 1,500
Bridge loan interest during construction	\$ 65,228
Bridge Loan Interest After Construction	\$ 60,630
Bridge Loan Fees & Expenses	\$ 74,813
Legal Fees	\$ -
Accounting Fees	\$ 20,000
Compliance Monitoring	\$ 44,000
Other: energy benchmarking/investor due	\$ 53,000
<b>Syndication Fees Subtotal</b>	<b>\$ 319,171</b>
<b>Total Development Costs</b>	<b>\$ 12,906,082</b>

\$ 1,240
\$ 662,700

Total Units	44
Total Sq. Ft.	57,520

	per unit	per sq. ft.
Total Construction Costs	\$ 111,343	\$ 85
Total Replacement Costs	\$ 254,857	\$ 195
Total Development Costs	\$ 293,320	\$ 224
Replacement Cost + Dev. Fee	\$ 278,948	\$ 213

\$ 225
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<b>Cost Analysis</b>					
<u>Proposed Unit Mix</u>				<u>Blended per Unit Cost Allowable</u>	
0 Bdrm	0	units @	\$ 206,974	per unit	\$ -
1 Bdrm	0	units @	\$ 237,265	per unit	\$ -
2 Bdrm	18	units @	\$ 288,519	per unit	\$ 5,193,342
3 Bdrm	20	units @	\$ 373,251	per unit	\$ 7,465,020
4 Bdrm	6	units @	\$ 409,711	per unit	\$ 2,458,266
Totals	44				\$ 15,116,628
<b>Cost per Unit Allowable</b>			<b>\$ 343,560</b>	<b>per unit</b>	
<b>Cost per Unit for Project</b>			<b>\$ 254,857</b>	<b>per unit</b>	Allowable
					Waiver Required?
					<b>NO</b>
<b>Cost per Square Foot Allowable</b>			<b>\$ 225</b>	<b>psf</b>	
<b>Cost per Sq. Ft. for Project</b>			<b>\$ 213</b>	<b>psf</b>	Allowable
120% of 234-Condominium			74.18%		The % needs to be 100%/below otherwise bidding is req'd

**Project: Karen Donnaly Iris Nydia Brown Preservation  
Development Budget**

Item III (b) 2021

<b>HOME Maximum Subsidy</b>			
<b>Maximum 234- Condo-Elevator</b>		254,489 per unit	allowable
<b>DHCD Funding</b>	\$	45,455 per unit	
<b>Developer's Fee Analysis/Maximum Developer's Fee Allowable for Project</b>			
Total Replacement Cost	\$	11,213,698	
less acquisition costs		(4,586,700)	
Basis for Developer's Fee ==>	\$	6,626,998	
<b>Total Fee Allowable</b>	\$	662,700	
<b>Developer Fee for Project</b>	\$	1,060,008	Allowable
less reinvested dev. Fee	\$	(441,119)	
<b>Net Developer's Fee for Project</b>	\$	618,889	
Scope of Construction: (rehab or nc)	rehab	Elevator in Building? (yes or no)	yes
Reviewed and confirmed by: _____			Date: _____

Assumptions	Unit Distribution		Tenant Paid Rents		Rental Assistance Payment		Utility Allowance		Total Housing Costs		
	0%-20%	20%-40%	50%-60%	Total	0%-20%	20%-40%	50%-60%	Total	0%-20%	20%-40%	50%-60%
0 Bdr	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 Bdr	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 Bdr - Mob	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 Bdr - Sen	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 Bdr	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Bdr	0	10	10	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Bdr Mob or ε	2	2	8	12	\$ 22	\$ 92	\$ 271	\$ 385	\$ 131	\$ 131	\$ 1,009
3 Bdr	2	2	16	20	\$ 35	\$ 22	\$ 347	\$ 404	\$ 154	\$ 154	\$ 1,154
4+ Bdr	1	0	5	6	\$ -	\$ -	\$ 1,740	\$ 1,740	\$ 181	\$ 181	\$ 1,431
<b>TOTAL</b>	<b>5</b>	<b>4</b>	<b>35</b>	<b>44</b>	<b>\$ 57</b>	<b>\$ 114</b>	<b>\$ 1,017</b>	<b>\$ 1,188</b>	<b>\$ 181</b>	<b>\$ 181</b>	<b>\$ 6,524</b>
2¢ of Units	11%	9%	30%	100%							

