

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, DECEMBER 08, 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 November 10, 2021

Page

I. ADMINISTRATIVE

- | | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------|------|
| (a) | Lower Germantown Property Portfolio
DHC Management, LLC
Approval of Amendment to Management
and Leasing Agreement | (1) |
| (b) | Conveyance of Title of City Properties Through
the Philadelphia Redevelopment Authority to the
Philadelphia Land Bank | (13) |
| (c) | Conveyance of Philadelphia Redevelopment
Property to the Philadelphia Land Bank | (17) |
| (d) | Cooperation Agreement with The City of Philadelphia,
Acting Through its Water Department | (21) |

II. DEVELOPMENT

- | | | |
|-----|-------------------------------------------------------------------------------------------------------|------|
| (a) | Auburn Urban Renewal Area
Alma Xhepaj
2236 W. William Street
Selection of Redeveloper | (27) |
|-----|-------------------------------------------------------------------------------------------------------|------|

AGENDA

Board Meeting of December 08, 2021

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- (b) Auburn Urban Renewal Area (33)
Alma Xhepaj
2238 W. William Street
Selection of Redeveloper

- (c) Providencia Romero (40)
2848 B Street
Certificate of Completion

- (d) 624 S. 13th Street L.L.C. (44)
614-26 S. 13th Street including 1306-10 Kater
Street and 1309-13 Bainbridge Street
**Selection of Redeveloper and Approval of
Ground Lease Agreement and Redevelopment
Agreement**

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Harmon made the announcement that, due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting is being held electronically via an authorized communication device, 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 stated that he provided his email address to the public for any issues with submitting questions and/or comments and for any issues with accessing the Board meeting remotely. Mr. Harmon further stated there were no public comments received prior to the meeting.

*****MR. HARMON ASKED EVERYONE TO PLEASE NOTE THAT THERE IS A QUESTION AND ANSWER PORTAL FOR PUBLIC ATTENDEES OF THIS BOARD MEETING. THE PUBLIC ATTENDANCE LIST AND THE SUBMITTED QUESTIONS AND ANSWERS, IF ANY, WILL BE ATTACHED TO THE MEETING MINUTES.**

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

ANNOUNCEMENTS

None.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; James Cuorato, Vice Chair; Sabrina Maynard, Treasurer; and Michael Rashid, Secretary.

The following member of the Board of Directors was not present: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following assigned staff were present: Ryan Harmon, Esquire, Jojy Varghese, Angel Rodriguez, Jessie Lawrence, Darci Bauer, Robert LaBrum, Zena Holland, Victoria Englestad, Matthew Lupini, Alberta Benn, Brian Romano, and Elizabeth Bonaccorso.

Also in attendance: Jamila Davis, DHCD; Ann Doley, Brad Ingerman, Virgis A. (name provided); Jeffery Young, Jr., Julie Stapleton Carroll, Brittany (name provided), Jacqueline Sims, Garlen Capita, Karla (name provided), TN Ward (name provided); Karen Smith, Aine R. Doley, Yvonne Haskins, Donna Dorman, Leslie Jackson, Jill Saul, Bianca Adger, Green Street Friends (name provided), Megan McCoy, Center in the Park (name provided), Oliver Haynes, Renee Cunningham, Todd Erk, Douglas Rucker, Irv Ackelsberg, Felicia Coward, Sue Patterson, Javenna Arnell, Renee Drayton, Sonya Nickersen, Greg Paulmier, A. Weiss (name provided), Suzanne Ponsen, and Priscilla Woods



MINUTES

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

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



ADMINISTRATIVE

Mr. LaBrum presented "Item I(a) – Approval of Construction Contract with Daniel J. Keating Company" in substance consistent to 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. 2021-73

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH DANIEL J. KEATING COMPANY FOR THE 15TH POLICE DISTRICT BUILDING RENOVATION PROJECT, LOCATED AT 2809 LEVICK STREET

WHEREAS, the City of Philadelphia ("City") solicited proposals seeking responses from qualified construction firms willing and capable of performing the 15th Police District Building renovation project, located at 2809 Levick Street (the "Project").

WHEREAS, Daniel J. Keating Company ("Keating") submitted its response to the City, outlining their extensive experience and Keating was the lowest-qualified bidder.

WHEREAS, the City has requested the Philadelphia Redevelopment Authority ("Authority") to enter into a Construction Contract with Keating for the Project.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract with Keating for the Project, with a maximum compensation not to exceed Eight Million Five Hundred Fifty-Five Thousand Five Hundred Three Dollars (\$8,555,503.00) (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 of Real Estate and General Counsel.

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

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



Mr. Lawrence presented "Item I(b) – Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the 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. 2021-74

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 ("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 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 of Real Estate and General Counsel.

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

EXHIBIT "A"

5th Council District Properties

1001 W. Arizona Street
1003 W. Arizona Street
1005 W. Arizona Street
1005 W. Cumberland Street
1007 W. Arizona Street
1009 W. Arizona Street
1011 W. Arizona Street

1013 W. Arizona Street
1019 W. Arizona Street
1021 W. Cumberland Street
2325 N. 10th Street
2335 N. 10th Street
2337 N. 10th Street
2346 N. 10th Street
2347 N. 10th Street
2419 N. 10th Street
2440 N. Delhi Street
2444 N. Delhi Street
924 W. York Street
932 W. York Street

7th Council District Properties

303-07 W. Berks Street
1925 N. 5th Street

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



Mr. Lawrence presented "Item I(c) – Conveyance of Philadelphia Redevelopment Authority Properties to the 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. 2021-75

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 ("Authority") qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

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

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

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

FURTHER AUTHORIZING, that the Deputy Executive Director of Real Estate, 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

2614-18 Frankford Avenue

2nd Councilmanic District Properties

1351 S 29th Street

1501 S 29th Street
1315 S Corlies Street
1322 S Corlies Street
2642 Dickinson Street
1323 S Dover Street
1543 S Dover Street
1545 S Dover Street
1547 S Dover Street
1549 S Dover Street
1551 S Dover Street
1553 S Dover Street
1555 S Dover Street
2618 Earp Street
2620 Earp Street
2622 Earp Street
2624 Earp Street
2524 Ellsworth Street
1500 S Etting Street
2900 Gerritt Street
2315 Greenwich Street
2316 Greenwich Street
2317 Greenwich Street
2318 Greenwich Street
2327 Greenwich Street
2339 Greenwich Street
2348 Greenwich Street
2349 Greenwich Street
1309 S Hollywood Street
1501 S Marston Street
2609-27 Sears Street
2822 Wharton Street
2824 Wharton Street
2825 Wharton Street
2826 Wharton Street
2828 Wharton Street

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



HOUSING FINANCE

Mr. Lupini presented "Item II(a) – Release of Two Mortgages from Certain Parcels with St. Anthony's Senior Residences" 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. 2021-76

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO CONSENT TO THE RELEASE OF A PARCEL FROM TWO MORTGAGES SECURED BY 2309-33 CARPENTER STREET, 923-29, 924-30 S. BONSALL STREET, 2303, 2307-19, 2327-29, 2335, 2339, 2343-45, 2302, 2310-2346 MONTROSE STREET, 930 S. 23RD STREET AND 913-919 S. 24TH STREET

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") provided financing to St. Anthony's Senior Residences Associates, L.P ("Partnership") secured by two mortgages ("St. Anthony Mortgages") in connection with the St. Anthony's Senior Residences project, a low-income housing project containing thirty-eight (38) units in a rehabilitated historic school for the elderly and fifteen (15) townhome units ("Project"), located at 2309-33 Carpenter Street, 923-29, 924-30 S. Bonsall Street, 2303, 2307-19, 2327-29, 2335, 2339, 2343-45, 2302, 2310-2346 Montrose Street, 930 S. 23rd Street And 913-919 S. 24th Street ("Property"); and

WHEREAS, the Authority provided two loans to the Partnership secured by the St. Anthony Mortgage on the Property as evidenced by the following two notes dated April 13, 1999: (i) a loan in the principal amount of One Million Five Hundred Thousand Dollars (\$1,500,000) at zero percent (0%) interest, payable in yearly installments beginning in year thirty-one (31) until fully amortized in year forty (40), and (ii) a loan in the principal amount of One Hundred Fifty Thousand Dollars (\$150,000) at five point six seven percent (5.67%) interest, due and payable in forty (40) years (collectively, "Authority Loans"); and

WHEREAS, Ingerman Regis Corporation ("Ingerman"), the sponsor of the Project, has secured zoning for a new townhome construction development that includes ten (10) homes on Bonsall Street and one (1) stand-alone home on the northeast corner of 24th Street with the intent to apply for zoning to build five (5) additional townhomes on Montrose Street ("Proposed Parcel A Development"); and

WHEREAS, Ingerman has proposed that Proposed Parcel A Development, containing approximately 19,687 square feet, be released from the St. Anthony Mortgages; and

WHEREAS, Ingerman will prepay the Authority Loans in the amount of One Million Dollars (\$1,000,000) upon execution of the release of Proposed Parcel A Development from the St. Anthony Mortgage; and

WHEREAS, the Philadelphia Housing Development Corporation's ("PHDC") Housing Construction Division reviewed the proposed plans and specifications associated with the release of Proposed Parcel A Development and concluded that it would not have an impact on the existing affordable units or their residents.

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

1. Upon prepayment of the Authority Loans in the amount of One Million Dollars (\$1,000,000), release Proposed Parcel A Development from the St. Anthony Mortgages.

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 of Real Estate and General Counsel.

FURTHER AUTHORIZING, that the Deputy Executive Director of Real Estate, 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, and Ms. Maynard.



Ms. Englestad presented "Item II(b) – Sale of Reba Brown Senior Residences and Acceptance of \$555, in Satisfaction of Existing Authority Loan" 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. 2021-77

RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE TRANSFER OF 1450 S 50TH STREET AND ACCEPTANCE OF FIVE HUNDRED FIFTY-FIVE THOUSAND EIGHT HUNDRED FORTY-FOUR DOLLARS (\$555,844) AS FULL REPAYMENT OF THE AUTHORITY LOAN PROVIDED TO REBA BROWN SENIOR RESIDENCE, INC.

WHEREAS, in 2007 the Philadelphia Redevelopment Authority ("Authority") provided a loan in the amount of Two Million One Hundred Twenty-Five Thousand Dollars (\$2,125,000)

("Authority Loan") to Reba Brown Senior Residence, Inc. ("Borrower") for a U.S. Department of Housing and Urban Development ("HUD") Section 202 housing project to create seventy-four (74) units of rental housing for low-income elderly residents and one manager's unit ("Project") located at 1450 S 50th Street ("Property"); and

WHEREAS, the Authority Loan was evidenced by a note payable to the Authority and secured by a mortgage on the Property; and

WHEREAS, due to financial difficulties of operating the Project, HUD approved Silver Tree Residential to take over as management agent of the Project with the intention to transfer ownership to Reba Brown, LP ("Buyer"); and

WHEREAS, the Buyer will be acquiring the Property through HUD's Rental Assistance Demonstration ("RAD") Transfer Program, which will convert the Project to a Project Based Section 8 community; and

WHEREAS, to achieve financial sustainability and meet HUD requirements of the Project, the Buyer has requested the Authority accept the present value of the Authority Loan in the amount of Five Hundred Fifty-Five Thousand Eight Hundred Forty-Four Dollars (\$555,844) as full repayment of the Authority Loan; and

WHEREAS, the Buyer has agreed maintain the Project as affordable until September 25, 2052.

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

1. Permit the transfer of the Property to the Buyer; and
2. Accept Five Hundred Fifty-Five Thousand Eight Hundred Forty-Four Dollars (\$555,844) as full repayment of the existing Authority Loan.

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 of Real Estate and General Counsel.

FURTHER AUTHORIZING, that the Deputy Executive Director of Real Estate, 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, Mr. Rashid, and Ms. Maynard.



Ms. Holland presented "Item II(c) – Non-Recourse Construction/Permanent Loan Agreement with Yorktown Arms Development Limited Partnership" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Mr. Young, Jr. and invited him to speak. Mr. Young responded that he raised his hand by mistake and had no comments in regard to this item.

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. 2021-78

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION PERMENANT LOAN AGREEMENT WITH YORKTOWN ARMS DEVELOPMENT LIMITED PARTNERSHIP IN AN AMOUNT NOT TO EXCEED \$2,000,000

WHEREAS, in 1995, the Philadelphia Redevelopment Authority ("Authority") provided a loan to Yorktown Arms Development Limited Partnership ("Borrower") secured by a second mortgage in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) (the "1995 Authority Loan"). The proceeds of the 1995 Authority Loan provided financing to assist in the new construction of fifty-six (56) units of rental housing for low-income elderly residents ("Project") located at 1400 North 13th Street ("Property"); and

WHEREAS, Yorktown Community Development Corporation, the developer of the Project, has developed a preservation plan to rehabilitate the Property ("Preservation Project"); and

WHEREAS, in October 2020, due to Covid-19 restrictions, the Borrower requested the Authority's approval to complete emergency repairs ("Emergency Repairs"), which were funded in part by financing provided by Fulton Bank; and

WHEREAS, the Authority was in a second lien position when the Project was constructed in 1995 and the Authority therefore agreed to subordinate to the Fulton Bank financing and remain in a second lien position on the Property; and

WHEREAS, to finance the Preservation Project, the Borrower received a financing commitment from the Division of Housing and Community Development in the amount of Two Million Dollars (\$2,000,000) ("Authority Loan").

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

- The Authority will provide a non-recourse construction/permanent loan in the amount of Two Million Dollars (\$2,000,000) ("Authority Loan") with Yorktown Arms Development Limited Partnership. The proceeds of the Authority Loan will be used for the preservation of fifty-six (56) units of permanent rental housing for low and very low-income elderly residents. Upon completion, the units will be preserved for low-income seniors with income at or below 60% of the Area Median Income.
- The term of the Authority Loan will be for forty-two (42) years at 0% interest. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance of the Authority Loan will be due and payable in forty-two (42) years.
- The Authority Loan will be secured by a third lien position on the Property behind financing provided by Fulton Bank and the 1995 Authority Loan.

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 of Real Estate and General Counsel.

FURTHER AUTHORIZING, that the Deputy Executive Director of Real Estate, 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, Mr. Rashid, and Ms. Maynard.



OLD BUSINESS

Ms. Fadullon asked if anyone in attendance had any old business not relating to Germantown YWCA. Ms. Fadullon recognized Ms. Weiss and invited her to speak. Ms. Weiss stated that she had raised concerns about 152-58 W. Logan Street at the last PRA Board meeting and at yesterday's Land Bank Board meeting. Ms. Weiss explained there was a Request for Proposals ("RFP") previously issued by the PRA for that parcel. Ms. Weiss stated she submitted a Right to Know Request to the Authority concerning the RFP and the bids received. Ms. Weiss stated she has not received an acknowledgement from anyone.

Ms. Weiss stated at yesterday's Land Bank Board meeting this property was transferred to the Land Bank from the City of Philadelphia Public property pursuant to an April 2021 resolution. Ms. Weiss stated that she believed the applicable RCO's were supposed to get notice as well but that she doesn't believe they did. Ms. Weiss asked how the public can follow these complicated transactions. Mr. Rodriguez replied that 152-58 W. Logan Street was transferred from the City to the Land Bank. Mr. Rodriguez stated that the PRA acts as a pass-through entity for the transfer as is required by the Philadelphia Code, and that the PRA is only temporarily on the title. Mr. Rodriguez

stated that although the subject parcel has been transferred to the Land Bank through an interagency transfer, there has been no proposed disposition out from the Land Bank (that would have to be presented to the Land Bank Board) yet.

Mr. Rodriguez stated that 52-58 W. Logan Street was posted on the Land Bank's website and posted for thirty (30) days as a competitive sale. Mr. Rodriguez stated that when a developer is ultimately selected, the property will then be posted and the RCO's will be notified prior to consideration of any transfer by the Land Bank Board. Mr. Rodriguez stated that the Land Bank's Senior Counsel forwarded an email to Ms. Weiss regarding the RCO notification. Ms. Weiss replied she did not receive the email. Mr. Rodriguez stated that he did see the email get sent out but that he will make sure Land Bank's Senior Counsel resends the email.

Ms. Weiss asked how the public is supposed to know whether it is a PRA RFP or Land Bank RFP when it is issued under PHDC's website. Mr. Rodriguez replied that this was not an RFP – this was a competitive sale and the notice was posted on the website under "Competitive Sales." Ms. Weiss responded she did see that and is aware, but she is still not sure which agency to contact. Mr. Rodriguez stated that the required postings occur at the time a parcel is presented for disposition before the applicable Board. The notifications that are posted at the parcel and sent to the RCO's indicate which Board is considering disposition of the parcel.

Ms. Fadullon asked if when staff posts a property for competitive sale on PHDC website, does that posting identify what entity owns the property? Mr. Rodriguez replied, no. Ms. Fadullon stated maybe staff could consider adding this information. Ms. Weiss responded this would be very helpful.

Ms. Fadullon informed the public that anyone who would like to address the Board regarding the Germantown YWCA ("Germantown Y") will be allotted two (2) minutes to speak. Ms. Fadullon stated Mr. Rodriguez would provide an update on Germantown Y. Mr. Rodriguez stated that a notice was sent to the to the redeveloper, KBK Enterprises ("KBK"), on October 28, 2021, which notice stated that KBK had to provide various items to the PRA within thirty (30) days, including proof of committed financing, in order for the PRA to continue to work with KBK on the Germantown Y project.

Ms. Fadullon recognized Ms. Haskins and invited her to speak. Ms. Haskins stated on behalf of the community, we appreciate the PRA Board's willingness to listen to the community concerns. Ms. Haskins noted that the October PRA Board minutes should be corrected to refer to the property as the Germantown YWCA as opposed to the Germantown YMCA. Ms. Fadullon stated for the record that the minutes will be corrected.

