

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, AUGUST 11, 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 July 14, 2021

<b>I.</b>	<b><u>EXECUTIVE DIRECTOR'S REPORT</u></b>	<b><u>Page</u></b>
<b>II.</b>	<b><u>ADMINISTRATIVE</u></b>	
(a)	West Oak Lane Library Roof Replacement Project EDA Contractors, Inc. 2000 East Washington Lane <b>Approval of Construction Contract</b>	(1)
(b)	<b>Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank</b>	(4)
(c)	<b>Conveyance of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank</b>	(8)
<b>III.</b>	<b><u>DEVELOPMENT</u></b>	
(a)	Model Cities Urban Renewal Area Habitat for Humanity Philadelphia, Inc. 1604-08, 1610, 1612, 1614, and 1615 Page Street <b>Amendment to Resolution No. 2020-56, adopted on September 9, 2020</b>	(12)
(b)	Conveyance of Properties to the City of Philadelphia Department of Public Property <b>Amendment to Resolution No. 2018-95, adopted on November 14, 2018</b>	(18)

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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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 indicated there were no public comments received prior to the meeting. Mr. Harmon further stated that he provided his email address to the public for any issues with submitting questions and/or comments.

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

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A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, July 14, 2021, commencing at 4:04 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; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Sabrina Maynard, Treasurer.

The following member of the Board of Directors not present: James Cuorato, Vice Chair; and Michael Rashid, Secretary.

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

Also in attendance: Carolyn Terry, PHDC; Jacquie Sims, Maple Corporation; Shanda King; Stuart Lundy, Esq.; Johanna Ramos; LaRita Lee; nmatlock (name provided); Kimberly Lloyd; Prince Spells; Ella Bruce; Joyce Smith; and Sonya Nickerson.



## **MINUTES**

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of June 9, 2021.

Upon motion made and duly seconded, the minutes of June 9, 2021 were approved.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller indicated there is a Request for Proposals ("RFP") out now for a firm to assist with community engagement relating to the portfolio of properties that PRA owns in Germantown and Mt. Airy. RFP responses are due on July 29, 2021 and information is available on our website.

Mr. Heller stated the emergency rental assistance program has distributed over \$40 million since April. Mr. Heller asked if everyone can help us spread the word to make sure that all eligible tenants and landlords can get assistance. This is especially crucial now that the eviction moratorium is expected to expire soon. Information can be found at [PHLRentAssist.org](http://PHLRentAssist.org).



## **ADMINISTRATIVE**

**Mr. Lawrence presented "Item II(a) – Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank" in substance consistent with the Fact Sheet attached 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. 2021-52**

**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 Executive Director and General Counsel.

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

**EXHIBIT "A"**

**3<sup>rd</sup> Council District Properties**

4919 W. Girard Avenue  
4931 W. Girard Avenue  
4933 W. Girard Avenue  
4935 W. Girard Avenue

4937 W. Girard Avenue  
4943 W. Girard Avenue  
4953 W. Girard Avenue  
4955 W. Girard Avenue  
4967 W. Girard Avenue  
4983 W. Girard Avenue  
4985 W. Girard Avenue  
4989 W. Girard Avenue  
4989 ½ W. Girard Avenue  
4991 W. Girard Avenue  
4991 ½ W. Girard Avenue  
4993 ½ W. Girard Avenue  
4995 W. Girard Avenue  
4997 ½ W. Girard Avenue

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

1414 N. 27<sup>th</sup> Street  
1426 N. 27<sup>th</sup> Street  
1428 N. 27<sup>th</sup> Street  
1430 N. 27<sup>th</sup> Street  
1432 N. 27<sup>th</sup> Street  
1511 N. 28<sup>th</sup> Street  
1513 N. 28<sup>th</sup> Street  
1521 N. 28<sup>th</sup> Street  
1523 N. 28<sup>th</sup> Street  
1525 N. 28<sup>th</sup> Street  
1532 N. 28<sup>th</sup> Street  
1559 N. Marston Street  
1561 N. Marston Street  
2705 Jefferson Street  
2815 Jefferson Street

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



**Mr. Lawrence presented "Item II(b) – Conveyance of Philadelphia Redevelopment Properties to the Philadelphia Land Bank" in substance consistent with the Fact Sheet attached 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. 2021-53**

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**

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

**3rd Council District Properties**

4915 W. Girard Avenue  
4917 W. Girard Avenue  
4921 W. Girard Avenue  
4923 W. Girard Avenue  
4925 W. Girard Avenue  
4927 W. Girard Avenue  
4929 W. Girard Avenue  
4939 W. Girard Avenue  
4941 W. Girard Avenue  
4945 W. Girard Avenue  
4947 W. Girard Avenue  
4949 W. Girard Avenue  
4951 W. Girard Avenue  
4957 W. Girard Avenue  
4969 W. Girard Avenue  
4971 W. Girard Avenue  
4973 W. Girard Avenue  
4981 W. Girard Avenue  
4987 W. Girard Avenue  
4997 W. Girard Avenue

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

1625-41 N. 10<sup>th</sup> Street

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



**Mr. Harmon presented "Item II(c) – Authorization to Extend the Maturity Date of Certain Loans to HeadHouse Retail Associates, L.P." in substance consistent with the Fact Sheet attached 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. 2021-54**

**RESOLUTION AUTHORIZING A MODIFICATION TO THE MATURITY DATE OF CERTAIN AUTHORITY LOANS MADE TO HEADHOUSE RETAIL ASSOCIATES L.P.**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority") provided certain financing to HeadHouse Retail Associates L.P. a Pennsylvania limited partnership, including, without limitation, the two (2) loans listed below (collectively, the "Loans").

<u>Borrower</u>	<u>Original Loan Amount</u>	<u>Current Loan Amount</u>
HeadHouse Retail Associates L.P.	\$4,000,000.00	\$3,973,042.58
HeadHouse Retail Associates L.P.	\$7,891,000.00	\$7,891,000.00

**WHEREAS**, the Loans were made in connection with the rehabilitation and conversion of the Reading Terminal HeadHouse into the 12<sup>th</sup> and Market HeadHouse Condominium (the "Project") located at 1113-31 Market Street.

