

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JUNE 9, 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 May 19, 2021

I.	<u>EXECUTIVE DIRECTOR'S REPORT</u>	<u>Page</u>
II.	<u>ADMINISTRATIVE</u>	
(a)	Simons Recreation Center Roof Replacement United States Roofing Corporation 1601-35 E. Walnut Lane Approval of Construction Contract	(1)
(b)	Constitution Health Plaza Talsn Solutions, LLC 1930 S. Broad Street Approval of Contract for Professional Services	(4)
(c)	Pelbano Recreation Center Roof Replacement EDA Contractors, Inc. 8101 Bustleton Avenue Approval of Construction Contract	(7)
(d)	Conveyance of Title of City Properties Through Philadelphia Redevelopment Authority to Philadelphia Land Bank	(10)
(e)	Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank	(16)

AGENDA

Board Meeting of Jun 9, 2021

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- (f) City of Philadelphia (20)
1941-47 Huntingdon Avenue
Right of Way and Easement Agreement

- (g) West Mill Creek Urban Renewal Area To be
West Mill Place, L.P. Provided
920-36 N. 51 Street
**Amendment to Resolution No. 2021-41, Adopted
May 19, 2021**

III. HOUSING FINANCE

- Villas Del Caribe (23)
161-171 W. Allegheny Avenue and
3241-65 N. Hancock Street
**Release a Portion of a Parcel from Three
Mortgages**

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Harmon made the announcement that today's Board meeting is being held electronically via an authorized communication device pursuant to Title 35 of the Pennsylvania Consolidated Statutes, Section 5741 (35 Pa.C.S. §5741), is open to public attendees and open for public comment. The Board meeting is being recorded and questions and comments can be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments will be read out loud and answered if needed. Mr. Harmon indicated there were no public comments received prior to the meeting. Mr. Harmon further stated that he provided his email address to the public for any issues with submitting questions and/or comments.

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

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, May 19, 2021, commencing at 4:04 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

Ms. Fadullon announced that Mr. Bumb will be retiring in June, 2021, and that this will be his last Board meeting. Ms. Fadullon thanked Mr. Bumb for his service to the City of Philadelphia and stated that he will be sorely missed. On behalf of the Authority's Board of Directors, Ms. Fadullon wished Mr. Bumb nothing but the best.

Next, Ms. Fadullon stated that Ms. Chen resigned from her position at the Commerce Department. Ms. Fadullon indicated Ms. Chen would be moving to the west coast to be near her family. Ms. Fadullon thanked Ms. Chen for her service to the City of Philadelphia and wished Ms. Chen luck in her future endeavors.

Finally, Ms. Fadullon welcomed Ms. Maynard to the Authority's Board of Directors as she will be assuming Ms. Chen's position for this and future meetings. Ms. Maynard's appointment letter will be attached to this month's 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; Sabrina Maynard, Treasurer; and Duane Bumb, Secretary.

The following assigned staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Jessie Lawrence, Tracy Pinson-Reviere, Brian Romano and Elizabeth Bonaccorso.

Also in attendance: Rose Gray, APM; Ira Kauderwood, University of Pennsylvania; Christopher Kern, University of Pennsylvania; Anne Papageorge, University of Pennsylvania; Jenny Greenberg, Neighborhood Gardens Trust; Justin Perry, Esperanza; Shane Pierce, Sonia Rodriguez, Andre Mears, Jacquie Sims, Max Weiss, Matthew McClure, and Leigh Whitaker.



MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of April 14, 2021.

Upon motion made and duly seconded, the minutes of April 14, 2021 were approved.



EXECUTIVE DIRECTOR'S REPORT

Mr. Heller informed the Board of Directors, staff and the public that Phase IV of the rental assistance program is open now, which can provide assistance for rent and utilities. Tenants and landlords can apply today at PHLRentAssist.org.

ADMINISTRATIVE

Ms. Poses informed Ms. Fadullon that there is an issue with the Zoom meeting link provided. The matter was addressed and the correct Zoom link was provided by email to those who requested it and was posted on the Authority's website. The Board provided a few minutes for the public to gain access through the updated link. Ms. Fadullon apologized for the technical difficulty and asked Mr. Rodriguez to restart the meeting by presenting Item II(a).

Mr. Rodriguez presented "Item II(a) – Conveyance of Title of City Properties 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. 2021-33

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 Section 16-705 of the Philadelphia Code and Section 2109 of the Land Bank Act.

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"

1st Council District Property

2553 Kern Street

2nd Council District Property

2230 Reed Street
2241 Wilder Street
2243 Wilder Street

3rd Council District Property

4222 Powelton Street
5410 Spruce Street
610 N. 54th Street

5th Council District Property

3252 Germantown Avenue

7th Council District Property

1707 N. Orianna Street
1908 N. Leithgow Street
2914 N. 2nd Street
2547 Mutter Street

8th Council District Property

28 Reger Street

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



Mr. Harmon presented "Item II(b) – Modification to \$800,000 Revolving Line of Credit Loan to Impact Loan Fund, Inc. for Small Landlord Program" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon asked Mr. Harmon if the only change is to increase the line of credit by an addition One Million Dollars (\$1,000,000). Mr. Harmon replied that this is correct – the total available under the line of credit is now One Million Eight Hundred Thousand Dollars (\$1,800,000).

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. 2021-34

RESOLUTION AUTHORIZING MODIFICATIONS TO \$800,000 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, pursuant to Resolution No. 2021-10, adopted by the Authority Board on February 10, 2021, the Authority Board authorized, among other things, (i) a reduction of the principal amount of the First Line of Credit by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount available under the First Line of Credit is One Hundred Eighty Thousand Dollars (\$180,000), and (ii) an increase to 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), (iii) an extension of the "Maturity Date" of the Second Line of Credit, (iv) an expansion of eligibility of SLLP Burdened Landlords, (v) an increase in the principal amount of SLLP Emergency Loans to be given by Borrower, (vi) an extension of the term of each SLLP Emergency Loan to be given by Borrower, (vii) an extension of the time required for repayment of SLLP Emergency Loans, (viii) an extension of the time period during which Borrower may originate SLLP Emergency Loans, (ix) the conversion of the Second Line of Credit from non-revolving to revolving, (x) a modification to the requirements of SLLP Burdened Landlords to obtain SLLP Emergency Loans, and (xi) a requirement 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").

WHEREAS, the First Allonge to the Line of Credit Note and Modification of Non-Revolving Line of Credit Agreement relative to the First Line of Credit was executed on February 26, 2021.

WHEREAS, the First Allonge to the Line of Credit Note and Modification of Non-Revolving Line of Credit Agreement relative to the Second Line of Credit was executed on February 26, 2021.

WHEREAS, Authority staff seeks authorization to again modify the Second Line of Credit, as previously modified, to increase the principal amount available under the Second Line of Credit by One Million Dollars (\$1,000,000) such that the total principal amount now available under the Second Line of Credit is One Million Eight Hundred Thousand Dollars (\$1,800,000).

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 Second Line of Credit as follows:

1. The principal amount of the Second Line of Credit is authorized to be increased by One Million Dollars (\$1,000,000) such that the total principal amount now available under the Second Line of Credit is One Million Eight Hundred Thousand Dollars (\$1,800,000).

FURTHER RESOLVING, all other terms of the 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 resolution: Ms. Fadullon, Mr. Cuorato, Ms. Buckley, Ms. Maynard and Mr. Bumb.



Mr. Harmon presented "Item II(c) – Settlement of Litigation and Related Claims for 1907-15 Ridge Avenue" 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. 2021-35

RESOLUTION AUTHORIZING SETTLEMENT WITH HUSSEIN MANSOUR OF LITIGATION AND RELATED CLAIMS INVOLVING THE PROPERTY LOCATED AT 1907-15 RIDGE AVENUE

WHEREAS, Hussein Mansour (herein, "Mansour") and the Philadelphia Redevelopment Authority (herein, the "Authority") are parties to that certain litigation docketed as *In Re: A*

Condemnation Proceeding In Rem By the Redevelopment Authority of the City of Philadelphia, Philadelphia County Court of Common Pleas, August Term, 2005, No. 01584, as appealed to the Pennsylvania Commonwealth Court under Docket No. 1071 CD 2019, 91 MN 2019 (collectively, the "Litigation"); and

WHEREAS, the Litigation involves competing ownership claims between Mansour and the Authority relative to the property located at 1907-15 Ridge Avenue, Philadelphia, Pennsylvania (herein, the "Property"); and

WHEREAS, Plaintiff and the Authority have deemed it desirable to resolve all claims presented in the Litigation and all other claims that have been or could be raised relative to the Property amicably in accordance with the terms of the proposed Settlement Agreement (the "Agreement"), subject to Board approval; and

WHEREAS, General Counsel has provided the Board with a Confidential Settlement Memorandum outlining the material terms and conditions of the proposed Agreement; and

WHEREAS, Mansour and the Authority are willing, subject to Board approval, to release all claims presented in the Litigation and all other claims related to the disputed ownership of the Property provided the terms and conditions of the proposed Agreement are complied with; 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 is hereby authorized to execute a Settlement Agreement in accordance with the terms of the Confidential Settlement Memorandum and to release all claims presented in the Litigation and all other claims related to the disputed ownership of the Property provided both parties comply with the terms and conditions of the proposed Agreement.

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

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



Mr. Harmon presented "Item II(d) – Option Agreement with 1260 Housing Development Corporation to Provide Option to Extend Lease for 2025-29 Chestnut Street" 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. 2021-36

RESOLUTION AUTHORIZING OPTION TO EXTEND LEASE WITH 1260 HOUSING DEVELOPMENT CORPORATION FOR A PORTION OF THE PROPERTY LOCATED AT 2025-29 CHESTNUT STREET

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") is the owner of the property located at 2025-29 Chestnut Street, Philadelphia, Pennsylvania (the "Property"), together with all improvements thereon, including that certain seven (7) story building known as Mid-City Y (the "Building").

WHEREAS, the Authority, as landlord, and Mid-City Residential Associates, L.P. ("Mid-City LP"), as tenant, entered into a certain Amended and Restated Lease dated February 12, 1998 and made effective as of February 26, 1998 (the "Lease"), for the fourth through seventh floors plus a portion of the first floor of the Building (the "Leased Property").

WHEREAS, the Lease was assigned by Mid-City LP to 1260 Housing Development Corporation ("Tenant") pursuant to that certain Assignment, Assumption and Consent Agreement dated June 28, 2016, and made effective July 1, 2016 (the "Assignment Agreement").

WHEREAS, the term of the Lease is scheduled to expire on February 28, 2038 (the "Lease Termination Date").

WHEREAS, Tenant has requested that the Authority enter into an Option to Extend Lease Term ("Option Agreement") to extend the Term (as defined in the Lease) for ten (10) years from its current Lease Termination Date so that it can carry out a renovation and recapitalization of the Leased Property (the "Project"), on the terms and conditions 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 enter into the Option Agreement on the following terms:

1. **Option** – The Option Agreement shall provide that Tenant has the option ("Option") to extend the Term of the Lease for an additional ten (10) years from the current Lease Termination Date (which would result in the Term extending to **February 28, 2048**) ("Extension Term"), pursuant to the terms and conditions of a to-be-executed amendment to the Lease ("Amendment"), which Amendment is subject to Philadelphia City Council approval.
2. **Option Payment** - As consideration for the grant of the Option, Tenant will pay to the Authority the sum of Ten (\$10.00) Dollars ("Option Payment") as a non-refundable Option payment.
3. **Extension Term Rent** - Tenant shall pay to the Authority rent (the "Extension Term Rent") for the Leased Property in the amount of Ten Dollars (\$10.00) for the Extension Term, payable upon execution of the Amendment.
4. **Option Term; Approval; Termination** - The Option Agreement and the Option granted thereunder shall remain in effect for three (3) years from the date of execution of the Option Agreement (the "Option Term"). If the Option is exercised by Tenant, the parties will finalize, in good faith, the Amendment incorporating the applicable terms and the Amendment will be submitted by the Authority to Philadelphia City Council for approval. Tenant may terminate the Option Agreement at any time. Tenant shall not be permitted to exercise the Option if there is a continuing default under the Lease or Assignment Agreement.
5. **Assignment of Option Agreement** – The Option Agreement may only be assigned by Tenant if such assignment is authorized by the Authority's Board of Directors and Philadelphia City Council.

FURTHER RESOLVING, all terms of the Lease and the Assignment Agreement not specifically modified by the Option Agreement or Amendment as proposed above 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 resolution: Ms. Fadullon, Mr. Cuorato, Ms. Buckley, Ms. Maynard and Mr. Bumb.



Mr. Harmon presented "Item II(e) – Subordination Agreement with NFF New Market Fund KLIV, LLC and PNC CDE 117, CDC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Mr. Perry and invited him to speak. Mr. Perry thanked the Board for considering this item. Mr. Perry stated the project will consist of a four (4) story community center located at the corner of Kensington and Allegheny Avenues. Mr. Perry stated that 1260 Housing Development Corporation is excited for the next phase to begin and that this project will provide a valuable service to the community. Ms. Fadullon thanked Mr. Perry for continuing to improve this neighborhood.

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. 2021-37

RESOLUTION AUTHORIZING A SUBORDINATION AGREEMENT IN FAVOR OF ESPERANZA HEALTH CENTER SUPPORT CORPORATION, NFF NEW MARKETS FUND XLIV, LLC AND PNC CDE 117, LLC

WHEREAS, the City of Philadelphia, acting by and through its Department of Public Property, (the "City") by a certain Deed dated April 19, 2017 and recorded on July 14, 2017 as Document No. 53238769 ("City Deed"), granted and conveyed 3222-58 H Street, Philadelphia, Pennsylvania (collectively, the "H Street Property") to the Philadelphia Redevelopment Authority ("Authority").

