

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JANUARY 12, 2022**

**Executive Session – 3:30 P.M.
Open Session – 4:00 P.M.**

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of December 8, 2021

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Appointment of the Board of Directors of RT Headhouse Development Corporation	(1)
(b) Third Amendment to Cooperation Agreement – City of Philadelphia, acting through its Department of Public Property 400 N. Broad Street	(3)
(c) Approval of Grant Agreement (\$500,000) with the Philadelphia Housing Authority	(7)
(d) Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(9)
(e) Conveyance of Title of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(15)
II. <u>DEVELOPMENT</u>	
(a) 4644 South, LP 46 S. 44th Street Certificate of Completion	(19)

AGENDA

Board Meeting of January 12, 2022

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- (b) Blue Truck Enterprises LLC (24)
2476 Jasper Street and 2478 Jasper Street
Certificate of Completion

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

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

Mr. Harmon further stated that he received fifteen (15) emails regarding "Item II(d)" on today's agenda. Mr. Harmon further stated that letters he received as well as the Question & Answer feature will be attached to the minutes.

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

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, December 08, 2021, commencing at 4:01 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

Ms. Fadullon informed staff and the public that the PRA Board of Directors 2022 meeting Schedule will be posted on the website and will be advertised prior to next month's meeting.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; James Cuorato, Vice Chair; Sabrina Maynard, Treasurer; and Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

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

The following assigned staff were present: Ryan Harmon, Esq., Jojoy Varghese, Angel Rodriguez, Jessie Lawrence, Victoria Englestad, Alberta Benn, Brian Romano, and Elizabeth Bonaccorso.

Also in attendance: Dina Testa, Finn (name provided), Megan McCoy, Eugen Desyatnik, Richard Dickson, Erin Sweeny, Sophia fox, Kristin Haskins Simms, Turtlebug (name provided), David H. Yukhananov, Mathen Pullukattu, Julie Stapleton Carroll, Sonya Nickerson, Alfred Whitfield, Brent Howard, Diana (name provided), Allison Weiss, Henry Sullivan, Albert Hicks, Jr., Jacquelyn Sims, Ashish Patil, Michael Wilkins, Tim Fisher, LC (name provided), Jason Wallace, Betsy Epstein, Rose (name provided), Todd Hestand, Krystal Dillard, Ann Doley and Sharon Forman.



MINUTES

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

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



ADMINISTRATIVE

Ms. Englestad presented "Item I(a) – Approval of Amendment to Management and Leasing Agreement with DHC Management, LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon stated there was a question from Ms. Weiss in the chat feature. Ms. Fadullon read the question, "Ms. Weiss asked if there is a list of maintenance expenditures for the Lower Germantown properties, how exactly will the additional \$50,000 be used, and who was permitted to occupy because many tenants were not permitted to remain." Ms. Englestad responded that the additional funding will be used based on unit needs. Ms. Englestad stated that she expects further estimates and further requests during the course of contract and that staff believes this should cover the necessary costs. Ms. Englestad further stated the estimates were based on the provider's expertise.

Ms. Fadullon recognized Ms. Weiss and invited her to speak. Ms. Weiss asked how to obtain a list of the repairs and costs, a list of the current occupants and a list of those who were displaced. Ms. Englestad replied that she believed the tenants that were displaced were moved by the

Philadelphia Housing Authority ("PHA") when the units were initially taken over by the Authority.

Ms. Fadullon stated that when possession of the properties by the Authority was finally completed following the litigation, there were certain units that could no longer be occupied and certain units that could continue to be occupied with some basic repairs. Ms. Fadullon further stated that this work involves units where the tenants were permitted to continue to occupy. Ms. Fadullon stated that certain units need additional repairs to continue to be occupied.

Ms. Weiss asked if there were any new tenant's being placed in the properties. Ms. Fadullon responded no. Ms. Weiss asked why all of this work is being done when there is supposed to be a community meeting to discuss the future of these properties.

Mr. Rodriguez stated that during the community engagement process, the properties still have to be maintained and in good repair. Mr. Rodriguez stated that we do not want any of the properties to fall into disrepair. Ms. Weiss responded that she appreciates the care shown for these properties as well as the exterior. Ms. Weiss stated that she still does not understand why there is a need for so much extra funds since there was a budget. Mr. Rodriguez replied that a budget is a marker in time and, as we start developing the relationship with existing residents, we see things that were not initially expected. Mr. Rodriguez also stated that there have been incidents such as a fire and vandalism which require additional repairs and that the situation is fluid. Mr. Rodriguez stated that this is a nominal amount to maintain a large number of parcels. Mr. Rodriguez further stated that property maintenance obligations do not go away.

Ms. Weiss asked if there was a way to get a copy of the expenditures. Mr. Rodriguez stated those documents are internal working documents and that she would need to speak with Mr. Harmon regarding that request.

Mr. Harmon advised Ms. Weiss that he would speak with Ms. Engelstad and the property manager to determine what is prepared or what can be prepared. Mr. Harmon stated if there are documents that Ms. Weiss is specifically looking for, she can always submit a Right-to-Know request and that staff would work with Ms. Weiss to get her what she requests. Ms. Weiss thanked Mr. Harmon.

