

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, OCTOBER 13, 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 September 8, 2021

I.	<u>EXECUTIVE DIRECTOR'S REPORT</u>	<u>Page</u>
II.	<u>ADMINISTRATIVE</u>	
(a)	400 North Broad Street Approval of Fifth Amendment to Contract for Professional Services with IEI Group, Ltd.	(1)
(b)	Capitolo Playground 900 Federal Street Approval of Construction Contract with Seravalli, Inc.	(9)
(c)	Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(13)
(d)	Conveyance of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(17)
(e)	Approval of Second Amendment to Grant Agreement with the City of Philadelphia, Acting Through its Department of Public Property and its Finance Department	(21)

AGENDA

Board Meeting of October 13, 2021

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III. HOUSING FINANCE

2224-38 N.10th Street

**Approval of Grant Agreement with
Philabundance**

(25)

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Harmon made the announcement that, due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting is being held electronically via an authorized communication device, is open to public attendees, and open for public comment. The Board meeting is being recorded and questions and comments can be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments will be read out loud and answered if needed. Mr. Harmon stated that he provided his email address to the public for any issues with submitting questions and/or comments Mr. Harmon further stated that he had received correspondence from Gregory Kopa prior to today's meeting in reference to Item III(b) and that he will read the correspondence at the time that item is presented.

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

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, September 8, 2021, commencing at 4:02 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; and Sabrina Maynard, Treasurer.

The following member of the Board of Directors not present: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; 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: Ed McColly, Habitat for Humanity; Corinne O'Connell, Habitat for Humanity; Carrie Rathman, Jill Lentz, Yoshina Moore, Kimberly Nelson, RC (name provided); Vanessa Ingram, WCAU Zoom (name provided); HFHP Build Team (name provided); Emily Lucas, Greg Kopa, Sharla Russell, Judith Robinson, Smiley Tanksley, Sherre Burns, Mary McNatt, and Jihad Ali.



MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting August 10, 2021.

Upon motion made and duly seconded, the minutes of August 10, 2021 were approved.



EXECUTIVE DIRECTOR'S REPORT

Mr. Heller asked if everyone could help spread the word to make sure that all eligible tenants and landlords can get assistance for rent or utilities. Information can be found at PHLRentAssist.org or calling 311.



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 attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon recognized Ms. Robinson and Ms. McNatt and invited them to speak. Ms. Robinson and Ms. McNatt had comments referring to Item III(b), below. Ms. Fadullon asked Ms. Robinson and Ms. McNatt to hold their comments until Item III(b) is presented.

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. 2021-61

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 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"

2nd Councilmanic District Property

1138-42 S. 20th Street
1329 S. 21st Street
1303 S. 23rd Street
1306 S. 28th Street
1213 S. Bonsall Street
1148 S. Cleveland Street
1554 S. Dover Street
2632 Ellsworth Street
2054 Gerritt Street
2612 Latona Street
2741 Latona Street
2123 Montrose Street
1701 S. Ringgold Street
1703 S. Ringgold Street
1126 S. Sydenham Street
2051 Titan Street
2628 Titan Street
2630 Titan Street
3036 Titan Street
3009 Wharton Street

5th Councilmanic District Property

1335 N. 8th Street
2929 N. 13th Street
929 N. 30th Street
931 N. 30th Street
1755 N. 31st Street
2700 W. George Street
2713 W. George Street
914 N. Taney Street
916 N. Taney Street
920 N. 27th Street
922 N. 27th Street
1213 N. 27th Street
1217 N. 27th Street
1225 N. 29th Street
1240 N. Dover Street
857 N. 20th Street
854 N. Uber Street
858 N. Uber Street

860 N. Uber Street
862 N. Uber Street
854 Field Street
856 Field Street
858 Field Street
860 Field Street
1609 Ogden Street
667 N. 11th Street
607 N. 12th Street
626 Master Street
710 Master Street

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



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

Board Action

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

RESOLUTION NO. 2021-62

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

2nd Council District Properties

2103 S. 58th Street

3rd Council District Property

3625 Wallace Street

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



Mr. Harmon presented "Item II(c) – Neighborhood Preservation Initiative 2021 Bond Issue" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Harmon informed the Board that one matter that was not included in this request is the hiring of special counsel for the Authority relating to the bond issuance. Mr. Harmon stated that he expected that the Authority's costs for special counsel to be below the Board's approval threshold and that he did not expect to seek Board approval to retain such special counsel.

Mr. Harmon stated the attached resolution would be deemed to take effect immediately upon its approval. Mr. Harmon stated if there are any questions about the bonds or issuance, he can answer them and Mr. Heller and Ms. Fadullon could likely answer as well.

Ms. Fadullon recognized Ms. Robinson and invited her to speak. Ms. Robinson thanked the members of the Board. Ms. Robinson stated that conservation was identified by Mr. Harmon as a potential use of bond funding. Ms. Robinson recommended that conservation funds be used to preserve the property formerly owned by Henry Ossawa, who is a renowned artist who owned a home located on Diamond Street in need of repairs. Ms. Robinson further stated that this site would be a historical asset in the North Philadelphia community.

Ms. Fadullon recognized Mr. Ali and invited him to speak. Mr. Ali asked if Mr. Harmon could send a copy of the authorizing City Ordinance to his attention. Mr. Harmon responded he would email the ordinance to Mr. Ali after the conclusion of today's Board meeting.

Mr. Ali then asked if this Bond issuance has anything to do with the Accelerator Fund. Ms. Fadullon replied that, at this time, there is no direct connection.

Mr. Ali then asked which programs are tied to this bond issuance. Ms. Fadullon described several potential programs such as the Home Improvement Programs, Philly First Home Program and other financing programs that are up and running could receive funds. Ms. Fadullon also stated that funds could go to new programs as well, such as the Minority Developer Program. Ms. Fadullon stated that programmatic specifics are still being worked out and that we should know much more within the next month.

Ms. Fadullon stated some funding will go towards traditional loans to encourage faster production of units and less reliance on tax credits. Mr. Ali thanked Ms. Fadullon and restated a previous concern regarding the Minority Development Program and the involvement of Anthony Fullard.

Mr. Ali stated that he looks forward to working with Mr. Rodriguez and Mr. Lawrence on the Minority Development Program. Ms. Fadullon stated the Board and staff hope the program becomes successful and can be used as a resource for future programs.

Mr. Harmon informed Mr. Ali that he just emailed the Ordinance to his email address.

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. 2021-63

RESOLUTION APPROVING THE UNDERTAKING OF A NEIGHBORHOOD PRESERVATION INITIATIVE WHICH INCLUDES HOUSING, SMALL BUSINESS, COMMERCIAL CORRIDORS AND NEIGHBORHOOD INFRASTRUCTURE PROGRAMS AND THE FINANCING THEREOF; APPROVING THE EXECUTION AND DELIVERY OF A SERVICE AGREEMENT BETWEEN THE AUTHORITY AND THE CITY OF PHILADELPHIA; AUTHORIZING AND DIRECTING THE ISSUANCE OF UP TO \$100,000,000 TOTAL AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S REVENUE BONDS TO FINANCE THE 2021 PROJECT AS DESCRIBED HEREIN; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING SUCH BONDS; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT AND THE ACCEPTANCE OF A RELATED LETTER OF REPRESENTATIONS FROM THE CITY; AUTHORIZING AND APPROVING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING AND APPROVING THE EXECUTION, DELIVERY AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF SUCH BONDS; PROVIDING FOR THE PRINCIPAL AMOUNTS, SERIES, PROVISIONS FOR REDEMPTION AND MATURITY OF, AND RATES OF INTEREST ON, SUCH BONDS; AUTHORIZING INVESTMENT BY THE TRUSTEE; MAKING AN OFFICIAL DECLARATION OF INTENT RELATING TO REIMBURSEMENT OF COSTS OF THE 2021 PROJECT; APPOINTING CO-BOND COUNSEL; REQUESTING THE TRUSTEE TO AUTHENTICATE SUCH BONDS; AUTHORIZING INCIDENTAL ACTION TO BE TAKEN BY OFFICERS OF THE AUTHORITY; AND REPEALING INCONSISTENT RESOLUTIONS.

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") is a public body and a body corporate and politic, exercising public powers of the Commonwealth of Pennsylvania (the "Commonwealth") as an agency thereof, created under and pursuant to the Pennsylvania Urban Redevelopment Law, Act No. 385 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 991), as amended and supplemented (the "Authority Law"); and

WHEREAS, the Authority exists and operates under the Authority Law for the public purposes of the elimination of blighted areas through economically and socially sound redevelopment of such areas, as provided by the Authority Law, in conformity with the comprehensive general plan of The City of Philadelphia (the "City"), for residential, recreational, commercial, industrial or other purposes, and otherwise encouraging the provision of healthful

homes, a decent living environment and adequate places of employment for the people of the Commonwealth; and

WHEREAS, under the Authority Law and the Redevelopment Cooperation Law (as defined below), the Authority has all powers necessary or appropriate to carry out and effectuate the purposes and provisions of the Authority Law and the Redevelopment Cooperation Law, including, *inter alia*, the powers to cooperate with the City and to act as agent for the City for the public purposes set out in the Authority Law; and to issue bonds of the Authority for any of its corporate purposes; and

WHEREAS, the City is authorized by the Pennsylvania Redevelopment Cooperation Law, Act No. 383 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 982), as amended and supplemented (the "Redevelopment Cooperation Law") to enter into agreements with the Authority respecting action to be taken by the City pursuant to any of the powers granted by the Redevelopment Cooperation Law; to make such appropriations to the Authority as are deemed necessary to assist the Authority in carrying out its public purposes; and to designate the Authority as the City's agent within the Authority's field of operation to perform any specified activity or to administer any specified program which the City is authorized by law to do in furtherance of the public purposes specified in the Authority Law; and

WHEREAS, the City and the Authority are authorized by law to undertake the Program (as defined below), and the Program furthers the public purposes specified in the Authority Law; and

WHEREAS, neither the Commonwealth nor the United States offers a program which duplicates the respective programs constituting the Program; and

WHEREAS, the Authority and the City have determined, in accordance with the Ordinance (as defined below), that: (i) the Authority will, at the direction and with the cooperation of the City, by entering into a Service Agreement with the City (the "Service Agreement"), provide financial and administrative services to the City in connection with, and undertake, certain housing, small business, commercial corridors, and neighborhood infrastructure programs within the City referred to as the "Neighborhood Preservation Initiative" (the "Program"), including the financing of certain costs thereof, all as further described in Exhibit A to the Ordinance in order to encourage the provision of healthful homes and a decent living environment, eliminate blight, preserve critical affordable housing, respond to inadequacies in the supply of residential owner-occupied and rental housing in the City, encourage the provision of adequate places for employment, and promote economic activity to improve the health, safety and welfare of residents of the City as further described in the Ordinance through redevelopment, renewal, rehabilitation, housing, conservation, urban beautification and/or commercial section and neighborhood development activities; and (ii) the Authority will issue its Obligations (as defined below) to finance certain costs of the Program; and