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

Trending Assumptions  
 Income 2.0%  
 Expenses 5.0%  
 Vacancy 5.0%  
 Management Fee 8.0%

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
<b>Income from Operations</b>	\$ 128,456	\$ 130,045	\$ 134,686	\$ 137,380	\$ 140,127	\$ 142,930	\$ 145,788	\$ 148,704	\$ 151,678	\$ 154,712	\$ 157,806	\$ 160,962	\$ 164,182	\$ 167,465	\$ 170,814	\$ 174,231	\$ 177,715	\$ 181,270	\$ 184,895	\$ 188,593
Gross Rental Income	390,132	397,996	405,956	414,075	422,356	430,803	439,420	448,208	457,172	466,316	475,642	485,155	494,858	504,755	514,850	525,147	535,650	546,363	557,290	568,436
Rental Subsidy- PBV	25,982	26,502	27,032	27,573	28,124	28,687	29,260	29,846	30,443	31,051	31,672	32,306	32,952	33,611	34,283	34,969	35,668	36,382	37,109	37,851
Vacancy	\$ 493,666	\$ 503,539	\$ 513,610	\$ 523,882	\$ 534,360	\$ 545,047	\$ 555,948	\$ 567,067	\$ 578,408	\$ 589,976	\$ 601,776	\$ 613,811	\$ 626,087	\$ 638,609	\$ 651,381	\$ 664,409	\$ 677,697	\$ 691,251	\$ 705,076	\$ 719,178
<b>NET RENTAL INCOME</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other Income- Service	\$ 493,666	\$ 503,539	\$ 513,610	\$ 523,882	\$ 534,360	\$ 545,047	\$ 555,948	\$ 567,067	\$ 578,408	\$ 589,976	\$ 601,776	\$ 613,811	\$ 626,087	\$ 638,609	\$ 651,381	\$ 664,409	\$ 677,697	\$ 691,251	\$ 705,076	\$ 719,178
<b>EFFECTIVE GROSS INCOME</b>	\$ 493,666	\$ 503,539	\$ 513,610	\$ 523,882	\$ 534,360	\$ 545,047	\$ 555,948	\$ 567,067	\$ 578,408	\$ 589,976	\$ 601,776	\$ 613,811	\$ 626,087	\$ 638,609	\$ 651,381	\$ 664,409	\$ 677,697	\$ 691,251	\$ 705,076	\$ 719,178

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
<b>Operating Expenses</b>	\$ 39,483	\$ 40,283	\$ 41,089	\$ 41,911	\$ 42,749	\$ 43,604	\$ 44,476	\$ 45,365	\$ 46,273	\$ 47,198	\$ 48,142	\$ 49,105	\$ 50,087	\$ 51,089	\$ 52,111	\$ 53,153	\$ 54,216	\$ 55,300	\$ 56,406	\$ 57,534
Management Fee	27,997	28,837	29,702	30,593	31,511	32,456	33,430	34,432	35,465	36,529	37,625	38,754	39,917	41,114	42,348	43,618	44,927	46,274	47,663	49,092
Administrative Expense	4,185	4,283	4,383	4,485	4,589	4,694	4,801	4,909	5,019	5,130	5,243	5,358	5,474	5,591	5,709	5,829	5,950	6,073	6,198	6,325
Operating & Maintenance	50,334	51,844	53,399	54,999	56,644	58,334	60,069	61,850	63,678	65,554	67,478	69,450	71,471	73,541	75,661	77,830	79,059	81,338	83,617	85,896
Water/Sewer	58,814	60,578	62,396	64,268	66,196	68,182	70,227	72,334	74,504	76,739	79,041	81,412	83,855	86,370	88,961	91,630	94,379	97,211	100,127	103,131
Property Taxes & Insurance	70,492	72,607	74,785	77,029	79,339	81,720	84,171	86,696	89,297	91,976	94,735	97,577	100,505	103,520	106,625	109,824	113,119	116,513	120,008	123,604
Reserve for Repairs	22,000	22,660	23,340	24,040	24,762	25,504	26,269	27,057	27,869	28,705	29,566	30,453	31,367	32,308	33,277	34,275	35,304	36,363	37,454	38,577
<b>TOTAL EXPENSES</b>	\$ 389,080	\$ 400,368	\$ 411,976	\$ 423,924	\$ 436,223	\$ 448,882	\$ 461,913	\$ 475,325	\$ 489,131	\$ 503,343	\$ 517,958	\$ 532,988	\$ 548,435	\$ 564,302	\$ 574,252	\$ 589,568	\$ 608,155	\$ 625,658	\$ 644,080	\$ 662,830
<b>NET OPERATING INCOME</b>	\$ 104,576	\$ 103,171	\$ 101,634	\$ 99,958	\$ 98,137	\$ 96,165	\$ 94,035	\$ 91,741	\$ 89,277	\$ 86,634	\$ 83,832	\$ 80,587	\$ 77,130	\$ 73,451	\$ 69,542	\$ 65,393	\$ 60,996	\$ 56,339	\$ 51,431	\$ 46,264