**WHEREAS**, pursuant to Resolution No. 19,304, adopted April 10, 2012, the Authority authorized to extend the maturity date of the Loans from July, 2008 to December 1, 2018.

**BE IT RESOLVED**, by the Authority that the Authority is authorized to extend the maturity date of the Loans to December 1, 2023 pursuant to this Resolution.

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

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

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



**Mr. Harmon presented "Item II(d) – Approval of Third Amendment to Grant Agreement with the City of Philadelphia, Acting Through its Department of Parks & Recreation and its Finance Department" in substance consistent with the Fact Sheet attached 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. 2021-55**

**RESOLUTION AUTHORIZING APPROVAL OF A THIRD AMENDMENT TO GRANT AGREEMENT WITH THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PARKS & RECREATION AND ITS FINANCE DEPARTMENT, AS GRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS GRANTEE, INCREASING THE GRANT FUNDS AMOUNT AND EXTENDING THE TERM OF THE GRANT AGREEMENT, AS PREVIOUSLY AMENDED, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT PROJECTS IN AND AROUND THE CITY**

**WHEREAS**, pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City of Philadelphia ("City"), as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Seven Million Dollars (\$7,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects");

**WHEREAS**, the Grant Agreement was executed by the Authority and the City on September 21, 2018, and was for a term of one (1) year;

**WHEREAS**, pursuant to Resolution No. 2019-83, adopted on December 11, 2019, the Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, wherein (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2019, and (ii) the Grant Funds were increased by an additional Five Million Dollars (\$5,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, is Twelve Million Dollars (\$12,000,000);

**WHEREAS**, the First Amendment was executed by the Authority and the City on December 20, 2019.

**WHEREAS**, pursuant to Resolution No. 2020-78, adopted on December 9, 2020, the Board authorized a Second Amendment to Grant Agreement ("Second Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective September 21, 2020.

**WHEREAS**, the Second Amendment was executed by the Authority and the City on December 23, 2020, made effective September 21, 2020.

**WHEREAS**, the City and the Authority now seek authorization to (i) extend the term of the Grant Agreement, as previously amended, for one (1) year, effective September 21, 2021, and (ii) to amend the Grant Agreement, as previously amended, to increase the Grant Funds by Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twenty-Two Million Dollars (\$22,000,000).

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Third Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City"), as grantor, to (i) extend the term of the Grant Agreement for one (1) year, effective September 21, 2021, and (ii) amend the Grant Agreement to increase the Grant Funds by Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twenty-Two Million Dollars (\$22,000,000).

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

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

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



**DEVELOPMENT**

**Mr. Lawrence presented "Item III – Issuance of Certificate of Completion and Settlement of Monetary Obligations Under the Redevelopment Agreement" in substance consistent with the Fact Sheet attached 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. 2021-56**

**RESOLUTION AUTHORIZING THE SETTLEMENT OF CERTAIN MONETARY OBLIGATIONS UNDER THE REDEVELOPMENT AGREEMENT WITH HAINES EASTBURN STENTON CORPORATION AND THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND THE RELEASE OF CERTAIN COVENANTS AND RESTRICTIONS FOR 2215-17 STENTON AVENUE, 2219 STENTON AVENUE, 2128-38 HAINES STREET AND 2136-46 HAINES STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that in accordance with the attached Fact Sheet, the Redevelopment Agreement between the Authority and Haines Eastburn Stenton Corporation dated September 2, 1999 ("Redevelopment Agreement"), and certain

covenants contained in the deed dated September 2, 1999, may be released from 2215-17 Stenton Avenue, 2219 Stenton Avenue, 2128-38 Haines and Street and 2136-46 Haines Street (the "Property").

**FURTHER RESOLVING**, that the Philadelphia Redevelopment Authority is authorized to accept a lump sum payment of Two Hundred Fifty Thousand Dollars (\$250,000) to satisfy the outstanding monetary obligations due under the Redevelopment Agreement.

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

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

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



**OLD BUSINESS**

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



**NEW BUSINESS**

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



**ADJOURNMENT**

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 04:24 P.M.

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SECRETARY TO THE BOARD

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

**PRA Board Attendance of July 14, 2021**

<b>Attended</b>	<b>User Name (Original)</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
No	Shanda King	Shanda	King	shandak7@gmail.com
Yes	lundys	lundys		slundy@lbmlaw.com
Yes	Carolyn Terry - PHDC	Carolyn	Terry - PHDC	Carolyn.Terry@phdc.phila.gov
No	Johanna Ramos	Johanna	Ramos	johanna.ramos@phila.gov
No	LaRita Lee	LaRita	Lee	leelarita@icloud.com
Yes	nmatlock	nmatlock		nmatlock@acanaus.org
Yes	Jacque Sims-The Maple Corporation	Jacque	Sims-The Maple	jacquelyn@maplehousing.org
Yes	Kimberly Lloyd	Kimberly	Lloyd	thekalgroupllc@aol.com
Yes	Prince Spells	Prince	Spells	seba@princespells.com
No	Ella Bruce	Ella	Bruce	ellabaruce@yahoo.com
No	joyce smith	joyce	smith	joycealicesmith@gmail.com
Yes	Sonya Nickerson	Sonya	Nickerson	sonya@maplehousing.org
	12157680203			

PRA Board Meeting - July 14, 2021 - Q & A

#	Question	Asker Name	Asker Email	Answer(s)
1	With regard to the RFP for community engagement, the questions submitted, when should those interested expect to see the responses posted?	Jacque Sims-The Maple Corporation	jacquelyn@maplehousing.org	Q/A responses should be posted tomorrow.