Ms. Haskins asked what other documentation is needed from KBK besides proof of financing. Ms. Haskins stated, on behalf of the community, that no further extensions should be given. Ms. Haskins stated that members of the community have reached out to KBK, but have not received a response, which is concerning for the community.

Ms. Fadullon replied that the KBK notice letter stated that KBK must show that it can proceed to

settlement and commence construction, and that there is evidence of committed funding showing no funding gaps.

Ms. Haskins informed the Board that she acquired five hundred (500) signatures in opposition to moving forward with KBK's proposed project. Ms. Haskins further stated she anticipates getting one thousand (1000) signatures opposing KBK's proposed project to present to the PRA Board.

Ms. Fadullon responded closing the funding gap has been one of the biggest issues in working with KBK.

Ms. Fadullon recognized Ms. Coward and invited her to speak. Ms. Coward informed the Board that she is a Germantown resident and lives two (2) blocks from the Germantown Y. Ms. Coward stated that private development is taking place all over Germantown. Ms. Coward stated the PRA should consider the community's viewpoint with respect to this public development. Ms. Coward requested that the PRA conduct further due diligence and re-issue a new RFP.

Ms. Fadullon recognized Mr. Jackson and invited him to speak. Mr. Jackson advised the members of the Board he is a 4th generation Germantown resident. Mr. Jackson stated that to see this project proceed as it has is very disappointing and irresponsible. Mr. Jackson suggested that the PRA Board conduct a study as to why there are so many issues with the Germantown Y as the PRA Board is supposed to serve communities throughout the City of Philadelphia.

Ms. Fadullon recognized Mr. Paulmier and invited him to speak. Mr. Paulmier stated that the lack of progress with respect to the Germantown Y is very disappointing. Mr. Paulmier asked why a local developer wasn't selected to develop the Germantown Y. Mr. Paulmier demanded the Germantown Y be put back into use as it has been closed for twenty (20) years.

Ms. Fadullon replied that a notice letter has been issued to KBK and she understands the community's frustration with not getting the Germantown Y developed yet. Ms. Fadullon further stated that the PRA has to follow the process and is being proactive in either having KBK move forward immediately or terminating.

Ms. Fadullon recognized Ms. Doley and invited her to speak. Ms. Doley stated that she appreciated comments made from Ms. Coward and Mr. Jackson. Ms. Doley asked the members of the Board to be partners with the community and get rid of blight in our community.

Ms. Fadullon responded she would attend a community meeting assuming it can work within her schedule and that she would be happy to assist and facilitate. Ms. Fadullon stated that Ms. Doley can reach out to her assistant.

Ms. Fadullon recognized Ms. Capita and invited her to speak. Ms. Capita stated that she is and has been a resident in the Germantown neighborhood and that there is so much blight in the community due to the Germantown Y and the Town Hall. Ms. Capita stated that the PRA Board failed the community and needs to create a transparent process moving forward.

Ms. Fadullon recognized Ms. Ponsen and invited her to speak. Ms. Ponsen stated that she appreciates that a notice letter was issued by the PRA to KBK and demanding a timely response from KBK. Ms. Ponsen asked why a councilperson has councilmanic prerogative and whether that still is in effect.

Ms. Fadullon stated that the PRA cannot sell or transfer any property in the City without the express approval of City Council.

Ms. Fadullon recognized Ms. Avery and invited her to speak. Ms. Avery stated she is a tenant and has sought rental assistance from the PRA but has not received a response. Mr. Rodriguez stated he would place his email address and Ms. Benn's email address into the chat and that she can reach out to either or both of them. Ms. Benn stated she would look into this application immediately following this Board meeting and get back to Ms. Avery.

Ms. Fadullon thanked everyone for their comments and that she will be discussing a community meeting regarding the Germantown Y.



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 5:00 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 Attendance of November 10, 2021

Attended	User Name (Original Name)	Email
Yes	12154381232	
Yes	Ann Doley	adthyme@aol.com
Yes	brad ingerman	bingerman@ingerman.com
Yes	Jojoy Varghese# PHDC	jojoy.varghese@phdc.phila.gov
Yes	Virgis A.	balticorp LLC@gmail.com
Yes	Jeffery Young Jr.	jyoung@legislawyers.com
Yes	Julie Stapleton Carroll	tug14154@temple.edu
Yes	Brittany	brbarbato1@yahoo.com
Yes	Jacquelyn Sims	jacquelyn@maplehousing.org
Yes	Garlen Capita	capitagarlen@gmail.com
Yes	Garlen Capita (WRT)	capitagarlen@gmail.com
Yes	Karla - TN Ward	kwursthorn@tnward.com
Yes	Karen Smith	havedrumswilltravelimmediately@gmail.com
Yes	Karen Smith	havedrumswilltravelimmediately@gmail.com
Yes	Aine R Doley	aine.doley@gmail.com
Yes	yvonne haskins	yvonne.haskins1@gmail.com
Yes	Donna Dorman	sevenofnine60@gmail.com
Yes	Leslie Jackson	ljacks431@outlook.com
Yes	Jill Saull	jillsaull@aol.com
Yes	Bianca Adger (she/her)	badger@greenestreetfriends.org
Yes	Megan McCoy (she/her)	mmccoy@centerinthepark.org
Yes	Oliver Haynes	oliver.haynes@housingpreservationinc.com
Yes	Reneé Cunningham CIP	rcunningham@centerinthepark.org
Yes	Todd Erk	toddferk17@gmail.com
Yes	Douglas Rucker	ruckerdouglas63@gmail.com
Yes	Irv Ackelsberg	iackelsberg@langergrogan.com
Yes	Felicia Coward	feliciacoward@comcast.net
Yes	sue patterson	suepatterson1@gmail.com
Yes	powerofcredit.net	javennaarnell@gmail.com
Yes	renee drayton	rdrayton926@comcast.net
Yes	Allie Jackson	alljcks@aol.com
Yes	jamila.davis	jamila.davis@phila.gov
Yes	Sonya Nickerson	sonya@maplehousing.org
Yes	Greg Paulmier	gregbpaulmier@gmail.com
Yes	a weiss/SoLo	awfromhh5@gmail.com
Yes	Victor Jackson	victor.d.jackson@gmail.com
Yes	Victor Jackson	victor.d.jackson@gmail.com
Yes	Suzanne Ponsen	suzanne.ponsen@gmail.com
Yes	Priscilla Woods	mimijoy247@gmail.com

PRA Boar Meeting - November 10, 2021 - Q & A

#	Question	Name	Asker Email	Answer(s)
1	<p>Why hasn't PRA taken any action on the YWCA building? PRA has the authority to do-right by Germantown and to allow the YWCA to be developed by rescinding the contract with KBK and re-issuing an RFP. There are too many vacant properties in Germantown that are vacant solely because of the bureaucratic stranglehold and lackluster interest that our public institutions have in our neighborhood. It's well past time that the city re-invests in Germantown and does all it can in its power to get us the resources we need and deserve. Stop kowtowing to political pressure and listen to the people that live in the shadows of these stately, historically meaningful and deteriorating landmarks. KBK has had five years to secure the financing. They haven't succeeded and you're allowing this property to languish and the community to suffer. Do the right thing.</p> <p>Julie Stapleton Carroll Board President Germantown United CDC</p>	Julie Stapleton Carroll	tug14154@temple.edu	We will take/address any questions and/or comments regarding this at the end of the agenda.

2	<p>It is clear that KBK are not equipped to execute this project. Tell me if you disagree and why?</p> <p>Below is copied and pasted from the article in the Philadelphia Tribune of October 29, 2021 by staff writer Ayana Jones</p> <p>“The PRA has issued a letter to KBK demanding that it provide the PRA with the necessary documentation evidencing KBK’s ability to proceed to settlement and commence construction.</p> <p>If the PRA does not receive the requested documentation within the next 30 days, it anticipates terminating negotiations and rescinding its selection of KBK as the proposed developer of the project.”</p> <p>Please comment on this. When was the letter sent? When is the 30 days up? In the past, Greg Heller, shared with me directly via email, various deadlines for KBK to secure the money for this project. 45 days one time 30 days another time. Each time when the deadline passed, nothing happened. KBK didn’t secure the financing and the PRA didn’t terminate the agreement. Why?</p>	Jill Saull	jillsaull@aol.com	We will take/address any questions and/or comments regarding this at the end of the agenda.
3	Suzanne Ponsen 5915 McCallum Street 19144	Suzanne Ponsen	suzanne.ponsen@gmail.com	We will take/address any questions and/or comments regarding this at the end of the agenda.
4	Sorry this is in reference to the YWCA	Jill Saull	jillsaull@aol.com	We will take/address any questions and/or comments regarding this at the end of the agenda.
5	this is Renee Drayton I am having trouble hearing you my volume on my system is set at 94. The chat is disabled	renee drayton	rdrayton926@comcast.net	
6	Thank You.	Jill Saull	jillsaull@aol.com	
7	I am here supporting the re-opening of bidding for the development of the YWCA Building 5820 Germantown Avenue.	Suzanne Ponsen	suzanne.ponsen@gmail.com	
8	According to the Philadelphia Tribune the PRA has issued a letter to KBK Enterprises demanding that it provide the PRA within 30 days with the necessary documentation evidencing KBK’s ability to proceed to settlement and commence construction. What is the date of this letter?	Suzanne Ponsen	suzanne.ponsen@gmail.com	We will take/address any questions and/or comments regarding this at the end of the agenda.

9	Hello This is Ann Doley from Friends for the Restoration of the Germantown YWCA Building. I am here to continue the conversation about the Y.	Ann Doley	adhyme@aol.com	
10	I'm Leslie Jackson..here because I work in Germantown and want to see movement in the development of the Germantown YWCA	Leslie Jackson	ljacks431@outlook.com	
11	I am here to say WE ARE OPPOSED TO ALL EXTENSIONS FOR KBK 6 years was enough time to start and finish!	Ann Doley	adhyme@aol.com	
12	Karen Smith, resident of Germantown and can't understand why so many developers who have no interest nor connections to the neighborhoods such as Germantown allowed to create whatever they want with these properties?	Karen Smith	havedrumswilltravelimmediately@gmail.com	
13	I am here to invite David Thomas and Anne Fadullon to a community wide meeting which will be held in Germantown on Dec 1 or 2 (getting church confirmation) because our neighborhood wants an explanation of why this historic and iconic building has been empty for 15 years. They want assurances.	Ann Doley	adhyme@aol.com	
14	re germantown ywca. we ditto the comments to request the pra reissue the rfp. kbk must be removed. we have waited far to long for kbk to get this started. this historic property in an important central location has been vacant far too long.	a weiss/SoLo	awfromhh5@gmail.com	
15	as to more respect and support for our community. We want that commitment to attend today. Thank you.	Ann Doley	adhyme@aol.com	
16	allison weiss SoLo/GCA RCO	a weiss/SoLo	awfromhh5@gmail.com	Hi Allison. I would like to suggest that you verify the email listed for SoLo/GCA is correct in the City's RCO Notification Database. Feel free to verify through this website: https://www.phila.gov/rconotification/
17	if kbk can't afford it now they won't in the future. we understand they have lost much of their business and they have certainly lost trust and confidence of the germantown community to fulfill their committment. -allison weiss	a weiss/SoLo	awfromhh5@gmail.com	
18	I have my hand up not sure it's showing.	Ann Doley	adhyme@aol.com	It's not showing. I will call on you next.
19	to jessie lawrence the email in the data base is correct	a weiss/SoLo	awfromhh5@gmail.com	

20	ok	Ann Doley	adthyme@aol.com	
21	So to Mr Jackson's point-how was this developer selected and how can we avoid selecting a company like this again? as well as how can the community have more input into selecting the developer going forward?	Leslie Jackson	ljacks431@outlook.com	
22	The plan for the community meeting is on 12/1 or 12/2. It will be really important if we can get your presence.	yvonne haskins	yvonne.haskins1@gmail.com	live answered
23	Will all of the above me included in the minutes??	Ann Doley	adthyme@aol.com	
24	what about germantown townhall 5928 germantown ave there is no mention of that historic building. it has been vacant and deteriorating.	a weiss/SoLo	awfromhh5@gmail.com	The sale of that building is being handled by PIDC. It is not in the PRA inventory.
25	my last email from pidc says not	a weiss/SoLo	awfromhh5@gmail.com	They are handling sale on behalf of the Dept of Public Property
26	How do members of the PRA become members?	Greg Paulmier	gregbpaulmier@gmail.com	
27	Will questions in this section and comments be in minutes	Ann Doley	adthyme@aol.com	



BOARD FACTSHEET
 Meeting of November 10, 2021
 Approval of Construction Contract
 Daniel J. Keating Company
 15th Police District Building Renovation Project

NATURE OF TRANSACTION:

The approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as Agent for the City of Philadelphia ("City"), and Daniel J. Keating Company ("Keating") for the 15th Police District Building renovations project, located at 2809 Levick Street (the "Project").

The Project includes full renovation of the entire existing building, including new exterior concrete and paving areas and wall mounted signage; reconfiguration of the building's main entry stair/ADA ramp, all new finishes, building envelope improvements, high-efficiency window replacement and roof replacement; new storefront system with new vestibule at existing main entrance and new elevators. The scope also includes new mechanical, plumbing, fire protection, electrical and security systems.

SELECTION PROCESS:

On January 8, 2021, the City advertised a public bid for the project. Keating was the lowest-qualified bidder. The City has requested the Authority to enter into a construction contract with Keating for the Project.

Daniel J. Keating Company

134 N. Narberth Road
 Narberth, PA 19072

Total Base Bid, plus Allowances and Unit Prices: \$7,777,730

EOP: 14-17% 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. 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



BOARD FACTSHEET

Meeting of November 10, 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 5th Council District and the 7th Council District.

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: Cristina Martinez
Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Council District Properties

1001 W. Arizona Street
1003 W. Arizona Street
1005 W. Arizona Street
1005 W. Cumberland Street
1007 W. Arizona Street
1009 W. Arizona Street
1011 W. Arizona Street
1013 W. Arizona Street
1019 W. Arizona Street
1021 W. Cumberland Street
2325 N. 10th Street
2335 N. 10th Street
2337 N. 10th Street
2346 N. 10th Street
2347 N. 10th Street
2419 N. 10th Street
2440 N. Delhi Street
2444 N. Delhi Street
924 W. York Street
932 W. York Street

7th Council District Properties

303-07 W. Berks Street
1925 N. 5th Street



BOARD FACTSHEET

Meeting of November 10, 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 and the 2nd 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 Council District Properties

2614-18 Frankford Avenue

2nd Council District Properties

1351 S 29th Street
1501 S 29th Street
1315 S Corlies Street
1322 S Corlies Street
2642 Dickinson Street
1323 S Dover Street
1543 S Dover Street
1545 S Dover Street
1547 S Dover Street
1549 S Dover Street
1551 S Dover Street
1553 S Dover Street
1555 S Dover Street
2618 Earp Street
2620 Earp Street
2622 Earp Street
2624 Earp Street
2524 Ellsworth Street
1500 S Etting Street
2900 Gerritt Street
2315 Greenwich Street
2316 Greenwich Street
2317 Greenwich Street
2318 Greenwich Street
2327 Greenwich Street
2339 Greenwich Street
2348 Greenwich Street
2349 Greenwich Street
1309 S Hollywood Street
1501 S Marston Street
2609-27 Sears Street
2822 Wharton Street
2824 Wharton Street
2825 Wharton Street
2826 Wharton Street
2828 Wharton Street



BOARD FACTSHEET

Meeting of November 10, 2021

St. Anthony's Senior Residences

Release a Portion of a Parcel from Two Mortgages

St. Anthony's Senior Residences Associates, L.P

NAME OF SPONSOR: Ingerman Regis Corporation

Nature of Transaction: Authorization for the Philadelphia Redevelopment Authority ("Authority") to release a portion of land secured by two mortgages ("St. Anthony Mortgages") in connection with the St. Anthony's Senior Residences project, a low-income housing project containing thirty- eight (38) units in a rehabilitated historic school for the elderly and fifteen (15) townhome units ("Project"), located at 2309-33 Carpenter Street, 923-29, 924-30 S. Bonsall Street, 2303, 2307-19, 2327-29, 2335, 2339, 2343-45, 2302, 2310-2346 Montrose Street, 930 S. 23rd Street And 913-919 S. 24th Street ("Property"). Ingerman Regis Corporation ("Ingerman") has secured zoning for a new townhome construction development that includes ten (10) homes on Bonsall Street and one (1) stand-alone home on the northeast corner of 24th Street with the intent to apply for zoning to build five (5) additional townhomes on Montrose Street ("Proposed Parcel A Development").

BACKGROUND/PROJECT DESCRIPTION INFORMATION

The Authority provided two loans to St. Anthony's Senior Residences Associates, L.P. ("Partnership") secured by the St. Anthony Mortgages as evidenced by the following two notes dated April 13, 1999: (i) a loan in the principal amount of One Million Five Hundred Thousand Dollars (\$1,500,000) at zero percent (0%) interest, payable in yearly installments beginning in year thirty-one (31) until fully amortized in year forty (40), and (ii) a loan in the principal amount of One Hundred Fifty Thousand Dollars (\$150,000) at five point six seven percent (5.67%) interest, due and payable in forty (40) years (collectively, "Authority Loans").

Ingerman has proposed to subdivide the parcel containing the thirty-eight (38) senior housing units to build a market rate townhome development. Ingerman has secured zoning for the new townhome development that includes ten (10) homes on Bonsall Street and one (1) stand-alone home on the northeast corner of 24th Street with the intent to apply for zoning to build five (5) additional townhomes on Montrose Street ("Proposed Parcel A Development") and is requesting that the Authority release the Proposed Parcel A Development that contains approximately 19,687 square feet from the St. Anthony Mortgages. Ingerman will prepay the Authority Loans in the amount of One-Million Dollars (\$1,000,000) upon execution of the Released of Proposed Parcel A Development from the St. Anthony Mortgages.