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. 2021-79

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

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

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

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

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



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

Board Action

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

RESOLUTION NO. 2021-80

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

2nd Council District Properties

1306 S 21st Street
1308 S 21st Street
1310 S 21st Street
1312 S 21st Street
1329 S 21st Street
1303 S 23rd Street
1210 S 27th Street
1212 S 27th Street
1214 S 27th Street
1306 S 28th Street
1213 S Bonsall Street
1148 S Cleveland Street

2632 Ellsworth Street
1410 S Hicks Street
2054 Gerrit Street
2612 Latona Street
2741 Latona Street
2743 Latona Street
2123 Montrose Street
1701 S Ringgold Street
1703 S Ringgold Street
1714 S Taylor Street

3rd Council District Properties

5139 Delancey Street

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



Mr. Lawrence presented "Item I(c) – Conveyance of Philadelphia Redevelopment Property 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. 2021-81

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

5th Council District

1517 N. 33rd Street

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



Mr. Harmon presented "Item I(d) – Cooperation Agreement with The City of Philadelphia, Acting Through its Water Department" 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. 2021-82

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

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

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Redevelopment Authority is authorized to execute a Cooperation Agreement

with the City, acting through the Water Department, on the terms and conditions set forth herein and in the attached Fact Sheet.

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

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

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



DEVELOPMENT

Mr. Lawrence presented "Item II(a) – Selection of Redeveloper, Alma Xhepaj" 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. 2021-83

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

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Alma Xhepaj ("Redeveloper") is hereby selected as redeveloper of 2236 E. William Street located in the East Kensington Redevelopment Area, Auburn Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Ten Thousand Five Hundred Dollars (\$10,500.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate council action.

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

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



Mr. Lawrence presented "Item II(b) – Selection of Redeveloper, Alma Xhepaj" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Fadullon pointed out the resolution indicates "E. William Street" and asked for clarification if this is correct. Mr. Harmon responded E. William Street is correct. Mr. Harmon stated the agenda will be correct to reflect E. William Street.

Ms. Fadullon recognized Ms. Xhepaj and invited her to speak. Ms. Xhepaj asked what the price was for 2236 E. William Street. Mr. Lawrence replied that competitive bid was in the amount of \$10,500.

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. 2021-84

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

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Alma Xhepaj ("Redeveloper") is hereby selected as Redeveloper of 2238 E. William Street located in the East Kensington Redevelopment Area, Auburn Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Five Thousand Dollars (\$35,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract, Mortgage and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate council action.

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

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



Mr. Lawrence presented "Item II(c) – Certificate of Completion for 2848 B Street" 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. 2021-85

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

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

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

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

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

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

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

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

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

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

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

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

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



Mr. Harmon presented "Item II(d) – Selection of Redeveloper and Approval of Ground Lease Agreement and Redevelopment Agreement with 624 S. 13th Street L.L.C." in substance consistent with the Attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Harmon for the record stated that he received numerous letters and emails from the public in opposition against this project and Mr. Harmon listed the individuals. Mr. Harmon further stated he received one (1) letter in support for this project from Ms. Thomas.

Mr. Harmon stated all the letters and emails were forwarded to the Board. Furthermore, Mr. Harmon stated all correspondence in support or opposed to this project would be attached to today's minutes.

Ms. Fadullon asked what the Board is considering today. Mr. Harmon presented the redeveloper selection and approval of ground lease and redevelopment agreement. Mr. Harmon stated Mr. Lawrence and the redeveloper are present and will be able to answer any questions.

Mr. Harmon stated there is a slight difference between the Request for Proposals ("RFP") and what is being requested in today's Board package. Mr. Lawrence stated that the RFP requested that proposals were not to exceed 60% Area Median Income ("AMI").

At this time, Ms. Fadullon asked if any members of the Board had any questions. There was none.

Ms. Fadullon stated the Board is fully aware there are members of the public who would like to address the Board in regard to this item. Ms. Fadullon stated she would recognize individuals in the order hands are raised. Ms. Fadullon further stated that each individual will be allotted three (3) minutes to address the Board; however, there would be no-back and forth.

Ms. Fadullon recognized Ms. Colabella and invited her to speak. Ms. Colabella stated she is a neighbor on the other side of Broad Street. Ms. Colabella stated her view looks directly at the tree canopy and that the canopy should be protected as they have been there for over 70 to 80 years.

Ms. Fadullon recognized Ms. DelBaggio and invited her to speak. Ms. DelBaggio explained she is a neighbor and resides directly across the street where the trash is stored. Ms. DelBaggio asked whether the redeveloper has considered the amount of trash that will be produced with forty-five (45) units and whether trash collection was discussed. Ms. DelBaggio raised a concern in regard to sustainability of parking and no offsite parking.

Ms. Fadullon recognized Ms. Thomas and invited her to speak. Ms. Thomas informed the members of the Board that she submitted a letter in support because this project was geared towards affordable housing. Ms. Judy raised a concern in regard to the AMI requirement and Mr. Rodriguez explained the difference between the RFP and what was offered in the proposal submitted by the redeveloper and that 35% of the total number of units would be at an affordable level.