**BOARD FACTSHEET**

Meeting of July 14, 2021

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

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**Nature of Transaction:** The Philadelphia Redevelopment Authority ("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 3<sup>rd</sup> District Council Office and 5<sup>th</sup> Council District Office.

**PROPERTY INFORMATION:**

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence



**EXHIBIT "A"**

**3<sup>rd</sup> Council District Properties**

4919 W. Girard Avenue  
4931 W. Girard Avenue  
4933 W. Girard Avenue  
4935 W. Girard Avenue  
4937 W. Girard Avenue  
4943 W. Girard Avenue  
4953 W. Girard Avenue  
4955 W. Girard Avenue  
4967 W. Girard Avenue  
4983 W. Girard Avenue  
4985 W. Girard Avenue  
4989 W. Girard Avenue  
4989 ½ W. Girard Avenue  
4991 W. Girard Avenue  
4991 ½ W. Girard Avenue  
4993 ½ W. Girard Avenue  
4995 W. Girard Avenue  
4997 ½ W. Girard Avenue

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

1414 N. 27<sup>th</sup> Street  
1426 N. 27<sup>th</sup> Street  
1428 N. 27<sup>th</sup> Street  
1430 N. 27<sup>th</sup> Street  
1432 N. 27<sup>th</sup> Street  
1511 N. 28<sup>th</sup> Street  
1513 N. 28<sup>th</sup> Street  
1521 N. 28<sup>th</sup> Street  
1523 N. 28<sup>th</sup> Street  
1525 N. 28<sup>th</sup> Street  
1532 N. 28<sup>th</sup> Street  
1559 N. Marston Street  
1561 N. Marston Street  
2705 Jefferson Street  
2815 Jefferson Street



**BOARD FACTSHEET**

Meeting of July 14, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3<sup>rd</sup> Council District Office and 5<sup>th</sup> 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).

Prepared by: Wendolyne David  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**3rd Council District Properties**

4915 W. Girard Avenue  
4917 W. Girard Avenue  
4921 W. Girard Avenue  
4923 W. Girard Avenue  
4925 W. Girard Avenue  
4927 W. Girard Avenue  
4929 W. Girard Avenue  
4939 W. Girard Avenue  
4941 W. Girard Avenue  
4945 W. Girard Avenue  
4947 W. Girard Avenue  
4949 W. Girard Avenue  
4951 W. Girard Avenue  
4957 W. Girard Avenue  
4969 W. Girard Avenue  
4971 W. Girard Avenue  
4973 W. Girard Avenue  
4981 W. Girard Avenue  
4987 W. Girard Avenue  
4997 W. Girard Avenue

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

1625-41 N. 10<sup>th</sup> Street



## BOARD FACTSHEET

Meeting of July 14, 2021

Authorization to Extend the Maturity Date of Certain Loans to  
HeadHouse Retail Associates, L.P.

### BACKGROUND:

The Philadelphia Redevelopment Authority (the "Authority") provided financing for the rehabilitation and conversion of the Reading Terminal HeadHouse into the 12<sup>th</sup> and Market HeadHouse Condominium (the "Project"), located at 1113-31 Market Street. The Project consists of three condominium units (hotel, retail, public area). The hotel unit is owned by a Marriott limited partnership. The retail and public area condominium units are owned by HeadHouse Retail Associates, L.P. ("HRA"), a Pennsylvania limited partnership created by the Authority. The Authority provided certain financing to HRA including, without limitation, the loans listed below (the "Loans").

<u>Borrower</u>	<u>Original Loan Amount</u>	<u>Current Loan Amount</u>
HeadHouse Retail Associates L.P.	\$4,000,000.00	\$3,973,042.58
HeadHouse Retail Associates L.P.	\$7,891,000.00	\$7,891,000.00

Pursuant to Resolution No. 19,304, adopted April 10, 2012, the Authority's Board authorized to extend the maturity date of the Loans from July, 2008, to December 1, 2018.

### NATURE OF RESOLUTION:

The Authority has determined that it would be beneficial to extend the maturity date of the Loans from December 1, 2018 to December 1, 2023. Therefore, the Board is requested to authorize a resolution extending the maturity date of the Loans to December 1, 2023. All other terms of the Loans will remain the same.

A proposed Resolution is attached.

Prepared By: Steve Cusano, Esq.  
Reviewed By: Ryan D. Harmon, Esq.



## BOARD FACTSHEET

Meeting of July 14, 2021

Approval of Third Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department

**NAME OF GRANTOR:** The City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City")

**Additional Grant Amount:** \$10,000,000

**Background:** Pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City, as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Seven Million Dollars (\$7,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects"). The Grant Agreement was executed by the Authority and the City on September 21, 2018. The term of the Grant Agreement was for one (1) year.

Pursuant to Resolution No. 2019-83, adopted on December 11, 2019, the Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, wherein (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2019, and (ii) the Grant Funds were increased by an additional Five Million Dollars (\$5,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, is Twelve Million Dollars (\$12,000,000). The First Amendment was executed by the Authority and the City on December 20, 2019.

Pursuant to Resolution No. 2020-78, adopted on December 9, 2020, the Board authorized a Second Amendment to Grant Agreement ("Second Amendment") with the City, as grantor, wherein (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2020. The Second Amendment was executed by the Authority and the City on December 23, 2020, made effective September 21, 2020.

**Nature of Request/Transaction:** Authorization is now sought to (i) extend the term of the Grant Agreement, as previously amended, for an additional one (1) year, effective September 21, 2021, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant

Agreement, as previously amended, will now be Twenty-Two Million Dollars (\$22,000,000).

The City will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in the amount of seven percent (7%) of the total costs and expenses which are actually incurred by the Authority relative to each Project.

The City may terminate the Grant Agreement with thirty (30) days' advance written notice.

Proposed Resolution is attached.