The Philadelphia Housing Development Corporation's (PHDC) Housing Construction Division reviewed the proposed plans and specifications associated with the release of Proposed Parcel

A Development and concluded that it would not have an impact on the existing affordable units or their residents.

BOARD ACTION

1. Upon the prepayment of the Authority Loans in the amount of One-Million Dollars (\$1,000,000), release Proposed Parcel A Development from the St. Anthony Mortgages.

Proposed Resolution is attached

Prepared by: Matt Lupini, Housing Development Officer
Reviewed by: Darci Bauer, Director Housing Finance



BOARD FACTSHEET

Meeting of November 10, 2021

Sale of Reba Brown Senior Residences and Acceptance of
\$555,844

for Satisfaction of a Mortgage and Note

1450 S. 50th Street

TRANSACTION SUMMARY

The Philadelphia Redevelopment Authority ("Authority") seeks consent to the sale of the Reba Brown Senior Residences and authorization to accept Five Hundred Fifty-Five Thousand Eight Hundred Forty-four Dollars (\$555,844) for the satisfaction of the mortgage and note.

BACKGROUND

In 2007, the Authority provided a loan in the amount of Two Million One Hundred Twenty-Five Thousand Dollars (\$2,125,000) ("Authority Loan") to Reba Brown Senior Residence, Inc. ("Borrower") for a U.S. Department of Housing and Urban Development ("HUD") Section 202 housing project to create seventy-four (74) units of rental housing for low-income elderly residents and one manager's unit ("Project") located at 1450 S. 50th Street ("Property"). The Authority Loan had a term of forty-five (45) years at zero percent (0%) interest. The Authority Loan is secured by a second lien position on the Property behind the HUD Capital Advance mortgage.

The Project was sponsored by Deer Meadows Retirement Community and Mt. Zion Community Development Corporation who are now exiting the Project. The Project has experienced financial deficits for many years. In early 2021, the Borrower began working with Silver Tree Residential ("STR") who was approved by HUD to take over the management agent responsibility of the Project with the intention to transfer ownership of the Project to Reba Brown, LP ("Buyer"), a single purpose Pennsylvania entity.

The Buyer will acquire the Property through HUD's Rental Assistance Demonstration ("RAD") Transfer Program, which will convert the Project to a Project-Based Section 8 community. The HUD field office has approved the Project's budget, and the RAD Conversion application has been submitted to the HUD Office of Recapitalization ("RECAP") for final approval. In order for RECAP to approve the conversion, prepayment and partial forgiveness of the Authority Loan is required.

As part of the transfer of ownership, the Buyer would pay the present value of the Authority Loan so the Project could achieve financial sustainability. Due to the constraints of HUD's subsidy, the debt will not be serviceable. HUD regulations

require the Project to submit a "break-even" budget on an annual basis. Even if expenses could be contained to improve Net Operating Income ("NOI"), surplus cash is captured in a residual receipt account and either returned to HUD or used to offset future subsidy payments, therefore, the Buyer would not be able to pay Authority debt at maturity. A review of the twenty (20) year operating proforma supports this analysis. The Buyer will maintain the affordability of the Project for the original affordability period as enforced through a Declaration of Restrictive Covenants.

STR owns and manages nearly eight thousand five hundred (8,500) units of predominately senior affordable housing, all of which were developed with Low-Income Housing Tax Credits and/or HUD's Project-Based Section 8 Rental Assistance programs. The general partner of the Buyer is Housing Preservation, Inc ("HPI"), an affordable housing non-profit entity based in Memphis, Tennessee, that specializes in the preservation of senior affordable housing projects that were originally developed under HUD programs. HPI and STR have a long-standing owner/manager relationship. HPI's portfolio includes thirty-five (35) properties across seventeen (17) states with approximately four thousand seven hundred (4,700) units. HPI has completed two preservation projects in Philadelphia:

- Unico Village, 165 units, 100% Section 8 Senior Affordable Housing
- Olde Kensington Pavilion, 104 units, 100% Section 8 Senior Affordable Housing

TRANSACTION WILL BE CONTINGENT UPON:

- HUD approval of the RECAP application.

BOARD ACTION

- Permit the transfer of the Property to the Buyer
- Accept Five Hundred Fifty-Five Thousand Eight Hundred Forty-four Dollars (\$555,844) as full repayment of the Authority Loan.

The proposed resolution is attached.



BOARD FACTSHEET

Meeting of November 10, 2021
 Yorktown Arms Preservation Development
 Non-recourse construction/permanent loan agreement
 New Financing- 1400 North 13th Street
 Yorktown Arms Development Limited Partnership

DEVELOPER/SPONSOR

Yorktown Community Development Corporation

TRANSACTION SUMMARY

Philadelphia Redevelopment Authority ("Authority") staff seeks authorization from the Board to enter into a non-recourse construction/permanent loan agreement in an amount not to exceed Two Million Dollars (\$2,000,000) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the rehabilitation of fifty-six (56) rental housing units for low-income elderly residents located at 1400 North 13th Street ("Property").

BACKGROUND INFORMATION

In 1995, the Authority provided a loan to Yorktown Arms Development Limited Partnership ("Borrower") secured by a second mortgage and evidenced by a note in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) (the "1995 Authority Loan"). The proceeds of the 1995 Authority Loan provided financing to assist in the new construction of fifty-six (56) units of rental housing for low and very low-income elderly residents ("Project") located on the Property. The 1995 Authority Loan requires interest at 1% payable in quarterly installments from available cashflow until fully amortized in year forty (40).

In October 2020, due to Covid-19 restrictions, the Borrower requested the Authority's approval to complete emergency repairs: HVAC, roofing, window units, and windows in the common areas ("Emergency Repairs"). The Emergency Repairs were funded in part by financing provided by Fulton Bank in the amount of Two Hundred Seventy-Two Thousand Dollars (\$272,000). The Authority was in a second lien position when the Project was constructed in 1995 and the Authority therefore agreed to subordinate to the Fulton Bank financing and remain in a second lien position on the Property.

PROPOSED PROJECT

The Yorktown Arms Preservation project ("Preservation Project") will consist of the preservation/rehabilitation of the Project. The Preservation Project includes capital improvements consisting of modernizing of the kitchens and baths with replacement of bathroom flooring, plumbing and electrical repairs, replacement of sidewalk at entrance ramp, and replacement of ramp and handrails.

The Preservation Project will preserve forty-four (44) one-bedroom units and twelve (12) two-bedroom units. There are two (2) elevators and a laundry room is located on each floor. Private off-street parking for thirty (30) units will be available. All units are visitable with six (6) accessible units and two (2) hearing/vision units. There will be seven (7) units at or below 20% of the Area Median Income ("AMI"), forty (40) units at or below 50% AMI, and nine (9) units at or below 60% AMI. There is a property management office, social service office, library and community room located on the first floor. Twenty-two (22) of the units have Project Based Vouchers ("PBV") from the Philadelphia Housing Authority.

PROPOSED FINANCING

The Authority is providing a non-recourse construction/permanent loan in an amount not to exceed Two Million Dollars (\$2,000,000) ("Authority Loan"). The Authority Loan will be structured with a term of forty-two (42) years at 0% interest. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable in forty-two (42) years. The Authority Loan will be secured by a third lien position on the Property behind the financing provided by Fulton Bank and the 1995 Authority Loan.

BOARD ACTION

The Board is asked to consent to the following:

- Provide a non-recourse construction/permanent loan in an amount not to exceed Two Million Dollars (\$2,000,000) ("Authority Loan") to Borrower. The proceeds of the Authority Loan will be used for the preservation of fifty-six (56) units of permanent rental housing for low and very low-income elderly residents located on the Property. Upon completion, the units will be preserved for low-income seniors with income at or below 60% of the Area Median Income.
- The term of the Authority Loan will be for forty-two (42) years at 0% interest. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable in forty-two (42) years.
- The Authority Loan will be secured by a third lien position on the Property behind financing provide by Fulton Bank, and the 1995 Authority Loan.

COMMENTS OR OTHER CONDITIONS:

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

Proposed Resolution is attached

Prepared by: Zena Holland, Senior Housing Development Officer

Reviewed by: Darci Bauer, Director Housing Finance



BOARD FACTSHEET
Meeting of December 8, 2021
Approval of Contract Amendment to Management and Leasing
Agreement
DHC Management, LLC
Lower Germantown Property Portfolio

NATURE OF TRANSACTION:

The approval of Contract Amendment in an amount not to exceed Fifty Thousand Dollars (\$50,000) to the Management and Leasing Agreement ("**Agreement**") between the Philadelphia Redevelopment Authority ("**Authority**") and DHC Management, LLC ("**DHCM LLC**") to complete maintenance repairs to occupied properties identified on Exhibit "A", attached hereto, within the Lower Germantown Property Portfolio (collectively, the "**Properties**").

BACKGROUND:

In August, 2020, the Philadelphia Housing Development Corporation, on behalf of the Authority, issued a Request for Proposals to identify a property management firm to provide property management services for the Properties. The Properties exist in various stages of disrepair and consist of forty-five (45) buildings containing approximately one hundred forty (140) units total.

Pursuant to Resolution No. 2021-07, adopted on February 10, 2021, the Authority Board authorized a Management and Leasing Agreement with DHCM LLC for the management, leasing, operating, maintaining land, and improvements to the Properties. This agreement was executed March 4, 2021, for a term of one (1) year at a compensation not to exceed One Hundred Forty-Five Thousand Three Hundred Ninety-Nine Dollars (\$145,399). DHCM LLC has completed various maintenance work across the Properties. However, there are further maintenance repairs that must be addressed before obtaining rental licenses and leases for occupied units.

In order to complete the repairs identified, authorization is sought to increase the compensation amount by an additional Fifty Thousand Dollars (\$50,000).

FUNDING:

The proposed amendment compensation increase will be funded with Authority's working capital.

Proposed resolution and supporting project exhibit are attached.

Prepared by: Victoria Engelstad

Reviewed by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE MANAGEMENT AND LEASING AGREEMENT WITH DHC MANAGEMENT, LLC TO PROVIDE PROPERTY MANAGEMENT SERVICES FOR THE LOWER GERMANTOWN PROPERTY PORTFOLIO

BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that authorization is hereby given for the Authority to enter into an amendment to the March 4, 2021 Management and Leasing Agreement with DHC Management, LLC, to provide property management services for the Lower Germantown Property Portfolio as identified in Exhibit "A", providing for additional compensation in an amount not to exceed Fifty Thousand Dollars (\$50,000).


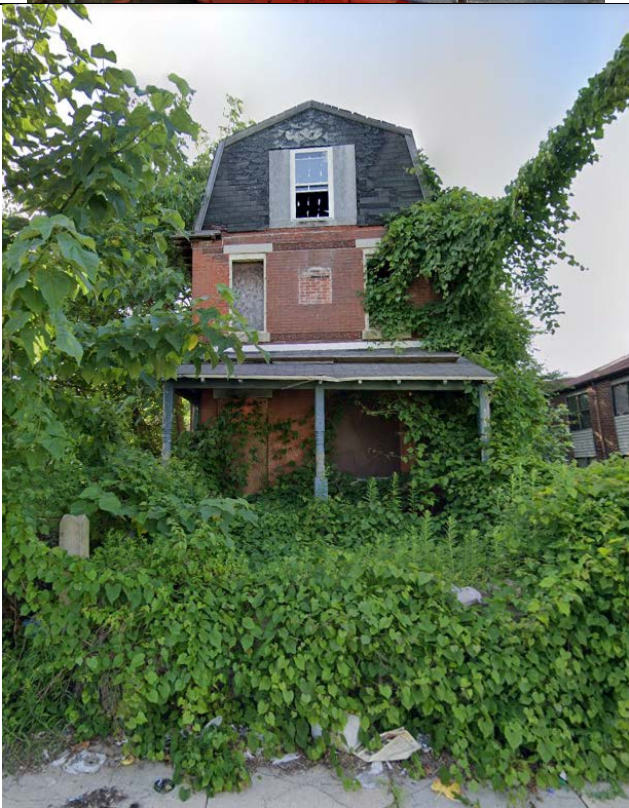

FURTHER RESOLVING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Deputy Executive Director of Real Estate and General Counsel.

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



Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

	Address	Entry Access	
PREMESIS A	6526 Germantown Ave Apt 1	OCCUPIED	
	6526 Germantown Ave Apt 2	LOCKS	
	6526 Germantown Ave Apt 3	OCCUPIED	
	6526 Germantown Ave Apt 4	OCCUPIED	
	6526 Germantown Ave Apt 5	LOCKS	
	6526 Germantown Ave Apt 6	LOCKS	
	6526 Germantown Ave Apt 7	LOCKS	
	6534 Germantown Ave Apt 1	LOCKS	
	6534 Germantown Ave Apt 2	LOCKS	
	6534 Germantown Ave Apt 3	LOCKS	
	6534 Germantown Ave Apt 4	LOCKS	
	PREMESIS B	6657-59 Blakemore St	
PREMESIS C	5429-43 Lena St	BOARDED	



Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

<p>PREMESIS D</p>	<p>60-74 Collom St</p>	<p>BOARDED</p>	
<p>PREMESIS E</p>	<p>101 Collom St</p>	<p>BOARDED</p>	
<p>PREMESIS F</p>	<p>36 E Wister St</p>	<p>OCCUPIED</p>	
<p>PREMESIS G</p>	<p>38 E Wister St</p>	<p>BOARDED</p>	
<p rowspan="4">PREMESIS H</p>	<p>40 E Wister St</p>	<p>OCCUPIED</p>	
<p>42 E Wister St</p>	<p>OCCUPIED</p>		
<p>44 E Wister St</p>	<p>BOARDED</p>		
<p>46 E Wister St</p>	<p>LOT</p>		

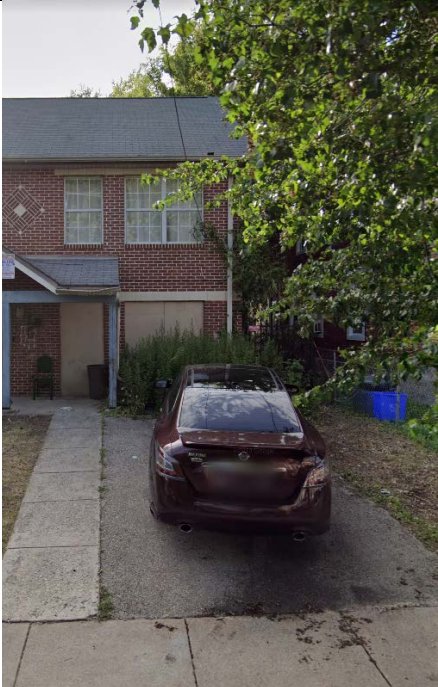

Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

PREMESIS I	63 E Wister St Apt A	OCCUPIED	
	63 E Wister St Apt B	OCCUPIED	
PREMESIS J	50 Collom St	LOCKS	

Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

<p>PREMESIS K</p>	<p>56 Collom St</p>	<p>LOCKS</p>	
<p>PREMESIS L</p>	<p>45 E Garfield St</p>	<p>BOARDED</p>	
<p>PREMESIS M</p>	<p>47 E Garfield St</p>	<p>BOARDED</p>	



Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

<p>PREMESIS N</p>	<p>51 E Garfield St</p>	<p>BOARDED</p>	
<p>PREMESIS O</p>	<p>67 Church Ln</p>	<p>OCCUPIED</p>	



Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

PREMESIS P	83 Church Ln Apt A	LOCKS	
	83 Church Ln Apt B	LOCKS	
PREMESIS Q	85 Church Ln	OCCUPIED	
PREMESIS R	87 Church Ln	OCCUPIED	

Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

<p>PREMESIS S</p>	<p>117 Manheim St</p>	<p>OCCUPIED</p>	
<p>PREMESIS T</p>	<p>4949 Germantown Ave Apt A</p>	<p>LOCKS</p>	
<p>4949 Germantown Ave Apt B</p>	<p>LOCKS</p>		
<p>4949 Germantown Ave Apt C</p>	<p>OCCUPIED</p>		

Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

PREMESIS U	4951 Germantown Ave Apt A	LOCKS	
	4951 Germantown Ave Apt B	LOCKS	
	4951 Germantown Ave Apt C	LOCKS	
PREMESIS V	5417 Lena St Apt A	OCCUPIED	
	5417 Lena St Apt B	OCCUPIED	

Germantown/ Mt. Airy Properties PHDC Property Management RFP
 Address List with Approximate Unit Counts

<p>PREMESIS W</p>	<p>5513 Lena St</p>	<p>OCCUPIED</p>	
<p>PREMESIS X</p>	<p>5515 Lena St</p>	<p>OCCUPIED</p>	
<p>PREMESIS Y</p>	<p>5423-27 Lena St</p>	<p>BOARDED</p>	



BOARD FACTSHEET

Meeting of December 8, 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 ("City") to the Philadelphia Land Bank ("Land Bank").

- The conveyance of these properties will be for the disposition, reuse, and management by the Land Bank.
- The City properties listed below were approved for the conveyance to the Land Bank in collaboration with the 2nd Council District and the 3rd Council District.

PROPERTY INFORMATION:

The City properties attached hereto as Exhibit "A" will be conveyed to the Land Bank without consideration through the PRA, 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: Cristina Martinez
Reviewed by: Jessie Lawrence

EXHIBIT "A"

2nd Council District Properties

1306 S 21st Street
1308 S 21st Street
1310 S 21st Street
1312 S 21st Street
1329 S 21st Street
1303 S 23rd Street
1210 S 27th Street
1212 S 27th Street
1214 S 27th Street
1306 S 28th Street
1213 S Bonsall Street
1148 S Cleveland Street
2632 Ellsworth Street
1410 S Hicks Street
2054 Gerrit Street
2612 Latona Street
2741 Latona Street
2743 Latona Street
2123 Montrose Street
1701 S Ringgold Street
1703 S Ringgold Street
1714 S Taylor Street

3rd Council District Properties

5139 Delancey 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 ("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 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 of Real Estate and General Counsel.