Ms. Fadullon recognized Ms. Puckett and invited her to speak. Ms. Puckett stated that she was here with Ms. Perry and wanted to correct the record by stating that Ms. Perry actually supported the project and was not opposed to the project as Mr. Harmon stated. Mr. Harmon apologized for the error.

Ms. Perry informed the Board members that she is a longtime 60+ year resident of the old MLK and New Hawthorne community. Ms. Perry stated the community has seen change in the neighborhood based on income level of new neighbors coming in. Ms. Perry asked what the income levels would be set at for the affordable units. Mr. Lawrence responded that, for a 2-bedroom unit, the amount is \$1,630, for a 1-bedroom unit, the amount is \$1,350, and for a studio, the amount is \$1,106.

Ms. Fadullon stated this why the Board had questions regarding the affordability level proposed for this project. Ms. Perry stated that, as a longtime resident over the last 61 years, she has seen numerous changes in the community. Ms. Perry informed the Board that many of the constituents living in this community are seniors who are attempting to hold onto their

properties. Ms. Perry further stated seniors cannot afford it because of all the high-rise developments taking over the neighborhood.

Ms. Perry stated that she stated this concern in the correspondence she sent to Mr. Harmon. Ms. Perry stated that the residents are looking for stable, affordable housing. Ms. Perry further stated that the seniors living in this neighborhood were there during the pain and struggles and did their best to make the neighborhood welcoming for new residents. Ms. Perry further stated that she fully supports this mixed-income project.

Ms. Fadullon recognized Mr. Wells and invited him to speak. Mr. Wells stated that he lives at 1329 Bainbridge Street and fully supports this project. Mr. Wells explained that this is a vacant lot which is used as a dumping site for trash, that the lot has a rodent and weed problem, and that the lot is an area where people linger at. Mr. Wells stated that there are already several dumpsters located on Kater and Clarion Streets which are used for surrounding commercial buildings, as well as residential trash pickup. Mr. Wells stated trash trucks come at all hours of the night. Furthermore, Mr. Wells stated he supports affordable housing in the community.

Ms. Fadullon recognized Mr. Fisher and invited him to speak. Mr. Fisher stated he resides at 1312 Bainbridge Street and is directly across from the vacant lot. Mr. Fisher stated that he has a camera and can confirm no one is lingering on the lot at night. Mr. Fisher stated that the lot is well maintained by a few community members and has been converted to green space. Mr. Fisher stated he is the president of a nearby homeowner's association and that the vacant lot is a safe haven for the community. Mr. Fisher stated there are no reports of trash issues, no police reports, and no safety issues.

Mr. Fisher stated the idea of affordable housing is important to the community; however, the question that needs to be answered is whether this project is truly providing affordable housing as the rent rates provided don't seem to be affordable. Finally, Mr. Fisher stated that he has attempted to reach out to the developer with phone calls, voice messages and emails, but has not been able to speak with the developer. Mr. Fisher stated that there is no open line of communication or dialogue between the community and the developer. Finally, Mr. Fisher stated he a committed resident and homeowner and that there are 109 homeowners in the Hawthorne community.

Ms. Fadullon recognized Mr. Dickson and invited him to speak. Mr. Dickson stated that he has resided on 1627 13th Street for the last eleven (11) years. Mr. Dickson stated that he is grateful that a proposal is on the table after several failed attempts. Mr. Dickson stated that his issue is that the that the community has been completely excluded from the process. Mr. Dickson explained to the Board that he may be in support of the project, but there has been no community involvement in the process, and that makes him hesitant. Mr. Dickson stated that the community doesn't know or fully understand what is happening. Mr. Dickson stated he has been an advocate for development of this lot for the last eleven (11) years. Mr. Dickson stated that many residents have long-term roots and are invested in the community – they just want to be involved in the decision-making process.

Ms. Fadullon recognized Ms. Finn and invited her to speak. Ms. Finn stated she is heartbroken at what Mr. Wells stated previously and that this lot is not being used as a dump and that people do not linger around the lot. Ms. Finn stated people from the community take care of the lot and keep it clean. Ms. Finn informed the Board that the community has vast interests in this lot. Ms. Finn questioned whether the proposal really provides affordable housing. Ms. Finn stated her son plays at this lot every day and that members of the community treat it as a park. Ms. Finn stated she is always going to fight for children to have a green space to play. Ms. Finn questioned whether it was absolutely necessary to develop this lot and remove the 80 year old trees. Ms. Finn stated that when William Penn designed this City, the goal was to make it a green country town along with green spaces and not just about apartment buildings or buildings. Ms. Finn asked the members of the Board not turn this space into an apartment building.

Ms. Fadullon recognized "Turtlebug" and invited him or her to speak. Mr. Buckley stated that he is an early childhood educator in Hawthorne community and has been teaching for seventeen (17) years. Mr. Buckley Stated that the pre-school with he is affiliated utilized the lot during pandemic for an art and play space. Mr. Buckley stated that pre-school staff members have assisted with cleaning the lot and removed broken glass and bottles. Mr. Buckley stated that he reached out to the developer a handful of times and has heard nothing. Mr. Buckley stated that green space is extremely important in this community and that other open spaces are further away. Mr. Buckley asked the Board members to visit turtlebug.org or view their Instagram page for more details.