Prepared by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of July 14, 2021

Issuance of a Certificate of Completion and Settlement of Outstanding Monetary Obligations Under Redevelopment Agreement

2215-17 Stenton Avenue, 2219 Stenton Avenue, 2128-38 Haines Street and 2136-46 Haines Street

**NAME OF DEVELOPER/APPLICANT:** Haines Eastburn Stenton Corporation ("Redeveloper")

**NATURE OF TRANSACTION:** The Board is asked to authorize a Resolution authorizing the issuance of a Certificate of Completion releasing certain covenants and restrictions for 2215-17 Stenton Avenue, 2219 Stenton Avenue, 2128-38 Haines Street, and 2136-46 Haines Street (collectively, the "Property") and to settle certain monetary obligations of Redeveloper as set forth in the Agreement (as defined below).

**BACKGROUND:** Pursuant to a Redevelopment Agreement dated September 2, 1999 ("Agreement"), the Philadelphia Redevelopment Authority (the "Authority") conveyed the Property to Redeveloper. Amoco Oil Company is the owner of the adjacent property and entered into a ground lease agreement with STENAMc Partners, L.P. ("STENAMc") for that adjacent property. The Redeveloper entered into a ground lease with Amoco Oil Company wherein Amoco agreed to lease the Property to STENAMc for the construction of a combined service station, convenience store and restaurant in conjunction with the STENAMc premises that is owned by Amoco Oil Company. The purpose of the Agreement was to eliminate blight and develop a McDonald's/Amoco integrated retail facility (the "Project").

The purchase price to be paid by the Redeveloper for the Property under the Agreement was Three Hundred Twenty-Five Thousand Dollars (\$325,000). The Redeveloper and/or STENAMc was obligated to pay annually towards the total purchase price of Three Hundred Twenty-Five Thousand Dollars (\$325,000) under a Contribution Agreement that was entered into between the Redeveloper, STENAMc and Amoco. The Redeveloper was obligated under the Agreement to pay the purchase price if STENAMc didn't make payments to the Authority. To date, the Authority received no payment towards the purchase price. Two (2) default notices were sent to Redeveloper and STENAMc requesting payment. The Redeveloper and the Authority have agreed to settle outstanding purchase price for a lump-sum payment of Two Hundred Fifty Thousand Dollars (\$250,000).

There is no evidence that the EOP and Prevailing Wage obligations were ever monitored or complied with despite the fact that the Project was completed in the early 2000's. Redeveloper has now requested a Certificate of Completion. The permanent restrictions relating to non-discrimination will not be removed.

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence





# CITY OF PHILADELPHIA

OFFICE OF THE MAYOR  
215 City Hall  
Philadelphia, PA 19107  
(215) 686-2181  
FAX (215) 686-2180

JAMES F. KENNEY  
MAYOR

June 7, 2021

Michael Rashid

Michael.Rashid@phila.gov

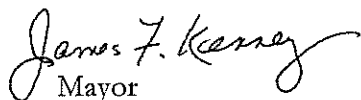
Dear Michael,

This letter is to officially reappoint you to the Philadelphia Redevelopment Authority Board of Directors. Your term will end June 8, 2026. The citizens of this city and I are grateful to you for taking on this very important task and work. Thank you for your continued dedication and service.

If you have any questions about your appointment, please contact Deborah Mahler, Director of Boards & Appointments at [deborah.mahler@phila.gov](mailto:deborah.mahler@phila.gov).

Thank you for your willingness to serve. Together, we can make this city realize its full potential.

Regards, James F. Kenney

  
Mayor



BOARD FACTSHEET  
Meeting of August 11, 2021  
Approval of Construction Contract  
EDA Contractors, Inc.  
West Oak Lane Library Roof Replacement

---

**NATURE OF TRANSACTION:**

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and EDA Contractors, Inc. ("EDA") for the West Oak Lane Library roof replacement project (the "Project"), located at 2000 East Washington Lane. This Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the demolition of existing roof and the installation of new roof insulation, blocking at roof edge, curbs, new metal fascia, counter flashings, with a new multi-ply modified bitumen roofing system. Also included is the replacement of roof drains and the installation of a safety-rail system around the roof hatch.

**SELECTION PROCESS:**

On June 24, 2021, the Authority advertised a Request for Proposals ("RFP") for the Project. The Authority received two (2) proposals. EDA's proposal was selected by the Project review team.

**EDA Contractors, Inc.**

633 Dunksferry Road  
Bensalem, PA 19020  
Total Base Bid: \$594,236.50  
EOP: 30-35% MBE; 15-20% WBE

**FINANCING:**

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

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

Prepared by: Robert LaBrum  
Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH EDA CONTRACTORS, INC., FOR THE WEST OAK LANE LIBRARY ROOF REPLACEMENT PROJECT AT 2000 EAST WASHINGTON LANE**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the West Oak Lane Library roof replacement project (the "Project") at 2000 East Washington Lane.