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

EXHIBIT "A"

2nd Council District Properties

1306 S 21st Street
1308 S 21st Street
1310 S 21st Street
1312 S 21st Street
1329 S 21st Street
1303 S 23rd Street
1210 S 27th Street
1212 S 27th Street
1214 S 27th Street
1306 S 28th Street
1213 S Bonsall Street
1148 S Cleveland Street
2632 Ellsworth Street
1410 S Hicks Street
2054 Gerrit Street
2612 Latona Street
2741 Latona Street
2743 Latona Street
2123 Montrose Street
1701 S Ringgold Street
1703 S Ringgold Street
1714 S Taylor Street

3rd Council District Properties

5139 Delancey Street



BOARD FACTSHEET

Meeting of December 8, 2021

Conveyance of PRA Property to Philadelphia Land Bank

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

- The conveyance of this property will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA property listed below was approved for conveyance to the Philadelphia Land Bank in collaboration with the 5th Council District Office.

PROPERTY INFORMATION:

PRA Conveyance: The PRA property 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"

5th Council District

1517 N. 33rd Street

RESOLUTION NO.**RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTY 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 of Real Estate and General Counsel.

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

EXHIBIT "A"

5th Council District

1517 N. 33rd Street



BOARD FACTSHEET

Meeting of December 8, 2021

Cooperation Agreement

The City of Philadelphia, acting through its Water Department

NAME OF APPLICANT/REQUESTOR: THE CITY OF PHILADELPHIA (the "**City**"), ACTING THROUGH ITS WATER DEPARTMENT (the "**Water Department**")

Nature of Transaction: Approval of a Cooperation Agreement (herein, the "**Cooperation Agreement**") between the Philadelphia Redevelopment Authority (the "**Authority**") and the City, acting through the Water Department.

Background: The City appropriates certain capital funding (the "**City Funding**") to be granted to the Authority through various grant and subgrant agreements for use in construction and improvement projects in and around the City on properties owned by the City (each, a "**City Project**," and collectively, the "**City Projects**"), including those projects arising out of the City's "Rebuilding Community Infrastructure" or "Rebuild" Program. The Authority acts as agent for the City in carrying out the City Projects and the City grants the City Funding to Authority in accordance with individual project requirements. The Authority manages and oversees the City Projects and uses the City Funding to pay for the City Projects.

The Authority also manages and/or oversees certain construction and improvement projects in and around the City on properties owned by the Authority (each, an "**Authority Project**," and collectively, the "**Authority Projects**"). The Authority typically uses its own capital funding or funding from other sources to pay for the Authority Projects. The City Projects and the Authority Projects shall be referred to herein, collectively, as the "**Construction Projects**."

The City, acting through the Water Department, has requested that the Authority include Water Department-identified green stormwater infrastructure projects ("**Stormwater Infrastructure**") in certain Construction Projects such that the Authority will provide owner's representative services to incorporate the Stormwater Infrastructure into those Construction Projects from the design phase to construction completion in an efficient manner.

The City, acting through the Water Department, desires to cooperate with the Authority in accordance with Section 8-402 of the Philadelphia Home Rule Charter and Section 1746.1 of the Redevelopment Cooperation Law, 35 P.S. §§ 1741 et seq. The City, acting through the Water Department, has agreed to pay

for all costs and expenses incurred in connection with the Services (defined below).

COOPERATION AGREEMENT SERVICES:

The Authority will perform the following services (collectively, the "**Services**") as agent for the Water Department under the Cooperation Agreement:

- a. Pre-Construction. The Authority will:
 - i. Determine, with the assistance of the Water Department, appropriate Construction Projects that are able and appropriate to incorporate Stormwater Infrastructure;
 - ii. Review and evaluate project scope and work with the City and the Water Department, as applicable, to assemble and prepare project drawings, plans and specifications to be provided and included with the bid opportunity;
 - iii. Communicate with the Water Department's project/construction manager during design process;
 - iv. Discuss and determine roles of all applicable agencies;
 - v. Request economic opportunity goals from the Mayor's Office of Economic Opportunity or partner City agency and require compliance from selected contractor;
 - vi. Establish correct prevailing wage rates and notify Office of Labor Standards;
 - vii. Develop a bid package that separates Water Department-funded items from other project items;
 - viii. Ensure bid package availability and schedule bid process with all applicable parties;
 - ix. Publicly advertise bid opportunity;
 - x. Conduct pre-bid meeting and record and communicate with pre-bid meeting attendees;
 - xi. Request questions and clarifications from potential bidders and provide responses from the Water Department within the specified time frame;

xii. Receive, coordinate, and include the Water Department in all bid evaluation and selection for Construction Projects in which Stormwater Infrastructure is proposed to be incorporated;

xiii. With cooperation from the Water Department, select most qualified bidder;

xiv. Post identity of all bidders for Construction Projects in which Stormwater Infrastructure is proposed to be incorporated and identify the selected bidder;

xv. Prepare and enter into a construction contract with the selected bidder (as owner if an Authority Project or as agent for the City if a City Project) and issue any required Water Department addendums to construction contracts;

xvi. Request 100% performance and payment bonds and name the City as endorsed additional insured; and

xvii. Issue a notice to proceed.

b. Project Construction. The Authority will:

i. Coordinate pre-construction meeting with the Water Department on-site along with contractor, consultants, and project partners;

ii. Coordinate construction schedule with the Water Department and host kick-off meeting with the Water Department's Construction Unit;

iii. Coordinate contractor submittals and obtain design approvals from the Water Department relative to the Stormwater Infrastructure;

iv. Coordinate with contractor to obtain all applicable permits;

v. With oversight from, and involvement with, the Water Department, coordinate and monitor construction activities and all contractors;

vi. Conduct periodic construction site observations and maintain project progress oversight with the Water Department;

vii. Communicate with the City and the Water Department as needed regarding the Construction Project;

viii. Coordinate with all stakeholders as needed;

- ix. Schedule and conduct construction meetings and submit meeting notes to the Water Department and coordinate action as necessary;
- x. Coordinate a system for the review and process of change orders with the Water Department and contractor;
- xi. Coordinate requests for payment as prepared by the contractor and request approval and payment from the Water Department;
- xii. Process Water Department-approved payments in a timely manner;
- xiii. Coordinate punch list walk-through with contractors and the Water Department and conduct project closeout;
- xiv. Ensure that the contractor provides to the Water Department all required post-construction documentation and project records upon project completion; and
- xv. Perform such other services which may become necessary or are requested upon the mutual agreement of the City, the Water Department and the Authority.

COMMENTS OR OTHER CONDITIONS:

The Water Department shall pay an administrative fee to the Authority for its Services in an amount equal to seven percent (7.00%) of the Costs incurred by the Authority pursuant to the Cooperation Agreement ("Administrative Fee"). "Costs" shall include all direct costs and all other expenditures which are actually incurred.

The Cooperation Agreement has a term of one (1) year which may be extended for three (3) additional one (1) year periods.

In no event shall the amount certified by the City's Finance Department for the payment of Costs and the Administrative Fee during the term (or any renewal term) of the Cooperation Agreement exceed the maximum amount of One Million Dollars (\$1,000,000).

Proposed Resolution attached.

Prepared By: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AUTHORITY AND THE CITY OF PHILADELPHIA, ACTING THROUGH ITS WATER DEPARTMENT

WHEREAS, the City of Philadelphia (the "City"), acting through its Water Department (the "Water Department"), has requested that the Philadelphia Redevelopment Authority (the "Authority") enter into a Cooperation Agreement ("Cooperation Agreement") to include Water Department-identified green stormwater infrastructure projects ("Stormwater Infrastructure") in certain City and/or Authority construction projects such that the Authority will provide owner's representative services to incorporate the Stormwater Infrastructure into those construction projects from the design phase to construction completion in an efficient manner;

WHEREAS, the City, acting through the Water Department, desires to cooperate with the Authority in accordance with Section 8-402 of the Philadelphia Home Rule Charter and Section 1746.1 of the Redevelopment Cooperation Law, 35 P.S. §§ 1741 et seq., such that the Authority will provide the services set forth in the attached Fact Sheet as agent for the City, acting through the Water Department;

WHEREAS, the Water Department and the Authority have negotiated the Cooperation Agreement which states all terms, conditions, obligations and responsibilities of the parties.

WHEREAS, the Water Department shall pay an administrative fee to the Authority for its services in an amount equal to seven percent (7.00%) of the costs incurred by the Authority pursuant to the Cooperation Agreement ("Administrative Fee");

WHEREAS, the Cooperation Agreement has a term of one (1) year which may be extended for three (3) additional one (1) year periods;

WHEREAS, in no event shall the amount certified by the City's Finance Department for the payment of Costs and the Administrative Fee during the term (or any renewal term) of the Cooperation Agreement exceed the maximum amount of One Million Dollars (\$1,000,000);

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Redevelopment Authority is authorized to execute a Cooperation Agreement with the City, acting through the Water Department, on the terms and conditions set forth herein and in the attached Fact Sheet.

FURTHER RESOLVING, that the Deputy Executive Director of Real Estate is authorized to execute all further instruments, documents and agreements necessary to effectuate the purposes of this Resolution, which instruments, documents and agreements shall contain such terms and conditions as the Deputy Executive Director of Real Estate and General Counsel shall deem necessary or appropriate to protect the interests of the Authority.

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



BOARD FACTSHEET
Meeting of December 8, 2021
Selection of Redeveloper
2236 E. William Street

NAME OF DEVELOPER/APPLICANT: Alma Xhepaj

Nature of Transaction: Selection of Alma Xhepaj ("Redeveloper") proposing to develop 2236 E. William Street (the "Property") into an open space/garden area.

Legal Entity/Other Partners (if applicable): Alma Xhepaj

Mailing Address: 2240 E. William Street, Philadelphia, PA 19134

PROPERTY INFORMATION: 2236 E. William Street

Description: 809 SF, vacant lot **Zoning:** RSA-5 **Use:** open space/garden area

Disposition Price: \$10,500

This Property was won through a competitive bid and Redeveloper submitted the only qualified bid.

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 ("City") Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved City L&I Code violations. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is not required for this project as it is for open space/garden area.

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

RESOLUTION NO.

RESOLUTION SELECTING ALMA XHEPAJ AS REDEVELOPER OF 2236 E. WILLIAM STREET LOCATED IN THE EAST KENSINGTON REDEVELOPMENT AREA, AUBURN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Alma Xhepaj ("Redeveloper") is hereby selected as redeveloper of 2236 E. William Street located in the East Kensington Redevelopment Area, Auburn 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 Ten Thousand Five Hundred Dollars (\$10,500.00); 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 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 council action.

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

Community Garden/Open Space Financial Worksheet
BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Alma Xhepaj
 Property Address(es): 2236 E. William Street

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$0.00	0%	
	\$42,000.00	100%	TruMark
	\$0.00	0%	
	\$0.00	0%	
TOTAL SOURCE OF FUNDS	\$42,000.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

Cost	% Total
Property Acquisition	\$10,500.00 49%
Closing Costs	\$1,000.00 5%
Other - describe in space to the right	\$0.00 0%

SITE MODIFICATIONS

Clearance and Demolition	\$2,000.00 9%
Fencing	\$3,000.00 14%
Landscaping	\$5,000.00 23%
Sheds, Water Tanks	\$0.00 0%
Permits	\$0.00 0%
Utility Connections & Tap Fees	\$0.00 0%

SITE MAINTENANCE

Describe in space to the right	\$0.00 0%
Describe in space to the right	\$0.00 0%
TOTAL HARD COSTS	\$21,500.00 100%

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$0.00 0%
Architecture & Engineering	\$0.00 0%
Legal	\$0.00 0%
Consultant	\$0.00 0%

FINANCE COSTS

Property Taxes (if not exempt)	\$0.00 0%
Liability Insurance	\$0.00 0%

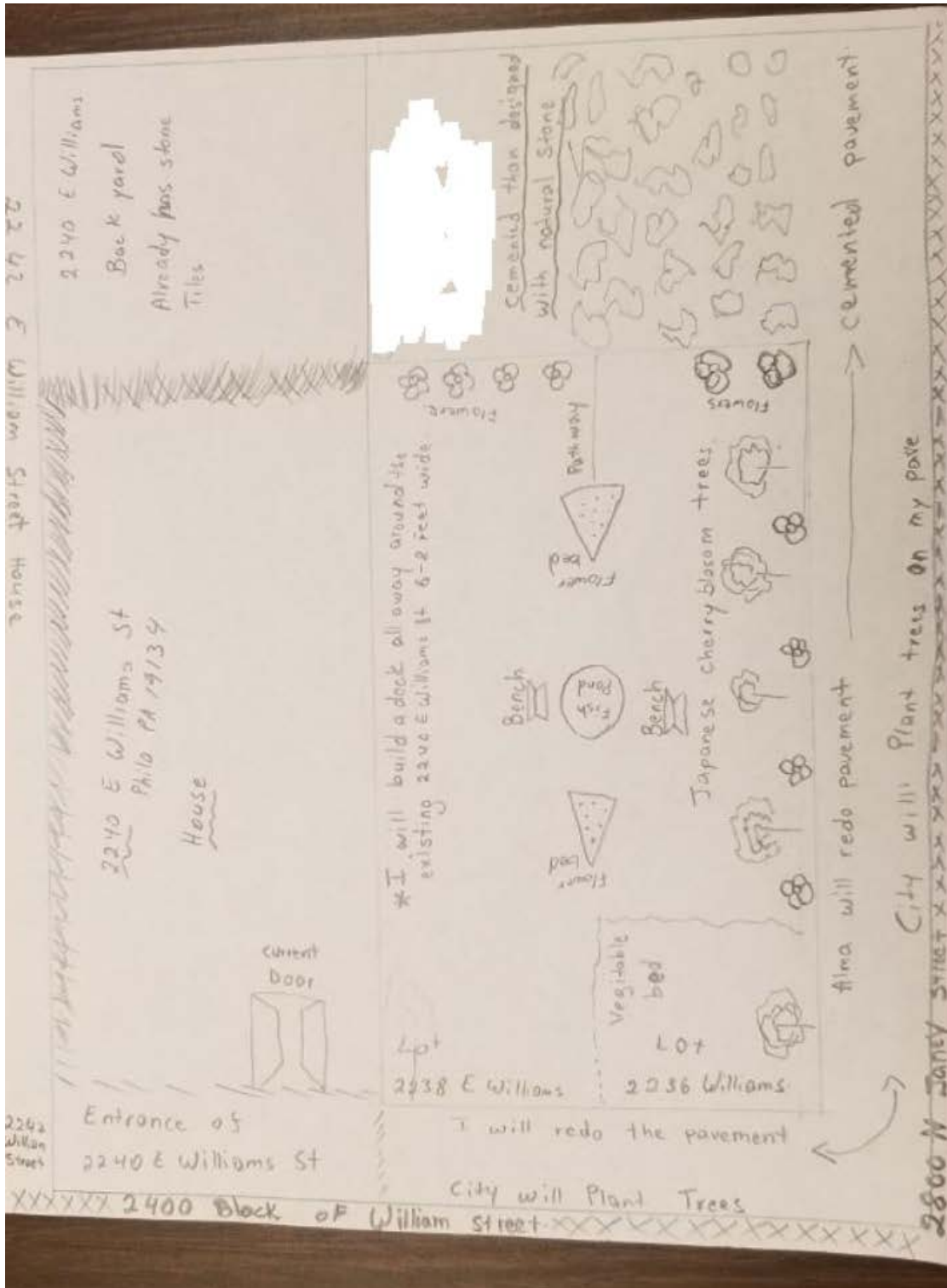
OTHER SOFT COSTS

Other - describe in space to the right	\$0.00 0%
Other - describe in space to the right	\$0.00 0%
TOTAL SOFT COSTS	\$0.00 0%