WHEREAS, pursuant to the Service Agreement, the City will pay to the Authority a Service Fee (as defined in the Service Agreement) in consideration of the Authority's agreement to undertake the Program, by acting at the direction of and with the cooperation of the City,

cooperating with the City, and taking all actions which are reasonably necessary to facilitate the Program; and

WHEREAS, the City Council of the City, by Ordinance (Bill No. 210203), adopted May 13, 2021, and approved by the Mayor on May 27, 2021 (the "Ordinance") has: (i) authorized and approved the execution and delivery, from time to time, of one or more service agreements with the Authority, including the Service Agreement, as determined by the City's Director of Finance; (ii) approved the issuance from time to time by the Authority of bonds, notes or other evidences of indebtedness (including reimbursement obligations related to lines or letters of credit) (the "Obligations") in an aggregate principal amount not to exceed \$400,000,000, net of original issue discount, plus amounts necessary for costs of issuance, amounts necessary to effect any refunding of Obligations, interest on the Obligations and costs of credit or liquidity enhancement, at any one time outstanding, in one or more series, either as taxable or tax-exempt obligations, to finance or refinance certain costs of the Program, interest on the Obligations, costs of credit or liquidity enhancement, amounts necessary to effect any refunding, and the costs of issuing the Obligations; and (iii) authorized and approved the performance by the City of its obligation to pay in full when due the Service Fee and other amounts payable under the Service Agreement; and

WHEREAS, at the request of the City, the Authority has determined to issue up to \$100,000,000 total aggregate principal amount of the Authority's revenue bonds, in one or more series, as tax-exempt and/or taxable bonds (the "2021 Bonds") for the purpose of providing financing for certain costs of the Program, together with any funded interest on the 2021 Bonds, costs of any credit or liquidity enhancement for the 2021 Bonds and costs of issuance of the 2021 Bonds (together, the "2021 Project"); and

WHEREAS, the Authority will issue the 2021 Bonds under a Trust Indenture, of even date with the Service Agreement (the "Trust Indenture"), between the Authority and U.S. Bank National Association, as trustee (the "Trustee"); and

WHEREAS, the Authority has determined to sell the 2021 Bonds pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") between the Authority and the underwriters identified therein (the "Underwriters") for whom Siebert Williams Shank & Co., LLC is acting as representative (the "Representative"); and

WHEREAS, pursuant to the Bond Purchase Agreement, the City will deliver to the Authority and the Representative a Letter of Representations (the "Letter of Representations") at the time of execution and delivery of the Bond Purchase Agreement; and

WHEREAS, the Underwriters propose to offer the 2021 Bonds for sale pursuant to a Preliminary Official Statement and a final Official Statement; and

WHEREAS, certain action is required to be taken by the Authority as a prerequisite to the issuance and sale of the 2021 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Redevelopment Authority that:

Section 1. The Authority hereby finds, determines and declares that the undertaking of the Program and the financing of the 2021 Project will further the public purposes of the Authority Law and the Redevelopment Cooperation Law and the purposes for which the Authority was created and continues to exist, and accordingly the Authority hereby approves the undertaking of the Program and the financing of the 2021 Project by the Authority as provided in this Resolution.

Section 2. The Chair, Vice Chair or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and, if required, the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Service Agreement in substantially such form as counsel may advise and the officer executing the same may approve, with such approval to be conclusively evidenced by such execution.

Section 3. The Chair, Vice Chair or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and, if required, the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Trust Indenture in substantially such form as counsel may advise and the officer executing the same may approve, with such approval to be conclusively evidenced by such execution. The 2021 Bonds shall be limited obligations of the Authority and will be payable solely from the trust estate held under the Trust Indenture. There shall be no other recourse under the 2021 Bonds against the Authority or any other property now or hereafter owned by it.

Section 4. The Chair, Vice Chair or Executive Director is hereby authorized to execute and deliver the Bond Purchase Agreement (and to accept the Letter of Representations) in substantially such forms as counsel may advise and the officer executing the same may approve, such approval to be conclusively evidenced by such execution.

Section 5. The preparation of the Preliminary Official Statement (including any supplements thereto) is hereby approved and the Chair, Vice Chair or Executive Director is hereby authorized to "deem final" the Preliminary Official Statement for purposes of Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended, in such form as counsel may advise and such officer may approve. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to sign and deliver the Official Statement (including any supplements thereto) on behalf of the Authority in substantially such form with such changes therein and any supplements thereto as counsel may advise and the officer executing the same may approve, with such officer's approval to be conclusively evidenced by the execution thereof. The distribution of the Preliminary Official Statement and the Official Statement, including any supplements to the Preliminary Official Statement or Official Statement, in connection with the offering and sale of the 2021 Bonds is hereby approved.

Section 6. The issuance of the 2021 Bonds is authorized and approved subject to the parameters specified in Section 7 below. The 2021 Bonds are hereby authorized and directed to be prepared for delivery in accordance with the terms of the Bond Purchase Agreement. The 2021 Bonds shall be in substantially such form as is permitted by the Trust Indenture and as counsel may advise and the officer executing the 2021 Bonds may approve, the approval of such officer to be conclusively evidenced by such execution. The Chair, the Vice Chair or the Executive Director of

the Authority are hereby authorized and directed to execute the 2021 Bonds by their manual or facsimile signatures, and the corporate seal of the Authority or the facsimile thereof is hereby adopted and authorized to be imprinted thereon or affixed thereto and shall be attested by the manual or facsimile signature of the Secretary or Assistant Secretary of the Authority. The Chair, Vice Chair or Executive Director is authorized and directed to deliver the 2021 Bonds to the Trustee for authentication under the Trust Indenture herein authorized and, when authenticated, to deliver them or cause them to be delivered to the Representative pursuant to the Bond Purchase Agreement against receipt of the purchase price therefor and to deposit the amounts so received with the Trustee as provided in the Trust Indenture to be held and applied by the Trustee as provided in the Trust Indenture. The officers of the Authority are hereby authorized to make any designation of all or a portion of the 2021 Bonds with respect to social impact bond and environmental, social and governance principle ("ESG") matters and provide related certifications and disclosures for investors.

Section 7. The 2021 Bonds shall be issued in one or more series, as taxable and/or tax-exempt obligations, and in the aggregate principal amount not to exceed \$100,000,000, shall mature on the dates and in the amounts, shall be dated and numbered, in the denominations, and in the registered form carrying the exchangeability privileges, be payable in the medium of payment on the dates and at such places, bear interest, payable on the dates and at the rates, be subject to mandatory, optional and such other redemption prior to maturity and be entitled to the priorities in the revenues and receipts of the Authority, all as provided in the Trust Indenture. The purchase price of the 2021 Bonds shall not be less than par and accrued interest, if any.

Section 8. The Authority hereby appoints Cozen O'Connor and Ahmad Zaffarese LLC, as Co-Bond Counsel for the 2021 Bonds.

Section 9. The Trustee is hereby requested to authenticate the 2021 Bonds and to deliver them to or upon the order of the Chair, Vice Chair or Executive Director.

Section 10. The Trustee shall be, by virtue of this Resolution and without further authorization from the Authority, authorized, directed and requested to invest and reinvest all moneys available therefor by it pursuant to the Trust Indenture, which by the terms of the Trust Indenture may be invested, or to deposit and redeposit such moneys in such accounts as may be permitted by the Trust Indenture, all subject to the terms and limitations contained in the Trust Indenture.

Section 11. In accordance with Treas. Reg. 1.150-2, the Authority hereby states its intention that a portion of the proceeds of the 2021 Bonds authorized hereby and reasonably expected to be issued in a maximum principal amount not exceeding \$100,000,000 will be used to reimburse the City or the Authority for original expenditures relating to the 2021 Project paid prior to the date of issuance of the 2021 Bonds. All original expenditures to be reimbursed will be qualifying expenditures (as defined in Treas. Reg. 1.150-2(d)(3)). The reasonably expected source of funds that will be used to reimburse the original expenditures is the proceeds of the 2021 Bonds. The descriptions of the type and use of the property for which the original expenditures are to be fully or partially reimbursed are costs related to the 2021 Project.

Section 12. Any of the officers of the Authority are hereby authorized and directed, in cooperation with the appropriate officers of the City, to appoint such other professional advisers or underwriters for the 2021 Bonds and to execute and deliver such other documents and instruments (including, without limitation, one or more agreements with the City and any other entities relating to the expenditure of proceeds of the 2021 Bonds and one or more intergovernmental cooperation agreements with the City and any other entities or amendments or supplements to any existing agreements with the City, all as counsel may advise and the officer executing the same may approve, such approval to be conclusively evidenced by such execution) and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery and performance by the Authority of the Service Agreement, the Trust Indenture and the Bond Purchase Agreement, the preparation and distribution of the Preliminary Official Statement and the execution, delivery and distribution of the final Official Statement and the consummation of the transactions contemplated thereby, the undertaking of the Program, the issuance and sale of the 2021 Bonds, and any designation of all or a portion of the 2021 Bonds with respect to social impact bond and ESG matters, including but not limited to related certifications and disclosures to investors, all in accordance with this Resolution. Any of the officers of the Authority may execute and deliver any agreements and other documents and instruments authorized pursuant to this Resolution by digital or other electronic means to the extent permitted under applicable law.

Without limiting the foregoing authorizations, the preparation, execution, and delivery of all documentation necessary to carry out the purposes and intent of this Resolution, in form and substance acceptable to the Executive Director and General Counsel, is hereby authorized.

Section 13. Any of the officers of the Authority are hereby authorized and directed to make determinations in cooperation with the appropriate officers of the City with respect to credit enhancement for the 2021 Bonds and to enter into agreements with any bank, insurance company or other appropriate entity to provide such credit enhancement for all or any portion of the 2021 Bonds.

Section 14. This Resolution shall take effect immediately upon its adoption. All prior resolutions or parts thereof inconsistent herewith are hereby repealed.

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



Mr. Rodriguez presented "Item II(d) - \$350,000 Line of Credit Loan from Republic 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. 2021-64

RESOLUTION AUTHORIZING THE AUTHORITY TO RECEIVE A \$350,000 LINE OF CREDIT LOAN FROM REPUBLIC BANK FOR STABILIZATION COSTS AT 308 WALNUT STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to receive a line of credit loan in the amount of Three Hundred Fifty Thousand Dollars (\$350,000) (the "Line of Credit") from Republic Bank ("Republic") for the purpose of stabilizing the Authority-owned property located at 308 Walnut Street (the "Property") in accordance with the attached Fact Sheet.

BE IT RESOLVED, the Line of Credit is authorized under the following terms and conditions:

1) Promissory Note with Republic, and other ancillary loan documents, providing for the Authority's receipt of the Line of Credit from Republic in an amount not to exceed Three Hundred Fifty Thousand Dollars (\$350,000);

2) Other material terms of the Line of Credit are as follows:

- Line of Credit Amount: Three Hundred Fifty Thousand Dollars (\$350,000)
- Loan Term and Repayment: Five (5) years, with fifty-nine (59) consecutive equal monthly principal and interest payments, based on a ten (10) year amortization schedule, followed by one (1) final payment of all outstanding principal and interest upon maturity
- Interest Rate: 4.00%
- Collateral: None (Unsecured), although there will be a Negative Pledge on the Property ensuring no further liens or encumbrances are attached to the Property during the term of the Line of Credit
- Origination Fee: N.A.