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

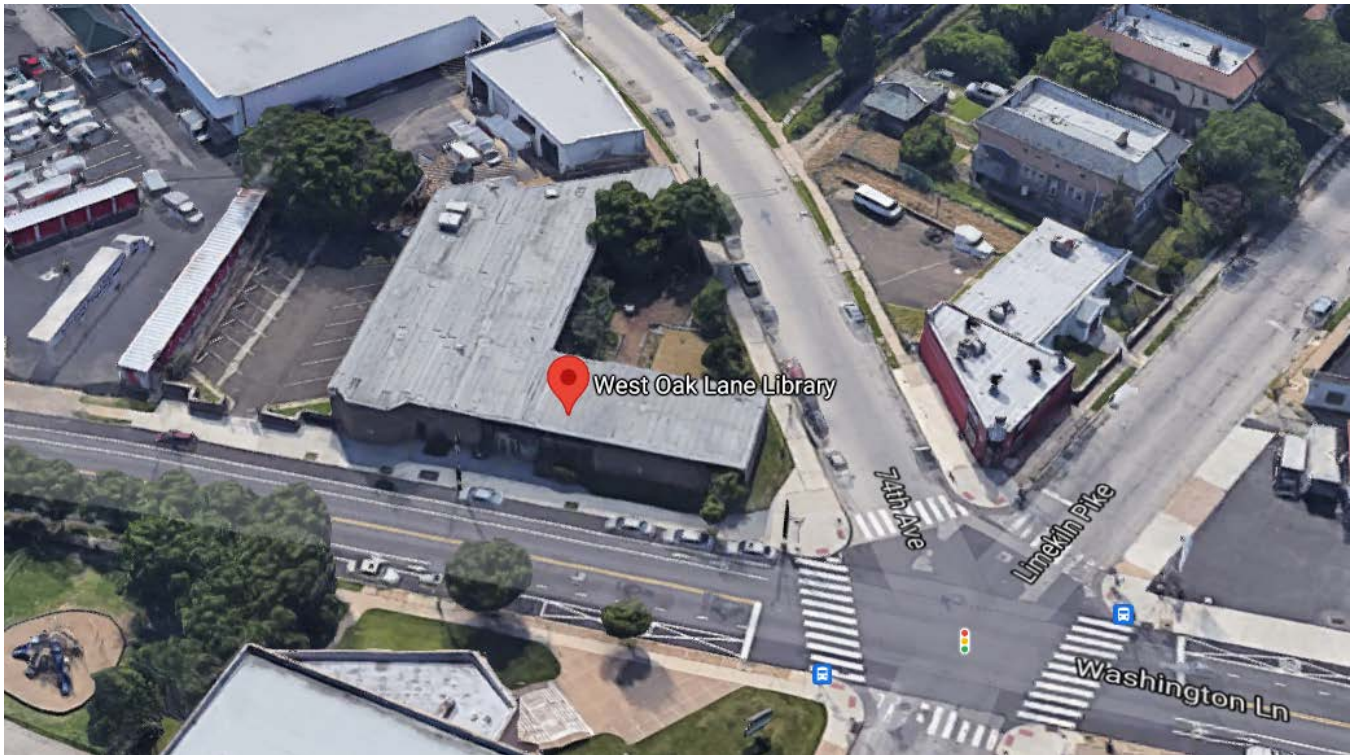
**WHEREAS**, EDA's proposal was selected by the Project review team.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract with EDA for the Project, with a maximum compensation not to exceed Six Hundred Fifty-Three Thousand Six Hundred Sixty and 15/100 Dollars (\$653,660.15) (total Base Bid plus 10% Contingency).

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

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

**WEST OAK LANE LIBRARY**  
**ROOF REPLACEMENT PROJECT**  
**2000 EAST WASHINGTON LANE**





**BOARD FACTSHEET**

Meeting of August 11, 2021

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

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**Nature of Transaction:** The Philadelphia Redevelopment Authority ("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 3<sup>rd</sup> Council District Office, 4<sup>th</sup> Council District Office, 5<sup>th</sup> Council District Office and the 7<sup>th</sup> Council District Office.

**PROPERTY INFORMATION:**

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**3<sup>rd</sup> Council District Properties**

610 S. 54<sup>th</sup> Street  
1317 S. Melville Street  
1328 S. Melville Street

**4<sup>th</sup> Council District Properties**

3438 W. Allegheny Avenue  
533 N. Conestoga Street

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

2316-50 N. 11<sup>th</sup> Street  
1414 N. 27<sup>th</sup> Street  
1426 N. 27<sup>th</sup> Street  
1428 N. 27<sup>th</sup> Street  
1430 N. 27<sup>th</sup> Street  
1432 N. 27<sup>th</sup> Street  
1511 N. 28<sup>th</sup> Street  
1513 N. 28<sup>th</sup> Street  
1521 N. 28<sup>th</sup> Street  
1523 N. 28<sup>th</sup> Street  
1525 N. 28<sup>th</sup> Street  
1009-11 W. Dauphin Street  
2705 Jefferson Street  
2815 Jefferson Street  
1532 N. Marston Street  
1559 N. Marston Street  
1561 N. Marston Street

**7<sup>th</sup> Council District Properties**

2955 N. 8<sup>th</sup> Street  
508 E. Cambria Street  
809 W. Firth Street  
167 E. Lippincott Street  
3217 Shelbourne Street

**RESOLUTION NO.**

**PHILADELPHIA LAND BANK - RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

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

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

**WHEREAS**, Section 16-705 of the Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority ("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 Executive Director and General Counsel.

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

**EXHIBIT "A"**

**3<sup>rd</sup> Council District Properties**

610 S. 54<sup>th</sup> Street  
1317 S. Melville Street  
1328 S. Melville Street

**4<sup>th</sup> Council District Properties**

3438 W. Allegheny Avenue  
533 N. Conestoga Street

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

2316-50 N. 11<sup>th</sup> Street  
1414 N. 27<sup>th</sup> Street  
1426 N. 27<sup>th</sup> Street  
1428 N. 27<sup>th</sup> Street  
1430 N. 27<sup>th</sup> Street  
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2705 Jefferson Street  
2815 Jefferson Street  
1532 N. Marston Street  
1559 N. Marston Street  
1561 N. Marston Street

**7<sup>th</sup> Council District Properties**

2955 N. 8<sup>th</sup> Street  
508 E. Cambria Street  
809 W. Firth Street  
167 E. Lippincott Street  
3217 Shelbourne Street





**BOARD FACTSHEET**

Meeting of August 11, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1<sup>st</sup> Council District Office and 7<sup>th</sup> 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).

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

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

2612 S. 9<sup>th</sup> Street  
2118 Bellmore Street  
2250 E. William Street  
2252 E. William Street

**7<sup>th</sup> Council District Properties**

262 W. York Street

**RESOLUTION NO.**

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**

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

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

2612 S. 9<sup>th</sup> Street  
2118 Bellmore Street  
2250 E. William Street  
2252 E. William Street

**7<sup>th</sup> Council District Properties**

262 W. York Street

**BOARD FACTSHEET**

Meeting of August 11, 2021

Modification to Resolution No. 2020-56, adopted September 9, 2020

Habitat for Humanity Philadelphia, Inc.