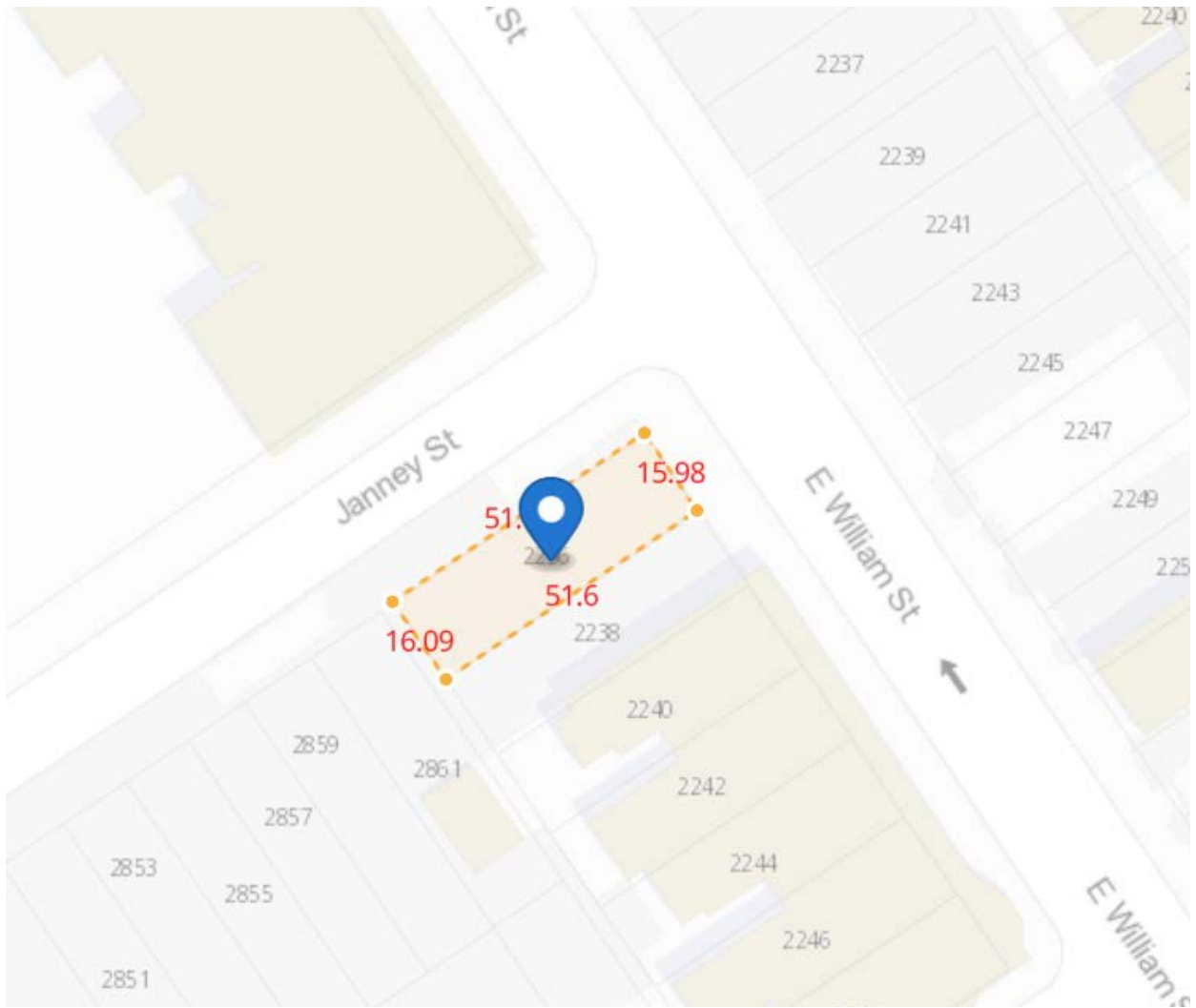
TOTAL DEVELOPMENT COST

\$21,500.00	100%
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Rev. Jan. 2021







**BOARD FACTSHEET**

Meeting of December 8, 2021

Selection of Redeveloper

2238 E. William Street

NAME OF DEVELOPER/APPLICANT: Alma Xhepaj**Nature of Transaction:** Selection of Alma Xhepaj ("Redeveloper") proposing to develop 2238 E. William Street (the "Property") into a side yard.**Legal Entity/Other Partners (if applicable):** Alma Xhepaj**Mailing Address:** 2240 E. William Street, Philadelphia, PA 19134**PROPERTIES INFORMATION:** 2238 E. William Street**Description:** 812 SF, vacant lot **Zoning:** RSA-5 **Use:** side yard**Disposition Price:** \$35,000

This Property qualifies under the City of Philadelphia's Land Disposition Policy for side yards. The Property transfer will include a purchase money mortgage for thirty (30) years in the amount of the disposition price.

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 Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved City L&I Code violations. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is not required for this project as it is for open space/garden area.

Prepared by: Brian Romano

Reviewed by: Jessie Lawrence

RESOLUTION NO.

RESOLUTION SELECTING ALMA XHEPAJ AS REDEVELOPER OF 2238 E. WILLIAM STREET LOCATED IN THE EAST KENSINGTON REDEVELOPMENT AREA, AUBURN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Alma Xhepaj ("Redeveloper") is hereby selected as Redeveloper of 2238 E. William Street located in the East Kensington Redevelopment Area, Auburn 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 Thirty Five Thousand Dollars (\$35,000.00); 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 council action.

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

Community Garden/Open Space Financial Worksheet

BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Alma Xhepaj
 Property Address(es): 2238 E. William Street

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$0.00	0%	
	\$42,000.00	100%	TruMark
	\$0.00	0%	
	\$0.00	0%	
TOTAL SOURCE OF FUNDS	\$42,000.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total
Property Acquisition	\$1.00	0%
Closing Costs	\$1,000.00	9%
Other - describe in space to the right	\$0.00	0%

SITE MODIFICATIONS

Clearance and Demolition	\$2,000.00	18%
Fencing	\$3,000.00	27%
Landscaping	\$5,000.00	45%
Sheds, Water Tanks	\$0.00	0%
Permits	\$0.00	0%
Utility Connections & Tap Fees	\$0.00	0%

SITE MAINTENANCE

Describe in space to the right	\$0.00	0%
Describe in space to the right	\$0.00	0%
TOTAL HARD COSTS	\$11,001.00	100%

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$0.00	0%
Architecture & Engineering	\$0.00	0%
Legal	\$0.00	0%
Consultant	\$0.00	0%

FINANCE COSTS

Property Taxes (if not exempt)	\$0.00	0%
Liability Insurance	\$0.00	0%

OTHER SOFT COSTS

Other - describe in space to the right	\$0.00	0%
Other - describe in space to the right	\$0.00	0%
TOTAL SOFT COSTS	\$0.00	0%

TOTAL DEVELOPMENT COST

	\$11,001.00	100%
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PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice ("USPAP"). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: 2238 William Street
Philadelphia, PA 19134

OPINION OF VALUE: \$35,000

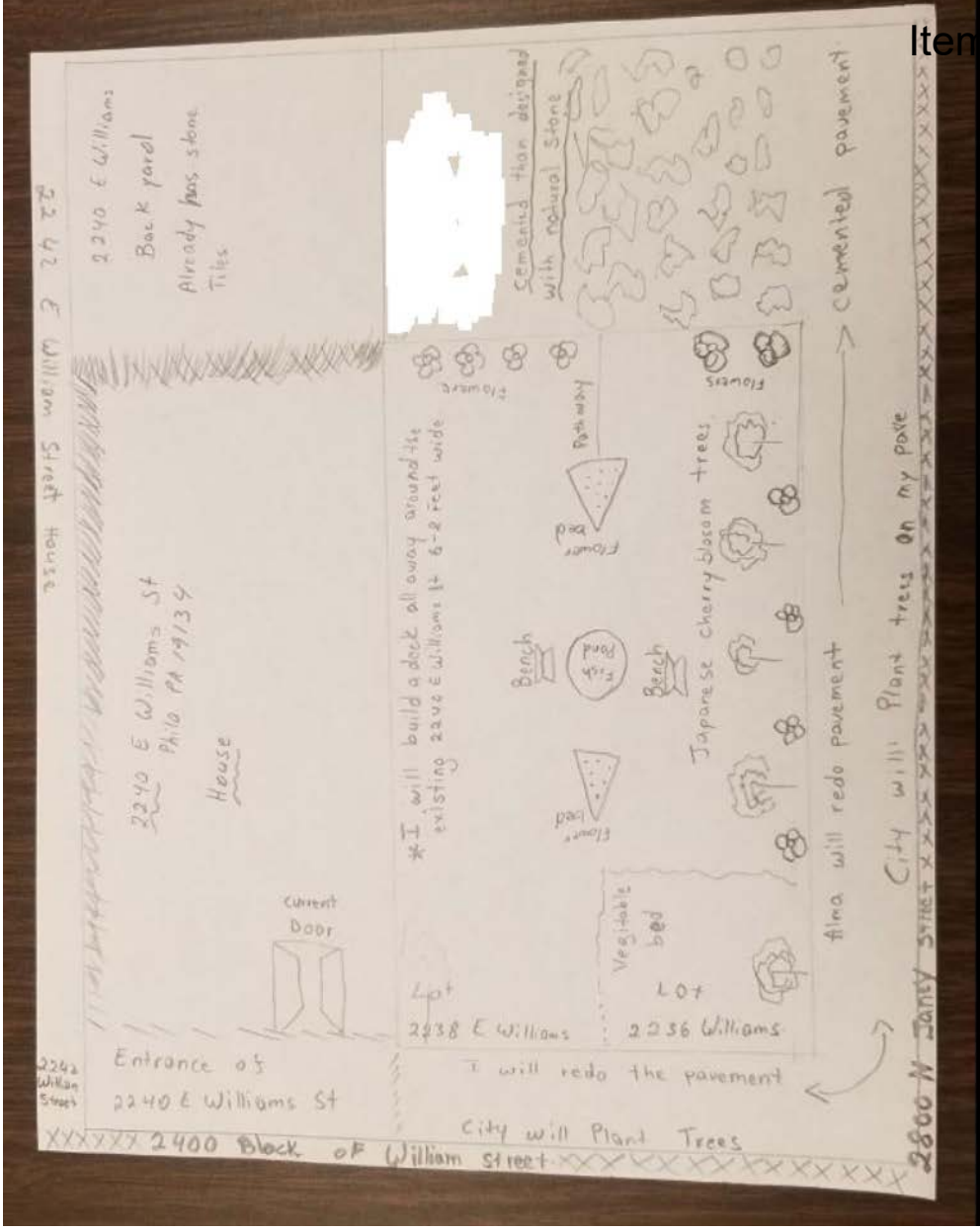
USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 19, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 19, 2021 Vacant Land

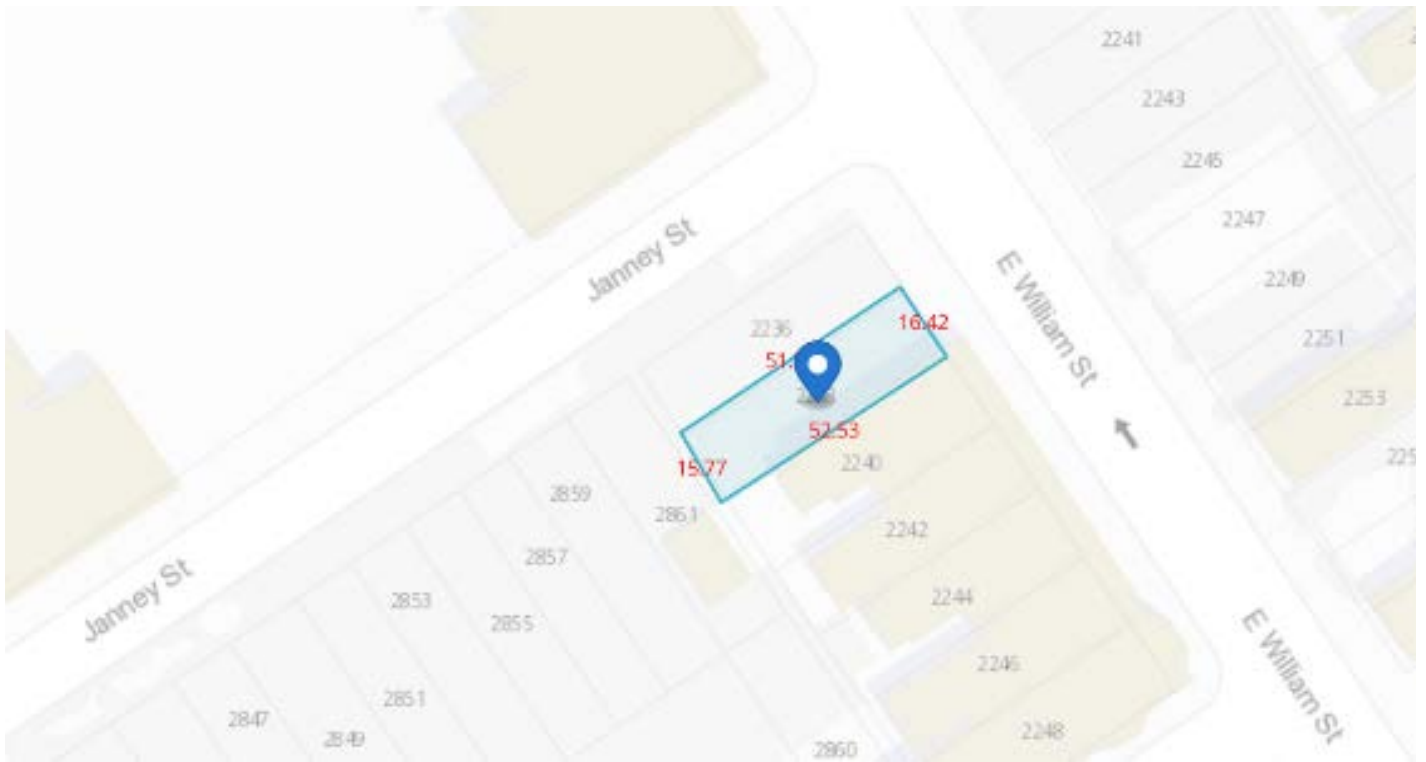
SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank









BOARD FACTSHEET

Meeting of December 8, 2021
Certificate of Completion
2848 B Street

NAME OF DEVELOPER/APPLICANT: Providencia Romero ("Redeveloper")

NATURE OF TRANSACTION: The Board is asked to authorize a Resolution authorizing the issuance of a Certificate of Completion for 2848 B Street (the "Property").

BACKGROUND: The Philadelphia Redevelopment Authority ("Authority") conveyed the property, by deed, to Redeveloper in March, 1989. Redeveloper then rehabbed and occupied the Property until she sold it in January, 2001. The Property has been sold twice since 2001. The current owner is selling the Property and the title company is requesting that a Certificate of Completion be issued.

The right to revert is tied to the residential use requirement and since they are looking to have the right to revert removed, we are seeking board approval to remove that residential use requirement and release the right to revert.

The title company has been made aware that the following restrictions will not be released:

1. That no person shall be deprived of the right to live in the Premises or to use any of the facilities therein, by reason of race, creed, color or national origin.
2. That there shall be no discrimination in the use, sale or lease of any part of the Project against any person because of race, color, religion or national origin.

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

RESOLUTION NO.

RESOLUTION APPROVING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE PROPERTY LOCATED AT 2848 B STREET

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") condemned the property located at 2848 B Street (the "Property") on June 28, 1985;

WHEREAS, the Property was conveyed by the Authority to Providencia Romero by deed dated March 1, 1989 (the "1989 PRA Deed");

WHEREAS, the Property was developed by Providencia Romero for residential and related uses;

WHEREAS, Providencia Romero conveyed the Property to Migdalia Santiago on January 11, 2001;

WHEREAS, Migdalia Santiago conveyed the Property to Bessie Guzman on November 8, 2005;

WHEREAS, Bessie Guzman conveyed the Property to Yaffa Yakubov on May 31, 2006;

WHEREAS, Yaffa Yakubov, the current owner of the Property, has requested a Certificate of Completion from the Authority;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized to issue a Certificate of Completion certifying the completion of the development of the Property located at 2848 B Street in accordance with the 1989 PRA Deed, subject to the following restrictions remaining of record:

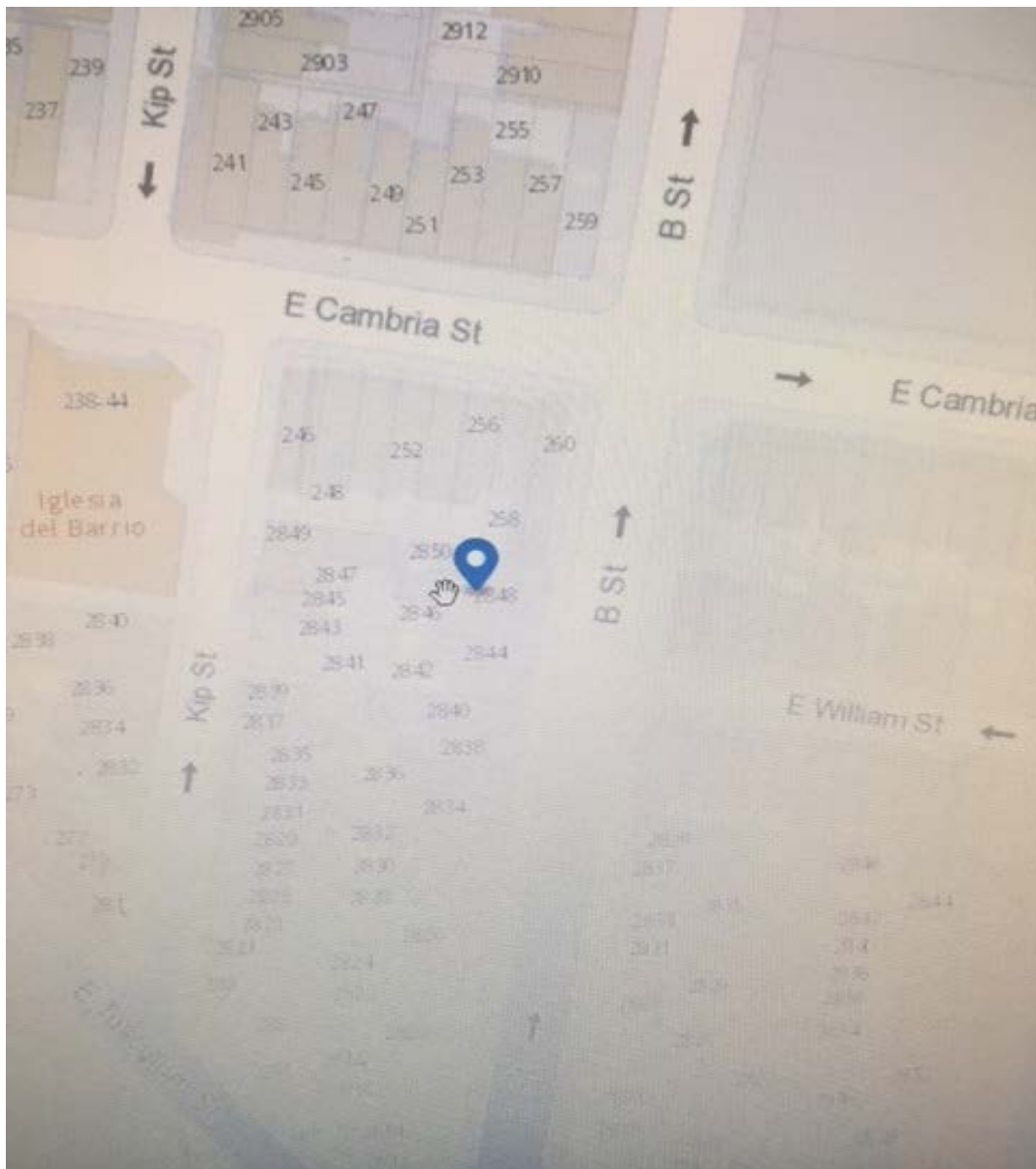
1. That no person shall be deprived of the right to live in the Property or to use any of the facilities therein, by reason of race, creed, color or national origin.
2. That there shall be no discrimination in the use, sale or lease of any part of the Property against any person because of race, color, religion or national origin.