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.



DEVELOPMENT

Mr. Lawrence presented "Item III (a) – Selection of Redeveloper; Spectrum Health Services, 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. 2021-65

RESOLUTION SELECTING SPECTRUM HEALTH SERVICES, INC., AS REDEVELOPER OF 5217-19 HAVERFORD AVENUE LOCATED WITHIN THE WEST PHILADELPHIA REDEVELOPMENT AREA, HADDINGTON UNIT NO. 1 URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Spectrum Health Services, Inc., is hereby selected as Redeveloper of 5217-19 Haverford Avenue, located within the West Philadelphia Redevelopment Area, Haddington Unit No. 1 Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty-Five Thousand Dollars (\$35,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract, self-amortizing Mortgage, Note and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Lawrence presented "Item III(b) – Modification to Resolution No. 2020-56, Adopted September 9, 2020" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon stated that she is aware several people from the public are here to speak on this matter. Ms. Fadullon explained that she would give each person who requests to speak a short period of time to provide their comments. Ms. Fadullon stated that she would not permit lengthy back and forth discussions and hopes that everyone respects each other's opinions. Ms. Fadullon stated that she would ask for a motion on the item once everyone is able to provide their comments.

Ms. Fadullon recognized Mr. McColly, from Habitat for Humanity ("Habitat") and invited him to speak. Mr. McColly stated that the subject parcels were owned by the Philadelphia Land Bank ("PLB") and the Philadelphia Redevelopment Authority ("Authority") and that they were made available for development. Mr. McColly stated that Habitat is excited to create much needed affordable homeownership opportunities on these sites. Mr. McColly informed the Board that Beech Enterprises ("Beech"), which is one of the registered community organizations in the area, held a community meeting on August 31, 2021, wherein residents spoke about, among other things, the limited parking situation in the neighborhood. Mr. McColly stated that Beech issued a letter late in the day today that was not included with the initial Board package. Mr. McColly stated that Habitat regrets that affordable housing seems to be pitted against parking in this neighborhood. Mr. McColly stated that Habitat is prepared to work with residents and the Council President's office to address parking throughout the district.

Mr. McColly stated that many residents who appeared at the community meeting were in support of Habitat's project. Mr. McColly stated that Habitat conducted outreach to residents within a one (1) block radius and obtained thirty-four (34) resident signatures in support of Habitat's proposal. Mr. McColly stated that the document with the signatures was sent to Mr. Lawrence and Mr. Harmon on September 2, 2021. Finally, Mr. McColly stated a neighbor, Ms. Ingram, is in attendance and would like to address the Board.

Ms. Fadullon asked Mr. Harmon if the Authority received anything via email. Mr. Harmon replied that he did receive the letter to which Mr. McColly was referring and that it was attached at the end of the board package. Mr. Harmon stated another letter was received from Beech earlier this afternoon which was forwarded to the Board and that that letter would be included with the minutes for this meeting. Finally, Mr. Harmon stated another letter was received from Mr. Gregory Kopa on September 1, 2021, which was included in the board package. Mr. Harmon read Mr. Kopa's letter out loud for the Board and the public.

Ms. Fadullon recognized Ms. Robinson and invited her to speak. Ms. Robinson discussed gentrification and the negative impact it is having on this neighborhood. Ms. Robinson informed the Board she serves on the Delaware Valley Regional Planning Public Participation Task Force and that a study was recently completed showing that the number of automobiles in Philadelphia is outpacing the number of residents. Ms. Robinson suggest that public agencies take a look at this study and other studies in making decisions as to proposals and projects and better understand how these decisions may affect a community.

Ms. Robinson stated that residents use these parcels for parking and that there are parking wars going on in the community. Ms. Robinson stated she and other neighbors are frustrated with the Philadelphia Parking Authority.

Ms. Robinson next wanted to acknowledge the letter submitted by Beech and wanted the Board to recognize how late it was received. Ms. Robinson stated that Habitat has goodwill in the community but that Habitat's recent tactics will divide the community. Ms. Robinson stated that there was very limited awareness in the community and that if one or two people hadn't seen this item come up on the agenda, it would have went right through without the community's involvement and input.

Ms. Fadullon recognized Ms. Ingram and invited her to speak. Ms. Ingram stated she wanted to provide her comments on this item. Ms. Ingram stated she is a Habitat homeowner and has lived on Page Street since 2017. Ms. Ingram recognized that there were some homeowners in the neighborhood that were upset about the transition in 2017 and she understands that there are residents who have lived in the neighborhood for over fifty (50) years. Ms. Ingram stated parking is an extreme issue in this neighborhood, but as a community we also value new homeownership. Ms. Ingram also stated that there is a significant parking issue in the neighborhood which also needs to be addressed. All of the new homes will be an issue for her and her children as far as access and that there are disabled neighbors on the block. Ms. Ingram acknowledged that the current parking lot certainly makes it easier for everyone to access their homes right now. Ms. Ingram further stated that if she leaves her house on the weekend, she ends up having to park blocks away.

Ms. Ingram stated the community needs a resolution. Ms. Ingram stated she has a letter with twenty (20) resident signatures which states that the community needs affordable housing but they also need a resolution as to parking. Ms. Ingram further stated that the community will welcome new homeowners.

Ms. Fadullon recognized Ms. Raffman and invited her to speak. Ms. Raffman wanted to clarify that Mr. Kopa is voicing an objection even though he actually lives in the Poconos and his property in the neighborhood is a rental property.

Ms. Fadullon recognized Ms. McNatt and invited her to speak. Ms. McNatt stated she is going to reiterate what Ms. Ingram has stated previously. Ms. McNatt stated this is going to be a challenge but that a resolution would be to reduce the number of new homes being built to three (3) instead of seven (7) and that all sides would get what they are looking for.

Ms. McNatt stated the community welcomes new residents but that there needs to be a solution with respect to parking. Ms. McNatt stated that bringing this many new residents in while not addressing parking will result in very bad consequences and will make the neighborhood very volatile. Ms. McNatt stated that she is disabled and that there is not enough spaces for the disabled people on the block.

Finally, Ms. McNatt stated the community depends on the parking lot and that it is not a luxury – it is a necessity and vital for the community's well-being.

Ms. Fadullon recognized Mr. Kopa and invited him to speak. Mr. Kopa stated he wanted to clarify what Ms. Raffman stated previously. Mr. Kopa informed the members of the Board that he is a dual homeowner owning two (2) different homes. Mr. Kopa stated that his property is not a rental property but rather that the property is being used by his son while he attends Temple University. Mr. Kopa stated that his family uses the property when they come down to the City.

Mr. Kopa stated that all residents utilize the parking lot and if the lot is taken away it will negatively impact the community. Mr. Kopa agreed with Ms. Ingram and stated that there needs to be a parking resolution. Mr. Kopa stated that removing this parking lot that is utilized by all residents will have a significant negative impact on this neighborhood in particular.

Ms. Fadullon recognized Ms. O'Connell and invited her to speak. Ms. O'Connell asked what the parcels that are proposed for development here are currently zoned for. Mr. Rodriguez replied currently these parcels are currently zoned as residential, and not zoned for parking. Mr. Rodriguez stated he believed that although this may have been a legal parking lot at some point, it has since been decommissioned. Mr. Rodriguez stated that people are getting ticketed at the lot because it is not a legally authorized use for the parcels.

Ms. O'Connell stated that it is important to note for the record that the parcels are currently zoned as residential. Ms. O'Connell stated that it is unfortunate that these two uses are pitted against each other and that residents of the block shouldn't have to fight for both. Ms. O'Connell stated that City leaders need to come up with a more creative solution to parking and affordable housing so that community members won't have to fight for one or the other.

Ms. Fadullon recognized Ms. Rathman, from Habitat for Humanity, and invited her to speak. Ms. Rathman thanked the Board for allowing her to speak. Ms. Rathman stated that affordable homeownership addresses an issue that has been a problem for decades – it permits low-income residents to work to create wealth. Ms. Rathman further stated that if these parcels were to continue to be used as a parking lot, they would have to be repaved and restriped in accordance with the Philadelphia Code and would result in the loss of nearly half the spaces anyway. Ms. Rathman stated that she is concerned that residents aren't focusing on the correct issue and that it shouldn't be parking versus homeownership.

Ms. Fadullon recognized Ms. Tanksley and invited her to speak. Ms. Tanksley stated she resides on 1617 Norris Street and that there is a big issue with parking in this area.

Ms. Tanksley stated there is a big issue with parking and the community is in grave need of parking, not housing. Ms. Tanksley stated everyone only thinks about housing, but no one is thinking about parking issues. Ms. Tanksley described various instances of Temple students blocking driveways and illegally parking on the block. Ms. Tanksley asked the Board consider whether they would want to walk three or four blocks to their car every time they had to leave their house. Ms. Tanksley asked the Board to consider a different location for these homes.

Ms. Fadullon stated Ms. McNatt had her hand raised and asked if she had any additional comments to add other than regarding parking. Ms. McNatt stated that the community is also dealing with a

significant rodent issue. Ms. McNatt stated she calls 311 to make a complaint and the response is that they'll send someone out. Ms. McNatt stated the weeds in the neighborhood are over five (5) feet tall and that there is trash everywhere.

Ms. Fadullon stated that she believed everyone has now had a chance to provide their comments.

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. 2021-66
(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, Resolution No. 2020-56, adopted on September 9, 2020, is 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) s 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.

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



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 5:04 P.M.