**NAME OF DEVELOPER/APPLICANT:** Habitat for Humanity Philadelphia, Inc.

**Nature of Transaction:** The Board is requested to modify Resolution No. 2020-56, adopted on September 9, 2020, selecting Habitat for Humanity Philadelphia, Inc. ("Habitat") as developer of 1604-08 Page Street located within the Model Cities Urban Renewal Area. The modification requested is to revise the approved addresses to include 1610, 1612, 1614 and 1616 Page Street. The aforementioned properties have been transferred from the Philadelphia Land Bank to the Philadelphia Redevelopment Authority ("Authority") to be included in the project. The modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street.

The Board is also requested to approve the change in the submitted plans that will increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units. Modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

**Legal Entity/Other Partners (if applicable):** Habitat for Humanity Philadelphia, Inc.

- Phil Patrone – Chair
- Donald Moore – Treasurer, Chair-Elect
- Janice Wong – Secretary
- Tom Schneberger – Executive At-Large

**Mailing Address:** 1829 N. 19<sup>th</sup> Street, Philadelphia, PA, 19121

**PROPERTY DESCRIPTION:** 1604-08 Page Street – 2,481 sq. ft.  
 1610 Page Street – 819 sq. ft.  
 1612 Page Street – 809 sq. ft.  
 1614 Page Street – 844 sq. ft.  
 1616 Page Street – 804 sq. ft.

**Zoning:** RM-1

**Use:** Residential

**Disposition Value:** Nominal (\$7.00)

The City of Philadelphia's Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting households and/or families at or below 60% of Area Median Income (AMI).

**FINANCING:**

Habitat is purchasing the properties listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses. Habitat will also apply for additional funds from FHLB Pittsburgh to replenish its business funds that are being utilized for the proposed project.

**COMMENTS OR OTHER CONDITIONS:**

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

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City and Habitat will utilize a sweat equity model for development resulting in 0% MBE and 0% WBE participation.

Proposed resolution, site plan, photo and sources and uses are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**RESOLUTION NO.**  
**(Amendment to Resolution No. 2020-56, Adopted September 9, 2020)**

**MODIFICATION TO RESOLUTION NO. 2020-56, ADOPTED SEPTEMBER 9, 2020, TO INCLUDE ADDITIONAL PROPERTIES (1610, 1612, 1614 AND 1616 PAGE STREET) AND CHANGE IN PROJECT PLANS FOR PROPERTIES LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**WHEREAS**, pursuant to Resolution No. 2020-56, adopted on September 9, 2020, the Philadelphia Redevelopment Authority ("Authority") approved the redeveloper selection of Habitat for Humanity Philadelphia, Inc. ("Habitat") as the redeveloper of 1604-1608 Page Street; and

**WHEREAS**, Habitat has requested to include the following additional properties - 1610, 1612, 1614 and 1616 Page Street - into the proposed project; and

**WHEREAS**, a revision is requested to approve the change in the submitted plans that will increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units; and

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Resolution No. 2020-56, adopted on September 9, 2020, is hereby revised to reflect that the modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street; and approval of revised plans to increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units and further authorizing the execution, delivery and recording of the Redevelopment Contract, Declaration of Restrictive Covenants 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.

**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: 

Habitat for Humanity Philadelphia, Inc.
---

  
 Property Address: 

1604-1616 Page Street
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**SOURCE OF FUNDS**

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$2,000,000.00	95%	HFHP Capital (Equity & Fundraising)
Other - describe to the right	Yes	\$72,412.50	3%	Deferred Developer Fee
Other - describe to the right	Yes	\$43,932.00	2%	HFHI Gifts In Kind
Other - describe to the right	No		0%	
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$2,116,344.50</b>	<b>100%</b>	

**USE OF FUNDS**

**HARD COSTS**

	Cost	% Total
<b>ACQUISITION</b>		
Property Acquisition	\$7.00	0.00%
Closing Costs	\$17,500.00	0.83%
Other - describe in space to the right		0.00%
<b>UNIT CONSTRUCTION</b>		
Complete the table below	\$1,411,200.00	66.68%
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$0.00	0.00%
Permits	\$15,150.00	0.72%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$55,000.00	2.60%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage		0.00%
Impact Fees	\$0.00	0.00%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$185,168.75	8.75%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL HARD COSTS</b>	<b>\$1,684,025.75</b>	<b>79.57%</b>

**SOFT COSTS**

	Cost	% Total
<b>PROFESSIONAL FEES</b>		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$90,000.00	4.25%
Legal	\$45,000.00	2.13%
Consultant	\$11,000.00	0.52%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$4,000.00	0.19%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
<b>FINANCE COSTS</b>		
Construction Loan Interest	\$4,000.00	0.19%
Construction Origination	\$3,750.00	0.18%
Appraisal	\$2,800.00	0.13%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%
<b>OTHER SOFT COSTS</b>		
Holding Costs	\$21,000.00	0.99%
Soft Cost Contingency	\$23,268.75	1.10%
Developer Fee, if applicable	\$227,500.00	10.75%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$432,318.75</b>	<b>20.43%</b>

**TOTAL DEVELOPMENT COST**

<b>\$2,116,344.50</b>	<b>100.00%</b>
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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. %
1	single family	1,200	\$168.00	\$201,600.00	7	\$1,411,200.00	8,400	100.00%
2		0	\$0.00	\$0.00		\$0.00	0	0.00%
3		0	\$0.00	\$0.00		\$0.00	0	0.00%
4		0	\$0.00	\$0.00		\$0.00	0	0.00%
5		0	\$0.00	\$0.00		\$0.00	0	0.00%
6		0	\$0.00	\$0.00		\$0.00	0	0.00%
7		0	\$0.00	\$0.00		\$0.00	0	0.00%
8		0	\$0.00	\$0.00		\$0.00	0	0.00%
9		0	\$0.00	\$0.00		\$0.00	0	0.00%
10		0	\$0.00	\$0.00		\$0.00	0	0.00%
11		0	\$0.00	\$0.00		\$0.00	0	0.00%
	<b>TOTALS</b>			<b>\$201,600.00</b>	<b>7</b>	<b>\$1,411,200.00</b>	<b>8,400</b>	<b>100.00%</b>








