



BOARD FACTSHEET

Meeting of June 9, 2021

Amendment to Resolution No. 2021-41, Adopted May 19, 2021

West Mill Place, L.P.

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

Nature of Transaction: The Philadelphia Redevelopment Authority ("PRA") Board is requested to amend Resolution No. 2021-41, adopted on May 19, 2021, selecting West Mill Place, L.P., located within the West Mill Creek Urban Renewal Area.

The amendment is requested to (i) revise the approved addresses to include 922 N. 51st Street as that property addresses was inadvertently not included in Resolution No. 2021-41 (the modified addresses will be known as 920-936 N. 51st Street), and (ii) approve a correction to the unit Area Median Income ("AMI") restrictions as follows: three (3) units - 20% AMI, three (3) units - 30% AMI, thirteen (13) units - 50% AMI and eleven (11) units - 60% AMI.

The construction will remain as previously presented, consisting of a 39,650 square foot building containing thirty (30) units comprised of eleven (11) one-bedroom, eleven (11) two-bedroom, and eight (8) three-bedroom units, lobby, community room with kitchen and pantry, conference room, space for delivery of supportive services, property management offices, mailroom, computer room, laundry on each floor, third floor lounge, and an outdoor play area. Four (4) of the thirty (30) units will be accessible to the physically disabled, and two (2) will be accessible to those who are hearing/vision impaired.

Legal Entity/Other Partners (if applicable): West Mill Place, LP

Gaudenzia, Inc. – 99%

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

Gaudenzia West Mill Place GP, LLC – 1%

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

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

PROPERTY DESCRIPTION: 920 N. 51st Street – 2,461 sq. ft.
922 N. 51st Street – 991 sq. ft.

924 N. 51st Street – 991 sq. ft.
926 N. 51st Street – 991 sq. ft.
928 N. 51st Street – 991 sq. ft.
930-936 N. 51st Street – 19,548 sq. ft.

Zoning: RM-2

Use: Residential

Disposition Value: Nominal (\$6.00)

Other Information: All other terms of Resolution No. 2021-41, adopted on May 19, 2021, shall remain in full force and effect.

Proposed resolution is attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**RESOLUTION NO.
(Amending Resolution 2021-41, Adopted May 19, 2021)**

MODIFICATION TO RESOLUTION NO. 2021-41, ADOPTED MAY 19, 2021, SELECTING WEST MILL PLACE, L.P., AS REDEVELOPER, TO (i) ADD 922 N. 51ST STREET TO THE PROJECT PROPERTIES UNDER THE REDEVELOPMENT AGREEMENT, AND (ii) MODIFY THE UNIT AREA MEDIAN INCOME RESTRICTIONS FOR THE PROJECT PROPERTIES

WHEREAS, pursuant to Resolution No. 2021-41, adopted by the Philadelphia Redevelopment Authority ("Authority") Board on May 19, 2021, the Authority Board authorized the redeveloper selection of West Mill Place, L.P., as the Redeveloper of 920 N. 51st Street, 924 N. 51st Street, 926 N. 51st Street, 928 N. 51st Street and 930-936 N. 51st Street ("Original Parcels"); and

WHEREAS, the Board is now requested to authorize an amendment to Resolution 2021-41, adopted on May 19, 2021, providing that (i) 922 N. 51st Street be added to the Original Parcels, and (ii) correcting the unit Area Median Income ("AMI") restrictions as follows: three (3) units - 20% AMI, three (3) units - 30% AMI, thirteen (13) units - 50% AMI and eleven (11) units - 60% AMI, all in accordance with the attached Fact Sheet.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, Resolution No. 2021-41, adopted May 19, 2021, is amended to provide that (i) 922 N. 51st Street be added to the Original Parcels, and (ii) correcting the unit Area Median Income ("AMI") restrictions as follows: three (3) units - 20% AMI, three (3) units - 30% AMI, thirteen (13) units - 50% AMI and eleven (11) units - 60% AMI, all in accordance with the attached Fact Sheet; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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