WHEREAS, the Authority by deed dated July 13, 2017 and recorded on July 18, 2017 as Document No. 53240089 ("Authority Deed"), granted and conveyed the H Street Property to Esperanza Health Center, Inc. ("EHC").

WHEREAS, pursuant to the City Deed, the Authority agreed for itself, its successors, and assigns, to take the H Street Property subject to the following conditions (collectively, the "Conditions"):

- A. Develop and use the H Street Property in conformity with the Comprehensive Land Use Plan of the City of Philadelphia.
- B. Undertake and complete the rehabilitation and/or improvement of the H Street Property within one (1) year of July 13, 2017 in conformity with the Building,

Electrical, Fire, Housing, Plumbing and Zoning Codes of the City of Philadelphia and regulations promulgated thereunder, unless said time is otherwise extended in the manner as provided for in Chapter 16-400 of the Philadelphia Code ("Condition B").

WHEREAS, the terms of the City Deed and the Authority Deed also provided that title to the H Street Property is conditioned upon compliance with the aforementioned Conditions, and that failure of compliance with said Conditions would cause title to the H Street Property to revert, at the City's sole option, to the ownership of the City, or its nominee, as specifically set forth in the City Deed and the Authority Deed (hereinafter the "Reversion Right").

WHEREAS, EHC became subject to the Conditions and Reversion Right pursuant to the Authority Deed.

WHEREAS, EHC created Esperanza Health Center Support Corporation ("Borrower") for the purposes of (1) assuming title to the H Street Property as well as a non-contiguous property on the same block located at 861-79 East Allegheny Avenue in Philadelphia, Pennsylvania (the "Allegheny Property" and collectively with the H Street Property, the "Property") from EHC and (2) the redevelopment of a vacant former bank building into a new community-based healthcare center on the Allegheny Property complimented by the construction of a parking deck on the H Street Property (the "Phase I Project").

WHEREAS, on September 12, 2018, Borrower acquired title to the Property from EHC (the "Transfer") and entered into a lease with EHC to lease the Phase I Project to EHC (the "Phase I Lease").

WHEREAS, in order to finance the development and construction of the Phase I Project, Borrower accepted certain loans, a source of which are certain New Markets Tax Credit ("NMTC") loans in the aggregate principal amount of \$18,200,000 (the "Phase I QLICIs") from PIDC-RDC Sub-CDE XXII, LP, a Pennsylvania limited partnership, and Capital Fund NMTC CDE #8 LLC, a Delaware limited liability company (collectively, the "Phase I Lenders"), which Phase I QLICIs are secured by a mortgage on the Property (the "Phase I QLICI Mortgage").

WHEREAS, the Phase I QLICIs are secured by the Phase I QLICI Mortgage with first priority assignments of leases and rents, assignment of all real estate collateral rights, and first lien security interest in all the tangible and intangible assets of the Borrower associated with the Property.

WHEREAS, in connection with the making of the Phase I QLICIs by the Phase I Lenders and the recording of the Phase I QLICI Mortgage, the City, EHC, Borrower and the Phase I Lenders entered into that certain Subordination Agreement dated August 14, 2018 and recorded on September 18, 2018 as Instrument No. 53418216 (the "Phase I Subordination Agreement") pursuant to which, amongst other things, the City consented to the Transfer, the making and acceptance of the Phase I Lease, the Borrower's development, construction and leasing of the Phase I Project, the making and acceptance of the Phase I QLICIs and the execution and recording of the Phase I QLICI Mortgage, and subordinated the City's Reversion Right to the Phase I QLICI Mortgage.

WHEREAS, Borrower intends to construct a new community center on the H Street Property (the "Phase II Project").

WHEREAS, Borrower intends to enter into an additional lease with EHC to lease the Phase II Project to EHC (the "Phase II Lease").

WHEREAS, in order to finance the development and construction of the Phase II Project, Borrower desires to accept certain loans in the aggregate principal amount of \$11,230,000 (collectively, the "Phase II QLICIs") from (i) NFF New Markets Fund XLIV, LLC, a New York limited liability company, and (ii) PNC CDE 117, LLC, a Delaware limited liability company (the "Lenders"), which Phase II QLICIs will be secured by a second-priority mortgage on the H Street Property (the "Phase II QLICI Mortgage").

WHEREAS, the Phase II QLICIs will be secured by the Phase II QLICI Mortgage with second priority assignments of leases and rents, assignment of all real estate collateral rights, and second lien security interest in all the tangible and intangible assets of the Borrower associated with the H Street Property.

WHEREAS, the Phase II Project will be developed in conformity with the Comprehensive Land Use Plan of the City of Philadelphia and in conformity with the Buildings, Electrical, Fire, Housing, Plumbing, and Zoning Codes of the City of Philadelphia and regulations promulgated thereunder.

WHEREAS, the Borrower and Lenders have requested that the Authority enter into a subordination agreement to: (A) consent to (i) the making and acceptance of the Phase II Lease, (ii) the making and acceptance of the Phase II QLICIs, and (iii) the execution and recording of the Phase II QLICI Mortgage; (B) subordinate the Authority Deed and the Reversion Right contained therein in favor of the Phase II QLICI Mortgage; and (C) provide warranties and representations.

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 enter into a subordination agreement in favor of Borrower and Lenders to:

1. consent to (i) the making and acceptance of the Phase II Lease, (ii) the making and acceptance of the Phase II QLICIs, and (iii) the execution and recording of the Phase II QLICI Mortgage;
2. subordinate the Authority Deed and the Reversion Right contained therein in favor of the Phase II QLICI Mortgage; and
3. provide warranties and representations as are acceptable to the Executive Director and General Counsel.

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

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

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



DEVELOPMENT

Mr. Lawrence presented "Item III(a) – Selection of Redeveloper, Mount Vernon Manor, Inc." in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2021-38

RESOLUTION SELECTING MOUNT VERNON MANOR, INC. AS REDEVELOPER OF 3700-04 BROWN STREET (INCLUDING 3708-12 BROWN STREET, 749-57 N. DEKALB STREET AND 772-80 N. 37TH STREET), 3706 BROWN STREET AND 3714 BROWN STREET LOCATED WITHIN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Mount Vernon Manor, Inc. ("Redeveloper") is hereby selected as redeveloper of 3700-04 Brown Street (Including 3708-12 Brown Street, 749-57 N. DeKalb Street and 772-80 N. 37th Street), 3706 Brown Street and 3714 Brown Street, located within the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Six Thousand Five Hundred Dollars (\$76,500.00); 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.

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



Mr. Lawrence presented "Item III(b) – Selection of Redeveloper, Berks Senior Living, LP" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Ms. Lee and invited her to speak. Ms. Lee stated she lives in this neighborhood on and that there are other neighbors on this call as well. Ms. Lee stated that she just became aware of the proposed development through the posting at the property. Ms. Lee asked where she could find additional information as to the status of the proposed development. Ms. Lee stated that this space is currently used by the neighbors, PGW, and Temple University students as a community park space.

Mr. Lawrence responded this item is approving the redeveloper selection and will be presented to City Council prior to its June recess. Mr. Lawrence stated that he would provide his email address to connect Ms. Lee with the developer affiliate APM CDC on how to access the community space, which APM is proposing.

Mr. Rodriguez asked if he could provide background information with respect to the property in question. Mr. Rodriguez explained the proposed development of this property has been in process for the past five (5) to six (6) years. The community has been informed of the project. Mr. Rodriguez stated the length of time has to do with the securing of financing and PHFA tax credits. Mr. Rodriguez stated today's action by the Board would identify APM as the redeveloper, which will allow this project to proceed to City Council and be able to go to settlement for the development of these properties. Mr. Rodriguez stated he is well aware of the property and that it is not technically a "community park space." Mr. Rodriguez stated this is a testament to PHS's good work to stabilizing this area.

Ms. Fadullon stated an RFP was issued several years ago to seek a developer to develop the property as affordable housing. The intent has been consistent and several community meetings were held. Ms. Fadullon stated that Mr. Lawrence would be able to connect Ms. Lee with the developer.

Ms. Fadullon recognized Mr. Mears and invited him to address the Board. Mr. Mears raised a concern with regard to the proposed development and asked if these would be rental properties? Mr. Lawrence responded yes. Mr. Mears stated the residents who reside on the 1800 block of N.

Franklin Street were under the impression these homes would be built for senior citizens, but not as rental properties. Mr. Mears stated that he believed the proposed development would have a negative effect on the value of the surrounding properties due to it being rental properties. Mr. Mears asked when this became a rental project. Mr. Rodriguez responded that this project was always proposed as a 9% low-income housing tax credit project, which is inherently structured as rental units. Mr. Mears asked if these homes would only be for seniors. Mr. Rodriguez replied yes.

Mr. Mears asked if this was going to be a four (4) story building. Mr. Lawrence responded the building is going to be three (3) stories. Mr. Lawrence further stated that the total number of rental units is forty-four (44), comprised of thirty-eight (38) 1-bedroom units and six (6) 2-bedroom units. Mr. Lawrence stated the entire building's use is residential with a community space attached to the building.

Mr. Rodriguez clarified that we are only talking about Authority owned properties which front onto Berks Street between 8th & Franklin Street. Mr. Rodriguez stated that there are Philadelphia Housing Authority properties being disposed directly to APM that reside on Franklin street. Mr. Rodriguez stated that the Board package provides a map which shows what properties are being conveyed.

Mr. Lawrence stated the building is an "L" shape. Mr. Lawrence stated it appears the lobby and the reception area is going to be located on the corner facing 8th Street which is the access to the building with a circular driveway that connects to the parking lot. Mr. Mears asked what is facing on 8th Street and Franklin Street. Mr. Rodriguez asked Mr. Lawrence to share his screen showing the map. At this time, Mr. Lawrence shared his screen and explained the layout of the project. Mr. Lawrence further stated this is the proposal for the Authority-owned properties. Mr. Mears asked if the open space have some type of fencing. Mr. Lawrence replied that fencing is possible but that the area would have to be accessible.

Mr. Mears advised the Board that residents do not want anyone to lounge in the open space. Mr. Lawrence stated Mr. Rodriguez referred to a community participation process regarding the design of the building. Mr. Lawrence stated he could have the developer provide clarification with regards to the design itself. Mr. Mears stated it has been years since the community was involved. Mr. Mears stated there hasn't been any meetings in over two (2) years.

Mr. Mears explained there have been some tragedies on this lot and that a child was previously killed on the lot. Mr. Mears stated that residents are concerned as to what is being located on the open space. Mr. Rodriguez stated that he recalls the incident to which Mr. Mears is referring. Mr. Mears stated he would like to see fencing installed so people cannot congregate in the space.

Ms. Fadullon made a recommendation to staff to provide the contact information of the developer to Mr. Mears. Ms. Fadullon stated that staff will ensure that the developer will reach out to Mr. Mears and have a conversation with the community. Mr. Rodriguez stated that he will ensure this happens.

Ms. Fadullon thanked Mr. Mears for expressing his concerns.

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. 2021-39

RESOLUTION SELECTING BERKS SENIOR LIVING LP AS REDEVELOPER OF 1827 N. 8TH STREET, 1829 N. 8TH STREET, 1831 N. 8TH STREET, 1833 N. 8TH STREET, 1837-1861 N. 8TH STREET, 1826 N. FRANKLIN STREET, 1832 N. FRANKLIN STREET, 720-730 W. BERKS STREET (INCLUDING 1838-48 N. FRANKLIN STREET) LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Berks Senior Living LP ("Redeveloper") is hereby selected as redeveloper of 1827 N. 8th Street, 1829 N. 8th Street, 1831 N. 8th Street, 1833 N. 8th Street, 1837-1861 N. 8th Street; 1826 N. Franklin Street, 1832 N. Franklin Street, 720-730 W. Berks Street (including 1838-48 N. Franklin Street) located in the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal disposition price of Eight Dollars (\$8.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the properties in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Lawrence presented "Item III(c) – Selection of Redeveloper, Belmont Alliance Civic Association, Community Development Corporation" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2021-40

RESOLUTION SELECTING BELMONT ALLIANCE CIVIC ASSOCIATION, COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER OF 864-874 NORTH PRESTON STREET (INCLUDING 871-873 BUDD STREET) LOCATED WITHIN THE SARAH ALLEN REDEVELOPMENT AREA, SARAH ALLEN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Belmont Alliance Civic Association, Community Development Corporation ("Redeveloper") is hereby selected as redeveloper of 864-874 North Preston Street (including 871-873 Budd Street), located within the Sarah Allen Redevelopment Area, Sarah Allen 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 Forty-Six Thousand Dollars (\$46,000.00); 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, a Deed and a Declaration of Restrictive Covenants for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Lawrence presented "Item III(d) – Selection of Redeveloper, West Mill Place, 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. 2021-41

RESOLUTION SELECTING WEST MILL PLACE, L.P. AS REDEVELOPER OF 920 N. 51ST STREET, 924 N. 51ST STREET, 926 N. 51ST STREET, 928 N. 51ST STREET AND 930-936 N. 51ST STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, WEST MILL CREEK URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that West Mill Place, L.P. ("Redeveloper") is hereby selected as redeveloper of 920 N. 51st Street, 924 N. 51st Street, 926 N. 51st Street, 928 N. 51st Street and 930-936 N. 51st Street located in the West Philadelphia Redevelopment Area, West Mill Creek 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 nominal disposition price of Five Dollars (\$5.00); 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, a Deed and a Declaration of Restrictive Covenants for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Lawrence presented "Item III(e) – Modification to Resolution No. 2020-45" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Ms. Greenberg from Neighborhood Gardens Trust and invited her to speak. Ms. Greenberg stated she is the Executive Director of Neighborhood Gardens Trust ("NGT"). Ms. Greenberg stated that NGT has been active since 1986 as a land trust dedicated to acquiring and preserving community gardens and other open spaces throughout Philadelphia. Ms. Greenberg stated NGT has protected fifty (50) community open spaces to date and is working to provide protection to a number of long standing gardens which are in jeopardy of being lost due to the real estate market pressures. Ms. Greenberg stated that this was previously approved in 2020 as a nominal transaction. Ms. Greenberg explained NGT has concerns with regards to the now proposed note and self-amortizing mortgage.