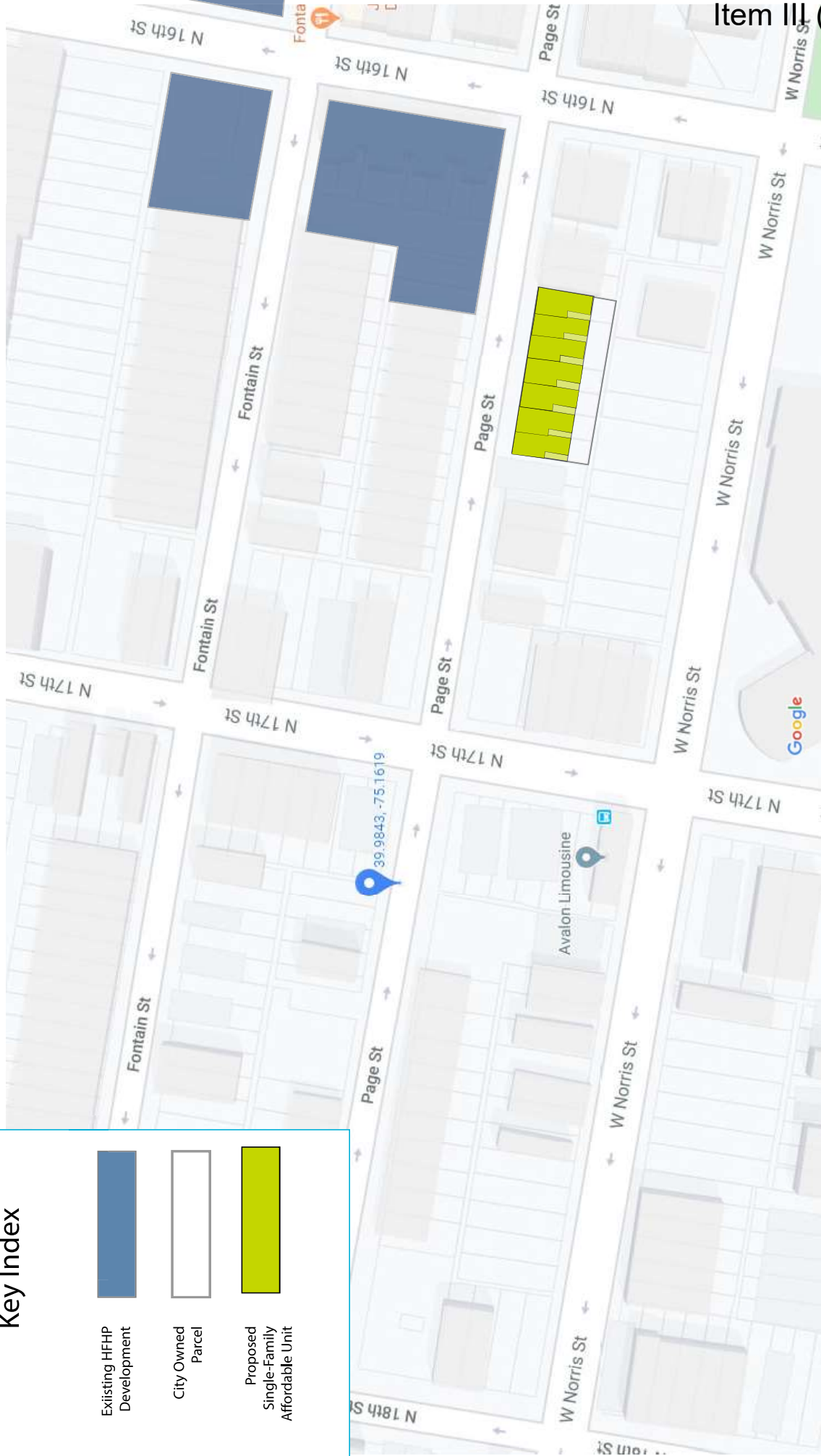
Address: 1604-08, 1610, 1612, 1614 and 1616 Page Street



SITE PLAN

**Key Index**

	Existing HFHP Development
	City Owned Parcel
	Proposed Single-Family Affordable Unit



**BOARD FACTSHEET**

Meeting of August 11, 2021

Amendment to Resolution No. 2018-95, adopted on November 14, 2018

Conveyance of Properties to the City of Philadelphia  
Department of Public Property

**NAME OF DEVELOPER/APPLICANT:** City of Philadelphia (the "City"), acting through its Department of Public Property ("DPP")

**Nature of Transaction:** Amendment to Resolution No. 2018-95, adopted by the Philadelphia Redevelopment Authority ("Authority") Board of Directors on November 14, 2018, which authorized the conveyance to the City's Parks and Recreation Department ("Parks & Recreation") of the following parcels for nominal consideration.

An amendment to Resolution No. 2018-95, adopted on November 14, 2018, is requested to authorize the transfer of the following parcels to DPP rather than Parks & Recreation. All other terms of Resolution No. 2018-95, adopted on November 14, 2018, shall remain in full force and effect.

**PROPERTY INFORMATION:**

The entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel").

**Description:** DPP will be taking ownership of this parcel to develop and extend the playground and park space that is currently existing on the Playground Parcel. These improvements support DPP's commitment to improve how its assets meet the needs of every community in Philadelphia by undertaking a broad range of restoration activities throughout the City.