Ms. Fadullon recognized Mr. Ebalchunas and invited him to speak. Mr. Ebalchunas informed the Board that his wife submitted a letter in opposition to the project. Mr. Ebalchunas stated his family lives on 1305 Kater Street and have resided there for eight (8) years. Mr. Ebalchunas explained there were big dumpsters in front of their home and when trash collection occurred, the dumpsters would scrap against the street and cause spillage and trash fumes. Mr. Ebalchunas stated that the trash concerns make them want to move to the suburbs.

Mr. Ebalchunas continued by stating that parking is extremely tough in this community. Mr. Ebalchunas stated that he is concerned there isn't a parking garage as part of the project and that there is far too much construction going on in the area. Mr. Ebalchunas stated that green space is important for this community and that, which the residents understand this lot is not theirs, residents have worked extremely hard to fix up the lot so it would not be an eyesore.

Mr. Ebalchunas disagreed with what Mr. Wells stated previously and stated that this lot is not being used as a dump and that people do not linger around the lot. Mr. Ebalchunas stated he understands the needs of the developer but that it would have been nice to involve the community in the process. Mr. Ebalchunas stated he wanted to make his voice heard.

Ms. Fadullon recognized Mr. Wilkins and invited him to speak. Mr. Wilkins stated he lives at 1612 S. Clarion Street and that his property is around the corner from the park. Mr. Wilkins stated that Ms. Silo submitted a letter on their behalf. Mr. Wilkins stated his concern mainly is the lack of community engagement. Mr. Wilkins stated that everyone realizes something is going to happen with this lot and that he would love to see the lot maintained as green space and have the six (6) trees remain.

Mr. Wilkins stated that the proposed plans are a surprise to the community as they originally believed this parcel was going to be developed into row homes. Mr. Wilkins stated that the number of units will cause a further strain to parking in the area. Mr. Wilkins reiterated that his overall concern is that there has been no community involvement or any attempt to engage with the neighboring homeowner's association.

Ms. Fadullon recognized Mr. Hicks, Jr. and invited him to speak. Mr. Hicks stated he is the President of the Neighborhood Association of Hawthorne called the Hawthorne Environment Coalition ("HEC") and that this organization came into existence in 1999 because of the HOPE VI project. Mr. Hicks stated that part of that agreement was for the community to become involved because it affected the residents and their homes. Mr. Hicks discussed the neighboring community parks/open spaces available to community residents.

Mr. Hicks stated that the developer leaving the community out of the negotiation process is a major concern. Mr. Hicks informed the members of the Board that the neighborhood association reached out to the developer and the Authority and never received a response.

Mr. Hicks stated on a personal level he likes the development; however, the main issue is that the affordability numbers are not low enough for community members already residing in this area. Mr. Hicks stated he has lived in this neighborhood since the late 1950's. Mr. Hicks stated his main contention is not enough communication. Mr. Hicks then stated that he has no issues what is going to be developed here.

Ms. Fadullon recognized Ms. Diana and invited her to speak. Ms. Diana stated she lives at 13th and South Streets and requested to read the letter she submitted to the Board of Directors.¹ Ms. Fadullon permitted Ms. Diana to read the letter and thanked Ms. Diana for her comments.

Ms. Fadullon recognized Ms. Toler and invited her to speak. Ms. Toler state she lives on the 1000 block of S. 13th Street. Ms. Toler stated that one of the issues is that there is not enough low-income or affordable housing in the community. Ms. Toler also stated that she does not want to see anything being taken away from the children because they need a place to play. Ms. Toler further stated she has concerns for the homeless and they need a place to live as well.

Ms. Fadullon stated at this time we are going to hear from the developer, Mr. Sullivan. Mr. Sullivan thanked everyone from the community for taking the time out to attend today's meeting, voicing their concerns and support for the development.

Ms. Fadullon asked Mr. Sullivan to respond as best as possible to the concerns being raised about parking, trash, density, and affordability.

Mr. Sullivan stated he does understand the concerns relating to trash. Mr. Sullivan stated his team has been thoughtful with the design and how trash is being managed for a 45-unit apartment building. Mr. Sullivan stated there is an oversized trash room, which is located inside the building, and that service will be no more than three (3) times a week by commercial trash

¹ The letter referenced by Ms. Diana is attached to these Minutes.

haulers. Mr. Sullivan stated there is no commercial kitchen or commercial use onsite which would create excessive trash. Mr. Sullivan explained the apartments would be outfitted with all new appliances such as garbage disposals and that he has not had a trash issue with the other developments in the City that he has been a part of.

Next, Mr. Sullivan discussed the tree canopy issue. Mr. Sullivan stated at this time there are 4-5 mature trees on the lot, but that he did not believe they were 70-80 years old because the trees were taken out as part of the demolition of the twin towers that previously existed on the lot. Mr. Sullivan stated there are plans to replace the trees on the perimeter around the building with nine (9) new trees. Mr. Sullivan stated he realizes change is hard; however, the nine (9) new trees would grow to replace the existing tree canopy.

