

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, JULY 14, 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 June 09, 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)	<b>Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank</b>	(1)
(b)	<b>Conveyance of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank</b>	(5)
(c)	<b>Authorization to Extend the Maturity Date of Certain Loans to HeadHouse Retail Associates, L.P.</b>	(9)
(d)	<b>Approval of Third Amendment to Grant Agreement with the City of Philadelphia, Acting Through its Department of Parks &amp; Recreation and its Finance Department</b>	(11)
<b>III.</b>	<b><u>DEVELOPMENT</u></b>	
	<b>Haines Eastburn Stenton Corporation 2215-17 Stenton Avenue, 2219 Stenton Avenue, 2128-38 Haines Street and 2136-46 Haines Street Issuance of Certificate of Completion and Settlement of Monetary Obligations Under the Redevelopment Agreement</b>	(15)

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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Prior to the start of the meeting, Mr. Harmon made the announcement that today's Board meeting is being held electronically via an authorized communication device pursuant to Title 35 of the Pennsylvania Consolidated Statutes, Section 5741 (35 Pa.C.S. §5741), is open to public attendees and open for public comment. The Board meeting is being recorded and questions and comments can be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments will be read out loud and answered if needed. Mr. Harmon indicated 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, June 9, 2021, commencing at 4:01 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; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Sabrina Maynard, Treasurer.

The following member of the Board of Directors not present: Michael Rashid, Secretary.

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

Also in attendance: Jamila Davis, DHCD; Maria N. Gonzalez, HACE; Rochelle Gordon, Itay Porat, Jihad Ali, Allison Weiss, Emma Bruce and Brenda Addo.



## **MINUTES**

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of May 19, 2021.

Upon motion made and duly seconded, the minutes of May 19, 2021 were approved.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Heller stated recently the Authority partnered with ULI Philadelphia on a report about Philadelphia's Naturally Occurring Affordable Housing, that stresses the importance of small landlords in providing our City's affordable housing. The report discussed strategies for assisting small landlords, some of which we already provide, such as our small landlord loan programs. Mr. Heller encouraged everyone to take a look at the report: <https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/28/2021/05/NOAH-Study-Visit-Report-final-web2.pdf>

Mr. Heller stated as always, please help us spread the word about our rental assistance program. Tenants and landlords can apply at [PHLRentAssist.org](http://PHLRentAssist.org). Mr. Heller stated that to date, staff has served over 1,400 families through Phase 4 of the program. Mr. Heller further stated that the staff knows there is incredible need for these services and that we are working as hard as we can to serve as many households as possible.



At this time, Ms. Fadullon stated a change has been made and the Housing Finance Item will be presented first and then the Development Items. Ms. Fadullon stated the reason is that one (1) Board member must abstain, another member may have to leave prior to the conclusion of today's meeting.

## **HOUSING FINANCE**

**Ms. Bauer presented "Item III – Release a Portion of a Parcel from Three (3) Mortgages" in substance consistent with the attached Fact Sheet hereto.**

### *Additional Comments and Discussion*

Ms. Fadullon recognized Ms. Gonzalez from HACE and invited her to speak. Ms. Gonzalez thanked the Board members allowing her the opportunity to speak. Ms. Gonzalez stated that

HACE has had several conversations with their lender and today's action would make it much easier for HACE to control the commercial space. Ms. Gonzalez stated that when the project was originally designed, none of the funding sources could be used towards the commercial aspect of the project. HACE used funding sources other than LIHTC funding to develop the commercial portion of the project. Ms. Gonzalez explained now that HACE is going to rehabilitate the property and make a significant investment into the commercial space. The commercial space will house HACE's main office and community space will be expanded.

Ms. Fadullon thanked Ms. Gonzalez and noted for the record that Ms. Buckley recused herself because of a conflict of interest.

### **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. 2021-51**

#### **RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO CONSENT TO THE RELEASE OF A PARCEL FROM THREE MORTGAGES SECURED BY 171-71 W ALLEGHENY AVENUE AND 3241-65 N. HANCOCK STREET**

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

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

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

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

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

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

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

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

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

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

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

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

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

Abstention (1): Ms. Buckley.