Ms. Greenberg stated that she submitted an email to Mr. Rodriguez back on May 11, 2021 to discuss these issues. Ms. Greenberg stated that she received an email earlier today detailing Mr. Rodriguez's response to NGT's concerns. Ms. Greenberg stated that she has not had time to digest the issues and stated she has continued concerns. Ms. Greenberg asked that this item be tabled at this time so we can have the appropriate discussions.

Ms. Fadullon asked if staff has any concerns or issues with tabling this item. Mr. Rodriguez responded that there was an issue as to timing as City Council recess in June and that he would be uncomfortable not requiring a self-amortizing mortgage and note on these properties to protect the Authority's interest in the properties. Mr. Rodriguez explained this property is valued at over Two Million Eight Hundred Thousand Dollars (\$2,800,000) and the other property is valued at Four Hundred Ninety Thousand Dollars (\$490,000). Mr. Rodriguez stated the mortgages and notes would ensure that the Authority's interest in the property would be protected following the issuance of a Certificate of Completion ("COC") under the Redevelopment Agreement. Mr. Rodriguez stated that monthly payments are not required under the respective mortgages and notes and that these documents would ensure that the property remain unencumbered and remain as gardens for the life of the mortgages. Mr. Rodriguez stated that the mortgages and notes would provide for a sufficient cure period in the event a notice of default was issued. Mr. Rodriguez pointed out that NGT should have ample time to correct any property maintenance issues.

Mr. Rodriguez stated that the mortgage and note requirement have been applied consistently to these types of projects in the City. Mr. Rodriguez stated that the Authority has a significant interest in these properties not being leveraged with other financing and providing a financial windfall to developers. Mr. Rodriguez stated that the Authority's ability to reclaim the properties could be significantly affected by private financing being placed on the properties. Mr. Rodriguez stated that he would be uncomfortable presenting this matter to the Board without a self-amortizing mortgage and note and that tabling this now would not change his position.

Mr. Cuorato asked Ms. Greenberg if the request to table is just a conceptual objection to the mortgage or to the specific terms that are being proposed. Ms. Greenberg replied that her objections are to the specific terms of the mortgage and note and that it is not entirely clear what would constitute a default. Ms. Greenberg also stated that she has an issue with the valuation of the properties. Ms. Greenberg stated that she would like the opportunity to review the documents and that NGT currently insures the property through a lease with the Authority and that a delay would not alter the Authority's potential liability.

Ms. Fadullon recognized Mr. Weiss from Council District 3 and invited him to speak. Mr. Weiss stated for the record does support NGT's request to table this item as this time, which will allow staff to address Ms. Greenberg's concerns.

Mr. Cuorato made a motion to have Item III(e) tabled at this time, which was seconded by Mr. Bumb. Ms. Fadullon stated that Ms. Greenberg also requested that Item III(f) be tabled as well, due to the same concerns. Mr. Cuorato made a motion to table Item III(f) as well, which was seconded by Mr. Bumb.



Ms. Fadullon noted for the record that Item III(f) has been tabled per the request of the redeveloper, Neighborhood Gardens Trust.



Mr. Lawrence presented "Item III(g) – Selection of Redeveloper, Virginia Gaymon" 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. 2021-42

RESOLUTION SELECTING VIRGINIA GAYMON AS REDEVELOPER OF 518 SNYDER AVENUE LOCATED IN THE WHITMAN REDEVELOPMENT AREA, WEHITMAN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Virginia Gaymon is hereby selected as redeveloper of 518 Snyder Avenue, located in the Whitman Redevelopment Area, Whitman 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 One Hundred Fifteen Thousand Dollars (\$115,000.00); 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, 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.

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



Mr. Harmon presented "Item III(h) – Ratification and 4th Amendatory Agreement with the Trustees of University of Pennsylvania Parcel No. 14 (southeast corner of 34th Street and Ludlow Street)" 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. 2021-43

RESOLUTION AUTHORIZING THE RATIFICATION AND FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE TRUSTEES OF UNIVERSITY OF PENNSYLVANIA AS REDEVELOPER OF UNIT NO. 5, PARCEL NO. 14 (SOUTHEAST CORNER 34TH STREET AND LUDLOW STREET) LOCATED IN THE UNIVERSITY CITY CORE REDEVELOPMENT AREA, UNIVERSITY CITY URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 12,870, adopted on February 4, 1986, the Board authorized the selection of The Trustees of University of Pennsylvania ("UPENN") for the development of Unit No. 5, Parcel No. 14 (Southeast Corner 34th Street and Ludlow Street) (the "Premises") as 57,000 square feet of office space and a 700 space parking garage and that the Premises as completed would be shared with Drexel University.

WHEREAS, plans attached to the Redevelopment Agreement dated May 1, 1986 (the "Redevelopment Agreement") appear to depict a structure fronting Chestnut Street which is six (6) to seven (7) stories tall and a parking garage fronting on Ludlow Street and the Redevelopment Agreement further provided that construction of the improvements on the Premises was to commence within three (3) months of settlement and be completed within twenty-four (24) months of settlement.

WHEREAS, the Premises was conveyed to UPENN by deed dated March 17, 1987, meaning that the initial commencement and completion dates for the construction were June 17, 1987 and March 17, 1989 respectively.

WHEREAS, the purchase price paid by UPENN for the Premises was Nine Hundred Seventy-Two Thousand One Hundred Seventy-Three Dollars (\$972,173).

WHEREAS, Redeveloper took title to the Premises on March 17, 1987.

WHEREAS, on March 27, 1987, UPENN entered into a First Amendment to the Redevelopment Agreement which extended the initial commencement and completion dates for construction.

WHEREAS, on June 28, 1989, UPENN entered into a Second Amendment to the Redevelopment Agreement which again extended the commencement and completion dates for construction.

WHEREAS, on May 23, 1998, UPENN entered into a Third Amendment to the Redevelopment Agreement which further extended the commencement and completion dates for construction to March 1, 1997 and March 1, 1999, respectively

WHEREAS, UPENN has now requested an amendment to the Redevelopment Agreement, as previously amended, to, among other things, extend the construction commencement and completion dates, to provide revised development plans, and to make certain other modifications to the terms of the Redevelopment Agreement, as previously amended.

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 the Authority is authorized to enter into a Fourth Amendment to Redevelopment Agreement with The Trustees of University of Pennsylvania for the development of Unit No. 5, Parcel No. 14 (Southeast Corner 34th Street and Ludlow Street), to provide the following:

1. UPENN shall develop the Premises as a parking garage (which has been previously constructed) and an approximately 115,000-125,000 square foot, six-story academic and administrative building for use and occupancy by the University of Pennsylvania, together with related site work, sidewalks, trees and landscaping.

2. UPENN shall include a social impact and community engagement strategy as a condition of entering into the amendment, which will culminate in a series of recommended actions that will be submitted in the form of a written report (the "Final Report"). Recommendations may include, but not be limited to, programs and support to grow educational and economic opportunity for West Philadelphia and Southwest Philadelphia residents. UPENN will dedicate One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) to the initiatives outlined in Final Report (the "Community Investment").

3. UPENN shall not commence any work on the Premises until:

- A) The Authority issues written approval of the Design Development Plans (which condition shall be satisfied upon execution of the Fourth Amendment by all parties);
- B) UPENN attends a pre-construction meeting with the Authority
- C) UPENN has obtained, at its sole cost and expense, all permits, licenses, approvals and variances required by any governmental body for commencement of the work set forth in the Design Development Plans

D) UPENN provides the Authority with its affidavit stating that the Design Development Plans are consistent with plans approved by the Department of Licenses & Inspections for issuance of a building permit

E) The Authority issues a notice to proceed

4. Extend the commence construction completion dates to November 1, 2022 and February 1, 2025 respectively.

5. UPENN shall agree to provide appropriate works of Fine Arts in accordance with The Percent for Art Program.

6. In consideration of the grant of the amendment, UPENN shall pay to the Authority a fee in the amount of Fifty-Four Thousand Two Hundred Fifty Dollars (\$54,250), which is payable upon execution.

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

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

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



OLD BUSINESS

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



NEW BUSINESS

Ms. Fadullon stated, with regards to Item III(b), that Ms. Gray from APM is now present. Ms. Fadullon asked Ms. Gray if she would be willing to provide her contact information because there are several people that have concerns with regards to Item III(b). Ms. Gray stated that this

project has been in the making for over three (3) years and there have been three (3) community meetings. Ms. Gray stated that, due to the onset of the COVID-19 pandemic, the last community meeting took place virtually in the fall of 2020. At this meeting, Mr. Gray stated APM announced it received PHFA tax credits for this project. Ms. Gray stated that it is always nice to be reminded to have another community meeting. Ms. Gray stated hopefully the meeting will be in-person and if not would be held virtually. Ms. Gray stated that APM would go over the project, what it entails, as well as explain the design. Ms. Gray provided her contact information. Ms. Gray can be reached at (267) 808-5340, her office is located at 1900 N. 9th Street and is usually in the office every day, or she can be reached at rose.gray@apmphila.org. Finally, Mr. Gray stated she would be more than happy to meet with anyone to discuss the project.



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 05:32 P.M.

SECRETARY TO THE BOARD

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

PRA Board Meeting Attendance of May 19, 2021

	User Name (Original Name)	First Name	Last Name	Email
Attended	rose gray	rose	gray	rose.gray@apmphila.org
Yes	Ira	Ira		kauderwood@ogc.upenn.edu
Yes	Christopher Kern# PENN	Christopher	Kern, PENN	ckern@upenn.edu
Yes	Christopher Kern# PENN	Christopher	Kern, PENN	ckern@upenn.edu
Yes	Jenny Greenberg	Jenny	Greenberg	jgreenberg@pennhort.org
Yes	Shane Pierce	Shane	Pierce	spierce@ediscompany.com
Yes	soniarodriguez	soniarodriguez		srodriguez@philasd.org
Yes	ANDRE MEARS	ANDRE	MEARS	bigdre82003@yahoo.com
Yes	ANDRE MEARS	ANDRE	MEARS	bigdre82003@yahoo.com
Yes	Jacque Sims-TMC	Jacque	Sims-TMC	jacquelyn@maplehousing.org
Yes	Max Weiss	Max	Weiss	max.weiss@phila.gov
Yes	Matt McClure	Matt	McClure	mclure@ballardspahr.com
Yes	Anne Papageorge	Anne	Papageorge	annepa@upenn.edu
Yes	Anne Papageorge	Anne	Papageorge	papageor@upenn.edu
Yes	Leigh Whitaker	Leigh	Whitaker	leighw@upenn.edu
Yes	Melissa Lee	Melissa	Lee	melissa@greenworknow.com
Yes	Justin Perry - Esperanza Health	Justin	Perry	Justin.Perry@esperanzahealth.com
Yes	Justin Perry	Justin	Perry	Justin.Perry@esperanzahealth.com
Yes	Justin Perry	Justin	Perry	Justin.Perry@esperanzahealth.com
Yes	Justin Perry	Justin	Perry	Justin.Perry@esperanzahealth.com

PRA Board Meeting - May 19, 2021 - Q & A

#	Question	Asker Name	Asker Email	Answer(s)
1	The link is expired.	Justin Perry	Justin.Perry@esperanzahealth.com	
2	Ryan, the info you just sent to danielshamael@gmail.com got us in	Melissa Lee	melissa@greenworkknow.com	
3	Get it together	Shane Pierce	spierce@ediscompany.com	
4	management?	Shane Pierce	spierce@ediscompany.com	
5	Entrance should be on 8th	soniarodriguez	srodriguez@philasd.org	
6	we cant see your screen	Melissa Lee	melissa@greenworkknow.com	
7	Do you have a timeline for when they want to start building?	Melissa Lee	melissa@greenworkknow.com	
8	We're just wondering if that unused land will at least be fenced off	Melissa Lee	melissa@greenworkknow.com	



BOARD FACTSHEET

Meeting of May 19, 2021

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

Nature of Transaction: The Philadelphia Redevelopment Authority ("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 the conveyance to the Philadelphia Land Bank in collaboration with the 1st Council District Office, 2nd Council District Office, 3rd Council District Office, 5th Council District Office, 7th Council District Office and the 8th Council District Office.

PROPERTY INFORMATION:

The City properties attached hereto as Exhibit "A" will be Conveyed to the Philadelphia Land Bank without consideration through the PRA, pursuant to Section 16-705 of the Philadelphia Code and Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109 (d)(3).

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

EXHIBIT "A"

1st Council District Property

2553 Kern Street

2nd Council District Property

2230 Reed Street
2241 Wilder Street
2243 Wilder Street

3rd Council District Property

4222 Powelton Street
5410 Spruce Street
610 N. 54th Street

5th Council District Property

3252 Germantown Avenue

7th Council District Property

1707 N. Orianna Street
1908 N. Leithgow Street
2914 N. 2nd Street
2547 Mutter Street

8th Council District Property

28 Reger Street



BOARD FACTSHEET

Meeting of May 19, 2021

Small Landlord Loan Program

Modification to \$800,000 Revolving Line

of Credit Loan to Impact Loan Fund, Inc.

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 No. 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.