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 of Real Estate and General Counsel.

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



2848 B Street





BOARD FACTSHEET

Meeting of December 8, 2021

Selection of Redeveloper through a Redevelopment Agreement and Ground Lease Agreement

614-26 S. 13th Street including 1306-10 Kater Street and 1309-13 Bainbridge Street

NAME OF DEVELOPER/APPLICANT: 624 S. 13TH STREET L.L.C.

Nature of Transaction: Selection of 624 S. 13TH STREET L.L.C. ("**Redeveloper**"), as redeveloper, proposing to develop the property located at 614-26 S. 13th Street, including 1306-10 Kater Street and 1309-13 Bainbridge Street (collectively, the "**Premises**"), as a three (3) story building, totaling 33,000 gross square feet, which will include forty-five (45) apartments – the current unit mix being twelve (12) studio units, twenty-five (25) one bedroom units, and eight (8) two bedroom units (the "**Project**").

Redeveloper shall continuously use the Premises for purposes of constructing, operating and maintaining the Project, of which a minimum of thirty-five percent (35%) of the total unit count (the "**Affordable Units**") shall be leased to Qualified Subtenants (as defined below) at U.S. Department of Housing and Urban Development ("**HUD**") "Fair Market Rents" for the 19147 zip code in Philadelphia, Pennsylvania, and the unit size in question, calculated in accordance with HUD's "Fair Market Rent Calculation Methodology" and published by HUD each year. "**Qualified Subtenant**" shall mean a prospective subtenant of an Affordable Unit for whom the annual HUD Fair Market Rent for the 19147 zip code in Philadelphia, Pennsylvania for the unit size in question, is between thirty percent (30%) and thirty-five (35%) of their annual gross income.

In addition to the apartment building, Redeveloper expects to use a portion of the open area required by the zoning code to construct a public parklet along 13th Street. The Project will also have bike storage, a package room, a green roof that will aid in the City of Philadelphia's (the "**City**") effort to effectively manage storm water, and a roof deck for all residents. The Project will be serviced by an elevator and all the apartments will be outfitted with a washer/dryer, stainless steel appliances, stone counter tops and other finishes consistent with market rate developments in the immediate vicinity.

To effectuate construction of the Project and in an effort to maintain affordability for a significant period of time, Philadelphia Redevelopment Authority ("**Authority**") staff and Redeveloper have negotiated a proposed Ground Lease Agreement ("**Ground Lease**") wherein Redeveloper will lease the Premises from the Authority for a term of ninety-nine (99) years. During the entirety of the term of the proposed Ground Lease, Redeveloper will be required to maintain the affordability requirements as set forth above.

Specifically, Authority staff seeks Board approval of (i) a Redevelopment Agreement between the Authority and Redeveloper setting forth the development obligations relative to the Project, and (ii) the Ground Lease for the Premises between the Authority, as landlord, and Redeveloper, as tenant, providing for the use, operation and maintenance of the Premises and maintenance of the Project to be constructed pursuant to the Redevelopment Agreement.

The following is a summary of the material terms of the proposed Redevelopment Agreement and proposed Ground Lease:

Term: The term of the proposed Ground Lease is ninety-nine (99) years commencing on the Settlement Date.

Rent: During the first year of the Term, the "Fixed Minimum Rent" shall be in the annual amount of Thirty Thousand Dollars (\$30,000), and payable in monthly installments of Two Thousand Five Hundred Dollars (\$2,500). Thereafter, beginning with the second (2nd) year of the Term, the Fixed Minimum Rent shall be adjusted annually by two and eighteen hundredths percent (2.18%) above the Fixed Minimum Rent from the prior year for each subsequent year throughout the Term. Notwithstanding the foregoing, within ninety (90) days following the issuance of a Certificate of Occupancy for the Premises, Redeveloper shall provide to the Authority and shall cause each prime contractor to provide or submit to the Authority, a Project cost certification performed by one or more independent, third-party, certified public accountants establishing the actual total construction costs incurred and paid by Redeveloper and each prime contractor in connection with the construction of the Project. In the event the Project cost certification does not support the Fixed Minimum Rent then payable by Redeveloper to the Authority, the Authority may, in its sole discretion and in accordance with the costs set forth in the Project cost certification, increase the Fixed Minimum Rent payable to the Authority on an annual basis to an amount not to exceed Fifty Thousand Dollars (\$50,000). In the event there is an increase to the Fixed Minimum Rent amount following the submission of the Project cost certification as outlined above, the increased Fixed Minimum Rent shall continue to be adjusted annually by two and eighteen hundredths percent (2.18%) above the Fixed Minimum Rent from the prior year for each subsequent year throughout the Term.

Net Lease: The proposed Ground Lease is a "triple net lease," and the Authority is not responsible for any costs, expenses or charges thereunder.

Non-Discrimination in Use or Construction of Premises: The proposed Ground Lease includes the same obligations as included in the Authority's typical redevelopment agreement which require non-discrimination in use and construction of the Project.

Minority, Disadvantaged and Female Owned Business Enterprise Requirements. The proposed Redevelopment Agreement shall include the same obligations as

included in the Authority's typical redevelopment agreement which encourage fair and non-discriminatory business and employment practices and expanding opportunities for minorities, women and disadvantaged individuals. Per Chapter 17-1600 of the Philadelphia Code, Redeveloper will be required to submit an Economic Opportunity Plan ("EOP"). Proposed EOP goal ranges were submitted at MBE – 40% and WBE – 10%.

Redevelopment Commitment and Use: Redeveloper commits to develop the Project and maintain the Premises, including the Affordable Units, for the duration of the Term. As required by the proposed Redevelopment Agreement, Redeveloper shall be required to submit plans, show adequate evidence of funding for the Project, provide a list of all major executed contracts, obtain all required permits and approvals, provide adequate insurance for the Project, provide adequate financial security for the payment of all contractors, promptly discharge all liens and provide as-built plans upon completion of the Project.

Fine Arts: Redeveloper agrees to provide appropriate works of Fine Arts in accordance with The Percent for Art Program in effect on the date of execution of the Redevelopment Agreement.

Insurance: Redeveloper agrees to insure and to cause their respective contractors and subtenants to maintain the minimum insurance coverages as required by the Authority during the term of the proposed Ground Lease and Redevelopment Agreement.

Indemnification: Redeveloper agrees to indemnify and defend the Authority, the City and the Philadelphia Housing Development Corporation ("PHDC"), and save each of them harmless from and against any and all claims, actions, suits, proceedings, losses, damages, liabilities and expenses arising during the term of the proposed Ground Lease and Redevelopment Agreement.

Subletting and Assignment: Redeveloper is prohibited from subletting or assigning any portion of the Premises unless they satisfy an applicable minimum tangible net worth test as provided in the proposed Ground Lease. Redeveloper may assign the proposed Ground Lease to a "Permitted Transferee" without the prior consent of the Authority provided that Redeveloper provides the Authority with notice of such assignment at least thirty (30) days prior to the effective date thereof. The term "**Permitted Transferee**" shall mean (a) a Leasehold Mortgagee (as defined in the Ground Lease); or (b) an entity that (x) owns, manages or has engaged a third party property manager that manages not less than one hundred fifty (150) affordable rental units in its portfolio as of the effective date of the assignment; and (y) has, together with its affiliates, a tangible net worth of at least the "Applicable Minimum Tangible Net Worth" as of the effective date of such assignment. "**Applicable Minimum Tangible Net Worth**" means a tangible net worth of at least Fifteen Million Dollars (\$15,000,000.00).

Leasehold Mortgages: Redeveloper may grant to certain parties (as limited in the proposed Ground Lease) a mortgage lien encumbering all or a portion of the

Premises.

Right of First Refusal Option: If and when either (i) the Authority issues a proposal to a prospective purchaser that is or could be unrelated to the Authority and which is not a public or government agency or authority (or an entity owned, controlled and/or managed by a public or government agency or authority) ("**Unrelated Third Party**"), or (ii) the Authority receives a bona fide offer or request for proposal that the Authority is willing to accept, from a prospective purchaser that is an Unrelated Third Party, to purchase and sell the fee interest in the Premises, Redeveloper shall have the right of first refusal to purchase the Premises (the "**ROFR Option**").

Security Deposit: Redeveloper is required to pay to the Authority a security deposit in the amount of Ten Thousand Dollars (\$10,000), which has been paid prior to the date hereof. Upon execution of the proposed Ground Lease, such deposit will become a "security completion deposit." Upon issuance of a Certificate of Completion by the Authority this security completion deposit shall be repaid to Redeveloper.

LEGAL ENTITY/OTHER PARTNERS (if applicable):

- Kenneth Penn
- Henry Sullivan
- Peter Pelullo
- Sal Jalilvand
- Elliot O'Neill

Mailing Address: 2501 Wharton Street, 2nd Floor, Philadelphia, PA 19146

PROPERTY INFORMATION: 614-26 S. 13th Street including 1306-10 Kater Street and 1309-13 Bainbridge Street

This parcel was advertised through a Request for Proposals ("RFP")

Description: 13,775 SF, vacant lot **Zoning:** RM-1 **Use:** Residential

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:

There were six (6) proposals submitted in response to the RFP and Redeveloper received the highest score. Redeveloper is compliant with the City Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved City L&I Code violations. Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan will apply. Fine Arts will also apply.

Proposed Resolution and supporting information are attached (site map, sources and uses, proposed plans and photographs).

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

RESOLUTION NO.

RESOLUTION AUTHORIZING (i) THE SELECTION OF 624 S. 13TH STREET L.L.C. AS REDEVELOPER OF 614-26 S. 13TH STREET, INCLUDING 1306-10 KATER STREET AND 1309-13 BAINBRIDGE STREET, LOCATED IN THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA, AND (ii) A GROUND LEASE WITH 624 S. 13TH STREET L.L.C., AS TENANT, FOR 614-26 S. 13TH STREET, INCLUDING 1306-10 KATER STREET AND 1309-13 BAINBRIDGE STREET

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("**Authority**"), that 624 S. 13th Street L.L.C. ("**Redeveloper**") is hereby selected as Redeveloper of 614-26 S. 13th Street, including 1306-10 Kater Street and 1309-13 Bainbridge Street (collectively, the "**Premises**"), located in the South Central Redevelopment Area, South Central Urban Renewal Area, and approval is hereby given to the Redevelopment Agreement and the proposed method of disposition as set forth below and in the attached Fact Sheet; determining that the Redeveloper possesses the qualifications and financial resources necessary to develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract 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 council action.

FURTHER RESOLVING, that the Premises shall be developed as a three (3) story building, totaling 33,000 gross square feet, which will include forty-five (45) apartments – the current unit mix being twelve (12) studio units, twenty-five (25) one bedroom units, and eight (8) two bedroom units (the "**Project**").

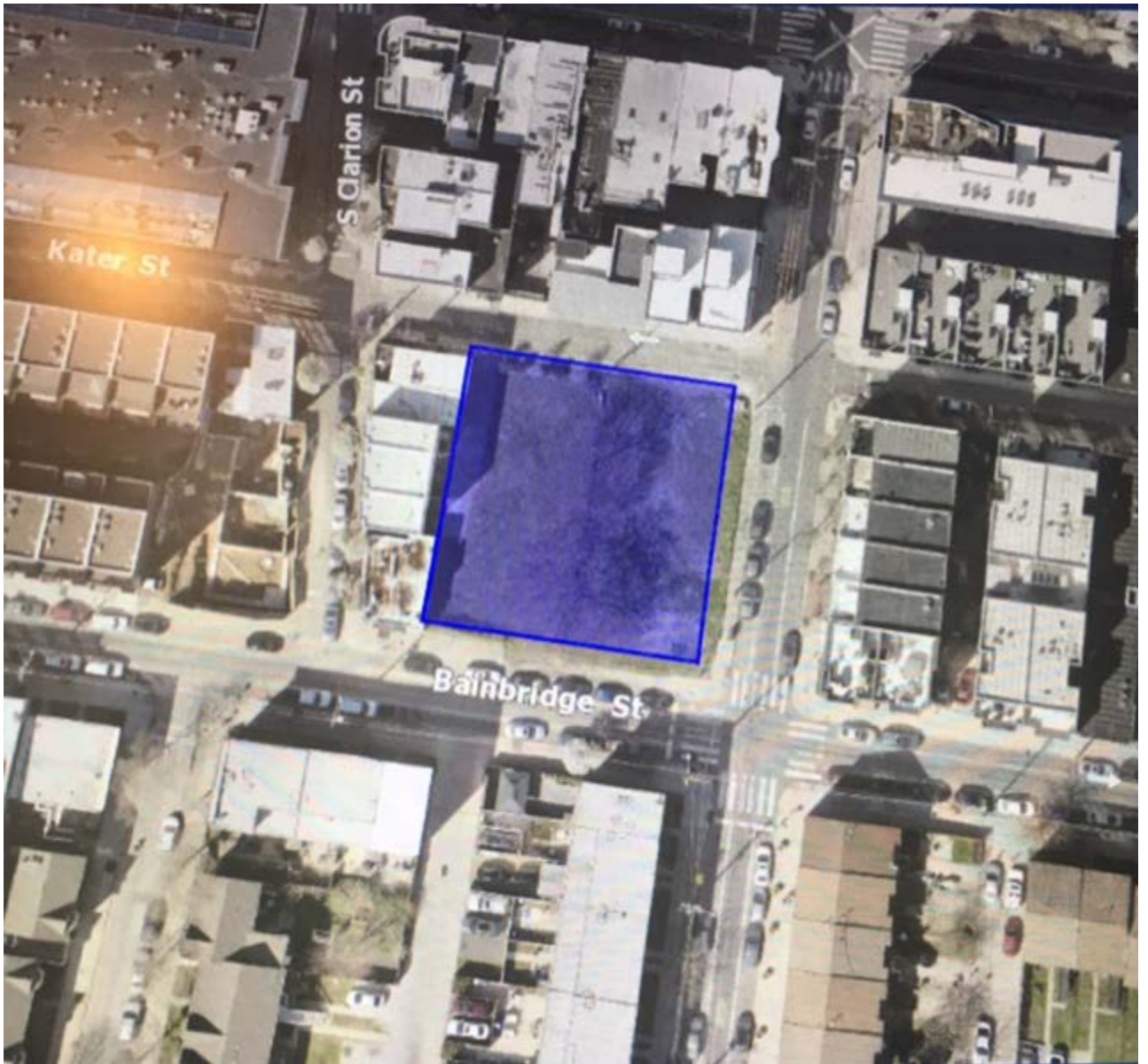
FURTHER RESOLVING, that Redeveloper shall continuously use the Premises for purposes of constructing, operating and maintaining the Project, of which a minimum of thirty-five percent (35%) of the total unit count (the "**Affordable Units**") shall be leased to Qualified Subtenants (as defined below) at U.S. Department of Housing and Urban Development ("**HUD**") "Fair Market Rents" for the 19147 zip code in Philadelphia, Pennsylvania, and the unit size in question, calculated in accordance with HUD's "Fair Market Rent Calculation Methodology" and published by HUD each year. "**Qualified Subtenant**" shall mean a prospective subtenant of an Affordable Unit for whom the annual HUD Fair Market Rent for the 19147 zip code in Philadelphia, Pennsylvania for the unit size in question, is between thirty percent (30%) and thirty-five (35%) of their annual gross income.