At this time, Ms. Buckley rejoined the meeting already in progress.

**ADMINISTRATIVE**

**Mr. LaBrum presented "Item II(a) – Approval of Construction Contract with United States Roofing Corporation" in substance consistent with the attached Fact Sheet hereto.**

**Board Action**

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

**RESOLUTION NO. 2021-44**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH UNITED STATES ROOFING CORPORATION FOR THE SIMONS RECREATION CENTER ROOF REPLACEMENT PROJECT, LOCATED AT 1601-35 EAST WALNUT LANE**

**WHEREAS**, the Philadelphia Redevelopment Authority ("Authority"), as agent for the City of Philadelphia ("City"), solicited proposals seeking responses from qualified construction firms willing and capable of performing the Simons Recreation Center roof replacement project (the "Project") located at 1601-35 East Walnut Lane.

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

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director to enter into a Construction Contract, as agent for the City, with U.S. Roofing for the Project, with a maximum compensation not to exceed One Million Four Hundred Thirty-Two Thousand Seventy-One Dollars and Thirty Cents (\$1,432,071.30) (total Base Bid plus 10% Contingency).

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

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

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



**Mr. LaBrum presented "Item II(b) – Approval of Contract for Professional Services with Talson Solutions, LLC" 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. 2021-45**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES WITH TALSON SOLUTIONS, LLC, FOR CONSTRUCTION MANAGEMENT AND OWNER'S REPRESENTATIVE SERVICES FOR THE CONSTITUTION HEALTH PLAZA LOCATED AT 1930 SOUTH BROAD STREET**

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

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

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director to enter into a Contract for Professional Services, as agent for the City, with Talson for the Project, with maximum compensation not to exceed Two Hundred Twenty-Three Thousand Three Hundred Dollars (\$223,300.00) (total Base Bid plus 10% Contingency).

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

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

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



**Mr. LaBrum presented "Item II(c) Approval of Construction Contract with EDA Contractors, Inc." in substance consistent with the attached Fact Sheet hereto.**

**Board Action**

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

**RESOLUTION NO. 2021-46**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH EDA CONTRACTORS, INC., FOR THE PELBANO RECREATION CENTER ROOF REPLACEMENT PROJECT LOCATED AT 8101 BUSTLETON AVENUE**

**WHEREAS**, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Pelbano Recreation Center roof replacement project located at 8101 Bustleton Avenue (the "Project").

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

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

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director to enter into a Construction Contract with EDA for the Project, with a maximum compensation not to exceed One Million Four Hundred Twenty-Eight Thousand Eight Hundred Forty-Five Dollars (\$1,428,845) (total Base Bid plus 10% Contingency).

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

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

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





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

Additional Comments and Discussion

Mr. Harmon clarified for the record that the three (3) properties listed under the 2<sup>nd</sup> Councilmanic District were already submitted to the Board for approval. Therefore, staff is removing these properties from this resolution.

**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. 2021-47**

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

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

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

**WHEREAS**, Section 16-705 of the Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority, without consideration, for subsequent transfer to the Philadelphia Land Bank; and

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

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to

accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109 (d)(3), and Chapter 16-700 of the Philadelphia Code.

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

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

**EXHIBIT "A"**

**1st Councilmanic District Properties**

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

**3rd Councilmanic District Properties**

723 N Shedwick Street  
713 N 35<sup>th</sup> Street  
3408 Mantua Avenue  
3410 Mantua Avenue  
3518 Wallace Street

**4th Councilmanic District Properties**

5436 W Girard Avenue  
662 N Conestoga Street  
658 N Conestoga Street  
650 N Conestoga Street  
653 N Sickels Street  
644 N Sickels Street  
642 N Sickels Street  
655 N 55<sup>th</sup> Street  
653 N 55<sup>th</sup> Street