Pursuant to Resolution No. 2021-10, adopted by the Authority Board on February 10, 2021, the Authority Board authorized, among other things, (i) a reduction of the principal amount of the First Line of Credit by Two Hundred Thousand Dollars (\$200,000) such that the total principal amount available under the First Line of Credit is One Hundred Eighty Thousand Dollars (\$180,000), and (ii) an increase to 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), (iii) an extension of the "Maturity Date" of the Second Line of Credit, (iv) an expansion of eligibility of SLLP Burdened Landlords, (v) an increase in the principal amount of SLLP Emergency Loans to be given by Borrower, (vi) an extension of the term of each SLLP Emergency Loan to be given by Borrower, (vii) an extension of the time required for repayment of SLLP Emergency Loans, (viii) an extension of the time period during which Borrower may originate SLLP Emergency Loans, (ix) the conversion of the Second Line of Credit from non-revolving to revolving, (x) a modification to the requirements of SLLP Burdened Landlords to obtain SLLP Emergency Loans, and (xi) a requirement 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").

The First Allonge to the Line of Credit Note and Modification of Non-Revolving Line of Credit Agreement relative to the First Line of Credit was executed on February 26, 2021. The First Allonge to the Line of Credit Note and Modification of Non-Revolving Line of Credit Agreement relative to the Second Line of Credit was executed on February 26, 2021.

Nature of Request: Authority staff seeks authorization to again modify the Second Line of Credit, as previously modified, to increase the principal amount available under the Second Line of Credit by One Million Dollars (\$1,000,000) such that the total principal amount now available under the Second Line of Credit is One Million Eight Hundred Thousand Dollars (\$1,800,000).

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

Proposed Resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Board Meeting of May 19, 2021

Settlement of Litigation and Related Claims

1907-15 Ridge Avenue

Litigation Caption: *In Re: A Condemnation Proceeding In Rem By the Redevelopment Authority of the City of Philadelphia*, Philadelphia County Court of Common Pleas, August Term, 2005, No. 01584, as appealed to the Pennsylvania Commonwealth Court under Docket No. 1071 CD 2019, 91 MN 2019 (collectively, the "Litigation").

Nature of Litigation: The Board is requested to authorize the Authority to enter into a Settlement Agreement (the "Agreement") with Hussein Mansour ("Mansour"), to resolve all claims presented in the Litigation and all other claims related to the disputed ownership of the property located at 1907-15 Ridge Avenue, Philadelphia, Pennsylvania (the "Property"). The terms and conditions of the Agreement are contained in a Confidential Settlement Memorandum that has been provided to the Board.

PROPERTY INFORMATION: 1907-15 Ridge Avenue, Philadelphia, Pennsylvania

COMMENTS OR OTHER CONDITIONS:

Through negotiations, Mansour, who claims to be the current title holder to the Property, and the Authority, who also claims to be the current title owner of the Property, are willing to release all claims presented in the Litigation and all other claims related to the disputed ownership of the Property provided both parties comply with the terms and conditions of the Agreement.

Proposed Resolution is attached.

Prepared by: Ryan D. Harmon



BOARD FACTSHEET

Meeting of May 19, 2021

Option Agreement with 1260 Housing Development Corporation
to Provide Option to Extend Lease

2025-29 Chestnut Street

NAME OF TENANT: 1260 Housing Development Corporation ("**Tenant**")

BACKGROUND: The Philadelphia Redevelopment Authority ("**PRA**") is the owner of the property located at 2025-29 Chestnut Street, Philadelphia, Pennsylvania (the "**Property**"), together with all improvements thereon, including that certain seven (7) story building known as Mid-City Y (the "**Building**"). PRA, as landlord, and Mid-City Residential Associates, L.P. ("**Mid-City LP**"), as tenant, entered into a certain Amended and Restated Lease dated February 12, 1998 and made effective as of February 26, 1998 (the "**Lease**"), for the fourth through seventh floors plus a portion of the first floor of the Building (the "**Leased Property**"). The Lease was assigned by Mid-City LP to Tenant pursuant to that certain Assignment, Assumption and Consent Agreement dated June 28, 2016, and made effective July 1, 2016 (the "**Assignment Agreement**"). The term of the Lease is scheduled to expire on February 28, 2038 (the "**Lease Termination Date**").

NATURE OF REQUEST: Tenant has requested that PRA enter into an Option to Extend Lease Term ("**Option Agreement**") to extend the Term (as defined in the Lease) for ten (10) years from its current Lease Termination Date so that it can carry out a renovation and recapitalization of the Leased Property (the "**Project**"). To determine the feasibility of the Project, Tenant will be obliged to spend substantial funds and other resources on, inter alia, investigating the condition of the Property, developing architectural and construction plans, applying for financing for the Project, and applying to Pennsylvania Housing Finance Agency ("**PHFA**") for an allocation of low-income housing tax credits to the Project. Tenant is willing to make such expenditures as are required to determine the feasibility of the Project, provided that PRA enters into the Option Agreement.

The material terms of the Option Agreement are as follows:

Option – The Option Agreement shall provide that Tenant has the option ("**Option**") to extend the Term of the Lease for an additional ten (10) years from the current Lease Termination Date (which would result in the Term extending to **February 28, 2048**) ("**Extension Term**"), pursuant to the terms and conditions of a to-be-executed amendment to the Lease ("**Amendment**"), which Amendment is subject to Philadelphia City Council approval.

Option Payment - As consideration for the grant of the Option, Tenant will pay to PRA the sum of Ten (\$10.00) Dollars ("**Option Payment**") as a non-refundable Option payment.

Extension Term Rent - Tenant shall pay to PRA rent (the "**Extension Term Rent**") for the Leased Property in the amount of Ten Dollars (\$10.00) for the Extension Term, payable upon execution of the Amendment.

Option Term; Approval; Termination - The Option Agreement and the Option granted thereunder shall remain in effect for three (3) years from the date of execution of the Option Agreement (the "**Option Term**"). If the Option is exercised by Tenant, the parties will finalize, in good faith, the Amendment incorporating the applicable terms and the Amendment will be submitted by PRA to Philadelphia City Council for approval. Tenant may terminate the Option Agreement at any time. Tenant shall not be permitted to exercise the Option if there is a continuing default under the Lease or Assignment Agreement.

Assignment of Option Agreement – The Option Agreement may only be assigned by Tenant if such assignment is authorized by the PRA's Board of Directors and Philadelphia City Council.

All terms of the Lease and the Assignment Agreement not specifically modified by the Option Agreement or Amendment as proposed above shall continue in full force and effect.

Proposed Resolution is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of May 19, 2021

Subordination Agreement

Esperanza Health Center Support Corporation and

NFF New Markets Fund XLIV, LLC and PNC CDE 117, LLC

NAME OF BORROWER/APPLICANT: (1) Esperanza Health Center Support Corporation ("**Borrower**") and (2) NFF New Markets Fund XLIV, LLC and PNC CDE 117, LLC (collectively, "**Lenders**")

Background: The City of Philadelphia (the "**City**") by deed ("**City Deed**") conveyed 3222-58 H Street, Philadelphia, Pennsylvania (collectively, the "**H Street Property**") to the Philadelphia Redevelopment Authority ("**Authority**"). Thereafter, the Authority by deed ("**Authority Deed**") conveyed the H Street Property to Esperanza Health Center, Inc. ("**EHC**"). Pursuant to the City Deed, the Authority agreed for itself, its successors, and assigns, to take the H Street Property subject to the following conditions (collectively, the "**Conditions**"):

A. Develop and use the H Street Property in conformity with the Comprehensive Land Use Plan of the City.

B. Undertake and complete the rehabilitation and/or improvement of the H Street Property within one (1) year of July 13, 2017 in conformity with the Building, Electrical, Fire, Housing, Plumbing and Zoning Codes of the City and regulations promulgated thereunder, unless said time is otherwise extended in the manner as provided for in Chapter 16-400 of the Philadelphia Code.

The City Deed and the Authority Deed provide that title to the H Street Property is conditioned upon compliance with the aforementioned Conditions, and that failure to do so would cause title to revert, at the City's sole option, to the City, or its nominee (the "**Reversion Right**"). EHC became subject to the Conditions and Reversion Right pursuant to the Authority Deed.

EHC created Esperanza Health Center Support Corporation ("**Borrower**") for the purposes of (1) assuming title to the H Street Property and 861-79 East Allegheny Avenue (the "**Allegheny Property**" and collectively with the H Street Property, the "**Property**") from EHC and (2) the redevelopment of a vacant former bank building into a new community-based healthcare center on the Allegheny Property complimented by the construction of a parking deck on the H Street Property (the "**Phase I Project**").

The Borrower acquired title to the Property from EHC and accepted certain loans, a source of which are New Markets Tax Credit ("**NMTC**") loans in the aggregate principal amount of \$18,200,000 in connection with the Phase I Project.

Borrower now intends to construct a new community center on the H Street Property (the "**Phase II Project**") and enter into a lease with EHC to lease the Phase II Project to EHC (the "**Phase II Lease**"). However, in order to finance the development and construction of the Phase II Project, Borrower requires certain loans in the aggregate principal amount of \$11,230,000 (collectively, the "**Phase II QLICIs**") from (i) NFF New Markets Fund XLIV, LLC, a New York limited liability company, and (ii) PNC CDE 117, LLC, a Delaware limited liability company (collectively, the "**Lenders**"), which Phase II QLICIs will be secured by a second-priority mortgage on the H Street Property. In order to obtain the Phase II QLICIs, the Borrower and Lenders have requested that the Authority enter into a subordination agreement.

Nature of Request: Authority staff seeks authorization to enter into a subordination agreement to:

(A) consent to (i) the making and acceptance of the Phase II Lease, (ii) the making and acceptance of the Phase II QLICIs, and (iii) the execution and recording of the Phase II QLICI Mortgage; and

(B) subordinate the Authority Deed and the Reversion Right contained therein in favor of the Phase II QLICI Mortgage; and

(C) provide warranties and representations.

Because the City has the sole option to exercise the Reversion Right, and they have consented to the subordination of the Authority Deed and Reversion Right, Authority staff seeks to provide the corresponding subordination.

Proposed Resolution is attached.

Prepared by: Steve Cusano

**BOARD FACTSHEET**

Meeting of May 19, 2021

Selection of Redeveloper

3700-04 Brown Street (Including 3708-12 Brown Street,
749-57 N. DeKalb Street and 772-80 N. 37th Street),
3706 Brown Street and 3714 Brown Street

NAME OF DEVELOPER/APPLICANT: Mount Vernon Manor, Inc.

Nature of Transaction: Selection of Mount Vernon Manor, Inc. ("Developer") as developer for the preservation of a community garden on behalf of the residents and the community of gardeners who are members located within the Mantua Urban Renewal Area (the "Project").

Legal Entity/Other Partners (if applicable):

- Belinda Mayo – Board Chair
- Karim Purdie – Board Secretary
- Jeaneen P. Chambers – Board Treasurer
- Michael Thorpe – Executive Director

Mailing Address: 631 N. 39th Street, Philadelphia, PA 19104**PROPERTY DESCRIPTION:**

3700-04 Brown Street (incl. 3708-12 Brown Street and 749-57
N. DeKalb Street and 772-80 N. 37th Street) – 20,850 sq. ft.
3706 Brown Street – 1,576 sq. ft.
3714 Brown Street – 1,576 sq. ft. (collectively, the "Property")

Zoning: RSA-5**Use:** Residential**Disposition Value:** \$76,500.00

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:

The Developer is purchasing the Property; documentation of available funds in an amount no less than the total Project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed Project is estimated to start in Summer, 2021, with construction completion within twelve (12) months thereafter.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the Developer will make a best faith effort as per the approved Economic Opportunity Plan as the total development costs are under One Hundred Thousand Dollars (\$100,000). Proposed resolution, photos, site plan and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate

**BOARD FACTSHEET**

Meeting of May 19, 2021

Selection of Redeveloper

1827 N. 8th Street, 1829 N. 8th Street, 1831 N. 8th Street, 1833 N. 8th Street, 1837-1861 N. 8th Street, 1826 N. Franklin Street, 1832 N. Franklin Street, 720-730 W. Berks Street (including 1838-48 N. Franklin Street)

NAME OF DEVELOPER/APPLICANT: Berks Senior Living LP

Nature of Transaction: Selection of Berks Senior Living LP ("Developer") to construct a three (3) story building with forty-four (44) units of affordable senior rental housing consisting of thirty-eight (38) one (1) bedroom and six (6) two bedroom units including off-street parking, open space, laundry facility and community room located within the Model Cities Urban Renewal Area (the "Project").

Legal Entity/Other Partners (if applicable):

- Asociacion Puertorriquenos En Marcha, Inc. – 99.99% Interest
 - Pelayo Coll, Esquire – Chair
 - Alberto Rivera-Rivera, Ed.D – 1st Vice Chair
 - Claudia P. Roemer – 2nd Vice Chair
 - Imani N. Green – Board Treasurer
 - Miriam Hernandez, Ed.D – Board Secretary
- APM Berks GP Inc. – General Partner - .01% Interest

Mailing Address: 1900 N. 9th Street, Philadelphia, PA 19122

PROPERTY DESCRIPTION: 1827 N. 8th Street – 4,482 sq. ft.
 1829 N. 8th Street – 4,482 sq. ft.
 1831 N. 8th Street – 4,482 sq. ft.
 1833 8th Street – 4,482 sq. ft.
 1837-1861 N. 8th Street – 15,300 sq. ft.
 1826 N. Franklin Street – 1,493 sq. ft.
 1832 N. Franklin Street – 1,493 sq. ft.
 720-730 W. Berks Street - (including -
 1838-48 N. Franklin Street) – 5,596.4 sq. ft.
 (collectively, the "Properties")

Zoning: RM-1**Use:** Residential – Multi-family**Disposition Value:** Eight Dollars (\$8.00)

**BOARD FACTSHEET**

Meeting of May 19, 2021

Selection of Redeveloper

864-874 Preston Street (including 871-873 Budd Street)

NAME OF DEVELOPER/APPLICANT: Belmont Alliance Civic Association,
Community Development Corporation ("B.A.C.A.")