SECRETARY TO THE BOARD

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

PRA Board Attendance of September 8, 2021

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Ed McColly	Ed	McColly	edwardm@habitatphiladelphia.org
Yes	Jill Lentz	Jill	Lentz	jill.lentz@pennmedicine.upenn.edu
Yes	Yoshina Moore	Yoshina	Moore	info@rwrenovation.com
Yes	Yoshina Moore	Yoshina	Moore	info@rwrenovation.com
No	Kimberly Nelson	Kimberly	Nelson	kymneo@msn.com
Yes	RC	RC		Ritac@habitatphiladelphia.org
Yes	Vanessa Ingram	Vanessa	Ingram	ms.vanessa726@gmail.com
Yes	WCAU Zoom	WCAU	Zoom	wcauzoom@gmail.com
Yes	HFHP Build Team	HFHP	Build Team	kcr@habitatphiladelphia.org
Yes	Emily Lucas	Emily	Lucas	emilyl@habitatphiladelphia.org
Yes	Greg Kopa	Greg	Kopa	greg@swginc.com
Yes	Sharla Russell	Sharla	Russell	sharla.russell@phila.gov
Yes	QUEEN Judith Robinson	QUEEN	Judith Robinson	jjdthrbnsn@aol.com
Yes	smiley tanksley	smiley	tanksley	ttanksley747@gmail.com
Yes	Corinne O'Connell	Corinne	O'Connell	corinneo@habitatphiladelphia.org
Yes	Sheree Burris	Sheree	Burris	shrbur777@gmail.com
Yes	Mary McNatt	Mary	McNatt	mcnattmary@gmail.com
Yes	Jihad Ali	Jihad	Ali	jihad@jihadali.com
Yes	Carrie R.	Carrie	R.	Carrier@habitatphiladelphia.org
Yes	Carrie R.	Carrie	R.	Carrier@habitatphiladelphia.org
	12674084247			
	Call-In User_1			
	12674084247			
	12674084247			

PRA Board Meeting - September 8, 2021 - Q & A

#	Question	Asker Name	Asker Email	Answer(s)
1	Maybe I missed this but if it is not zoned for parking then why is parking enforced and the city charging for a parking pass?	Greg Kopa	greg@swginc.com	live answered
2	What role does Temple University play in parking solution?	Corinne O'Connell	corinneo@habitatphiladelphia.org	Temple University has no legal access to the site and would have to apply for legal ownership
3	Thank you. They do and also ticket on a regular basis from what I have heard for years.	Greg Kopa	greg@swginc.com	
4	Thanks, Angel --- I'm thinking about Temple	Corinne O'Connell	corinneo@habitatphiladelphia.org	
5	in the broader parking solution -- - to address off campus housing/students/cars	Corinne O'Connell	corinneo@habitatphiladelphia.org	



BOARD FACTSHEET

Meeting of September 8, 2021

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 2nd Council District and the 5th Council District.

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

EXHIBIT "A"

2nd Councilmanic District Property

1138-42 S. 20th Street
1329 S. 21st Street
1303 S. 23rd Street
1306 S. 28th Street
1213 S. Bonsall Street
1148 S. Cleveland Street
1554 S. Dover Street
2632 Ellsworth Street
2054 Gerritt Street
2612 Latona Street
2741 Latona Street
2123 Montrose Street
1701 S. Ringgold Street
1703 S. Ringgold Street
1126 S. Sydenham Street
2051 Titan Street
2628 Titan Street
2630 Titan Street
3036 Titan Street
3009 Wharton Street

5th Councilmanic District Property

1335 N. 8th Street
2929 N. 13th Street
929 N. 30th Street
931 N. 30th Street
1755 N. 31st Street
2700 W. George Street
2713 W. George Street
914 N. Taney Street
916 N. Taney Street
920 N. 27th Street
922 N. 27th Street
1213 N. 27th Street
1217 N. 27th Street
1225 N. 29th Street
1240 N. Dover Street
857 N. 20th Street
854 N. Uber Street

858 N. Uber Street
860 N. Uber Street
862 N. Uber Street
854 Field Street
856 Field Street
858 Field Street
860 Field Street
1609 Ogden Street
667 N. 11th Street
607 N. 12th Street
626 Master Street
710 Master Street



BOARD FACTSHEET

Meeting of September 8, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

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

2nd Councilmanic District Properties

2103 S. 58th Street

3rd Council District Property

3625 Wallace Street



BOARD FACTSHEET

Meeting of September 8, 2021

Neighborhood Preservation Initiative – 2021 Bond Issue

The Philadelphia Redevelopment Authority (the "**Authority**") will, at the direction and with the cooperation of the City of Philadelphia (the "**City**"), provide financial and administrative services to the City in connection with, and undertake, certain housing, small business, commercial corridors, and neighborhood infrastructure programs within the City referred to as the "Neighborhood Preservation Initiative" (the "**Program**"), including the financing of certain costs thereof. The Program will be funded with proceeds from one or more bonds issued by the Authority as previously authorized by City Council Ordinance (Bill No. 210203), which was adopted by City Council on May 13, 2021, and approved by the Mayor on May 27, 2021 (the "**Program Ordinance**"). The Program aims to improve and enhance housing, small business, commercial corridors and neighborhood infrastructure within the City in order to promote the health, welfare and safety of the residents of the City, prevent and eliminate blight, and encourage the provision of healthful homes, a decent living environment and adequate places of employment for residents of the City through redevelopment, renewal, rehabilitation, housing, conservation, urban beautification and/or commercial section and neighborhood development activities. The Program is more specifically outlined in the Program Ordinance.

The City has requested the Authority to issue up to One Hundred Million Dollars (\$100,000,000) total aggregate principal amount of the Authority's revenue bonds, in one or more series, as tax-exempt and/or taxable bonds (the "**2021 Bonds**") for the purpose of providing financing for certain costs of the Program, together with any funded interest on the 2021 Bonds, costs of any credit or liquidity enhancement for the 2021 Bonds and costs of issuance of the 2021 Bonds (together, the "**2021 Project**").

The Board is requested to adopt a resolution to approve, among other things, the issuance and sale of the 2021 Bonds and such other documents and instruments (including, without limitation, any agreement with the City relating to the expenditure of proceeds of the 2021 Bonds and any intergovernmental cooperation agreement with the City or amendment or supplement to any existing agreements with the City, any as counsel may advise and the officer executing the same may approve, such approval to be conclusively evidenced by such execution) and to take such other action as may be necessary or appropriate in order to, among other things, (i) effectuate the execution and delivery and performance by the Authority of a Service Agreement, (ii) effectuate the execution and delivery of a Trust Indenture and a Bond Purchase Agreement, (iii) the preparation and distribution of a Preliminary Official Statement, (iv) the execution, delivery and distribution of a final Official Statement, (v) providing for the principal amounts, series, provisions for maturity of, and rates of interest on, such 2021 Bonds,

(vi) authorize investment by the trustee, (vii) making an official Declaration of Intent relating to reimbursement of costs of the 2021 Project, (viii) appointing co-bond counsel, (ix) requesting the trustee to authenticate such bonds, and the consummation of the transactions contemplated thereby, and the undertaking of the Program, all in accordance with the attached Resolution.

A proposed form of Resolution is attached.

Prepared by: Ryan Harmon
Reviewed by: Gregory Heller



BOARD FACTSHEET

Meeting of September 8, 2021

Approval of \$350,000 Line of Credit Loan from Republic Bank
for Stabilization Costs at 308 Walnut Street

NAME OF LENDER: Republic Bank ("Republic")

NAME OF BORROWER: Philadelphia Redevelopment Authority ("Authority")

Nature of Transaction: The Board is requested to authorize receipt of a line of credit loan in the amount of Three Hundred Fifty Thousand Dollars (\$350,000) (the "Line of Credit") from Republic for the purpose of stabilizing the Authority-owned property located at 308 Walnut Street (the "Property"). Specifically, the Line of Credit will be used, among other things, to secure the loose dormer and mansard slates, make necessary roofing repairs to stop water damage, and to remedy potential Philadelphia Code ("Code") issues at the Property in an effort to bring the Property up to a safe and Code-compliant condition.

Line of Credit: The material terms of the Line of Credit are as follows:

- Line of Credit Amount: Three Hundred Fifty Thousand Dollars (\$350,000)
- Loan Term and Repayment: Five (5) years, with fifty-nine (59) consecutive equal monthly principal and interest payments, based on a ten (10) year amortization schedule, followed by one (1) final payment of all outstanding principal and interest upon maturity
- Interest Rate: 4.00%
- Collateral: None (Unsecured), although there will be a Negative Pledge on the Property ensuring no further liens or encumbrances are attached to the Property during the term of the Line of Credit
- Origination Fee: N.A.

Proposed Resolution is attached.

Prepared by: Ryan Harmon



PRA BOARD FACTSHEET

Meeting of September 8, 2021

Selection of Redeveloper

5217-19 Haverford Avenue

NAME OF DEVELOPER/APPLICANT: Spectrum Health Services, Inc. ("Spectrum")

Nature of Transaction: Selection of Spectrum to construct staff parking for the adjacent community health center located at 5201-15 Haverford Avenue, within the Haddington Unit No. 1 Urban Renewal Area.

Legal Entity/Other Partners (if applicable):

- Levar Haffoney – Board Chair
- Frederick Kinglee II – Vice Chair
- M. Preston Hawkins – Treasurer
- Zipporah E. Ridley – Secretary
- Veronica Hill-Milbourne – President and CEO

Mailing Address: 5201-15 Haverford Avenue, Philadelphia, PA, 19139

PROPERTY DESCRIPTION: 5217-19 Haverford Avenue ("Property")

Description: 3,134 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential

Disposition Value: Thirty-Five Thousand Dollars (\$35,000.00)

The Property qualifies as a community-based facility under the City of Philadelphia's ("City") Land Disposition Policy. The Property transfer will include a self-amortizing mortgage and note with a term of thirty (30) years.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start within three (3) months after settlement and conclude within twelve (12) months after start of construction.

Item III (a)

Spectrum is compliant with the City's 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, Spectrum will make a best faith effort as per the approved Economic Opportunity Plan as the total development costs are under One Hundred Thousand Dollars (\$100,000). Proposed resolution, photo, site plan and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**BOARD FACTSHEET**

Meeting of September 8, 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, approved 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 is requested 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 include 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) 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. 19th 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 ("City") Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, the properties shall have a Declaration of Restrictive Covenants targeting affordable rental units for low income individuals and/or families at or below 60% AMI.

FINANCING:

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 Habitat's business funds that are being utilized for the proposed project.

COMMENTS OR OTHER CONDITIONS:

At the request of the Board, Habitat held a community meeting on August 31, 2021, and the community was amenable to supporting the affordable housing project as proposed.

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 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 Redeveloper 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

09/01/2021
Gregory Kopa
1613 Page St.
Philadelphia, PA 19121

Philadelphia Redevelopment Authority
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Attn: Angel Rodriguez

Dear Mr. Rodriguez,

This letter is record for comment regarding the proposed conveyance of affordable housing on the following Page Street parcels 1604-1608, 1610, 1612, 1614, and 1616 for the upcoming PRA meeting Sept. 8th, 2021.

I do not approve of this conveyance. As a Page Street single family homeowner, the current use of off-street parking is essential for this long time Philadelphia neighborhood. It allows for this established block neighborhood to have access to their vehicles in a safe proximity to their homes. This is especially essential for those residence that may have a hard time physically walking greater distances to access their vehicles. There is not a single resident of Page Street that is in favor of this project, everyone is against it. It will have substantial negative impact disrupting a long term established block. Also, considering the fact that North Philadelphia has a high percentage of low income housing already, allowing additional to be present will add further stress throughout the area.

Thank you for the time and consideration.

Gregory Kopa

Respectfully,
Gregory Kopa

570-499-5266
greg@swginc.com



Beech Interplex, Inc.
Beech Business Bank
Beech Community Services
Alston-Beech Foundation

September 8, 2021

Anne Fadullon
Chair of the Board
Philadelphia Redevelopment Authority Board
1234 Market Street
Philadelphia, PA 19104

Subject: Parking Lot / 1604 - 16 W Page Street Philadelphia, PA

Dear Ms. Ann Fadullon,

The week of August 16, 2021 Beech Interplex, Inc was contacted by Habitat for Humanity Philadelphia & Councilman Darrell Clarke's office and requested to coordinate a community meeting concerning the vacant lots located at 1604 - 1616 W Page Street, presently owned by the Philadelphia Redevelopment Authority (PRA).