Mr. Sullivan then responded to the parking issue by stating this development does not have parking onsite. Mr. Sullivan stated he understands the concerns from the community about the parking issue. Mr. Sullivan stated that he lives in the area as well and that he doesn't believe there will be an abundance of vehicles due to the close proximity to public transportation and that apartment renters differ from homeowners.

Mr. Sullivan then stated that that the developer's goal is to offer workforce housing and this project will not offer the lowest level of affordability. Mr. Sullivan stated that this project is not receiving any sort of public subsidy. Mr. Sullivan stated that the developer is trying to preserve some level of affordability in a changing neighborhood. Mr. Sullivan stated that he believes the affordability level being presented fills a legitimate void in the community for people who are workforce housing residents. Mr. Sullivan stated there are units that are reserved for affordability which present an opportunity to serve that community, which is vital for the City's workforce.

Mr. Sullivan stated in this neighborhood where AMI is at \$98,000, this apartment complex would preserve affordable units for a group of residents that are often overlooked.

Ms. Fadullon asked Mr. Sullivan to respond to the concerns regarding community engagement and outreach as the community has stated that there has been no engagement. Mr. Sullivan replied no there was not. Mr. Sullivan stated that this is a responsibility that should be addressed by the developer. Mr. Sullivan stated that this was a by-right project and that the developer believed the approval by the Planning Commission and other urban planning representatives was sufficient. Mr. Sullivan stated that the developer is very open to engage with the community and have been working with Mr. Rodriguez and Mr. Lawrence over the last several months on finalizing the redevelopment agreement. Mr. Sullivan stated that he wanted to make sure everything was finalized as to the redevelopment agreement before having these conversations.

Mr. Sullivan stated that he believed that having conversations with the community would not have been productive until after today's Board meeting. Mr. Sullivan stated his intent was not to shut out the community and, as a community-based developer and resident of the community, he wants to include the community in further conversations.

Ms. Fadullon stated the Board has heard from many members of the community, heard people in favor of the development, those in favor for green space as well as concerns involving trash,

parking and affordability. Ms. Fadullon stated this is very difficult to have these conversations but this is why there is a Board of Directors to make difficult decisions around these issues.

At this time, Ms. Fadullon called the question and asked for a motion from the Board. Ms. Maynard asked to amend the resolution to require that rents have to be affordable at 60% of AMI. Ms. Fadullon asked if there was a second on this amendment to the resolution? Ms. Buckley seconded the motion and asked if language could also be added identifying the specific income requirements to provide clarity for everybody. Ms. Fadullon asked how we can set that at this time.

Mr. Harmon asked for clarification about the language being requested to insert in the resolution. Mr. Harmon stated that tenants will not pay rents until the project is completed and that AMI will change year-to-year, so there may be an issue citing specific numbers.

Ms. Fadullon stated that it is most likely that the income levels will change over time and that the larger issue is that the RFP response from the developer may not have met the intent of the RFP. Ms. Fadullon stated her understanding is the RFP specifically called for 35% of the units to be affordable at 60% AMI at or below. Ms. Fadullon stated that this is not what is being presented to the Board today.

Ms. Fadullon stated there are numerous concerns here and that this Board encourages all developers to speak with community members early in the process, or as soon as possible, so that such feedback can potentially be incorporated into the project.

Board Action

Ms. Fadullon stated the Board has an amended motion on the floor. Ms. Fadullon asked her fellow Board members to consider tabling this item to allow the developer to work through these issues.

Ms. Maynard made a motion to table this item, which motion was seconded by Ms. Buckley.

Voting for tabling this item: Ms. Fadullon, Ms. Buckley, and Ms. Maynard.

Mr. Rodriguez asked for clarification how staff should move forward. Ms. Fadullon replied to the Board has laid out exactly what the Board is looking for as to affordability, compliance with the RFP and undertaking a community engagement process.



OLD BUSINESS

Ms. Fadullon recognized Ms. Dooley and invited her to speak. Ms. Dooley stated she put a question in the chat feature. Ms. Fadullon read the question – "How can the community continue to work with the Authority on the redevelopment of the Germantown Y. Ms. Fadullon replied a

discussion occurred yesterday at the community meeting which was held regarding the Germantown Y. Ms. Fadullon stated that staff will discuss with the consultants who are already engaging with the community. Ms. Fadullon stated it is essential to figure out how the next community engagement sessions can be more productive. Ms. Fadullon further stated everyone wants to see this property redeveloped and that working together is imperative.

Ms. Fadullon recognized Ms. Forman and invited her to speak. Ms. Forman stated that she and her husband have concerns about how to ensure community engagement takes place with respect to the 13th & Bainbridge project. Ms. Fadullon stated that staff realizes this project will not come back before the Board until community engagement occurs and the concerns regarding affordability levels for the project are addressed. Mr. Forman stated that they have lived in this community for 20 years and are business owners. Mr. Forman stated parking is a real issue and that discussions need to take place with the developer to address the parking issues.

Ms. Fadullon stated the developers of 13th & Bainbridge would like to speak. Ms. Fadullon stated that this item has been tabled but will permit the developer to speak. Ms. Fadullon recognized Mr. Penn and invited him to speak. Mr. Penn stated that he is the President of the developer, Benchmark Construction Group. Mr. Penn stated that he has listened to all the comments and would be reaching out to the homeowner's association and the Hawthorne Community Group by tomorrow. Mr. Penn stated that he already has some contact information to reach out to the appropriate parties. Mr. Penn apologized and stated his company is excited about this project and understands the community concerns. Mr. Penn stated he was a member of a civic association in Spring Garden and knows the importance of community outreach.