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
<b>Debt Service</b>	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885	\$ 62,885
<b>Cash Flow after Debt Service</b>	\$ 41,691	\$ 40,286	\$ 38,749	\$ 37,073	\$ 35,252	\$ 33,280	\$ 31,150	\$ 28,856	\$ 26,392	\$ 22,749	\$ 26,833	\$ 23,688	\$ 20,947	\$ 17,702	\$ 14,245	\$ 10,566	\$ 6,657	\$ 2,508	\$ (1,889)	\$ (6,546)
Supportive Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Cash Flow After Supp Services</b>	\$ 41,691	\$ 40,286	\$ 38,749	\$ 37,073	\$ 35,252	\$ 33,280	\$ 31,150	\$ 28,856	\$ 26,392	\$ 22,749	\$ 26,833	\$ 23,688	\$ 20,947	\$ 17,702	\$ 14,245	\$ 10,566	\$ 6,657	\$ 2,508	\$ (1,889)	\$ (6,546)
Other: Investor Service Fee	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Secondary Cash Flow</b>	\$ 41,691	\$ 40,286	\$ 38,749	\$ 37,073	\$ 35,252	\$ 33,280	\$ 31,150	\$ 28,856	\$ 26,392	\$ 22,749	\$ 26,833	\$ 23,688	\$ 20,947	\$ 17,702	\$ 14,245	\$ 10,566	\$ 6,657	\$ 2,508	\$ (1,889)	\$ (6,546)




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**MEMORANDUM**


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**TO:** Lynn Newsome, DHCD Compliance Director  
**FROM:** Zena Holland, Community Investment Group  
**SUBJECT:** Economic Opportunity Plan  
 Karen Donnally Iris Nydia Brown Preservation  
**DATE:** February 16, 2021

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Attached please find the Economic Opportunity Plan the Karen Donnally Iris Nydia Brown Preservation Development. If the Plan meets the DHCD's goals, please fill out the bottom half of this memorandum. Thank you.

Project Name:	Karen Donnally Iris Nydia Brown Preservation
Project Address(s):	312-318, 315-325 Diamond Street, 2042-2054, 2108-2150 N. Orianna Street, 2028-2040, 2051-2057, 2103-2121, 2125-2135, 2139-2141 N. 4 <sup>th</sup> Street, 2742-70 Mascher Street
Owner:	KDINB LP
Developer:	Women's Community Revitalization Project
Unit Breakdown:	44 - rental units
PRA Funding Amount:	\$2,000,000 –Housing Trust Funds + \$3,766,395 – Assumed Debt
General Contractor:	JBL Construction Services, Inc.
Construction Cost:	\$4,665,790
Total Development Cost:	\$12,906,082

I, Lynn Newsome, have reviewed the Affirmative Action Plan and approved the plan submitted by (the contractor) for (the project) for the following goals:

MBE Goals: 18%

WBE Goals: 7%

DBE Goals: \_\_\_\_\_

*Lynn T. Newsome*

Lynn Newsome

2/17/2021

Date

**City of Philadelphia  
Economic Opportunity Plan**

**Karen Donnally and Iris Nydia Brown Preservation Development**

I. Introduction, Definitions, Goals and Diversity Practices

The City of Philadelphia, acting through its offices of the Division of Housing and Community Development (“DHCD”) and Office of Economic Opportunity (“OEO”) (collectively, “City”) and the Philadelphia Redevelopment Authority (“PRA”) strongly encourage the use of certified Minority (“MBE”), Women (“WBE”), Disabled (“DSBE”) and Disadvantaged<sup>1</sup> (“DBEs”) Business Enterprises (collectively, “M/W/DSBEs”) and minority and female workers in all aspects of the development and use of a parcel(s) of land located at 2028-40 N. 4th St., 2051 N. 4th St., 2055-57 N. 4th St. (including 312-314 Diamond St. and 2044-54 N. Orianna St.), 2127-35 N. 4th St., 2141 N. 4th St., 2136-50 N. Orianna St., 2103-05 N. 4th St., 2109 N. 4th St., 2113-17 N. 4th St., 2108-32 N. Orianna St., 315-325 Diamond St. (including 315R Diamond St.) / 316, 318 W. Diamond St., 2042 N. Orianna St., 2107, 2111, 2119, 2121, 2125, 2139 N. 4th St., and 2742-70 N. Mascher St., which may include financial investment, design, construction and operations (Project). In support of this objective, City and PRA will require that the KDINB LP (“Purchaser”) of this parcel commit to this Economic Opportunity Plan (“EOP” or “Plan”) as required by Section 17-1602 of The Philadelphia Code, as amended.

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

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

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

persons. In the event Equity Ownership is identified, Purchaser agrees to abide by the reporting requirements enumerated in Section 17-1603 (1)(g)(.3).

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

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO approved certifying agency<sup>2</sup> will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at [www.phila.gov/oEO/directory](http://www.phila.gov/oEO/directory).

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

## II. Goals

### A. M/W/DSBE Participation Ranges

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

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<sup>2</sup>A list of "OEO approved certifying agencies" can be found at [www.phila.gov/oEO](http://www.phila.gov/oEO)

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

Item III (b)

MBE	WBE
18%	7%

## B. Workforce Goals for a Diverse Workforce

As a benchmark for the expression of “Best and Good Faith Efforts” to provide meaningful and representative opportunities for diverse workers in the Project, the following goals have been established for the employment of minority persons and females in the Project workforce of apprentices and journeymen at the following levels<sup>4</sup>:

African American Journeypersons – 22% of all journey hours worked across all trades  
 Asian Journeypersons – 3% of all journey hours worked across all trades  
 Hispanic Journeypersons – 15% of all journey hours worked across all trades  
 Female Journeypersons – 5% of all journey hours worked across all trades

Minority Apprentices – 50% of all hours worked by all apprentices  
 Female Apprentices – 5% of all hours worked by all apprentices

## III. Responsiveness

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

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

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

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

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



#### IV. Compliance and Monitoring of Best and Good Faith Efforts

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

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

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

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

#### C. Prompt Payment of M/W/DSBEs

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


#### D. Oversight Process

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

V. Remedies and Penalties for Non-Compliance

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

Eleanor Lichtash, President of KDINB GP, Inc. (on behalf of KDINB LP)  
PRINT NAME OF PURCHASER \_\_\_\_\_ DATE \_\_\_\_\_

  
SIGNATURE OF PURCHASER \_\_\_\_\_ 2/15/2021 \_\_\_\_\_  
DATE

  
LYNN NEWSOME, DHCD COMPLIANCE DIRECTOR \_\_\_\_\_ 2/17/2021 \_\_\_\_\_  
DATE

DocuSigned by:  
 February 23, 2021  
614D1F0419B44AD...  
IOLA HARPER, DIRECTOR, OFFICE OF ECONOMIC OPPORTUNITY<sup>5</sup> \_\_\_\_\_  
DATE

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

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

### Certificate Of Completion

Envelope Id: 49487D951C834833B88878610D4CD9CE	Status: Completed
Subject: Signed Documents	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 3	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	City of Philadelphia - Office of Economic Opportun
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	1234 Market Street
	Suite 1800
	Philadelphia, PA 19107
	oeo.contracts@phila.gov
	IP Address: 170.115.248.24

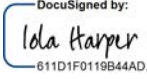
### Record Tracking

Status: Original	Holder: City of Philadelphia - Office of Economic	Location: DocuSign
2/23/2021 9:27:30 AM	Opportun	
	oeo.contracts@phila.gov	