It's Beech's understanding that Habitat for Humanity Philadelphia proposed to acquire the vacant land as a part of phase two of the organization's affordable home ownership housing development project. There was opposition by the surrounding community residents for the proposed transfer of the land that has been used as a parking lot for over the last twenty plus years.

The community meeting was planned with the assistant of Beech Interplex, Inc., Habitat for Humanity Philadelphia and the 32nd Ward RCO. The meeting date was Tuesday, August 31, 2021 at 6:30 pm in the parking lot site location 1604-16 Page Street, Philadelphia, PA. (See attached flyer)

The community meeting was hosted by Beech Interplex, Inc / Bernard Savage and Habitat for Humanity Philadelphia / Carrie Rathmann & Ed McColly. Councilman Darrell Clarke's staff Sharla Russell and Mary Jones were in attendance with a host of community residents (see attached sign-in log). Some community residents expressed their views for the proposed project mainly due to the loss of the parking spaces (Lots 1610, 1612, 1614 & 1616 Page St). Other present expressed their support of the project. Habitat for Humanity Philadelphia also provided additional documentation demonstrating residents' support for the project, which is attached below. It was generally noted that most in attendance support Habitats for Humanity Philadelphia's presence and history in the community. It was also stated that residents supported the development of the garden lots (1604, 1606 & 1608 Page St) for affordable ownership development.

I spoke to PHDC / Angel Rodriguez about the history of the lots. He stated that PHDC was decommissioning the use of the lots as parking because of security, liability and the cost to maintain the land. There was additional information provided by the City of Philadelphia Planning Commission / David Fecteau as follows:

1. The site received a use variance in 1964 that permits it to be used as a legal parking lot.
2. However, if the site were to continue to be used as a legal parking lot, the City would require it to be repaved and restriped, which would trigger Planning Commission review. The Planning Commission would require the lot to be landscaped using the standards in the Zoning Code that exist today. That would eliminate at least half of the parking spaces that are allowed in the lot.
3. A legal organization with the capacity to take site control and pay for the development, insurance and maintenance would be required. Beech is not aware of any organization right now who is able to do that.

Please contact me if you need any additional information concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bernard Savage", written in a cursive style.

Bernard Savage
Director of Projects and Real Estate

COMMUNITY MEETING

**BEECH INTERPLEX IS HOSTING A COMMUNITY MEETING
REGARDING THE PLANNED CONSTRUCTION OF SEVEN NEW
HOMES BY HABITAT FOR HUMANITY PHILADELPHIA**

**WHEN: TUESDAY, AUGUST 31 AT 6:30 PM
(RAIN DATE THURSDAY, SEPTEMBER 2)**

WHERE: 1604 PAGE STREET (PROJECT LOCATION)



**Habitat
for Humanity®
Philadelphia**



I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia (HFHP).

	This project consists of construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.		My signature and address and those of my neighbors included on the following page represent that I have discussed with HFHP staff the project and the impact it will have on the neighborhood and am taking this opportunity to demonstrate my support for the project. Our community is excited to welcome 7 new families, and we look forward to meeting our new Habitat neighbors in 2022.
ATKINSON'S INVESTMENTS LL	1637 Fountain St	X	
ET REALTY GROUP LLC	1639 Fountain St	X	
HENDRICKS DARRELL H, HENDRICKS	1600 Fountain St	X	Signed at bottom of other page
PATTERSON MARJORIE	1604 Fountain St	X	Signed at bottom of other page
SAVAGE ALEXIS	1606 Fountain St	X	See signature card issue sheet Alexis
PAYNE MARTY C, PAYNE PATRICIA	1608 Fountain St	X	
W/M MAE FEREBEE, ALFRED J ROBER	1610 Fountain St	X	
KAROL ELYSE	1612 Fountain St	X	
BARAK RAKESH	1614 Fountain St	X	
LAU ARNOLD	1616 Fountain St	X	
MOHAJERY NEEMA, MARJOEI FATEN	1618 Fountain St	X	
DAMON GERALDINE	1622 Fountain St	X	
JFYS LLC	1624 Fountain St	X	
ELLE & L INVESTMENTS LLC	1626 Fountain St	X	

signed

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	STEPHENS YOLANDA M, STEPHENS C	1541 W Norris St	X	
	NGUON VANNA	1601 W Norris St	X	
8	WEST JIERRA C	1603 W Norris St	X	<i>New Code</i>
	SIMMONS LATANYA, LOMAY JUNE	1605 W Norris St	X	
	KERSEY TOWANDA R	1607 W Norris St	X	
	W PROPERTY INVESTMENTS LL	2005 N 16th St		X
9	1500 PAGE ASSOCIATES LLC	2007 N 16th St		X
	1500 PAGE ASSOCIATES LLC	2009 N 16th St		X
10	1627 FRENCH STREET LLC	2011 N 16th St		X
	JOSEPH TODD	2013 N 16th St		X
11	JOSEPH TODD	2015 N 16th St		X
	JOSEPH TODD	2017 N 16th St		X
12	1801 CBM A THRU H LLC	2021 N 16th St		X
	2013 NORTH 16TH STREET LL	2023 N 16th St		X
	JFYS LLC	2025 N 16th St		X

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13	VHSAT VI LLC	2027 N 16th St	X		<i>[Signature]</i>
14	BROWN LAKISHA I	2029 N 16th St	X		<i>do' Linda Brown</i>
	PICKETT CHRISTOPHER THOMA, AB	2031 N 16th St	X		-
	WALLACE ATIYA	2033 N 16th St	X		
15	RAYNOR LATASHA V	2035 N 16th St	X		<i>LB</i>
16	TEKYANE YEDNEKACHEW, DABA TIN	2014 N 16th St	X		<i>Signed on other form</i>
	BALQUEES RABIA, RAHMAN ABDUL	2016 N 16th St	X		
	PLUNKETT NIKKIA	2018 N 16th St	X		
17	MEADOWS CARISSA A WILLIAM	2020 N 16th St	X		<i>Signed on other form</i>
18	MARTINEZ KAREN	2022 N 16th St	X		<i>Signed on other form</i>
	HARDING WILLIAM R	2024 N 16th St	X		
	CORBIN DEANNA V	2026 N 16th St	X		
	WATERS SHEENA LYNN	2028 N 16th St	X		
	1700 NORRIS LLC	1930 N 17th St		X	
	POWELTON PROPERTIES LLC	1932 N 17th St		X	

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VHSAT VI LLC	2027 N 16th St	X	
BROWN LAKISHA I	2029 N 16th St	X	
PICKETT CHRISTOPHER THOMA, AB	2031 N 16th St	X	
WALLACE ATIYA	2033 N 16th St	X	
RAYNOR LATASHA V	2035 N 16th St	X	
TEKYANE YEDNEKACHEW, DABA TIN	2014 N 16th St	X	<i>TIBBIT DABA</i>
BALQUEES RABIA, RAHMAN ABDUL	2016 N 16th St	X	
PLUNKETT NIKKIA	2018 N 16th St	X	
MEADOWS CARISSA A WILLIAM	2020 N 16th St	X	<i>C Meadows</i>
MARTINEZ KAREN	2022 N 16th St	X	<i>Karen E. Wright Jr.</i>
HARDING WILLIAM R	2024 N 16th St	X	
CORBIN DEANNA V	2026 N 16th St	X	
WATERS SHEENA LYNN	2028 N 16th St	X	
1700 NORRIS LLC	1930 N 17th St		X
POWELTON PROPERTIES LLC	1932 N 17th St		X

parking

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1700 NORRIS LLC	1934 N 17th St	X	
POWELTON PROPERTIES LLC	1936-38 N 17th St	X	
1700 NORRIS LLC	1940 N 17th St	X	
LOPSONZSKI 2000 N 17TH ST	2000 N 17th St	X	
DIAMOND CITY REALTY LLC	2004 N 17th St	X	
DIAMOND CITY REALTY LLC	2006 N 17th St	X	
19 DIAMOND CITY REALTY LLC	2008 N 17th St	X	Not used
DIAMOND CITY REALTY LLC	2010 N 17th St	X	
1500 PAGE ASSOCIATES	2005 N 17th St	X	
PIBO 01 LLC	2007 N 17th St	X	
20 1500, JEFFERSON LLC	2015 N 17th St	X	promise fulfilled
TEMPLE RESEV LLC	2017 N 17th St	X	
AMZ DEVELOPMENT LLC	2019 N 17th St	X	
21 TPR HOMES LLC	2023-25 N 17th St	X	TPR Homes
AMZ DEVELOPMENT LLC	2014 N 17th St	X	

Marie Vassallo

2013

Mum Numm *(circled on other line)*

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia (HFHP).

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	SCHNEIDER THOMAS W JR, SCHNEIDER	2018 N 17th St		X	
	WHITE THERESA	2020 N 17th St		X	
	SCHNEIDER THOMAS W JR, SCHNEIDER	2022 N 17th St		X	<i>Tom Schneider</i>
22	SCHNEIDER THOMAS SR, SCHNEIDER	2024 N 17th St		X	
	1700 W BERKS ST LLC	2026 N 17th St		X	
	KIM WOONG, KIM SOOK JA	2028 N 17th St		X	
	GOODHERB ENTERPRISES LP	2030 N 17th St		X	
23	BING AN & PATRICIA AN	2032 N 17th St		X	<i>Anko An</i>
	GOODHERB ENTERPRISES LP	2034 N 17th St		X	
	AN BING, AN PATRICIA FENGGIN	2036 N 17th St		X	

11

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Street Address

Own

Ren

SGNATURE

24
25
26

ARROYO ANGELIQUE M	1601 Page St	X		Signed on other form
INGRAM VANESSA M	1603 Page St	X		<i>[Signature]</i>
BERRY TUIANA S	1605 Page St	X		Signed on other form
SHUM CHAK	1607 Page St	X		
SQUARE MATTIE, JACKSON RENÉ P	1609 Page St	X		
CLINKSCALES BARBARA	1611 Page St	X		
GOTTSCHALK JOHN	1613 Page St		X	
JOHNSON NANCY MAE	1615 Page St	X		
THERESA MC NATT S/W TR	1617 Page St	X		
EHNERT BRADLEY, EHNERT ROBERT,	1619 Page St		X	
ELLOUISE NEWKIRK S/W, TRUSTEE	1621 Page St	X		No
HAULCY HANNAH	1623 Page St	X		
UNIVERSE CITY PROPERTIES	1625 Page St		X	
PRATHER LORETTA	1627 Page St	X		