Nature of Transaction: Selection of B.A.C.A. as developer for an open space recreational site to include botanical gardens, trees, fitness, reading and sitting stations for the neighboring community located within the Sarah Allen Urban Renewal Area (the "Project").

Legal Entity/Other Partners (if applicable):

- Bettye Ferguson – President
- Cheryl E. F. Brooks – Secretary

Mailing Address:

PROPERTY DESCRIPTION: 864-874 Preston Street
(Including 871-873 Budd Street) - 18,041.3 Sq. Ft.

Zoning: RM-1 and RSA-3**Use:** Residential**Disposition Value:** \$46,000.00

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. A Declaration of Restrictive Covenants will also be included with this conveyance.

FINANCING:

B.A.C.A. is purchasing the property listed above; documentation of available funds in an amount no less than the total Project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed Project is estimated to start within three (3) months after settlement with construction completion within twelve (12) months thereafter.

B.A.C.A. 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 Per Chapter 17-

1600 of the Philadelphia Code, B.A.C.A. will make a best faith effort as per the approved Economic Opportunity Plan as the total development costs are under One Hundred Thousand Dollars (\$100,000). Proposed resolution, photos, site plan and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate

**BOARD FACTSHEET**

Meeting of May 19, 2021

Selection of Redeveloper

920 N. 51st Street, 924 N. 51st Street, 926 N. 51st Street,

928 N. 51st Street and 930-936 N. 51st Street

NAME OF DEVELOPER/APPLICANT: West Mill Place, L.P.

Nature of Transaction: Selection of West Mill Place, L.P. ("Developer") to construct a 39,650 square foot mixed use residential building containing a total of thirty (30) units, comprised of eleven (11) one-bedroom, eleven (11) two-bedroom, and eight (8) three-bedroom units. Also included are a lobby, community room with kitchen and pantry, conference room, space for delivery of supportive services, property management offices, mailroom, computer room, laundry room on each floor, third floor lounge, and an outdoor play area (the "Project"). Three (3) units are reserved for 20% AMI, five (5) units for 30% AMI, eleven (11) units for 50% AMI, and eleven (11) units for 60% AMI. Four (4) of the thirty (30) units will be accessible to the physically disabled, and two (2) units will be accessible to those who are hearing/vision impaired within the West Mill Creek Urban Renewal Area.

Legal Entity/Other Partners (if applicable): West Mill Place, LP**Gaudenzia, Inc. – 99%**

- Phillip F. Jordan – Chair
- Suzanne Mack – Vice Chair
- Kevin Cummings – Treasurer
- Jeannie Day Roggio – Secretary
- Dale Klatzker – President and CEO

Gaudenzia West Mill Place GP, LLC – 1%

- Richard Freeman – Chair
- David Slinger – President and CEO

Mailing Address: 106 W. Main St. Norristown, PA, 19401

PROPERTY DESCRIPTION: 920 N. 51st Street – 2,461 sq. ft.
 924 N. 51st Street – 991 sq. ft.
 926 N. 51st Street – 991 sq. ft.
 928 N. 51st Street – 991 sq. ft.
 930-936 N. 51st Street – 19,548 sq. ft.
 (collectively, the "Properties")

Zoning: RM-2**Use:** Residential**Disposition Value:** Five Dollars (\$5.00)

The City of Philadelphia's Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the Project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting affordable rental units for low income individuals and/or families at or below 60% AMI.

FINANCING:

The Developer is purchasing the Properties; documentation of available funds in an amount no less than the total Project cost have been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project are estimated to start three (3) months after closing with construction completion within twenty-four (24) months thereafter.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 23% and WBE – 12%.

Proposed resolution, photos, site plan and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET

Meeting of May 19, 2021

Modification to Resolution No. 2020-45

213 N. 33rd Street, 215-17 N. 33rd Street and 3225-27 Race Street

NAME OF DEVELOPER/APPLICANT: Neighborhood Gardens Trust

Nature of Transaction: The Board is requested to modify Resolution No. 2020-45, adopted on August 12, 2020, selecting Neighborhood Gardens Trust ("NGT") as developer of 213 N. 33rd Street, 215-17 N. 33rd Street and 3225-27 Race Street (collectively, the "Property") for a purchase price of Three Dollars (\$3.00). Today, the Board is requested to modify Resolution No. 2020-45 to revise the purchase price to reflect the fair market value as established by an independent appraisal and to authorize the issuance of a self-amortizing mortgage with a term of thirty (30) years.

Legal Entity/Other Partners (if applicable): Neighborhood Gardens Trust

- Carla Puppin, Board President
- Victor Young, Board Vice President
- Julianne Schrader Ortega, Board Secretary
- Stephen Kaufman, Board Treasurer
- Jennifer Greenberg, Executive Director

Mailing Address: 100 N. 20th Street, Philadelphia, PA 19103

PROPERTY INFORMATION:

Description: 27,945 sq. ft **Zoning:** RM-1 **Use:** Community Garden

Disposition Value: \$2,815,000.00 (established by independent appraisal)

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. A Declaration of Restrictive Covenants will also be included with this conveyance.

COMMENTS OR OTHER CONDITIONS:

NGT has fully developed the Property into a fully functional urban garden. NGT will take formal ownership of the Property and will oversee the Property as a community-managed open space and garden for area residents to grow and distribute food.

NGT 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, NGT will make a best faith effort as per the approved Economic Opportunity Plan as the property is appraised over One Hundred Thousand Dollars (\$100,000).

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET

Meeting of May 19, 2021

Modification to Resolution No. 2020-46

4016-18 Powelton Avenue, 4020 Powelton, Avenue, 4022

Powelton Avenue, 4024 Powelton Avenue, and 46-48 Wiota Street

NAME OF DEVELOPER/APPLICANT: Neighborhood Gardens Trust

Nature of Transaction: The Board is requested to modify Resolution No. 2020-46, approved August 12, 2020, selecting Neighborhood Gardens Trust ("NGT") as developer of 4016-18 Powelton Avenue, 4020 Powelton Avenue, 4022 Powelton Avenue and 4024 Powelton Avenue and 46-48 Wiota Street (collectively, the "Property") for a purchase price of Five Dollars (\$5.00). Today, the Board is requested to modify Resolution No. 2020-46 to revise the purchase price to reflect the fair market value as established by an independent appraisal and to authorize the issuance of a self-amortizing mortgage with a term of thirty (30) years.

Legal Entity/Other Partners (if applicable): Neighborhood Gardens Trust

- Carla Puppini, Board President
- Victor Young, Board Vice President
- Julianne Schrader Ortega, Board Secretary
- Stephen Kaufman, Board Treasurer
- Jennifer Greenberg, Executive Director

Mailing Address: 100 N. 20th Street, Philadelphia, PA 19103

PROPERTY INFORMATION:

Description: 27,945 sq. ft **Zoning:** RM-1 **Use:** Community Garden

Disposition Value: \$490,000.00

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. A Declaration of Restrictive Covenants will also be included with this conveyance.

COMMENTS OR OTHER CONDITIONS:

NGT has fully developed the Property into a fully functional urban garden. NGT will take formal ownership of the Property and will oversee the Property as a community-managed open space and garden for area residents to grow and distribute food.

NGT is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the Developer will make a best faith effort as per the approved Economic Opportunity Plan as the property is appraised over \$100,000.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate

**BOARD FACTSHEET**

Meeting of May 19, 2021

Selection of Redeveloper

518 Snyder Avenue

NAME OF DEVELOPER/APPLICANT: Virginia Gaymon

Nature of Transaction: Selection of Virginia Gaymon ("Redeveloper") as redeveloper proposing to develop the Property (defined below) into a side yard (the "Project").

Legal Entity/Other Partners (if applicable): Virginia Gaymon

Mailing Address: 520 Snyder Avenue, Philadelphia, PA 19148

PROPERTIES INFORMATION: 518 Snyder Avenue (the "Property")

Description: 1,072 SF, vacant lot **Zoning:** RSA-5 **Use:** Side yard

Disposition Price: \$115,000.00

This Property qualifies under the City's Land Disposition Policy for side yards. The Property will be under a purchase money mortgage for thirty (30) years.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Redeveloper is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code the Economic Opportunity Plan is applicable due to the value of the land but will not be monitored due to being a side yard.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the Whitman Redevelopment Area Plan. The Planning Commission's meeting is scheduled for May 18, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

**BOARD FACTSHEET**

May 19, 2021

Ratification and Fourth Amendatory Agreement

University City Urban Renewal Area, Unit No. 5, Parcel No. 14

(Southeast Corner of 34th Street and Ludlow Street)**NAME OF DEVELOPER/APPLICANT:** The Trustees of University of Pennsylvania

Nature of Transaction: By Resolution No. 12,870 adopted February 4, 1986, the Board authorized the selection of The Trustees of University of Pennsylvania ("UPENN") to develop Unit No. 5, Parcel No. 14 (southeast corner of 34th Street and Ludlow Street) (herein, the "Premises") as 57,000 square feet of office space and a 700 space parking garage and that the Premises as completed would be shared with Drexel University. A letter from UPENN dated January 31, 1986 mentions that the plan was to construct a parking, office and academic facility including an 800-900 car parking garage and 56,000 gross square feet of office and physical plant space.

Plans attached to the Redevelopment Agreement dated May 1, 1986 (the "Redevelopment Agreement") appear to depict a structure fronting Chestnut Street which is six (6) to seven (7) stories tall and a parking garage fronting on Ludlow Street. The Redevelopment Agreement further provided that construction of the improvements on the Premises was to commence within three (3) months of settlement and be completed within twenty-four (24) months of settlement.

The Premises was conveyed to UPENN by deed dated March 17, 1987, meaning that the initial commencement and completion dates for the construction were June 17, 1987 and March 17, 1989 respectively.

The purchase price paid by UPENN for the Premises was Nine Hundred Seventy-Two Thousand One Hundred Seventy-Three Dollars (\$972,173).

On March 27, 1987, UPENN entered into a First Amendment to the Redevelopment Agreement which extended the initial commencement and completion dates for construction.

On June 28, 1989, UPENN entered into a Second Amendment to the Redevelopment Agreement which again extended the commencement and completion dates for construction.

On May 23, 1998, UPENN entered into a Third Amendment to the Redevelopment Agreement which further extended the commencement and completion dates for construction to March 1, 1997 and March 1, 1999, respectively.

Today, the board is being asked to authorize a resolution to amend the terms of the Redevelopment Agreement, as previously amended, to extend the construction commencement and completion dates, to provide revised development plans, and to make certain other modifications to the terms of the Redevelopment Agreement, as previously amended, as follows:

1. UPENN shall develop the Premises as a parking garage (which has been previously constructed) and an approximately 115,000-125,000 square foot, six-story academic and administrative building for use and occupancy by the University of Pennsylvania, together with related site work, sidewalks, trees and landscaping.
2. UPENN shall include a social impact and community engagement strategy as a condition of entering into the amendment, which will culminate in a series of recommended actions that will be submitted in the form of a written report (the "Final Report"). Recommendations may include, but not be limited to, programs and support to grow educational and economic opportunity for West Philadelphia and Southwest Philadelphia residents. UPENN will dedicate One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) to the initiatives outlined in Final Report (the "Community Investment").
3. UPENN shall not commence any further work on the Premises until:
 - A) The Authority issues written approval of the Design Development Plans (which condition shall be satisfied upon execution of the Fourth Amendment by all parties);
 - B) UPENN attends a pre-construction meeting with the Authority;
 - C) UPENN has obtained, at its sole cost and expense, all permits, licenses, approvals and variances required by any governmental body for commencement of the work set forth in the Design Development Plans;
 - D) UPENN provides the Authority with its affidavit stating that the Design Development Plans are consistent with plans approved by the Department of Licenses & Inspections for issuance of a building permit; and
 - E) The Authority issues a notice to proceed
4. Extend the commence construction completion dates to November 1, 2022 and February 1, 2025 respectively.
5. UPENN shall agree to provide appropriate works of Fine Arts in accordance with The Percent for Art Program.

6. In consideration of the grant of the amendment, UPENN shall pay to the Authority a fee in the amount of Fifty-Four Thousand Two Hundred Fifty Dollars (\$54,250), which is payable upon execution.

Legal Entity/Other Partners (if applicable): The Trustees of University of Pennsylvania

Mailing Address: 3101 Walnut Street, Philadelphia, PA 19104

COMMENTS OR OTHER CONDITIONS: UPENN is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Per Chapter 17-1600 of the Philadelphia Code, the City has already approved the Economic Opportunity Plan with ranges at MBE – 20% and WBE – 10%.

This approval is contingent on the Philadelphia City Planning Commission's ("PCPC") approval for conformity of the project in accordance with the University City Core Redevelopment Area Plan and the approval of PCPC's Urban Design Division. The Planning Commission's meeting is scheduled for May 18, 2020. In the event there are any required material modifications to the plans following PCPC's review, such required material modifications will be presented to the Board for consideration if necessary.

Proposed Resolution and supporting project information are attached (site map, Design Development Plans, sources and uses, and photograph).

Prepared by: Brian Romano, Project Manager
Reviewed by: Jessie Lawrence, Director of Real Estate



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
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JAMES F. KENNEY
MAYOR

May 10, 2021

Sabrina Maynard

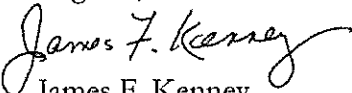
Sabrina.Maynard@phila.gov

Dear Sabrina,

I am writing to inform you that I am appointing you to The Philadelphia Redevelopment Authority. The residents of this city and I are grateful to you for taking on this very important work. I often say that we are only truly happy when we are in service to others, and I appreciate you answering this call to serve our wonderful city.

If you have any questions regarding your appointment, please contact Debbie Mahler, Deputy Mayor of Intergovernmental Affairs at, Deborah.Mahler@Phila.gov. Thank you for your willingness to serve.