### Signer Events

Iola Harper  
 iola.harper@phila.gov  
 Security Level: Email, Account Authentication (None)

### Signature

DocuSigned by:  
  
 611D1F0119B44AD...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 170.115.248.24

### Timestamp

Sent: 2/23/2021 9:29:38 AM  
 Viewed: 2/23/2021 9:31:21 AM  
 Signed: 2/23/2021 9:31:30 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 8/17/2020 3:47:28 PM  
 ID: e7019915-3370-4e56-a4f8-b3c584a665cb

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Michelle Gumbs  
 Michelle.Gumbs@Phila.gov  
 Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 2/23/2021 9:29:38 AM  
 Viewed: 2/23/2021 9:31:22 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/23/2021 9:29:38 AM
Certified Delivered	Security Checked	2/23/2021 9:31:21 AM
Signing Complete	Security Checked	2/23/2021 9:31:30 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Completed	Security Checked	2/23/2021 9:31:30 AM
<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
<b>Electronic Record and Signature Disclosure</b>		

This Electronic Records and Signature Disclosure is provided by the City of Philadelphia in connection with a pending electronic transaction. Any party proceeding with such electronic transaction is deemed to have consented i) to conduct the transaction by electronic means; and ii) where execution of an agreement is required, to the use of electronic signatures using the method provided in the agreement. Questions regarding this Electronic Records and Signature Disclosure should be addressed to [econtractphilly@phila.gov](mailto:econtractphilly@phila.gov).

**GENERAL CONTRACTOR'S PAST CONTRACTS WITH PRA:**  
**JBL CONSTRUCTION**

Contract: Imani Homes IV Date: 6/4/2004

Projected MBE Goals: 18% Achieved MBE: 24%

Projected WBE Goals: 7% Achieved WBE: 5%

Projected DBE Goals: 2% Achieved DBE: 0%

Contract: Imani Home V Date: 9/5/2005

Projected MBE Goals: 18% Achieved MBE: 20%

Projected WBE Goals: 7% Achieved WBE: 7%

Projected DBE Goals: 2% Achieved DBE: 0%

Contract: Project Restoration Date: 8/6/2006

Projected MBE Goals: 18% Achieved MBE: 22%

Projected WBE Goals: 7% Achieved WBE: 6%

Projected DBE Goals: 2% Achieved DBE: 0%





Architect:



Consultants:

Seal:

Project:

WOMEN'S COMMUNITY REVITALIZATION PROJECT -WCRP  
KAREN DONNALLY AND IRIS BROWN TOWNHOUSES

Enter address here

Issue Date

Issue Date

Revision Schedule

Table with 2 columns: No., Date, Drawn By, Description

The Contractor on site shall verify all dimensions and... All drawings, specifications, plans, ideas, arrangements, and designs represented or referred to are the property of and owned by OZ Collaborative...

Sheet Title and No.  
KAREN DONNALLY SITE PLAN

Item III (b)  
CS-3

Project No.: Project Number  
© OZ Collaborative 2019

- PROJECT NOTES
2.000 EXISTING CONDITIONS
2.0 SELECTIVE DEMOLITION INCLUDING ROOFING, INTERIOR FINISHES AND FURNISHINGS, VENTILATION SYSTEMS, FENCING AND GATES, EXTERIOR ENTRY SLABS, ACCESS CONTROL, AND MAINTENANCE SPACE...