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	Street Address	Owr	Ren	SGNATURE
ARROYO ANGELIQUE M	1601 Page St	X		<i>Nylajan Arroyo</i>
INGRAM VANESSA M	1603 Page St	X		
BERRY TUIANA S	1605 Page St	X		<i>Tuia Berry</i>
SHUM CHAK	1607 Page St	X		
SQUARE MATTIE, JACKSON RENE P	1609 Page St	X		
CLINKSCALES BARBARA	1611 Page St	X		
GOTTSCHALK JOHN	1613 Page St		X	
JOHNSON NANCY MAE	1615 Page St	X		
THERESA MC NATT S/W TR	1617 Page St	X		
EHNERT BRADLEY, EHNERT ROBERT	1619 Page St		X	
ELLOUISE NEWKIRK S/W, TRUSTEE	1621 Page St	X		
HAULCY HANNAH	1623 Page St	X		
UNIVERSE CITY PROPERTIES	1625 Page St		X	
PRATHER LORETTA	1627 Page St	X		



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	YOUNGMAN BRANDEN A	1600 Page St No. A	X	
	LIHUA XU	1600 Page St No. B	X	
27	LOPP MARIAN L	1600 Page St	X	<i>1600 Page St</i>
28	MCDUFFIE-MUNDY GERALDINE, PET	1602 Page St	X	<i>1602 Page St</i>
	REDEVELOPMENT AUTHORITY, OF P	1604 Page St		
	PHILADELPHIA LAND BANK	1610 Page St		
	PHILADELPHIA LAND BANK	1612 Page St		
	PHILADELPHIA LAND BANK	1614 Page St		
	PHILADELPHIA LAND BANK	1616 Page St		
	NORTHSIDE RENTAL LLC	1618 Page St		X
	LAIRANI ASMA	1624 Page St	X	
	KIM GRACE HEE	1626 Page St	X	
	AZN DEVELOPMENT LLC	1630 Page St		X
	GREEN RASHEEDA	1601 Fontain St	X	
	COLLINS NIELA MONIQUE	1603 Fontain St	X	

28 Hendricks, Shalaya 1600 Fontain X
located on other line

[Handwritten signature]

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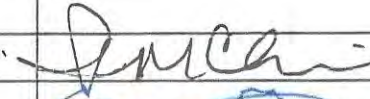

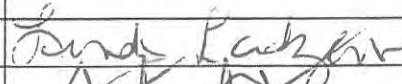
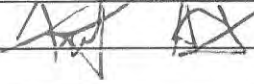
YOUNGMAN BRANDEN A	1600 Page St No. A	X		
LIHUA XU	1600 Page St No. B	X		
LOPP MARIAN L <i>X closed door</i>	1600 Page St	X		
MCDUFFIE-MUNDY GERALDINE, PET	1602 Page St	X		
REDEVELOPMENT AUTHORITY, OF P	1604 Page St			
PHILADELPHIA LAND BANK	1610 Page St			
PHILADELPHIA LAND BANK	1612 Page St			
PHILADELPHIA LAND BANK	1614 Page St			
PHILADELPHIA LAND BANK	1616 Page St			
NORTHSIDE RENTAL LLC	1618 Page St		X	<i>Carrie J. Sullivan</i>
LAIRANI ASMA	1624 Page St	X		
KIM GRACE HEE	1626 Page St	X		
AZN DEVELOPMENT LLC	1630 Page St		X	
GREEN RASHEEDA	1601 Fontain St	X		
COLLINS NIELA MONIQUE	1603 Fontain St	X		

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29
30
31
32

MCGILL RAYNA K	1605 Fountain St	X		
ALIOUAT MOHAMED E, FELLANI HA	1607 Fountain St	X		
CAMPBELL MIYAH N	1609 Fountain St	X		
COPPOLA COLIN	1613 Fountain St		X	
1612 CECIL B MOORE TRUST	1615 Fountain St		X	
JAMES LOUIS JR, MARTHA E H/W	1617 Fountain St	X		
JONES ANGELA	1619 Fountain St		X	
REEM AVISHAY	1621 Fountain St		X	
VESCO ANNA	1623 Fountain St		X	
1625 FONTAIN ST LLC	1625 Fountain St		X	
EVANS ELSIE C	1627 Fountain St		X	
TEMPLETOWN PROPERTIES II	1629 Fountain St		X	
KAROL ELYSE W	1631 Fountain St		X	
SKINNER SHEILA M	1633 Fountain St	X		
E COSTELLO LLC	1635 Fountain St		X	

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street, 17th Floor
Philadelphia, PA 19107

Dear Ms. Fadullon:

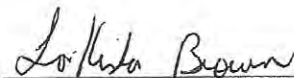
I am a homeowner living at **2039 N. 16th St**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

I am a Habitat homeowner at Diamond Park, the Habitat homeownership project directly next door to the Page St. project. Like the families to whom Habitat will sell the new Page St. homes, my family took our Habitat journey to become first-time homebuyers; we did 350 hours of sweat equity, saved toward our closing costs, and we had the opportunity to experience homeownership with an affordable mortgage because of the Habitat program.

Our Diamond Park community of 21 Habitat homeowners is excited to welcome 7 new Habitat families to our community, and we look forward to meeting our new Habitat neighbors in 2022.

Sincerely,



Address:

LaKisha Brown
2039 N. 16th St Philadelphia, PA

[also signed on page 3]

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street 17th Floor

Philadelphia, PA 19107

Dear Ms. Fadullon:

I am a homeowner living at **1605 Fontain**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Sincerely,



Address:

Rayna McGill
1605 Fontain Philadelphia, PA 19121

[also signed on page 11]

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street, 17th Floor
Philadelphia, PA 19107

Dear Ms. Fadullon:

I am a homeowner living at **203 1/2 N. 16th Street**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Our Diamond Park community of 21 Habitat homeowners is excited to welcome 7 new Habitat families to our community, and we look forward to meeting our new Habitat neighbors in 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atiya Wallace', written over a horizontal line.

Address:

Atiya Wallace
203 1/2 N. 16th Street Philadelphia, PA 19121

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street 17th Floor

Philadelphia, PA 19107

Dear Ms. Fadullon:

I am a homeowner living at **2016 N. 16th St**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Sincerely,



Rabia Rahman

Address:

Rabia Rahman
2016 N. 16th St Philadelphia, PA 19121

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street 17th Floor

Philadelphia, PA 19107

Dear Ms. Fadullon:

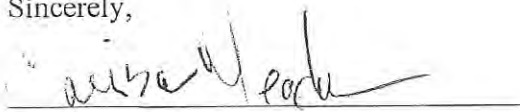
I am a homeowner living at **2020 N. 16th St**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

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Our Diamond Park community of 21 Habitat homeowners is excited to welcome 7 new Habitat families to our community, and we look forward to meeting our new Habitat neighbors in 2022.

Sincerely,



Address:

Carissa Meadows
2020 N. 16th St Philadelphia, PA 19121

[also signed on page 4]

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street, 17th Floor
Philadelphia, PA 19107

Dear Ms. Fadullon:


I am a homeowner living at ~~1607~~ **Fontain St**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

I am a Habitat homeowner at Diamond Park, the Habitat homeownership project directly next door to the Page St. project. Like the families to whom Habitat will sell the new Page St. homes, my family took our Habitat journey to become first-time homebuyers; we did 350 hours of sweat equity, saved toward our closing costs, and we had the opportunity to experience homeownership with an affordable mortgage because of the Habitat program.

Our Diamond Park community of 21 Habitat homeowners is excited to welcome 7 new Habitat families to our community, and we look forward to meeting our new Habitat neighbors in 2022.

Sincerely,



Mohamed Aliouat

Address:

**Mohamed Aliouat
1907 Fontain St Philadelphia, PA**

[also signed on page 11]

August 13, 2021

Anne Fadullon, Chair of the Board
Philadelphia Redevelopment Authority
1234 Market Street 17th Floor
Philadelphia, PA 19107

Dear Ms. Fadullon:

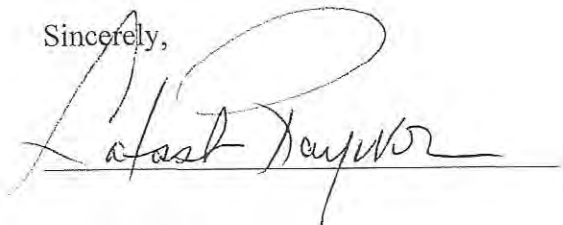
I am a homeowner living at **2035 N. 16th St**

I am writing to express my support for the affordable homeownership project planned for the 1600 block of Page Street by Habitat for Humanity Philadelphia, which will see the construction of (7) units of newly-constructed, permanently affordable homeownership housing on currently vacant land at the following addresses: 1604-1616 Page Street in zip code 19121 in the 5th Council District.

I am a Habitat homeowner at Diamond Park, the Habitat homeownership project directly next door to the Page St. project. Like the families to whom Habitat will sell the new Page St. homes, my family took our Habitat journey to become first-time homebuyers; we did 350 hours of sweat equity, saved toward our closing costs, and we had the opportunity to experience homeownership with an affordable mortgage because of the Habitat program.

Our Diamond Park community of 21 Habitat homeowners is excited to welcome 7 new Habitat families to our community, and we look forward to meeting our new Habitat neighbors in 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "LaTasha Raynor", written over a horizontal line.

Address:

LaTasha Raynor
2035 N. 16th St Philadelphia, PA 19121

[also signed on page 3]



BOARD FACTSHEET
Meeting of October 13, 2021
Approval of Fifth Amendment to Contract for Professional
Services with IEI Group, Ltd.
400 North Broad Street

BACKGROUND:

On April 13, 2018, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), solicited proposals from qualified firms to provide furniture, fixtures and equipment ("FF&E") services for the property located at 400 North Broad Street, including 1501 Callowhill Street (collectively, the "Property"), which is currently being developed by 400 North Broad Partners, L.P., and will be delivered as a turnkey project for the City Police Department and other City agencies to occupy.

Pursuant to Resolution No. 2018-52, adopted on July 11, 2018, the Authority Board approved a Contract for Professional Services ("Services Contract") between the Authority, as agent for the City, and IEI Group, Ltd. ("IEI"), to provide services related to the design, coordination, selection, specification, procurement, and installation of FF&E at the Property. The Services Contract was executed on September 11, 2018. The total compensation payable to IEI under the Services Contract was Nine Hundred Eighty-Nine Thousand Four Hundred Sixty-Nine Dollars (\$989,469). IEI has since provided a FF&E package to the City which has been approved.

Pursuant to Resolution No. 2019-49, adopted on July 10, 2019, the Authority Board approved an amendment to the Service Contract that provided for payment of all costs related to additional FF&E (including, but not limited to, wall and corner guards, signage, metal lockers, lab equipment, fume hoods and biosafety cabinets, morgue equipment, roller shades, controlled environment rooms and lab casework) (collectively, the "Additional FF&E") totaling Four Million Six Hundred Sixty-Five Thousand Seven Hundred Thirty Dollars (\$4,665,730). As a condition of purchasing, acquiring and installing the Additional FF&E, IEI will receive additional compensation in the amount not to exceed Two Hundred Thirty-Nine Thousand Eight Hundred Eighty-Nine Dollars (\$239,889).