Ms. Fadullon recognized Ms. Weiss and invited her to speak. Ms. Weiss indicated in the chat feature that a correction needs to be made to the Board minutes from December's meeting to fix a property address. Mr. Harmon responded that he would correct this typo in the minutes. Ms. Fadullon stated the minutes will be updated to reflect this correction.

Ms. Weiss stated that she has a few further questions as to the Germantown Y project. Ms. Weiss asked whether there was an error made on that project as to one of the applicants being identified as a minority business entity. Ms. Fadullon stated she was not sure whether that was accurate as the RFP process took place over five (5) years ago but that she has asked staff to look into that claim.

Ms. Weiss then asked what the stated reason was for terminating the existing relationship with KBK. Ms. Weiss asked if a new RFP has been issued and, if not, when that would happen. Ms. Fadullon replied that the termination letter just went out last week. Mr. Harmon confirmed that the Authority terminated the relationship with KBK because KBK was unable to provide satisfactory evidence of financial commitment necessary to complete the project. Ms. Fadullon stated that a community engagement process will take place to enable staff to have productive communications with the community as to the ultimate use of the property and, following that, an RFP may be reissued.

Ms. Fadullon stated that it is clear from last night's community meeting that there is passion about the Germantown Y project and that everyone wants to see this building successfully redeveloped in a reasonable timeframe.

Ms. Weiss then asked for a list of KBK's expenditures with respect to the now-terminated project and asked if any funds were contributed by the City or any of the City's agencies. Ms. Fadullon replied that staff does not have access KBK's expenses because KBK is a private company. Ms. Fadullon stated that, with respect to public funds, although there was an approval to contribute Two Million Dollars (\$2,000,000) towards the project, that funding was never provided as any such disbursement was contingent on KBK satisfying all pre-conditions to commencing construction.

Ms. Weiss asked if KBK made any improvements to the Germantown Y over the past five (5) years. Ms. Fadullon stated that any costs incurred by KBK were pre-construction costs and were not attributable to improvements made to the property. Ms. Fadullon explained that developers incur costs when working towards developing a property so there might have been estimates, staffing time, drawings, etc. Ms. Fadullon added that KBK did apply for federal historic tax credits for the project and there are costs associated with this.

Mr. Harmon stated for the record that the termination letter went out on December 2, 2021.

Ms. Fadullon thanked everyone for their comments and wished everyone a wonderful holiday season.



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 5:40 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 December 08, 2021

Attended	User Name (Original Name)	Email
Yes	Virgis A.	balticorppllc@gmail.com
Yes	Laverne Vaughn	lavernemvaughn4@gmail.com
Yes	Judi	judithomas73@gmail.com
Yes	Ryan till	11tillr@gmail.com
Yes	Aine R Doley	aine.doley@gmail.com
Yes	Tom Copestick	tomdevonmorgan@hotmail.com
Yes	Bonny Hohenberger	bjh711@gmail.com
Yes	Bonny Hohenberger	bjh711@gmail.com
Yes	Kenn Penn	kpenn@benchmarkcg.net
Yes	Gwendolyn Toler	gwendolyntoler04@gmail.com
Yes	Gwendolyn Toler	gwendolyntoler04@gmail.com
Yes	Abdul-Rahim Muhammad	icpic@rcn.com
Yes	Beatrice	brsmith1@hotmail.com
Yes	Erin DelBaggio	erindelbaggio@gmail.com
Yes	Emily Arnold	arnol22e@yahoo.com
Yes	Eugene Desyatnik	desyatniky@radial.com
Yes	Jamila# PHDC/DPD	jamila.davis@phila.gov
Yes	Colleen Puckett	colleenpuckett@yahoo.com
Yes	Colleen Puckett	colleenpuckett@yahoo.com
Yes	Colleen Puckett	colleenpuckett@yahoo.com
Yes	Colleen Puckett	colleenpuckett@yahoo.com
Yes	Don Maedche	maedched@yahoo.com
Yes	Trang Balchunas	trang.balchunas@gmail.com
Yes	Will Gross	will@oxcoffee.com
Yes	The Howards	emailthehowardfamily@gmail.com
Yes	wjaffe1	wjaffe1@gmail.com
Yes	wjaffe1	wjaffe1@gmail.com
Yes	wjaffe1	wjaffe1@gmail.com
Yes	Ashley Colabella	ashley.colabella@gmail.com
Yes	NBC10	wcauzoom@gmail.com
Yes	Jason L	jr.lee@me.com
Yes	ebalchunas	ebalchunas@gmail.com
Yes	Joni Lipson	jlipson1010@gmail.com
Yes	Cris DeFino	cadefino@comcast.net
Yes	Marline Paramour	mparamour@ccp.edu
Yes	Gerald Wells	g.wells@ritascorp.com
Yes	Mathew Huffman	mhuffman@almaarchitecture.com
Yes	Dave Thomas	dave.thomas@phdc.phila.gov
Yes		823893 eppy540@comcast.net
Yes		823893 eppy540@comcast.net
Yes		823893 eppy540@comcast.net
Yes		823893 eppy540@comcast.net
Yes	Suzee Hanks	siouxsieque11@gmail.com