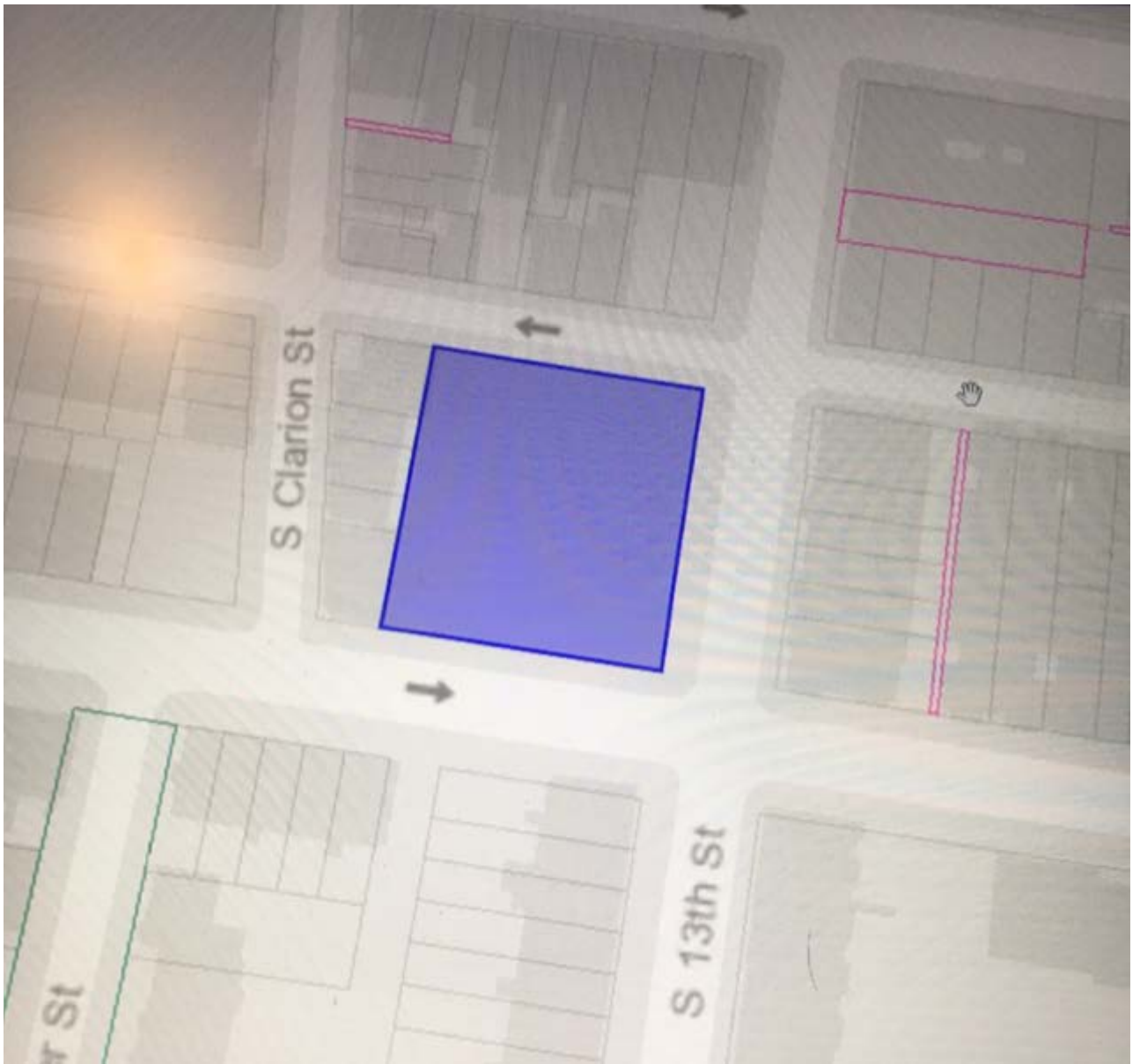
FURTHER RESOLVING, that the Authority is authorized to enter into (i) a Redevelopment Agreement between the Authority and Redeveloper setting forth the development obligations relative to the Project, and (ii) a Ground Lease for the Premises between the Authority, as landlord, and Redeveloper, as tenant, providing for the use, operation and maintenance of the Premises and maintenance of the Project to be constructed pursuant to the Redevelopment Agreement, for a term of ninety-nine (99) years and including such additional terms as set forth in the attached Fact Sheet.

FURTHER RESOLVING, that the Deputy Executive Director of Real Estate is hereby authorized, empowered and directed to perform any and all such acts and things, and to execute, acknowledge, deliver, file or record in any appropriate public offices, all ancillary agreements,

documents, instruments and certifications as may be necessary or desirable in connection with accomplishing the purpose of this Resolution.

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





Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Benchmark Real Estate Partners
 Property Address: 614 S. 13th Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$6,600,833.00	76%	Firsttrust Bank (see Term Sheet in appendix)
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$512,613.00	6%	See appendix for commitment letter from BRP Partners
Other - describe to the right	Yes	\$1,537,839.00	18%	See appendix for letter of support from L. Addimando
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$8,651,307.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total	
Property Acquisition	\$101,500.00	1.17%	Represents 2 years of pre-paid rent
Closing Costs	\$170,391.00	1.97%	Includes 100% of the Transfer Tax due at closing
Other - describe in space to the right	\$18,136.00	0.21%	Closing Cost Contingency

UNIT CONSTRUCTION

Complete table at bottom of page	\$5,474,736.00	63.28%
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OTHER CONSTRUCTION

Landscaping	\$0.00	0.00%
Permits	\$75,000.00	0.87%
Clearance and Demolition	\$25,000.00	0.29%
Utility Connections & Tap Fees	\$50,000.00	0.58%

INFRASTRUCTURE

Streets and Sidewalks	\$50,000.00	0.58%
Water and Sewer	\$50,000.00	0.58%
Stormwater & Drainage	\$50,000.00	0.58%
Impact Fees	\$25,000.00	0.29%

OTHER HARD COSTS

Hard Cost Contingency	\$547,474.00	6.33%	
Other - describe in space to the right	\$57,247.00	0.66%	Public Art Allowance
Other - describe in space to the right	\$50,000.00	0.58%	Community Contribution
Other - describe in space to the right	\$234,259.00	2.71%	IT&T / Security / Audio Visual / Storage / Telecommunication
TOTAL HARD COSTS	\$6,968,723.00		

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$60,000.00	0.69%
Architecture & Engineering	\$250,000.00	2.89%
Legal	\$118,374.00	1.37%
Consultant	\$75,000.00	0.87%
Survey	\$5,000.00	0.06%
Market Study	\$0.00	0.00%
Environmental	\$25,000.00	0.29%
Organization Expense	\$50,000.00	0.58%
Other Consultants	\$50,000.00	0.58%

FINANCE COSTS

Construction Loan Interest	\$288,548.00	3.34%
Construction Origination	\$50,318.00	0.58%
Appraisal	\$6,000.00	0.07%
Construction Insurance	\$38,811.00	0.45%
Property Taxes	\$82,650.00	0.96%

OTHER SOFT COSTS

Holding Costs	\$86,620.00	1.00%	
Soft Cost Contingency	\$83,543.00	0.97%	
Developer Fee, if applicable	\$317,723.00	3.67%	
Other - describe in space to the right	\$75,000.00	0.87%	working capital / preconstruction
Other - describe in space to the right	\$50,000.00	0.58%	financing cost contingency
Other - describe in space to the right	\$0.00	0.00%	
TOTAL SOFT COSTS	\$1,682,584.00		

TOTAL DEVELOPMENT COST

	\$8,651,307.00	0.00%
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Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
146 Unit Multifamily Building	33,060	\$165.60	\$5,474,736.00	1	\$5,474,736.00	33,060	100.00%
2	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
3	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11	0	\$0.00	\$0.00	0	\$0.00	0	0.00%
TOTALS			\$5,474,736.00	1	\$5,474,736.00	33,060	100.00%

Rental Pro Forma

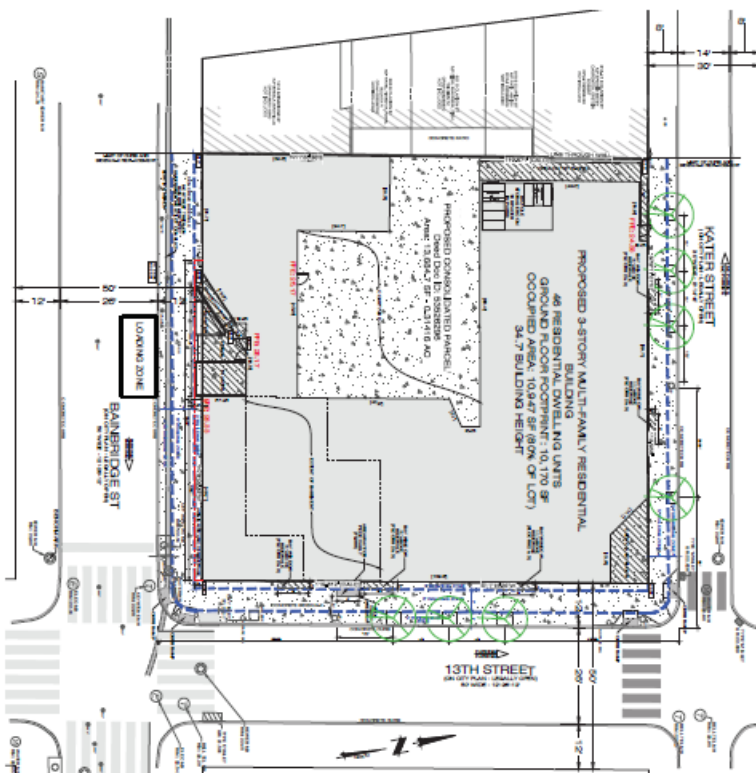
	0	1	2	3	4	5	6	7	8	9	10	11
Office Rent	0	0	0	0	0	0	0	0	0	0	0	0
Apartment (Market Rate)	62,800	62,800	62,800	64,746	66,692	67,439	68,702	70,274	72,041	73,801	75,629	74,104
Apartment (Affordable)	30	0	23,890	26,328	27,664	27,938	284,720	290,415	296,228	302,148	308,190	304,190
Other Income + Utility Reimbursements	287,890	0	44,138	45,020	45,839	47,776	48,731	49,705	50,700	51,724	52,786	52,786
Total Revenue	42,424	0	68,628	93,074	97,533	98,142	1,007,002	1,027,073	1,047,495	1,067,326	1,087,577	1,062,240
Residential Vacancy	0	0	0	0	0	0	0	0	0	0	0	0
Retail Vacancy	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy Allowance	0	0	0	0	0	0	0	0	0	0	0	0
Effective Rent	68,842	68,842	68,842	68,842	68,842	68,842	68,842	68,842	68,842	68,842	68,842	68,842
Expenses												
Insurance	400	0	9,180	18,343	29,526	19,917	20,915	20,721	21,136	21,559	21,990	22,429
RE Taxes	1,377	0	4,125	4,125	42,738	42,156	42,577	40,003	40,430	40,867	44,006	44,749
Parking Garage	0	0	0	0	0	0	0	0	0	0	0	0
Certifications & Licenses	58	0	2,581	2,632	2,683	2,739	2,793	2,849	2,906	2,964	3,024	3,086
Ground Rent	1,687	0	53,045	54,636	56,236	56,279	57,964	59,703	61,494	63,339	65,239	67,196
Electric	740	0	17,098	35,605	36,268	37,095	37,887	38,704	39,545	40,413	40,926	41,725
Water & Sewer	100	0	3,672	7,657	7,830	7,957	8,126	8,289	8,454	8,623	8,795	8,972
Trash Removal	125	0	2,889	5,982	6,102	6,224	6,348	6,475	6,605	6,737	6,872	7,009
Gas	0	0	0	0	0	0	0	0	0	0	0	0
Janitorial	125	0	2,889	5,982	6,102	6,224	6,348	6,475	6,605	6,737	6,872	7,009
Payroll	850	0	19,508	40,680	41,489	42,323	43,170	44,033	44,914	45,812	46,728	47,663
Leasing Bonus	200	0	6,130	9,572	9,743	9,938	10,153	10,361	10,568	10,779	10,995	11,215
Security	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance	200	0	9,572	9,743	9,938	10,153	10,361	10,568	10,779	10,995	11,215	11,441
ODM	300	0	6,885	14,838	34,862	14,938	15,216	15,541	15,922	16,309	16,692	16,822
Elevator	100	0	2,295	4,786	4,882	4,979	5,079	5,180	5,284	5,390	5,497	5,607
Maintenance / Turnover	500	0	11,475	23,939	24,408	24,836	25,302	25,807	26,340	26,901	27,487	28,097
Window Cleaning	0	0	0	0	0	0	0	0	0	0	0	0
Reserves	200	0	6,130	9,572	9,743	9,938	10,153	10,361	10,568	10,779	10,995	11,215
Add Costs for Furnished Housing	0	0	0	0	0	0	0	0	0	0	0	0
3.0% Management	800	0	9,907	26,529	27,422	27,971	28,510	29,101	29,640	30,227	30,862	31,499
Total Expenses	7,254	0	90,677	30,419	37,100	32,657	330,990	339,948	343,654	350,917	354,124	361,499
Expense Ratio x Ground Lease	28.1%	N/A	30%	25%	25%	25%	25%	25%	25%	25%	25%	28%
Expense Ratio	28.7%	N/A	30%	25%	25%	25%	25%	25%	25%	25%	25%	28%
Total Combined NOI	68,602	0	22,643	57,485	59,935	60,175	620,909	630,072	646,000	656,357	671,208	654,450

BIRDSEYE VIEW



The Parker | PHDC Presentation | 08.30.2021 | ALMA architecture llc

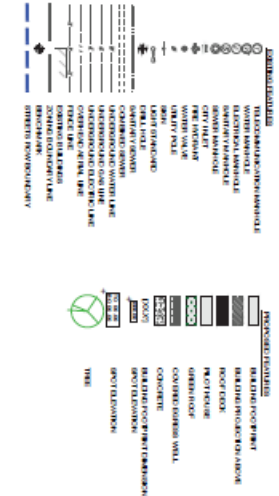
SITE PLAN



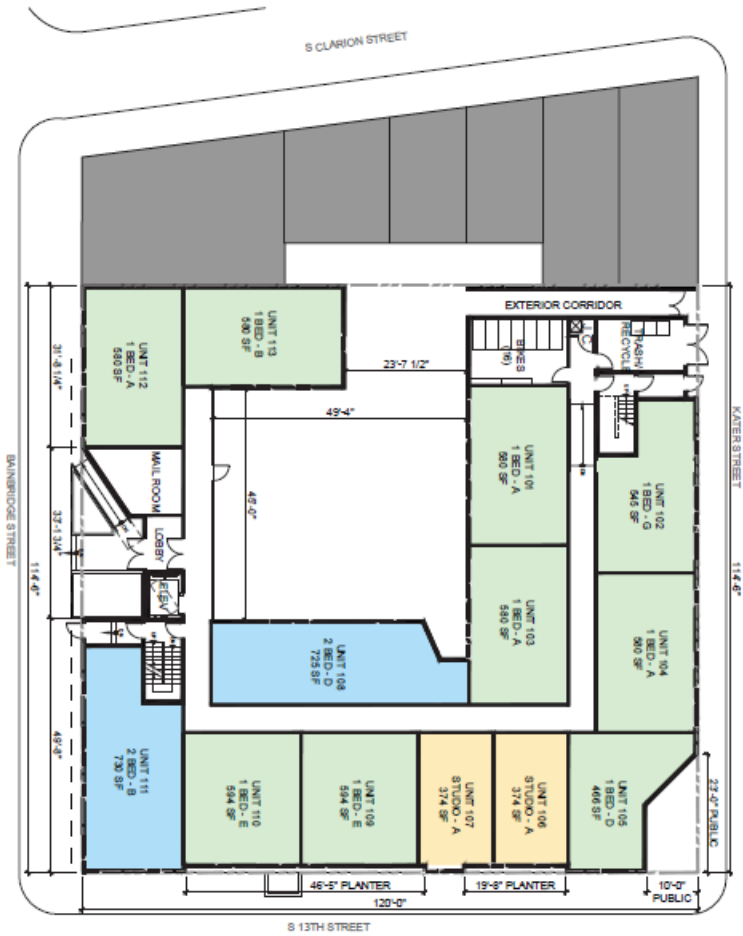
Street Name	Street Type	Building Zone	Walking Zone	Furnishing Zone	Furnishing Zone
Water Street	City	Required	Required	Required	Required
Bridge Street	Neighborhood	0'	5'	4'	4'
S. 13th Street	City	7'	5'	4'	4'
Water Street	Neighborhood	0'	5'	5'	5'
Keller Street	Neighborhood	0'	5'	5'	5'

*Walking zone on a City Neighborhood Street must be 6', OR, half of the width of the sidewalk, whichever is larger.
 **No building zone encroachments allowed past line of stoops or projecting steps