Pursuant to Resolution No. 2019-69, adopted on October 16, 2019, the Authority Board approved an amendment to the Service Contract that provided for relocation coordination management services ("Relocation Services"). As a condition of providing these services, IEI will receive additional compensation in an amount not to exceed Four Hundred Eighty-Two Thousand Seven Hundred Seventy-Seven Dollars (\$482,777). On April 6, 2020, the Authority and Provider entered into the First Amendment to Contract for Professional Services ("First Amendment").

Pursuant to Resolution No. 2019-91, adopted on December 11, 2019, the Authority Board approved a further amendment to (i) Resolution No. 2019-69, adopted on October 16, 2019, (ii) Resolution No. 2019-49, adopted on July 10, 2019, and (iii) Resolution No. 2018-52, adopted on July 11, 2018, to add architectural/engineering design services ("Design Services") relative to the needed relocation of the City's Office of Emergency Management ("OEM") from its current location to the Premises. On June 24, 2020, the Authority and Provider entered into the Second Amendment to Contract for Professional Services ("Second Amendment").

Pursuant to Resolution No. 2020-51, adopted on September 9, 2020, the Authority Board approved a Third Amendment to the Service Contract that provided additional services, including LEED services, interior signage, additional FF&E, additional relocation services and planning and commissioning services ("Additional Services") needed to assist the development of the OEM portion of the project, IEI will receive additional compensation in the amount not to exceed Four Hundred One Million Thirty-Three Thousand Seven Hundred Forty-Five Dollars (\$1,033,745). On March 2, 2021, the Authority and Provider entered into the third Amendment to Contract for Professional Services ("Third Amendment").

Pursuant to Resolution No. 2019-49, adopted July 10, 2019, the Authority Board authorized payment to Provider of additional compensation in the amount of Two Hundred Thirty-Nine Thousand Eight Hundred Eighty-Nine Dollars (\$239,889) to purchase, acquire, and install the Additional FF&E. Although Provider was compensated for its services related to the purchase, acquisition and installation of the Additional FF&E as set forth in the First Amendment, a mechanism was not included in the Original Agreement or any subsequent amendment to provide reimbursement to Provider for the actual costs of the Additional FF&E it purchased on behalf of the City, despite being authorized to do so pursuant to Resolution No. 2019-49, adopted July 10, 2019. The Authority amended the Original Agreement, as previously amended by the First Amendment, Second Amendment and Third Amendment, to provide authorization to Provider to expend and be reimbursed in an amount not to exceed Four Million Six Hundred Sixty-Five Thousand Seven Hundred Thirty Dollars (\$4,665,730) for the actual costs of the Additional FF&E purchased by Provider on the City's behalf. On May 10, 2021, the Authority and Provider entered into the Fourth Amendment to Contract for Professional Services ("Fourth Amendment").

NATURE OF AMENDMENT:

The City has now determined that additional FF&E and relocation Services ("Additional Services"), are needed to complete the project. The City solicited and has approved IEI to provide these Additional Services. IEI will receive additional compensation in the amount not to exceed One Hundred Seventy-Eight Thousand Five Hundred Twenty-Five Dollars (\$178,525) for the Additional Services. The Board is requested to authorize a Fifth Amendment to Contract for Professional Services to

add the Additional Services and to provide for compensation to IEI for the Additional Services.

BACKGROUND/FINANCING:

The project will be funded with City Capital funds as outlined in the executed Subgrant Agreement between the PRA, City of Philadelphia, and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority for various capital improvement projects.

Proposed Resolution is attached.

RESOLUTION NO.**RESOLUTION AUTHORIZING A FIFTH AMENDMENT TO CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, AND IEI GROUP, LTD.**

WHEREAS, on April 13, 2018, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), solicited proposals from qualified firms to provide furniture, fixtures and equipment ("FF&E") services for the property located at 400 North Broad Street, including 1501 Callowhill Street (collectively, the "Property"), which is currently being developed by 400 North Broad Partners, L.P., and will be delivered as a turnkey project for the City Police Department and other City agencies to occupy.

WHEREAS, IEI Group, Ltd. ("IEI") submitted its response to bids, outlining their extensive experience.

WHEREAS, IEI was the lowest, qualified bidder and pursuant to Resolution No. 2018-52, adopted on July 11, 2018, the Authority Board approved a Contract for Professional Services ("Services Contract") between the Authority, as agent for the City, and IEI, to provide services related to the design, coordination, selection, specification, procurement and installation of FF&E at the Property.

WHEREAS, the Services Contract was executed by the parties on September 11, 2018.

WHEREAS, pursuant to Resolution No. 2019-49, adopted on July 10, 2019, the Authority Board approved an Amendment to Contract for Professional Services ("First Amendment") between the Authority, as agent for the City, and IEI, to provide additional FF&E (including, but not limited to, wall and corner guards, signage, metal lockers, lab equipment, fume hoods and biosafety cabinets, morgue equipment, roller shades, controlled environment rooms and lab casework) (collectively, the "Additional FF&E").

WHEREAS, pursuant to Resolution No. 2019-69, adopted on October 16, 2019, the Authority Board approved a further amendment to Resolution No. 2019-49, adopted on July 10, 2019, to add services related to relocation coordination management services ("Relocation Services") needed for the relocation of approximately 1,500 employees into the Property and include the costs related thereto.

WHEREAS, the First Amendment was executed by the parties on April 6, 2020.

WHEREAS, pursuant to Resolution No. 2019-91, adopted on December 11, 2019, the Authority Board authorized a further amendment to (i) Resolution No. 2019-69, adopted on October 16, 2019, (ii) Resolution No. 2019-49, adopted on July 10, 2019, and (iii) Resolution No. 2018-52, adopted on July 11, 2018, to add architectural/engineering

design services ("Design Services") relative to the needed relocation of the City's Office of Emergency Management ("OEM") from its current location to the Property.

WHEREAS, on June 24, 2020, the Authority and Provider entered into the Second Amendment to Contract for Professional Services ("Second Amendment").

WHEREAS, pursuant to Resolution No. 2020-51, adopted on September 9, 2020, the Authority Board authorized a further amendment to (i) Resolution No. 2019-49, adopted on July 10, 2019, to add additional services, including LEED services, interior signage, additional FF&E, additional relocation services and planning and commissioning services ("Additional Services") needed to assist the redevelopment of the OEM portion of the project

WHEREAS, on March 2, 2021, the Authority and Provider entered into the Third Amendment to Contract for Professional Services ("Third Amendment").

WHEREAS, pursuant to Resolution No. 2019-49, adopted July 10, 2019, the Authority again amended the Original Agreement, as previously amended by the First Amendment, Second Amendment and Third Amendment, to provide authorization to Provider to expend and be reimbursed in an amount not to exceed Four Million Six Hundred Sixty-Five Thousand Seven Hundred Thirty Dollars (\$4,665,730) for the actual costs of the Additional FF&E purchased by Provider on the City's behalf.

WHEREAS, on May 10, 2021, the Authority and Provider entered into the Fourth Amendment to Contract for Professional Services ("Fourth Amendment").

WHEREAS, the City has determined that that additional services, including FF&E and relocation services ("Additional Services") are needed to complete the project.

WHEREAS, the City solicited proposals from qualified firms to provide the Additional Services.

WHEREAS, IEI submitted its response to bids, outlining their extensive experience, and the City selected IEI to perform the Additional Services.

WHEREAS, IEI will receive additional compensation in the amount not to exceed One Hundred Seventy-Eight Thousand Five Hundred Twenty-Five Dollars (\$178,525) ("Additional Compensation").

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director to approve a Fifth Amendment to Contract for Professional Services with IEI on the terms and conditions set forth herein and in the attached Fact Sheet.

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.

Delivered via email to erin.kindt@phila.gov

September 9, 2021



IEI Group

- Architecture
- Interior Design
- Facility Solutions
- Project Management

Ms. Erin Kindt, LEED AP
Capital Projects
City of Philadelphia Department of Public Property
Philadelphia City Hall, Room 710
1400 John F. Kennedy Boulevard
Philadelphia, PA 19107

**RE: Additional Services Request (ASR) Approval
Philadelphia Public Services Building
Amendment #5 to IEI Group's Contract**

Dear Erin:

Based on client requested changes to the FF&E and Relocation Services for the PPSB project, this letter is a request for an Amendment #5 to IEI's contract for additional services in the amount of \$178,525.

Move Management Changes

As you know, the project and schedules continue to change daily during this project. The protracted schedule on this project appears to show the move being finished by January 2022. Here are some of the changes that have occurred during Phase 1 of the move – see Attachment A for time detail. Changes continue to be made in Phases 2 and 3.

1. Move was stopped by Lt. Ferguson – crews had to be stopped and reorganized based on the City's revised schedule. Single moves were changed to dual moves.
2. IEI is managing the Techs on the move. These tasks were to be done by OIT (as identified in the RFP)
3. Managing the movers based on the schedule and time changes and the City's requests and on the day of the move requires additional management of the Wayne crews to minimize additional charges to the City.
4. City staff was requested to tag their computers and identify which monitors goes on the monitor arm. IEI and Tech staff are now completing these tasks to expedite the move.
5. On Site – equipment never identified for the move is now being moved to 400 North Broad. IEI must tag and identify on plan for movers where this equipment can be accommodated.
6. OIT's list of equipment given to IEI was not accurate so changes are being accommodated for every move, as requested by the City and OIT.

FF&E Changes

IEI continues to develop sketches for pricing and coordination for all requested furniture changes and any additional furniture requests made by the City. Pricing for furniture and construction is being compiled and provided to the City for approval for each change order. These changes, being tracked in the Google document (B1) provided to the City, include, but are not limited to, such changes as:

- Meetings, coordination and documentation related to changes
- Workstation layout changes
- Commissioner's Office additional furniture and changes
- 2nd floor furniture changes
- 4th floor workstation glass
- 6th floor change requests
-

IEI Group
IEI Architects
428 North 2nd Street
Philadelphia, PA 19123
P. 215.413.3700
F. 215.413.3773

Ms. Erin Kindt
September 9, 2021
Page Two

Since April 1, 2021, IEI has already spent \$26,000 in time to support these requested changes, and changes continue to be made. We will bill hourly for these services. (See Attachment B/B1)

Note: Changes made prior to April 1, 2021 **have not and will not be charged to the** City. These charges total \$61,876. (See Attachment C)

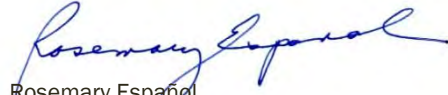
Compensation

Our fees for Amendment #5 are as summarized below:

Move Coordination ASR (\$98,525 + \$40,000)	\$138,525.
FF&E Changes ASR	<u>\$40,000.</u>
Total Amendment #5	\$178,525.

Please review and let me know if you have any additional questions.