Yes	Pat	goldy8420@yahoo.com
Yes	Alma Xhepaj	almaxhepaj1977@gmail.com
Yes	12674750221	
Yes	Jennifer Laverty	jenlaverty@gmail.com
Yes	Dina Testa	donut.testa@gmail.com
Yes	Dina Testa	donut.testa@gmail.com
Yes	finn	finn@onalarkpictures.com
Yes	Megan McCoy (she/her)	mmccoy@centerinthepark.org
Yes	Megan McCoy (she/her)	mmccoy@centerinthepark.org
Yes	Eugene Desyatnik	gene.desyatnik@gmail.com
Yes	Richard Dickson	rdallasjr@comcast.net
Yes	Erin Sweeney	erin.sweeney26@gmail.com
Yes	Sophia Fox# Quest	sophia.fox@qcausa.com
Yes	Kristin Haskins simms	kyhaskins@gmail.com
Yes	Turtlebug	play@turtlebug.org
Yes	David H. Yukhananov	therealestate.llc@gmail.com
Yes	Mathen.Pullukattu	mathen.pullukattu@phdc.phila.gov
Yes	Julie Stapleton Carroll	tug14154@temple.edu
Yes	Sonya Nickerson	sonya@maplehousing.org
Yes	Alfred whitfield	alfredwhitfield00@gmail.com
Yes	Brent Howard	brent.howard@katapult.com
Yes	Diana	diana.tdinh@outlook.com
Yes	a weiss/SoLo	awfromhh5@gmail.com
Yes	Henry Sullivan	henry@benchmarkcg.net
Yes	Albert Hicks Jr	hicksrenovations@gmail.com
Yes	Jacquelyn Sims	jacquelyn@maplehousing.org
Yes	Ashish Patil	apatil121@gmail.com
Yes	Ashish Patil	apatil121@gmail.com
Yes	Michael Wilkins	mikewilkinsjr@gmail.com
Yes	Tim Fisher	timothyfisher@gmail.com
Yes	LC	lscros@cs.com
Yes	Jason Wallace	jasonwallace747@gmail.com
Yes	Jason Wallace	jasonwallace747@gmail.com
Yes	Betsy Epstein	betsycarpentermorris@comcast.net
Yes	rose	rose.graziul@gmail.com
Yes	rose	rose.graziul@gmail.com
Yes	Todd Hestand	todd.hestand@phdc.phila.gov
Yes	Krystal Dillard	krystal.credit.chicka@gmail.com
Yes	Ann Doley	adhyme@aol.com
Yes	Sharon Forman	sharonforman@gmail.com

PRA Board Meeting of December 08, 2021 - Q & A

#	Question	Asker Name	Asker Email	Answer(s)
1	The new property at Bainbridge and Kater has no sustainable offstreet parking. How does the board expect this influx of 45 units to be maintainable from a parking standpoint with the current constricts and residents in parking corridor 22?	Erin DelBaggio	Erindelbaggio@gmail.com	We will take questions on this item later in the agenda. Thank you for submitting.
2	Hello, I am David H. Yukhananov in regards to 2848 B st	David H. Yukhananov	TheRealEstate.LLC@gmail.com	Thank you, when this item comes up for consideration, if you wish to speak you will be recognized.
3	The utility and trash for the 45 units at bainbridge and kater will be located 15 ft from a private residence front door. How does the board and the developer plan to contain the trash of 45 units so that the residents of Kater street are not impacted?	Erin DelBaggio	Erindelbaggio@gmail.com	We will take questions on this item later in the agenda. Thank you for submitting.
4	is there a list of maintenance expenditures for the lower germantown properties and how exactly will the additional 50k be used ? also how who was permitted to occupy. many tenants were not permitted to remain. thank you -allison weiss	a weiss/SoLo	awfromhh5@gmail.com	live answered

5	<p>Friends for the Restoration of G'Town YWCA Building respectfully requests a written account from the PRA of the Germantown YWCA property as it pertains to the RFP, the review of the sole bid, the subsequent award to KBK and the most recent rescinding of your agreement.</p> <p>Thank you.</p> <p>Julie Stapleton Carroll Board President Germantown United CDC</p>	<p>Julie Stapleton Carroll</p>	<p>tug14154@temple.edu</p>	<p>We will be able to address your request at the end of the agenda during old/new business</p>
6	<p>why is this being done prior to the community meeting to discuss the lower germsntown properties. -allison</p>	<p>a weiss/SoLo</p>	<p>awfromhh5@gmail.com</p>	<p>live answered</p>
7	<p>Hi-are you able to put our faces on screen? IT would be helpul to see who's here—any way to capture our attendance?</p>	<p>Colleen Puckett</p>	<p>colleenpuckett@yahoo.com</p>	<p>This is a particular meeting format that does not allow for that.</p>
8	<p>Hello , this is concerning parcel located at 13th and Bainbridge Sts. Is Johnny Buckley related to Ms. Buckley the board member?</p>	<p>Albert Hicks Jr</p>	<p>Hicksrenovations@gmail.com</p>	<p>Hello, Buckley is my married name and I am not related to anyone named Johnny Buckley. Thank you.</p>
9	<p>Why isn't the property on 13 & Bainbridge going to provide parking? It's a new construction and no hardship. They need to provide parking like the rest of new construction.</p>	<p>Sharon Forman</p>	<p>sharonforman@gmail.com</p>	<p>We will take questions on this item later in the agenda. Thank you for submitting.</p>