651 N 55<sup>th</sup> Street  
649 N 55<sup>th</sup> Street  
647 N 55<sup>th</sup> Street  
645 N 55<sup>th</sup> Street  
643 N 55<sup>th</sup> Street  
641 N 55<sup>th</sup> Street  
623-33 N 55<sup>th</sup> Street  
543 N Conestoga Street  
541 N Conestoga Street  
550 N 54<sup>th</sup> Street  
546 N 54<sup>th</sup> Street  
538-40 N 54<sup>th</sup> Street  
534-36 N 54<sup>th</sup> Street  
5552 Harmer Street

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



**Mr. Lawrence presented "Item II(e) – Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank" in substance consistent with the attached Fact Sheet hereto.**

**Board Action**

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

**RESOLUTION NO. 2021-48**

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**

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

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

- 2215 S. 5<sup>th</sup> Street
- 2214 E. Harold Street
- 2215 E. Harold Street
- 2217 E. Harold Street
- 2160 E. Gordon Street
- 2318 E. Boston Street
- 2405 E. Firth Street
- 2103 E. Cumberland Street

2107 E. Cumberland Street  
2501 Amber Street  
2633 Martha Street  
1900 E. Lehigh Street  
2032 E. Lehigh Street

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

616 N Shedwick Street  
682 N 33<sup>rd</sup> Street  
3405 Wallace Street  
705 N 35<sup>th</sup> Street  
709 N 35<sup>th</sup> Street

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

539 Conestoga Street

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



**Mr. Harmon presented "Item II(f) – Right of Way and Easement Agreement with the City of Philadelphia" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Harmon informed the members of the Board that 1941-1947 Huntingdon Avenue properties will likely come back before the Board for consideration as a future development project.

**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. 2021-49**

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

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

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

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

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

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

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

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

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



**Mr. Harmon presented "Item II(g) – Amendment to Resolution No. 2021-41, Adopted on May 19, 2021" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Harmon informed the Board members that there are two (2) actions being requested to be amended in Resolution 2021-41: (i) revise the approved addresses to include 922 N. 51<sup>st</sup> Street as this address was inadvertently not included in Resolution No. 2021-41 (the modified address will be known as 920-936 N. 51<sup>st</sup> Street), and (ii) approve a correction to the unit Area Median Income ("AMI") which will reflect 13 units at 50% AMI and 11 units at 60% AMI.

**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. 2021-50  
(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. 51<sup>ST</sup> 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. 51<sup>st</sup> Street, 924 N. 51<sup>st</sup> Street, 926 N. 51<sup>st</sup> Street, 928 N. 51<sup>st</sup> Street and 930-936 N. 51<sup>st</sup> 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. 51<sup>st</sup> 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. 51<sup>st</sup> 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.

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



Ms. Fadullon informed the general public who may have just joined the meeting that the Housing Finance Item III was the first order of business. Ms. Fadullon stated the reason was to ensure there was a quorum to vote on this item.

### **OLD BUSINESS**

Ms. Fadullon inquired if there was any old business for the Board. Ms. Fadullon recognized Ms. Weiss and invited her to speak. Ms. Weiss stated she sent an email to staff and did not receive a response to her question. Ms. Weiss explained her question relates to City Council Resolution No. 210464 which involves the transfer of City-owned properties to the Authority that are located in the 8<sup>th</sup> Councilmanic District. Ms. Weiss stated that when she looked up this Resolution, there was no information as to the identity of the properties. Ms. Weiss further stated the community wants to know what properties are being transferred. Mr. Rodriguez responded that there are currently numerous resolutions with City Council for approval. Mr. Rodriguez stated that he will ask staff to verify what properties are associated with Resolution No. 210464. Mr. Rodriguez further stated he would have an answer for Ms. Weiss by the end of this week.