Sincerely,



Rosemary Espanol
President

Cc: Valerie Bergman, Alan Hoffmann, Joan Marchesani

K:\Proposal\Prop_2021\PPSB\Sent to Erin\Amendment 5 letter.docx

Attachments



BOARD FACTSHEET
 Meeting of October 13, 2021
 Approval of Construction Contract
 Seravalli, Inc.
 Field Renovations and Site Improvements at Capitolo
 Playground Field

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia ("City"), and Seravalli, Inc. ("Seravalli") for the Capitolo Playground Field renovations and site improvements project (the "Project"), located at 900 Federal Street. The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the removal of existing paving, site amenities, fencing, and landscaping, and the construction of a new Mini Pitch and seating area, and renovation of athletic fields, including earthwork, Mini-Pitch enclosure, athletic striping and equipment, paving, accessible ramp, furnishings, landscaping, and fencing.

SELECTION PROCESS:

On July 30, 2021, the Authority, as agent for the City, advertised a Request for Proposals ("RFP") for the Project. Seravalli was the sole bidder. Seravalli's proposal was approved by the Project review team.

Seravalli, Inc.

10059 Sandmeyer Lane
 Philadelphia, PA 19116
 Total Base Bid: \$949,000
 EOP: 30% MBE; 15.2% WBE

FINANCING:

The Project will be funded with Bond Proceeds as outlined in the Subgrant Agreement between the Authority 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).

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 SERAVALLI, INC. FOR THE CAPITOLO PLAYGROUND FIELD RENOVATIONS AND SITE IMPROVEMENTS PROJECT AT 900 FEDERAL STREET

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 Capitolo Playground Field renovations and site improvements project at 900 Federal Street (the "Project").

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

WHEREAS, Seravalli'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, as agent for the City, with Seravalli for the Project, with a maximum compensation not to exceed One Million Forty-Three Thousand Nine Hundred Dollars (\$1,043,900) (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.

CAPITOLO PLAYGROUND
FIELD RENOVATIONS AND SITE IMPROVEMENTS PROJECT
900 FEDERAL STREET





BOARD FACTSHEET

Meeting of October 13, 2021

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 4th Council District and the 5th Council District.

PROPERTY INFORMATION:

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

EXHIBIT "A"

4th Council District Property

3119 N. 35th Street

5th Council District Property

2100 N. 6th Street

2104-06 N. 6th Street

1401 N. 8th Street

2955 N. 8th Street

1402 N. 30th Street

809 W. Firth Street

1438 N. Franklin Street

3601 Germantown Avenue

1460 N. Hollywood Street

1500 N. Hollywood Street

1410 N. Myrtlewood Street

1421 N. Myrtlewood Street

1424 N. Myrtlewood Street

1429 N. Myrtlewood Street

1437 N. Myrtlewood Street

1440 N. Myrtlewood Street

1451 N. Myrtlewood Street

1452 N. Myrtlewood Street

1457 N. Myrtlewood Street

1459 N. Myrtlewood Street

1463 N. Myrtlewood Street

1511 N. Myrtlewood Street

3003 Redner Street

RESOLUTION NO.**RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and Chapter 16-700 of the Philadelphia Code.

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

4th Council District Property

3119 N. 35th Street

5th Council District Property

2100 N. 6th Street

2104-06 N. 6th Street

1401 N. 8th Street

2955 N. 8th Street

1402 N. 30th Street

809 W. Firth Street

1438 N. Franklin Street

3601 Germantown Avenue

1460 N. Hollywood Street

1500 N. Hollywood Street

1410 N. Myrtlewood Street

1421 N. Myrtlewood Street

1424 N. Myrtlewood Street

1429 N. Myrtlewood Street

1437 N. Myrtlewood Street

1440 N. Myrtlewood Street

1451 N. Myrtlewood Street

1452 N. Myrtlewood Street

1457 N. Myrtlewood Street

1459 N. Myrtlewood Street

1463 N. Myrtlewood Street

1511 N. Myrtlewood Street

3003 Redner Street



BOARD FACTSHEET

Meeting of October 13, 2021

Conveyance of PRA Properties to Philadelphia Land Bank

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

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

PROPERTY INFORMATION:

PRA Conveyance: The PRA properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia Land Bank without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

EXHIBIT "A"

1st Council District Properties

418 Cantrell Street

424 Cantrell Street

432-34 Cantrell 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 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 Council District Properties

418 Cantrell Street

424 Cantrell Street

432-34 Cantrell Street



BOARD FACTSHEET

Meeting of October 13, 2021

Approval of Second Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department

NAME OF GRANTOR: The City of Philadelphia, acting through its Department of Public Property and its Finance Department (the "City")

BACKGROUND: Pursuant to Resolution No. 2019-61, adopted on August 14, 2019, 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 Ten Million Dollars (\$10,000,000) ("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 October 23, 2019. The term of the Grant Agreement was for one (1) year.

The City appropriated the Grant Funds to be granted to the Authority. The City has granted the Grant Funds in accordance with individual Project requirements, and the Authority has managed, overseen and carried out the Projects.

Pursuant to Resolution No. 2020-77, adopted on December 9, 2020, the Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2020. The First Amendment was executed by the Authority and the City on December 23, 2020, and made effective as of October 23, 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 October 23, 2021, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Seven Million Six Hundred Thousand Dollars (\$7,600,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Seventeen Million Six Hundred Thousand Dollars (\$17,600,000).

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 eight percent (8%) 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 SECOND AMENDMENT TO GRANT AGREEMENT WITH THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PUBLIC PROPERTY 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. 2019-61, adopted on August 14, 2019, the Board authorized a Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department (the "City"), as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Ten Million Dollars (\$10,000,000) ("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 October 23, 2019, and was for a term of one (1) year;

WHEREAS, pursuant to Resolution No. 2020-77, adopted on December 9, 2020, the Authority Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2020;

WHEREAS, the First Amendment was executed by the Authority and the City on December 23, 2020, and made effective as of October 23, 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 October 23, 2021, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Seven Million Six Hundred Thousand Dollars (\$7,600,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Seventeen Million Six Hundred Thousand Dollars (\$17,600,000).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Second Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department, as grantor, to (i) extend the term of the Grant Agreement for one (1) year, effective October 23, 2021, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Seven Million Six Hundred Thousand Dollars (\$7,600,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Seventeen Million Six Hundred Thousand Dollars (\$17,600,000)

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.



BOARD FACTSHEET

Meeting of October 13, 2021

Approval of Grant Agreement with Philabundance

2224-38 N. 10th Street

NAME OF SPONSOR/DEVELOPER: Philabundance

NATURE OF REQUEST : Resolution authorizing the Philadelphia Redevelopment Authority ("Authority") to enter into a Grant Agreement to provide additional funding in an amount not to exceed Three Hundred Sixty-One Thousand One Hundred Forty Dollars (\$361,140) ("Grant") to reimburse Philabundance for remediation costs associated with the undercut and stabilization plan for unsuitable soils conditions discovered on site in connection with the construction of the Philabundance Community Kitchen II Project ("Project") located at 2224-38 N. 10th Street ("Property").

Philabundance is a non-profit 501(c)(3) founded in 1984 by an idealist Pamela Rainey Lawler who saw perfectly good food going to waste, and, at the same time, saw people going hungry. What started out as a small food rescue organization operating out of a car, is now an innovative, impactful and collaborative organization distributing more than Twenty-Four Million pounds of food a year to those in need. Philabundance is a proud member of Feeding America, a nationwide network of food banks leading the fight against hunger in the United States.

BACKGROUND/REQUEST: Pursuant to Resolution No. 2019-21, adopted on March 13, 2019, the Authority Board authorized a non-recourse construction/permanent loan agreement with Philabundance in the amount of Four Million Dollars (\$4,000,000) ("Authority Loan"). The Authority Loan was structured with a term of twenty-five (25) years at zero (0%) percent interest from the date of the Authority Loan closing. Beginning on the twenty- first (21st) anniversary of the Authority Loan closing until the end of the term of the Authority Loan, the principal balance of the Authority Loan shall be reduced without payment by an amount equal to twenty (20%) percent of the original principal amount of the Authority Loan. The proceeds of the Authority Loan were used to assist in the construction of a 19,062-square foot facility with training and production kitchens, classrooms, computer lab, office and flexible common space located in the North Central Choice Neighborhood. Philabundance is providing culinary arts job training and placement assistance ("Job Training"). As part of the Job Training, Philabundance is serving students at least fifty-one (51%) percent of whom have a family household equal to or less than the Section 8 low-income limit established by HUD. The Project was developed on the Property and is operational.

During the construction foundation phase, the ground and soil were found to contain a significant amount of unsuitable materials which negatively impacted the undercut and stabilization plan for the Project. The discovery of the negative soil conditions increased the construction budget significantly and Philabundance had no way of anticipating the increased costs. At the time of the unsuitable soil findings, the initial estimate for the remediation work was Eight Hundred Sixty-Eight Thousand Thirty-Nine Dollars (\$868,039).

To facilitate the remediation plan, Philabundance engaged the services of Brightfields, a women-owned environmental services firm, and USA Architects who served as Project architect. The design team, engineers and contractor worked diligently to keep costs reasonable and reduced the estimate by One Hundred Ninety-Seven Thousand Eight Hundred Sixty-Eight Dollars (\$197,868). The construction contingency covered a portion of the added costs; however, the Project still had a funding gap.

Upon review of supporting documentation and materials, the Authority's Housing Construction Division concurs that costs associated with this work are reasonable and within expectations for the scope of work.

BOARD ACTION REQUESTED:

Authorize the Authority to enter into a Grant Agreement with Philabundance funded with Choice Working Capital Funds in an amount not to exceed Three Hundred Sixty-One Thousand One Hundred Forty Dollars (\$361,140).

Proposed Resolution and supporting information are attached.

Proposed Resolution is attached

Prepared by: James Brown, Housing Development Officer

Reviewed by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A GRANT AGREEMENT WITH PHILABUNDANCE IN AN AMOUNT NOT TO EXCEED THREE HUNDRED SIXTY-ONE THOUSAND ONE HUNDRED FORTY DOLLARS (\$361,140) FOR THE PHILABUNDANCE COMMUNITY KITCHEN II PROJECT**

WHEREAS, pursuant to Resolution No. 2019-21, adopted on March 13, 2019, the Philadelphia Redevelopment Authority ("Authority") Board authorized a non-recourse construction/permanent loan agreement with Philabundance in the amount of Four Million Dollars (\$4,000,000) ("Authority Loan"); and

WHEREAS, the proceeds of the Authority Loan were used to assist in the new construction of a culinary arts job training facility for students ("Project") located at 2224-38 N. 10th Street ("Property"); and

WHEREAS, the Authority has been requested to provide additional funding for the Project to assist Philabundance with the reimbursement of unanticipated costs associated with the remediation of unsuitable ground and soil conditions found on the Property.

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

1. The Authority shall enter into a Grant Agreement with Philabundance ("Authority Grant") in an amount not to exceed Three Hundred Sixty-One Thousand One Hundred Forty Dollars (\$361,140).
2. The proceeds of the Authority Grant will be used to reimburse Philabundance for unanticipated costs associated with the remediation of unsuitable ground and soil conditions found on the Property.

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.