Regards,


James F. Kenney



BOARD FACTSHEET
Meeting of June 9, 2021
Approval of Construction Contract
United States Roofing Corporation
Simons Recreation Center Roof Replacement Project

NATURE OF REQUEST:

The authorization to enter into a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia ("City"), and United States Roofing Corporation ("U.S. Roofing"), for the Simons Recreation Center roof replacement project, located at 1601-35 East Walnut Lane (the "Project").

The Project includes the removal and replacement existing SBS roofing systems, deteriorated underlying construction and drainage systems and the restoration of interior finished damaged by the existing roof failure.

SELECTION PROCESS:

On April 19, 2021, The Authority, as agent for the City, advertised a Public Bid for the project. The Authority received one (1) bid from U.S. Roofing.

United States Roofing Corporation

910 East Main Street, Suite 300
Norristown, PA 19401
Total Base Bid: \$1,301,883
EOP: 12-15% MBE; 7-10% WBE

BACKGROUND/FINANCING:

The Project will be funded with City Capital funds as outlined in the executed Grant Agreement between the Authority and the City of Philadelphia. The 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 UNITED STATES ROOFING CORPORATION FOR THE SIMONS RECREATION CENTER ROOF REPLACEMENT PROJECT, LOCATED AT 1601-35 EAST WALNUT LANE

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 Simons Recreation Center roof replacement project (the "Project") located at 1601-35 East Walnut Lane.

WHEREAS, United States Roofing Corporation ("U.S. Roofing") submitted its response to the Authority, outlining their extensive experience, and U.S. Roofing was the sole bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director to enter into a Construction Contract, as agent for the City, with U.S. Roofing for the Project, with a maximum compensation not to exceed One Million Four Hundred Thirty-Two Thousand Seventy-One Dollars and Thirty Cents (\$1,432,071.30) (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 Deputy Executive Director and General Counsel.

FURTHER RESOLVING, that the Deputy 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.

**SIMONS RECREATION CENTER (1601-35 East Walnut Lane)
ROOF RELACEMENT PROJECT**





BOARD FACTSHEET
 Meeting of June 9, 2021
 Talson Solutions, LLC
 Approval of Contract for Professional Services
 Constitution Health Plaza - 1930 South Broad Street

NATURE OF REQUEST:

The authorization to enter into a Contract for Professional Services between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and Talson Solutions, LLC ("Talsoln"), for the construction management and owner's representative services for new offices at the Constitution Health Plaza, 1930 South Broad Street (the "Project").

The Project includes construction management and owner's representative services for the construction of Biosafety level 2 and 3 laboratories and pharmaceutical offices at the Constitution Health Plaza located at 1930 South Broad Street. The new offices will enable the City to relocate offices from Health Center One which is proposed to be sold for redevelopment.

SELECTION PROCESS:

On May 12, 2021, the Authority, as agent for the City, solicited qualified construction management firms for the Project. The Authority received three (3) proposals. Talson was selected by the Proposal Review Team as the most qualified bidder.

Talsoln Solutions, LLC

41 N. 3rd Street
 Philadelphia, PA 19106
 Total Base Bid: \$203,000.00
 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 CONTRACT FOR PROFESSIONAL SERVICES WITH TALSON SOLUTIONS, LLC, FOR CONSTRUCTION MANAGEMENT AND OWNER'S REPRESENTATIVE SERVICES FOR THE CONSTITUTION HEALTH PLAZA LOCATED AT 1930 SOUTH BROAD STREET

WHEREAS, the Philadelphia Redevelopment Authority ("Authority"), as agent for the City of Philadelphia ("City"), solicited proposals seeking responses from qualified construction management firms willing and capable of performing the construction management and owner's representative services for new offices at the Constitution Health Plaza located at 1930 South Broad Street (the "Project").

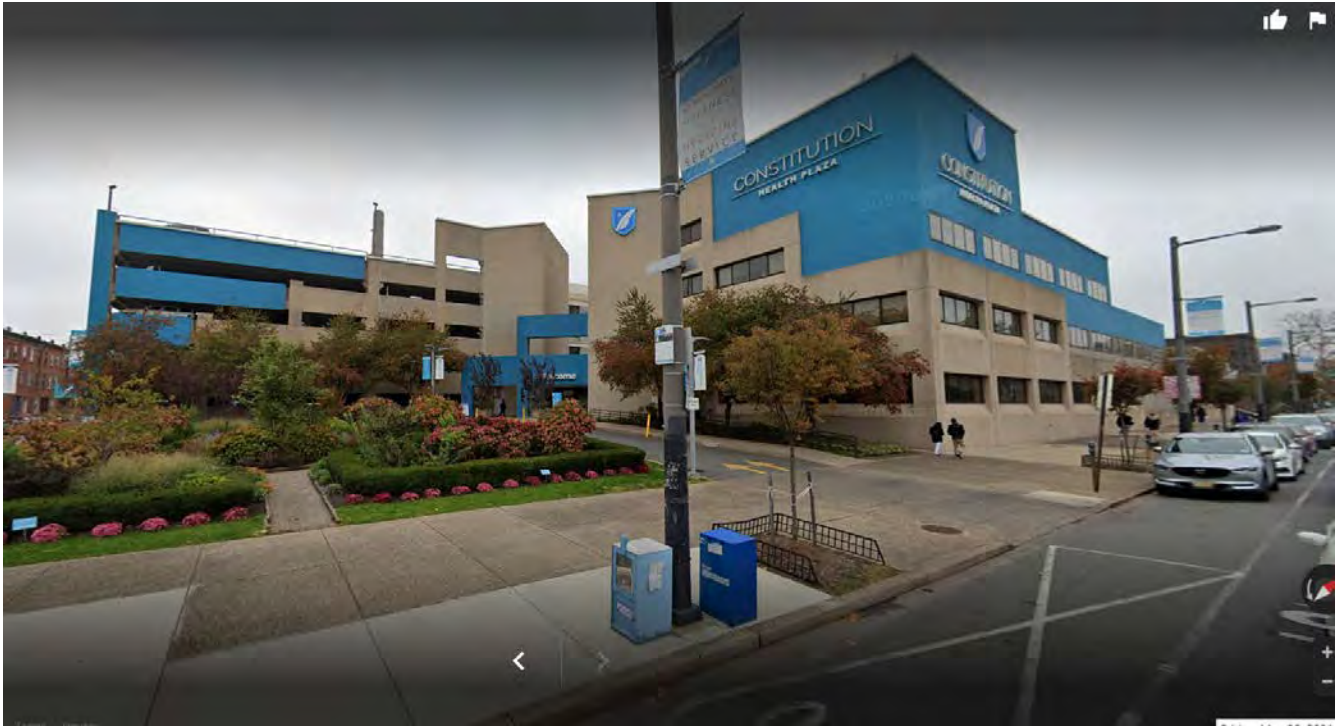
WHEREAS, Talson Solutions, LLC ("Talson") submitted its response to the Authority, outlining their extensive experience, and Talson was selected by the proposal review team.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director to enter into a Contract for Professional Services, as agent for the City, with Talson for the Project, with maximum compensation not to exceed Two Hundred Twenty-Three Thousand Three Hundred Dollars (\$223,300.00) (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 Deputy Executive Director and General Counsel.

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

CONSTITUTION HEALTH PLAZA
1930 SOUTH BROAD STREET





BOARD FACTSHEET
 Meeting of June 9, 2021
 Approval of Construction Contract
 EDA Contractors, Inc.
 Pelbano Recreation Center Roof Replacement Project

NATURE OF REQUEST:

The authorization to enter into a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and EDA Contractors, Inc. ("EDA"), for the Pelbano Recreation Center roof replacement project, located at 8101 Bustleton Avenue ("Project"). This Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the removal of existing SBS modified bituminous and existing built-up, low-slope membrane roofing and all associated base materials down to a clean roof-deck, and the construction of new SBS modified roofing with associated coverboard, sheathing, insulation and base materials. The Project also includes masonry repair, new gutters, selective painting and wall patch repair.

SELECTION PROCESS:

On April 30, 2021, the Authority, as agent for the City, advertised a Request for Proposals ("RFP") for the Project. The Authority received one proposal from EDA. EDA's proposal was approved by the Project review team.

EDA Contractors, Inc.

633 Dunksferry Road
 Bensalem, PA 19020
 Total Base Bid: \$1,298,950.00
 EOP: 30-35% MBE; 15-20% WBE

FINANCING:

The Project will be funded with Bond Proceeds as outlined in the Subgrant Agreement between the Authority, City of Philadelphia ("City") 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 EDA CONTRACTORS, INC., FOR THE PELBANO RECREATION CENTER ROOF REPLACEMENT PROJECT LOCATED AT 8101 BUSTLETON 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 Pelbano Recreation Center roof replacement project located at 8101 Bustleton Avenue (the "Project").

WHEREAS, EDA Contractors, Inc. ("EDA") submitted its response to the RFP, outlining its extensive experience.

WHEREAS, EDA'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 Deputy Executive Director to enter into a Construction Contract with EDA for the Project, with a maximum compensation not to exceed One Million Four Hundred Twenty-Eight Thousand Eight Hundred Forty-Five Dollars (\$1,428,845) (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 Deputy Executive Director and General Counsel.

FURTHER RESOLVING, that the Deputy 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.

Roof Replacement Project
8101 Bustleton Avenue





BOARD FACTSHEET

Meeting of June 9, 2021

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

Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("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 the conveyance to the Philadelphia Land Bank in collaboration with the 1st Council District Office, 2nd District Council Office, 3rd District Council Office and 4th Council District Office.

PROPERTY INFORMATION:

The City properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia Land Bank without consideration through the Authority, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109 (d)(3) and Chapter 16-700 of the Philadelphia Code.

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

EXHIBIT "A"

1st Councilmanic District Properties

2048 Fletcher Street
2646 Ritter street
2658 Ritter Street
2637 Janney Street
2639 Janney Street
2643 Janney Street
2645 Janney Street
2649 Janney Street

2nd Councilmanic District Properties

1210 S. 27th Street
1212 S. 27th Street
1214 S. 27th Street

3rd Councilmanic District Properties

723 N Shedwick Street
713 N 35th Street
3408 Mantua Avenue
3410 Mantua Avenue
3518 Wallace Street

4th Councilmanic District Properties

5436 W Girard Avenue
662 N Conestoga Street
658 N Conestoga Street
650 N Conestoga Street
653 N Sickels Street
644 N Sickels Street
642 N Sickels Street
655 N 55th Street
653 N 55th Street
651 N 55th Street
649 N 55th Street
647 N 55th Street
645 N 55th Street
643 N 55th Street

641 N 55th Street

623-33 N 55th Street

543 N Conestoga Street

541 N Conestoga Street

533 N Conestoga Street

550 N 54th Street

546 N 54th Street

538-40 N 54th Street

534-36 N 54th Street

5552 Harmer Street

RESOLUTION NO.

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 Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109 (d)(3), and 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 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 purposes and intents.

EXHIBIT "A"

1st Councilmanic District Properties

2048 Fletcher Street
2646 Ritter street
2658 Ritter Street
2637 Janney Street
2639 Janney Street
2643 Janney Street
2645 Janney Street
2649 Janney Street

2nd Councilmanic District Properties

1210 S. 27th Street
1212 S. 27th Street
1214 S. 27th Street

3rd Councilmanic District Properties

723 N Shedwick Street
713 N 35th Street
3408 Mantua Avenue
3410 Mantua Avenue
3518 Wallace Street

4th Councilmanic District Properties

5436 W Girard Avenue
662 N Conestoga Street
658 N Conestoga Street
650 N Conestoga Street
653 N Sickels Street
644 N Sickels Street
642 N Sickels Street
655 N 55th Street
653 N 55th Street
651 N 55th Street
649 N 55th Street
647 N 55th Street
645 N 55th Street
643 N 55th Street
641 N 55th Street

623-33 N 55th Street
543 N Conestoga Street
541 N Conestoga Street
550 N 54th Street
546 N 54th Street
538-40 N 54th Street
534-36 N 54th Street
5552 Harmer Street



BOARD FACTSHEET

Meeting of June 9, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st Council District Office, 3rd Council District Office and 4th Council 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"

1st Councilmanic District Properties

2215 S. 5th Street
2214 E. Harold Street
2215 E. Harold Street
2217 E. Harold Street
2160 E. Gordon Street
2318 E. Boston Street
2405 E. Firth Street
2103 E. Cumberland Street
2107 E. Cumberland Street
2501 Amber Street
2633 Martha Street
1900 E. Lehigh Street
2032 E. Lehigh Street

3rd Councilmanic District Properties

616 N Shedwick Street
682 N 33rd Street
3405 Wallace Street
705 N 35th Street
709 N 35th Street

4th Councilmanic District Properties

539 Conestoga Street

RESOLUTION NO.

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

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

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

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

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

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

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

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the 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 purposes and intents.

EXHIBIT "A"

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

1st Councilmanic District Properties

2215 S. 5th Street
2214 E. Harold Street
2215 E. Harold Street
2217 E. Harold Street
2160 E. Gordon Street
2318 E. Boston Street
2405 E. Firth Street
2103 E. Cumberland Street
2107 E. Cumberland Street
2501 Amber Street
2633 Martha Street
1900 E. Lehigh Street
2032 E. Lehigh Street

3rd Councilmanic District Properties

616 N Shedwick Street
682 N 33rd Street
3405 Wallace Street
705 N 35th Street
709 N 35th Street

4th Councilmanic District Properties

539 Conestoga Street



BOARD FACTSHEET

Meeting of June 9, 2021

Right of Way and Easement Agreement with the City of Philadelphia

1941-47 Huntingdon Avenue

Nature of Request: In order to manage stormwater runoff and improve drainage in the vicinity of the 1900 block of Huntingdon Avenue, and upon a portion of the property owned by the Philadelphia Redevelopment Authority (the "Authority") located at 1941-47 Huntingdon Avenue (the "Premises"), the City of Philadelphia (the "City") intends to construct green stormwater infrastructure ("GSI") consisting of surface and subsurface stormwater management elements on the Premises.