**Disposition Price:** One Dollar (\$1.00)

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

Prepared by: Ryan Harmon and Brian Romano, Project Manager  
Reviewed by: Ryan Harmon

**RESOLUTION NO.  
(Amending Resolution 2018-95, Adopted November 14, 2018)**

**MODIFICATION TO RESOLUTION NO. 2018-95, ADOPTED NOVEMBER 14, 2018,  
AUTHORIZING THE CONVEYANCE OF PROPERTY TO THE CITY OF  
PHILADELPHIA'S DEPARTMENT OF PUBLIC PROPERTY**

**WHEREAS**, pursuant to Resolution No. 2018-95, adopted by the Philadelphia Redevelopment Authority ("Authority") Board of Directors on November 14, 2018, the Authority Board authorized the conveyance of the entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel"), to the City of Philadelphia ("City") Parks and Recreation Department ("Parks & Recreation") for the nominal price of One Dollar (\$1.00).

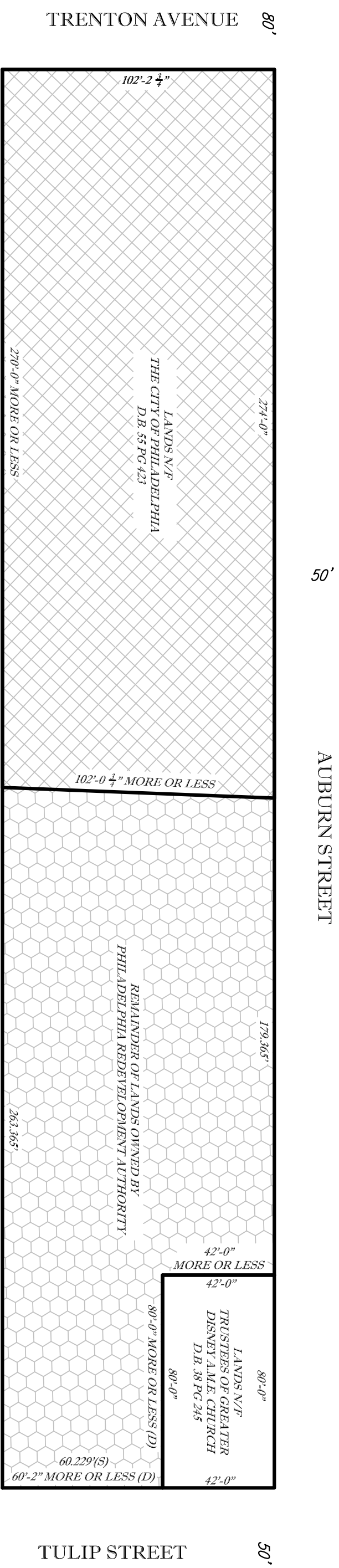
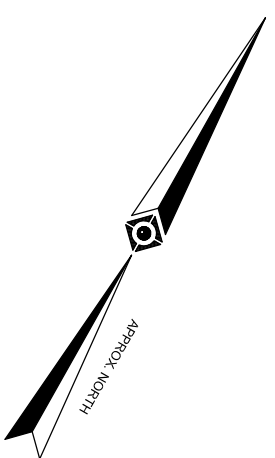
**WHEREAS**, the Board is now requested to authorize an amendment to Resolution 2018-95, adopted on November 14, 2018, to provide authorization to transfer the aforementioned Church Parcel and Playground Parcel to the City's Department of Public Property ("DPP") rather than Parks & Recreation, for the nominal price of One Dollar (\$1.00), in accordance with the attached Fact Sheet.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Resolution No. 2018-95, adopted November 14, 2018, is amended to provide that authorization is given for the conveyance of the aforementioned Church Parcel and Playground Parcel to the City's DPP for the nominal price of One Dollar (\$1.00); further authorizing the execution, delivery, and recording of any documentation necessary or desirable in order to complete the sale and settlement for the aforementioned properties in form and substance acceptable to Authority's counsel.

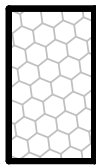
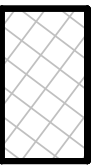
**FURTHER RESOLVING**, that all other terms of Resolution No. 2018-95, adopted on November 14, 2018, shall remain in full force and effect.

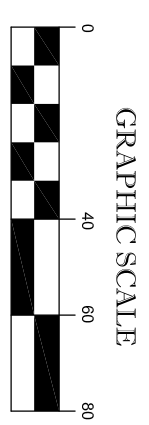
**FURTHER RESOLVING**, that the Executive Director, with the advice of General Counsel, may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.

- NOTES:
- PER CONTRACTUAL AGREEMENT WITH CLIENT, CONTROL POINT ASSOCIATES, INC. HAS NOT PERFORMED A BOUNDARY SURVEY. THE BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND FOR ORIENTATION PURPOSES ONLY. IT DOES NOT REPRESENT A PROPERTY/BOUNDARY OPINION.
  - THE PURPOSE OF THIS PLAN IS TO GRAPHICALLY DEPICT GENERAL OWNERSHIP AREAS WITHIN THE CITY BLOCK FOR DEMONSTRATIVE PURPOSES ONLY.




LEGEND

-  REMAINDER OF LANDS OWNED BY PHILADELPHIA REDEVELOPMENT AUTHORITY
-  LANDS OWNED BY CITY OF PHILADELPHIA



**PLOT PLAN**  
**PHILADELPHIA REDEVELOPMENT AUTHORITY**  
 2200 BLOCK OF E. AUBURN STREET  
 CITY & COUNTY OF PHILADELPHIA, 25TH WARD  
 COMMONWEALTH OF PENNSYLVANIA

 <b>CONTROL POINT ASSOCIATES, INC.</b> NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 310 CHALFONT, PA 19014 215.712.5800 - 215.712.5802 FAX		MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099 WARREN, NJ 908.668.0099 SOUTHBOROUGH, MA 508.948.3000	
DRAWN: D.K.H.	REVIEWED: D.K.H.	APPROVED: J.C.W.	DATE: 4-26-2018
SCALE: 1"=40'	FILE NO.: 02-180133	DWG. NO.: 1	OF 1