### **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 04:30 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 Meeting Attendance of June 9, 2021**

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
Yes	Maria N. Gonzalez# HACE	Maria	N. Gonzalez, HACE	mgonzalez@hacecdc.org
Yes	Carolyn Terry - PHDC	Carolyn	Terry - PHDC	Carolyn.Terry@phdc.phila.gov
Yes	991194	991194		Rochelle.Gordon@phila.gov
Yes	Itay Porat	Itay	Porat	itay.porat@phila.gov
Yes	Jihad Ali	Jihad	Ali	jali@theenterprisecenter.com
Yes	jamila.davis	jamila.davis		jamila.davis@phila.gov
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com
Yes	Emma Bruce	Emma	Bruce	ebruce@smith.edu
Yes	B Addo	B	Addo	brenda.f.addo@gmail.com
	12158435555			
	12158821025			



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

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**NATURE OF REQUEST:**

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

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

**SELECTION PROCESS:**

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

**United States Roofing Corporation**

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

**BACKGROUND/FINANCING:**

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

Proposed resolution and supporting Project information are attached.

Prepared by: Robert LaBrum  
 Reviewed by: Ryan Harmon



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

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**NATURE OF REQUEST:**

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

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

**SELECTION PROCESS:**

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

**Talson Solutions, LLC**

41 N. 3<sup>rd</sup> Street  
 Philadelphia, PA 19106  
 Total Base Bid: \$203,000.00  
 EOP: 18% MBE; 7% WBE

**BACKGROUND/FINANCING:**

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

Proposed resolution and supporting Project information are attached.

Prepared by: Robert LaBrum  
 Reviewed by: Ryan Harmon



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

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**NATURE OF REQUEST:**

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

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

**SELECTION PROCESS:**

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

**EDA Contractors, Inc.**

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

**FINANCING:**

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

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

Prepared by: Robert LaBrum  
 Reviewed by: Ryan Harmon



**BOARD FACTSHEET**

Meeting of June 9, 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 1st Council District Office, 2nd District Council Office, 3rd District Council Office and 4th Council District Office.

**PROPERTY INFORMATION:**

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**1st Councilmanic District Properties**

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

**2nd Councilmanic District Properties**

1210 S. 27<sup>th</sup> Street  
1212 S. 27<sup>th</sup> Street  
1214 S. 27<sup>th</sup> Street

**3rd Councilmanic District Properties**

723 N Shedwick Street  
713 N 35<sup>th</sup> Street  
3408 Mantua Avenue  
3410 Mantua Avenue  
3518 Wallace Street

**4th Councilmanic District Properties**

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

641 N 55<sup>th</sup> Street

623-33 N 55<sup>th</sup> Street

543 N Conestoga Street

541 N Conestoga Street

533 N Conestoga Street

550 N 54<sup>th</sup> Street

546 N 54<sup>th</sup> Street

538-40 N 54<sup>th</sup> Street

534-36 N 54<sup>th</sup> Street

5552 Harmer Street





**BOARD FACTSHEET**

Meeting of June 9, 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, 3<sup>rd</sup> Council District Office and 4<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).

**EXHIBIT "A"**

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

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

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

616 N Shedwick Street  
682 N 33<sup>rd</sup> Street  
3405 Wallace Street  
705 N 35<sup>th</sup> Street  
709 N 35<sup>th</sup> Street

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

539 Conestoga Street

**BOARD FACTSHEET**

Meeting of June 9, 2021

Right of Way and Easement Agreement with the City of

Philadelphia

1941-47 Huntingdon Avenue

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

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

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

Proposed resolution and description of easement are attached.

Prepared by: Ryan Harmon



## BOARD FACTSHEET

Meeting of June 9, 2021

Release a Portion of a Parcel from Three Mortgages

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

### NAME OF SPONSOR: HACE

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

### BACKGROUND/PROJECT DESCRIPTION:

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

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

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

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

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

**BOARD ACTION REQUIRED:**

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

Proposed Resolution is attached

Prepared by: Darci Bauer, Director of Housing Finance



**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

**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 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



**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

**RESOLUTION NO.**

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**

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

**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.

**RESOLUTION NO.****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.



## 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

**RESOLUTION NO.****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.

**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

**RESOLUTION NO.****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.

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