The GSI will be constructed through a portion of the Premises from East Huntingdon Street to East Harrold Street. In order for the City to construct and maintain the GSI, the Authority must grant unto the City a certain right-of-way and easement for drainage purposes.

Authority staff seeks authorization to enter into a Right of Way and Easement Agreement with the City for the grant of said right-of-way and easement. The Easement will be for the use and benefit of the City and the public.

Proposed resolution and description of easement are attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A RIGHT OF WAY AND EASEMENT AGREEMENT WITH THE CITY OF PHILADELPHIA FOR A PORTION OF 1941-47 HUNTINGDON AVENUE

WHEREAS, in order to manage stormwater runoff and improve drainage in the vicinity of the 1900 block of Huntingdon Avenue, and upon a portion of the property owned by the Philadelphia Redevelopment Authority (the "Authority") located at 1941-47 Huntingdon Avenue (the "Premises"), the City of Philadelphia (the "City") intends to construct green stormwater infrastructure ("GSI") consisting of surface and subsurface stormwater management elements on the Premises; and

WHEREAS, the GSI will be constructed through a portion of the Premises from East Huntingdon Street to East Harrold Street; and

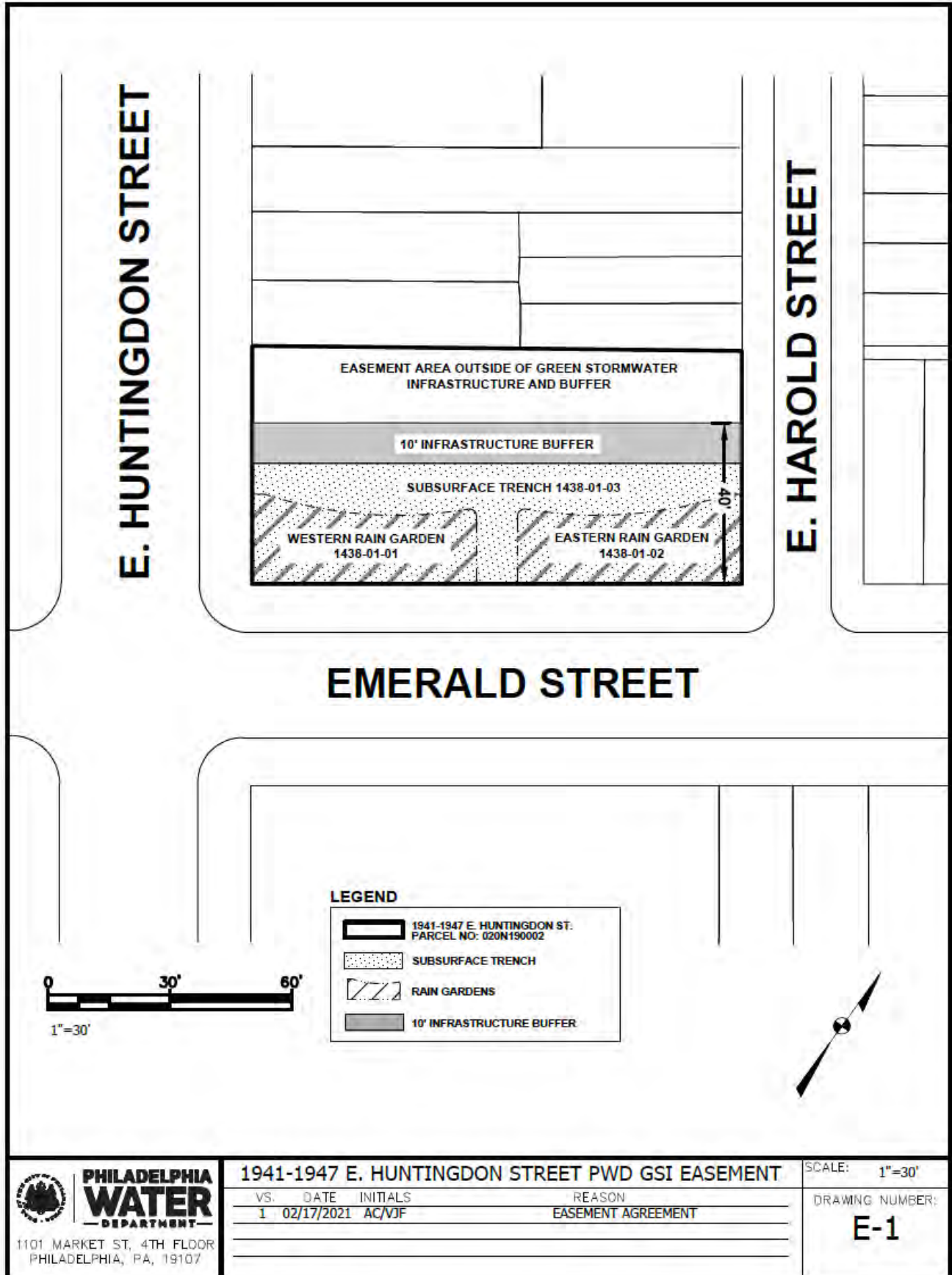
WHEREAS, in order for the City to construct and maintain the GSI, the Authority must grant unto the City a certain right-of-way and easement for drainage purposes; and

WHEREAS, the Authority has carefully considered the request of the City and other related factors.

NOW THEREFORE BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is granted to negotiate, execute, deliver and record a Right of Way and Easement Agreement between the Philadelphia Redevelopment Authority and the City of Philadelphia as described in the attached Fact Sheet, for right-of-way and easement for drainage purposes on the property located at 1941-47 Huntingdon Avenue.

FURTHER RESOLVING, 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 RESOLVING, that the Deputy 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 WATER DEPARTMENT
 1101 MARKET ST, 4TH FLOOR
 PHILADELPHIA, PA, 19107

1941-1947 E. HUNTINGDON STREET PWD GSI EASEMENT			
VS.	DATE	INITIALS	REASON
1	02/17/2021	AC/VJF	EASEMENT AGREEMENT

SCALE: 1"=30'
 DRAWING NUMBER:
E-1



BOARD FACTSHEET

Meeting of June 9, 2021

Release a Portion of a Parcel from Three Mortgages

161-171 W. Allegheny Avenue and 3241-65 N. Hancock Street

NAME OF SPONSOR: HACE

Nature of Request: Authorization for the Philadelphia Redevelopment Authority ("Authority") to release a portion of land secured by the VDC Mortgages (as hereafter defined) in connection with the Village Del Caribe project, an eighty-one (81) unit low income housing tax credit project that contains 7,229 square feet of commercial space ("Project") located at 161-171 W. Allegheny Avenue and 3241-65 N. Hancock Street ("Property").

BACKGROUND/PROJECT DESCRIPTION:

The Authority provided three loans to Villas Del Caribe Limited Partnership ("Partnership") secured by three mortgages on the Property (collectively, the "VDC Mortgages") as evidenced by the following three notes in connection with the acquisition, rehabilitation, and preservation of the Project:

1. A loan executed December 17, 1991 in the principal amount of \$534,000 ("Acquisition Loan").
2. A loan executed October 15, 1996 in principal amount of \$1,889,341 ("Rehabilitation Loan").
3. A loan executed June 1, 2018 in the principal amount of \$950,000 ("Preservation Loan").

In 1998, with the completion of the Project, HACE relocated its operations and management company to the Property. Over the last five (5) years, HACE has grown exponentially and with this growth, has added five (5) new staff members and seeks to fill an additional six new staff positions. As a result of this expansion, HACE has outgrown its current space.

HACE is one of the few organizations in Eastern North Philadelphia that has been open to the public during the COVID-19 pandemic. As a result, demand for their services has grown significantly, resulting in an expansion of its Housing Counseling Program, Fiscal Department, and Administrative Department. HACE has been able to stay open because most of the staff have private offices that allow them to socially distance and safely do their work. HACE cannot accommodate new staff within the current office footprint. An expansion of its space would allow HACE to increase services to the low-income households they serve throughout Eastern North Philadelphia.

HACE has received zoning approval to subdivide the Property, which will allow them to separate the residential component from the commercial office building ("Commercial Building"). The new lots will provide for approximately 97,771 square feet to be allocated to the residential component and approximately 7,229 square feet to the Commercial Building. OPA is in the process of issuing the new tax numbers and addresses for each of the parcels. HACE has secured the appropriate zoning for the proposed expansion of the Commercial Building. Upon approval by the Authority, the Partnership would sell the Commercial Building to HACE for a nominal amount. This will enable HACE to secure construction financing in the amount of One Million One Hundred Thousand Dollars (\$1,100,000) to expand and renovate the Commercial Building.

BOARD ACTION REQUIRED:

1. Authorize the Authority to release a portion of the Property containing the Commercial Building, in an approximate amount of 7,229 square feet from the VDC Mortgages.

Proposed Resolution is attached

Prepared by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO CONSENT TO THE RELEASE OF A PARCEL FROM THREE MORTGAGES SECURED BY 171-71 W ALLEGHENY AVENUE AND 3241-65 N. HANCOCK STREET**

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") provided financing to Villas Del Caribe Partnership ("Partnership") secured by three mortgages ("VDC Mortgages") (as hereafter defined) in connection with the Villas Del Caribe project, an 81 unit low income housing tax credit project that contains 7229 square feet of commercial space ("Project") located at 161-71 W. Allegheny Avenue and 3241-65 N. Hancock Street ("Property"); and

WHEREAS, the Authority provided three loans to the Partnership secured by three mortgages on the Property ("VDC Mortgages") as evidenced by the following three notes for the acquisition, rehabilitation, and preservation of the Project:

1. A loan executed December 17, 1991 in the principal amount of \$534,000 ("Acquisition Loan").
2. A loan executed October 15, 1996 in principal amount of \$1,889,341 ("Rehabilitation Loan").
3. A loan executed June 1, 2018 in the principal amount of \$950,000 ("Preservation Loan").

WHEREAS, in 1998, HACE, the sponsor of the Project, relocated its operations and management company to the commercial space located on the Property ("Commercial Building"); and

WHEREAS, over the last five (5) years, HACE has grown exponentially and has outgrown its current space; and

WHEREAS, HACE would like to expand the Commercial Building to increase services to the low-income households they serve throughout Eastern North Philadelphia; and

WHEREAS, HACE has received zoning approval to subdivide the Property, which will allow them to separate the residential component which will have approximately 97,771 square feet from the Commercial Building which will have approximately 7,229 square feet; and

WHEREAS, HACE has secured zoning for the proposed expansion of the Commercial Building. The Partnership would sell the Commercial Building to HACE for a nominal amount to enable HACE to secure construction financing of One Million One Hundred Thousand Dollars (\$1,100,000) for the expansion and renovation of the Commercial Building.

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

- Release a portion of the Property containing the Commercial Building, in an approximate amount of 7,229 square feet, from the VDC Mortgages.

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.

CLIENT DATA
570-839-1770
Peconic Region

Consulting Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CONNEXIONENGINEERS.COM
Lehigh Valley Region
610-820-8300
Philadelphia Region
215-362-2600

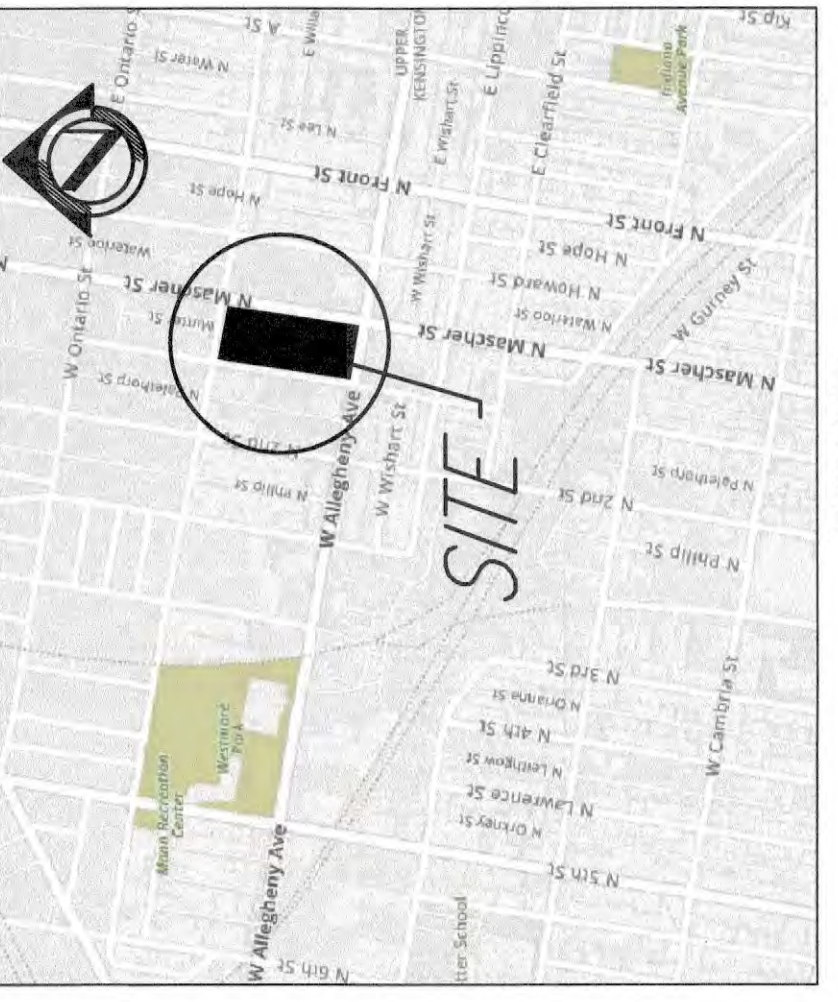


REVISIONS table with columns: NO, DATE, DESCRIPTION, REVISION PER LAST REVIEW



PROJECT LOCATION
"VILLAS DEL CARIBE"
161-71 W. ALLEGHENY AVENUE
3241-65 N. HANCOCK STREET
PHILADELPHIA
COMMUNWEALTH
OF PENNSYLVANIA, 19133
WARD 7
PREPARED FOR:
HACE