- 8.000 OPENINGS (WINDOWS & DOORS)
8.01 INSTALL ROT-RESISTANT CELLULAR PVC BRICK MOLD AT ALL DWELLING UNIT ENTRY DOORS...
8.02 REPLACE UNIT ENTRY DOOR HARDWARE...
8.03 REPLACE ALL BIFOLD CLOSET DOORS WITH SWING TYPE...
8.04 REPLACE ALL INTERIOR DOOR HARDWARE WITH LEVER TYPE...
8.05 INSTALL NEW DUAL PANE VINYL ENERGY STAR QUALIFIED WINDOWS...
8.06 WINDOW SCHEDULE...
8.07 REPLACE ALL WINDOW FIRST FLOOR WINDOW SECURITY SCREENS...
8.08 REPLACE COMMUNITY BUILDING EXTERIOR DOORS AND HARDWARE WITH ELECTRONIC STRIKES AND CARD-READERS TIED TO NEW ACCESS CONTROL SYSTEM...
8.09 REPLACE COMMUNITY BUILDING WINDOWS AND SECURITY SCREENS...
9.000 FINISHES
9.01 REPLACE CARPETING, VCT, AND VINYL SHEET FLOORING IN UNIT LIVING AREAS, HALLS, KITCHENS, LAUNDRY ROOMS AND BEDROOMS WITH LVT FLOORING WITH 12 MIL WEAR LAYER...
9.02 REPLACE VCT OR SHEET VINYL FLOORING IN BATHROOMS WITH CERAMIC TILE AND BASE...
9.03 REPLACE STAIR CARPETING WITH RUBBER TREADS AND RISERS...
9.04 REPLACE ALL CARPETING AND PAD IN BEDROOMS, HALLS, AND LIVING AREAS WITH GREEN LABEL COMMUNITY UNIT STYLE CARPETING...
9.05 REPAIR ALL INTERIOR WALLS AND CEILING WITH FLAT PAINT, TRIM AND BATHROOM WALLS TO BE SEMI-GLOSS...
9.06 PAINT WALLS AND TRIM IN COMMUNITY BUILDING...
9.07 REMOVE ALL DAMAGED ACT TILES AND TRACK IN COMMUNITY BUILDING...
9.08 REPAIR DAMAGED SUBFLOOR WHERE NECESSARY...
9.09 NEW LVT FLOORING WITH 20 MIL WEAR LAYER...
22.000 PLUMBING
22.01 REPLACE ALL SEWER LATERALS...
22.02 REPLACE KITCHEN SINKS AND FAUCETS AT TIME OF COUNTERTOP REPLACEMENT...
22.03 QUALIFIED FIXTURES, SINKS, AND TOILETS WITH 1.28 GPF MODELS...
22.04 REPLACE SHOWER AND TUB DIVERTERS AND TRIM WITH NEW 1.75 GPM WATERSENSE PRESSURE-BALANCED FIXTURES...
22.05 REPLACE EXISTING TUBS WITH NEW FIBERGLASS TUBS AND SURROUNDS...
22.06 REPLACE ORIGINAL DWELLING UNIT WATER HEATERS WITH NEW POWER EFFICIENT WATER HEATERS...
22.07 REPLACE COMMUNITY BUILDING TOILETS, KITCHENETTE FAUCET, AND LAVATORY FAUCETS...
23.000 HEATING, COOLING AND VENTILATION
23.01 REPLACE ALL EXISTING ENERGY STAR TYPE PROGRAMMED TO RUN AT ASHRAE 62.2 MINIMUM 24/7 WITH BOOST ACTIVATED BY LIGHT SWITCH...
23.02 REPLACE ORIGINAL UNIT HYDRONIC AIR HANDLERS WITH TWO-STAGE 98% AFUE FURNACES WITH ECM BLOWERS AND 16 SEER SPLIT SYSTEM COUPLED TO SINKS...
23.03 INSTALL DUCT BETWEEN HVAC RETURN GRILL AND RETURN OPENING ON AHU...
23.04 MECHANICAL EQUIPMENT IS LOCATED ON THE SECOND FLOOR...
23.05 REPLACE FLEXIBLE DRYER DUCTS WITH HARD ELBOWS AND SEMI-RIGID CLEAN ALL DUCTWORK, AEROSOL, AND BALANCE ALL SYSTEMS PER ENGINEERED DESIGN...
23.06 REPLACE THERMOSTATS WITH DIGITAL PROGRAMMABLE MODELS WITH HIGH AND LOW TEMPERATURE LIMIT LOCK-OUTS...
23.07 INSTALL PORTABLE DEHUMIDIFIERS IN MECHANICAL CLOSETS...
23.08 REPLACE COMMUNITY BUILDING HVAC SYSTEM WITH HIGH EFFICIENCY GAS FURNACE WITH SPLIT SYSTEM COOLING...
23.09 ADD OUTSIDE AIR DUCT, DAMPER, AND CONTROL TO CREATE UPGRADED VENTILATION SYSTEM...
23.10 REPLACE COMMUNITY BUILDING BATHROOM EXHAUST FANS...