LEGEND



OVERALL PLAN - FLOOR 1



GROSS FLOOR AREAS

FLOOR 1	9,709 SF
FLOOR 2	10,487 SF
FLOOR 3	10,397 SF
TOTAL	30,743 SF

UNIT COUNT	
STUDIO	12
1 BEDRM	25
2 BEDRM	8
TOTAL	45

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OVERALL PLAN - FLOOR 2



GROSS FLOOR AREAS

FLOOR 1	9,709 SF
FLOOR 2	10,487 SF
FLOOR 3	10,397 SF
TOTAL	30,743 SF

UNIT COUNT	
STUDIO	12
1 BDRM	25
2 BDRM	8
TOTAL	45

OVERALL PLAN - FLOOR 3



GROSS FLOOR AREAS

FLOOR 1	9,709 SF
FLOOR 2	10,597 SF
FLOOR 3	10,597 SF
TOTAL	30,743 SF

UNIT COUNT

STUDIO	2
1 BR/1RM	23
2 BR/2RM	9
TOTAL	45

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OVERALL PLAN - ROOF



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1 ROOF DECK



2 GREEN ROOF - SEDUM AND PERENNIAL MIX

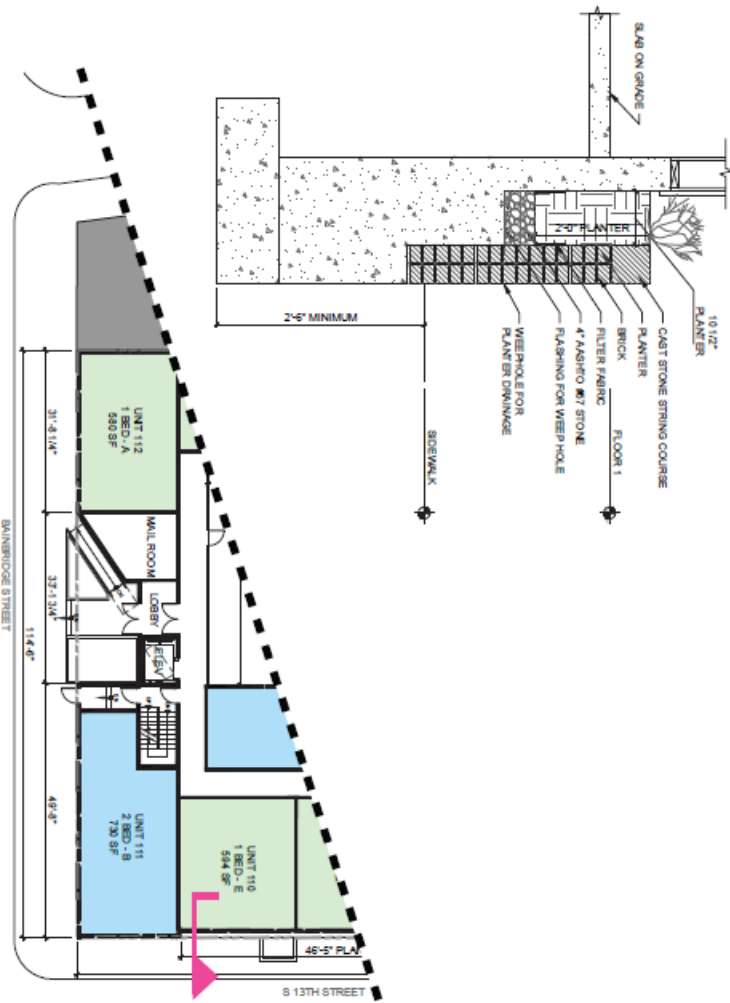


3 COURTYARD PAVING - PERMEABLE MATERIALS



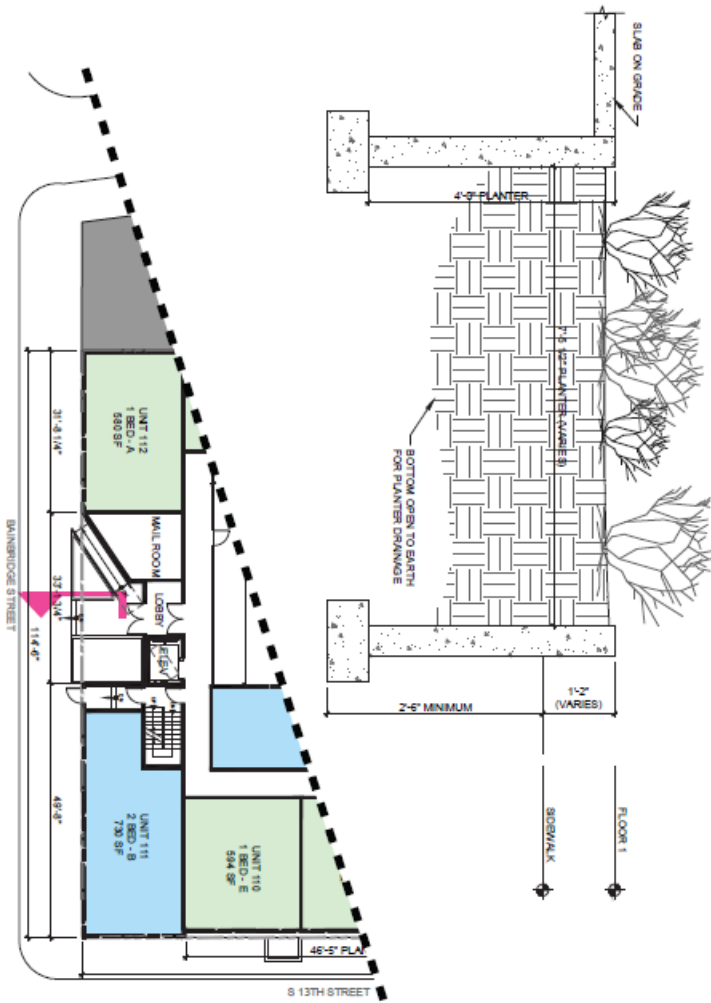
4 COURTYARD TREES - SERVICEBERRY

DETAIL - SECTION AT PLANTER (along 13th Street)



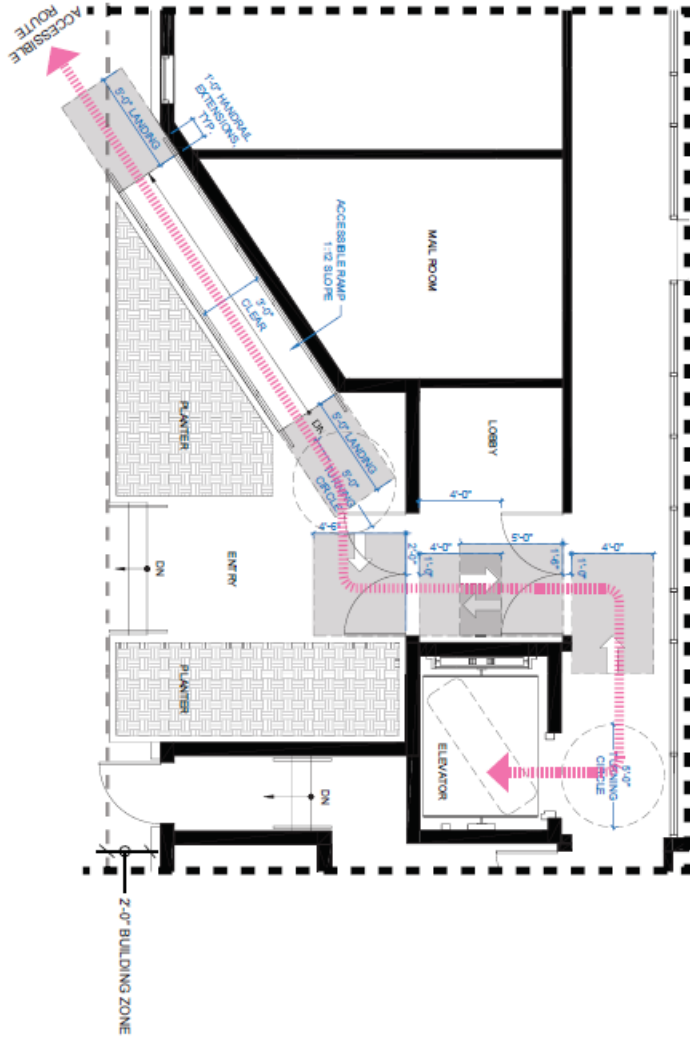
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DETAIL - SECTION AT PLANTER (along Bainbridge Street)

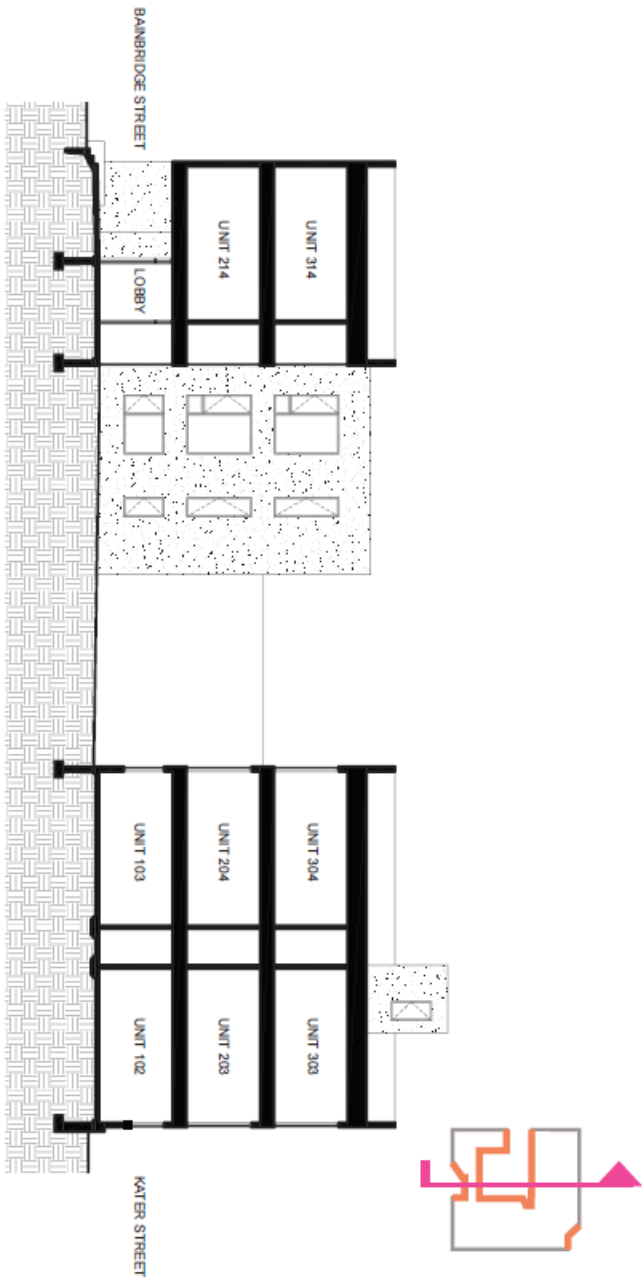


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FLOOR PLAN - ACCESSIBLE ROUTE AT MAIN ENTRANCE



OVERALL PLAN - ROOF



SOUTH ELEVATION (along Bainbridge Street)



FAÇADE DESIGN
 Facade elevation of The Parker facing a city street needs to entice pedestrians opposite on an individual level.

- The existing facade across Bainbridge Street feature:
- no type of alcove
 - a block in the book box via alleyway
 - multiple windows - lock and sliding
- The Parker facade at Bainbridge feature:
- no type of alcove
 - a block in the book box via entry "turner" pattern
 - multiple facade - brick and panel



1 FACE BRICK



2 REYNOBOND ALUMINUM COMPOSITE PANEL (www.reynobond.com)



3 STUDIO



41'-0"
 FINISH GRADE OF HOUSES ABOVE GRADE PLANE

3'-0"
 FINISH GRADE OF PARKING ABOVE GRADE PLANE

FLOOR 1

EAST ELEVATION (along 13th Street)



FACTORY DESIGN
 Each elevation of The Parker facing a city street reacts to existing conditions opposite on an individual basis.

- The existing building across 13th Street features numerous layers of different siding and orientations of exterior
- brickwork
- brick finish
- The Parker looks at 30th Street features perforations at floor level
- panels
- brick finish



1 FACE BRICK



2 REYNOBOND ALUMINUM COMPOSITE PANEL (www.reynobond.com)



3 STUDIO



44'-0"
 FINISH OF HOUSE ABOVE GRADE PLANE

34'-0"
 AVERAGE ROOF HEIGHT ABOVE GRADE PLANE

NORTH ELEVATION (along Kater Street)



FAÇADE DESIGN
 Facade elevation of The Parker facing a city street reacts to existing conditions opposite on an individual basis.

- The existing building across Kater Street feature
- lower bays multiple stories high
- overhead doors at garage
- multiple stories - brick, stone, wood

The Parker facade at Kater Street feature

- lower bays multiple stories high
- multiple stories - brick and panel



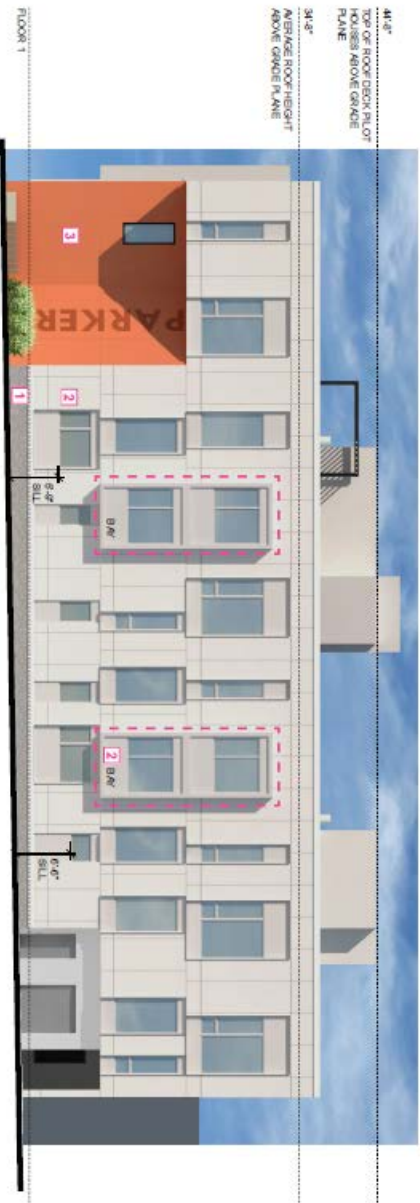
1 FACE BRICK



2 REYNOBOND ALUMINUM COMPOSITE PANEL (www.reynobond.com)



3 STUDIO (COLOR TB0)



41'-0"
 FINISH TO TOP OF HOUSES ABOVE GRADE PLANE

31'-0"
 AVERAGE ROOF HEIGHT ABOVE GRADE PLANE

FLOOR 1

STREET VIEW - FROM 13TH AND BAINBRIDGE



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SUSTAINABILITY CHECKLIST

CMC Sustainable Design Checklist – Updated September 3, 2019

CMC Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Provision of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for information to quantify each metric. There are many options and beyond the minimum requirements in the zoning and building codes. All items are to be met or adjusted from leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Category	Standard	Does project meet benchmark? If not, please explain why not.
Location and Transportation		
(1) Access to Daily Transit	Under a functional use of the project within a 1/4 mile (400-meter) walking distance of existing or planned bus, streetcar, light rail, or other public transit station. Light rail and streetcar stations are 1/8 mile (125 meters) or less from the project.	Yes, project is adjacent to the light rail station. There are also bus routes nearby.
(2) Reduced Parking Footprint	Reduce the number of parking spaces by 10% or more of the site area. The number of parking spaces shall be based on the 2015 International Building Code (IBC) or the 2015 International Residential Code (IRC) for the project.	Yes, project is adjacent to the light rail station. There are also bus routes nearby.
(3) Green Vehicles	To reduce safety and maintain a quality of the project, from new vehicle development, from all lanes and including a center lane, including a center lane, should reduce motor or sound transmission to 40dB SPL (per vehicle) and 45dB SPL (per vehicle).	Yes
(4) Walkway or Bicycle Lanes (including front or rear loading and unloading of bicycles)	To reduce safety and maintain a quality of the project, from new vehicle development, from all lanes and including a center lane, including a center lane, should reduce motor or sound transmission to 40dB SPL (per vehicle) and 45dB SPL (per vehicle).	Yes
(5) Bike Share Station	Provide a bike share station in accordance with the requirements of the Standard of Practice for Bike Share Stations.	Include bike share station

CMC Sustainable Design Checklist – Updated September 3, 2019

Water Efficiency		
(6) Outside or Above Use	Maintain outside vegetation without irrigation. OR, Reduce watering requirements of at least 50% from the calculated baseline for the site peak watering month.	On-site vegetation is maintained and irrigated.
Sustainable Sites		
(7) Reduce Site Surface	In order to improve and/or preserve open space that is 30% or greater of the site's Open Space, as defined by the Standard of Practice for Sustainable Sites, the following shall be included in the site plan: <ul style="list-style-type: none"> - Confirmation to the acrometallurgist (AS) and other AS (AS) that the project is designed in accordance with the PMO Green Streets Design Manual (G) Manual. - Additional information regarding street design, including: <ul style="list-style-type: none"> - Confirmation to the PMO Green Streets Design Manual (G) Manual. - Confirmation to the PMO Green Streets Design Manual (G) Manual. 	Yes, the project meets the requirements of the Standard of Practice for Sustainable Sites.
(8) Rainwater Management	Reduce the net stormwater runoff by 30% or more of the site's stormwater runoff, as defined by the Standard of Practice for Sustainable Sites, or other levels.	Yes, the project meets the requirements of the Standard of Practice for Sustainable Sites.
Energy and Atmosphere		
(9) Net Zero Emissions	Reduce the net zero energy footprint by 30% or more of the site's energy footprint, as defined by the Standard of Practice for Sustainable Sites, or other levels.	Yes, the project meets the requirements of the Standard of Practice for Sustainable Sites.
(10) Energy Commissioning and Energy Performance	PCIC code that as of April 1, 2019 new energy commissioning standards are required in the Standard Building Code. Based on the requirements of the IBC, and the option to use ASHRAE 90.1-2016, PCIC will make the requirement to state which path they are following for commissioning. The project must be completed under the ASHRAE 90.1-2016. The project must be completed under the ASHRAE 90.1-2016. The project must be completed under the ASHRAE 90.1-2016.	Yes, the project meets the requirements of the Standard of Practice for Sustainable Sites.
(11) Energy Commissioning and Energy Performance - Ongoing	Will the project measure energy performance beyond what is required in the Standard Building Code? Will the project measure energy performance beyond what is required in the Standard Building Code? Will the project measure energy performance beyond what is required in the Standard Building Code?	Yes, the project meets the requirements of the Standard of Practice for Sustainable Sites.

SUSTAINABILITY CHECKLIST

Civic Sustainable Design Checklist – Updated September 3, 2019

	SUSTAINABILITY CHECKLIST (20) Indoor Air Quality and Ventilation	SUSTAINABILITY CHECKLIST (20) Indoor Air Quality and Ventilation
(21) On-site Renewable Energy	(21) On-site Renewable Energy (21) On-site Renewable Energy	(21) On-site Renewable Energy (21) On-site Renewable Energy
Innovation		
(24) Innovation	(24) Innovation (24) Innovation	(24) Innovation (24) Innovation

* Railway Association of Canada (RAC)'s Guidelines for New Development in Proximity to Railway Operations, Exterior Sound Transmission standard from LEED v4, BQ-C Acoustic Performance Credit.
 * Title 4, The Philadelphia Building Code and Occupancy Code.
 * Section 90.04.004.6 "Title 6" of the City of Los Angeles Municipal Code, from a 2018 Los Angeles Ordinance requiring enhanced air filters in homes with fireplaces.
 * LEED 4.1, Optimize Energy Performance in LEED v4.1.
 * For Passive House, see www.passivehouse.com.
 * Section 90.04.004.6 "Title 6" of the City of Los Angeles Municipal Code, from a 2018 Los Angeles Ordinance requiring enhanced air filters in homes with fireplaces.