PROPOSED LOT LINE RELOCATION PLAN SHEET 1 OF 1
DATE: 12-4-2020
JOB BY: LDB
SCALE: AS NOTED / CHK BY: SBR



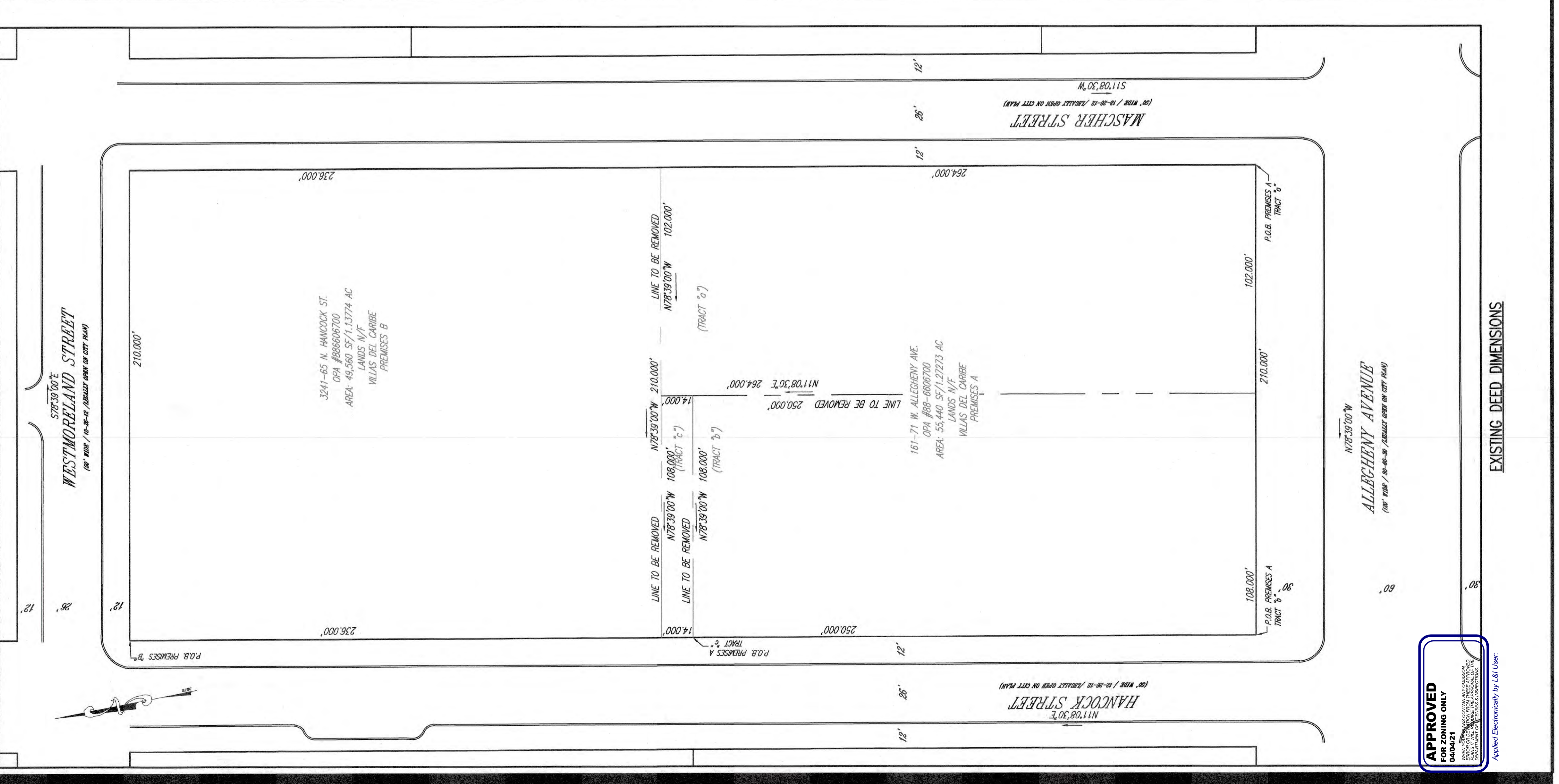
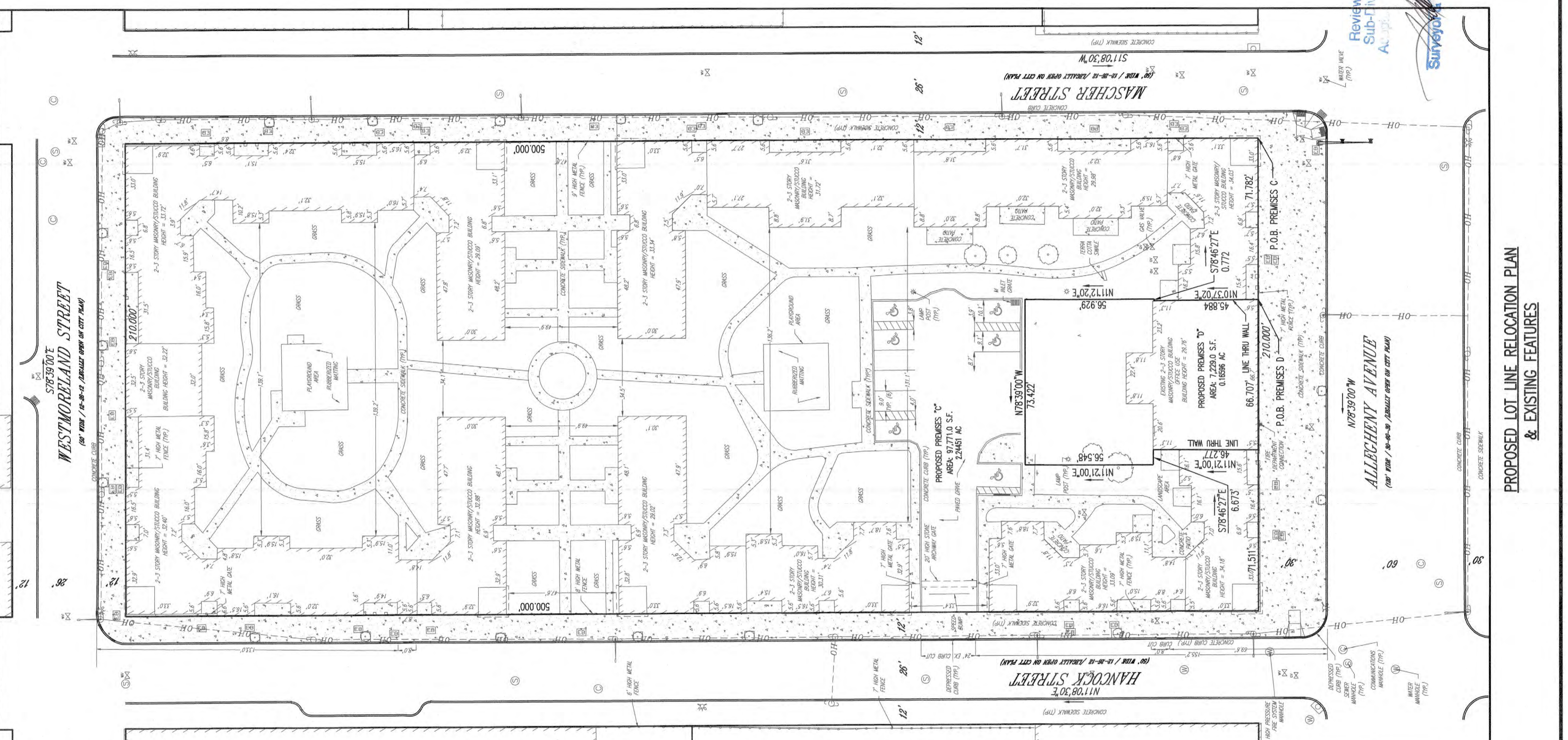
NOTES:
1. PROPERTY KNOWN AS OPA #88-606700, 161-71 W. ALLEGHENY AVE. (7.7) & 3241-65 N. HANCOCK STREET (7.7), CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF PREMISES 21, 5, 54,40 SQUARE FEET OR 1,274 ACRES.
3. AREA OF PREMISES 21, 5, 49,800 SQUARE FEET OR 1,138 ACRES.
4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. ABOVE GROUND UTILITIES ARE SHOWN AS THEY APPEAR. THE LOCATION OF UTILITIES IS BASED ON UTILITY MARK-OUTS, AND THE MARK-OUTS ARE THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE REFERRED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPERTY UTILITY COMPANIES.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNEXION CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND OTHER REFERENCES MATERIAL AS LISTED HEREON. SURVEY DATA WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY CORNEXION CONSULTING ENGINEERS AND ARCHITECTURAL, INC. IN NOVEMBER, 2020 AND UPDATED WITH A FIELD SURVEY PERFORMED BY CORNEXION CONSULTING ENGINEERS AND ARCHITECTURAL, INC. IN APRIL, 2020 AND UPDATED WITH A FIELD SURVEY PERFORMED BY CORNEXION CONSULTING ENGINEERS AND ARCHITECTURAL, INC. IN NOVEMBER, 2020.
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7. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RANDED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. CORNEXION CONSULTING ENGINEERS AND ARCHITECTURAL, INC. DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR GUARANTEE, EXPRESS OR IMPLIED, THAT THE INFORMATION PROVIDED HEREON DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THEREOF THE FINDINGS. A VALID TITLE REPORT WOULD DISCLOSE:
9. SUBJECT TO ANY AND ALL ENCUMBRANCES OF RECORD WHETHER SHOWN HEREON OR NOT.
10. BY GRAPHICAL FLOODING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. (SEE MAP REFERENCE #2).
11. REMEDIATION REQUIREMENTS BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:
1. TAX MAPS OF PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA
2. MAP ENTITLED "FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 182 OF 230 MAP NUMBER 420320182H, EFFECTIVE NOVEMBER 18, 2015.
3. COMPLETION OF CITY PLAN NO. 158 PROVIDED BY THE CITY OF PHILADELPHIA.
4. DEEDS PROVIDED BY PHILADELPHIA.

GENERAL NOTES:
1. THIS PLAN REFERENCES A SURVEY BY: CORNEXION CONSULTING ENGINEERS & ARCHITECTURAL, INC. HANCOCK STREET, SUITE 200 LANSDALE, PA 19446 PLAN ENTITLED: "TOPOGRAPHIC SURVEY" PLAN DATED: 4/20/2020
2. OWNERS/APPLICANT: HACE 167 W. ALLEGHENY AVENUE, SUITE 200 PHILADELPHIA, PA 19140
3. PROJECT LOCATION INFORMATION: 161-71 W. ALLEGHENY AVENUE PHILADELPHIA, PA 19140 (OP# 88-606700) CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PA PHILADELPHIA COUNTY, PENNSYLVANIA, 19140
4. ZONING INFORMATION: ZONING DISTRICT: I-2, MEDIUM INDUSTRIAL DISTRICT EXISTING USE: MIXED-USE, MULTI-FAMILY AND OFFICE PROPOSED USE: OFFICE EXPANSION WITHIN THE INTERIOR COURTYARD
5. ZONING ONLY USE REQUIREMENTS: EXISTING P.L.S. ZONING DISTRICTS:
MINIMUM LOT REQUIREMENTS:
REQUIRED:
100%
MAX. OCCUPIED AREA:
0 FT []
6 FT IF USED []
8 FT IF USED []
MIN FRONT YARD:
MIN SIDE YARD, EACH:
MIN REAR YARD:
MAX. BUILDING HEIGHT:
80 FT IF APPLICABLE TO DISTRICT; OTHERWISE NO LIMIT
500%
MAX. FLOOR AREA:
[]
6. WHERE THE LOT LIES IN A RESIDENTIAL DISTRICT, FRONT YARD SETBACKS AND REAR YARDS SHALL BE PROVIDED ON THE LOT ON THE SITES WITHIN THE RESIDENTIAL DISTRICTS. THE MINIMUM REQUIREMENTS FOR THOSE YARDS SHALL BE EITHER THOSE FOR THE INDUSTRIAL DISTRICT, OR THOSE FOR THE RESIDENTIAL DISTRICT ON THE ADJUTING SID, WHICHEVER IS LARGER.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION EXPRESSED OR IMPLIED.
8. THE DRAWING IS PREPARED BY CORNEXION CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RANDED IMPRESSION OR COLOR SEAL ARE NOT VALID.
9. THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION.
10. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
11. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS. ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD, EXCEPT BUILDING DIMENSIONS WHICH RESONATE U.S. FEET.

LEGEND & ABBREVIATIONS
PROPERTY BOUNDARY
ADJOURNING BOUNDARY
RIGHT OF WAY LINE
EXISTING FENCE
EXISTING OVERHEAD WIRE
EXISTING CURB
EXISTING EXPRESSED CURB (OC)
EXISTING SEAM
EXISTING UTILITY PALE (UP)
STORM MANHOLE
SANITARY MANHOLE
COMMUNICATION MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
UNKNOWN MANHOLE
TANK LID
STORM INLET
GAS VALVE
WATER VALVE
CLEAN OUT
ELECTRIC BOX
TREE WELL
BENCHMARK
DEED
TO BE REMOVED

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NON-MEMBERS MUST BE PALAW MEMBER THREE WORKING DAYS NOTICE IN WRITING (SEE PENNSYLVANIA REGULATIONS FOR MORE DETAILS)



APPROVED
Stamp area for professional approval