10	MLK Plaza HOA president here; the five single family homes developed by PHA in our HOA directly across from the the Bainbridge street project do not have parking; adding 45 units will make it near impossible for existing homeowners to find parking	Tim Fisher	timothycfisher@gmail.com	We will take questions on this item later in the agenda. Thank you for submitting.
11	Our HOA has reached out to Benchmark Construction numerous times via phone and email but no open communication has been established.	Tim Fisher	timothycfisher@gmail.com	We will take questions on this item later in the agenda. Thank you for submitting.
12	i just noticed in the minutes my comments/question 152-58 w logan was written as 52-58 w logan. can that be corrected.	a weiss/SoLo	awfromhh5@gmail.com	live answered

13	<p>20 years with the Rose development we agreed to have market rate housing and plans were provided. We built our homes and neighbors built homes and settled along with those agreed plans. Now the city and developer is pushing a new agenda into a single family neighborhood that is 180 degrees opposite of what we agreed on in the past. We have lived a few houses away from this project and previously owned all neighboring properties adjacent to this project. we waited 10 years as the city was not ready to move forward with this property. we spent 10 years and hundreds of thousands of dollars delveloping around this property along with our Business of 83 years 1 block away.</p> <p>No parking along with a</p>	Sharon Forman	sharonforman@gmail.com	
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14	<p>Tim Fisher, thank you.</p> <p>(item 2d) Additionally, when the homes on Clarion St were built, there were major soil contamination issues that led to sinking foundations....a few months ago, we had to have the sidewalk there replaced from sinking. This is consistent with the sidewalk sinking that is currently occurring on the sidewalk neighboring the lot at 13th and Bainbridge. This lot belonged to our MLK Plaza HOA for development via PHA prior to reconveyance after ten years. We have extensive information regarding the integrity of this lot and are one of the parties significantly responsible for the successful transition of it becoming a public, safe and clean green space</p>	Tim Fisher	timothycfisher@gmail.com	
15	<p>Correction *20 years ago with the Penn Rose Development...</p>	Sharon Forman	sharonforman@gmail.com	

16	<p>Regarding conveyance of the 13th & Bainbridge street parcels, lovingly known as Turtlebug. We humbly ask that the counsel consider preserving this land for natural play and stewardship. Since September 2020, a vibrant group of 1-2 year olds have come to love and care for this land. Natural land and open space resources in Hawthorne are depleting at a rapid rate.</p> <p>We'd also like to acknowledge and honor the Lenape, as this land is traditionally Lenape.</p>	Turtlebug	play@turtlebug.org	
17	<p>2848 B St, Am I still needed for this hearing ?</p>	David H. Yukhananov	TheRealEstate.LLC@gmail.com	No the Certificate was approved. Please follow up with Jessie tomorrow about next steps
18	<p>Looking at the plans as published, where would the entrance be for the park? It's not obvious from the plans as posted</p>	Michael Wilkins	mikewilkinsjr@gmail.com	
19	<p>I live across the street from this. I heard the trash will be kept and collected on kater (right in front of our house) and there's no parking. Already very tough to find parking. Also we've had so much construction lately it's disrupting quality of life. The Lot harms no one sitting there. Big trees, nice random green space. We (my wife and two kids) are against this. Could cause us to move.</p>	ebalchunas	ebalchunas@gmail.com	

20	With the city of Philadelphia's canopy assessment in 2019. The recommendation is to preserve mature trees. I want to see these mature trees incorporated into the design. The city's goal is to preserve and protect mature trees as stated in the assessment.	Ashley Colabella	ashley.colabella@gmail.com	
21	We do not see a 13th street Park-let on the rendering. All written Communication with the developer, benchmarkcg.net, has gone unanswered. We have a petition to preserve the land with 1370 signatures. For more information about our playful stewardship, and the importance and value of green spaces, please visit Turtlebug.org	Turtlebug	play@turtlebug.org	
22	Given the population density in the area of 13th and baimbridge why is it thought that a new apt building would be a better use of this lot than a neighborhood park	823893	eppy540@comcast.net	
23	Where are you thinking that all of these new tenants will be parking	823893	eppy540@comcast.net	
24	Michelle Perry wrote letter in support	Colleen Puckett	colleenpuckett@yahoo.com	
25	I think most of us are here.	Michael Wilkins	mikewilkinsjr@gmail.com	
26	Was my question received?	Ashley Colabella	ashley.colabella@gmail.com	
27	Please correct publicly—ichelle	Colleen Puckett	colleenpuckett@yahoo.com	

28	<p>This property was the last ad on to the Hawthorne redevelopment. This property was guaranteed to be market rate as the first 300 were already subsidized. This was the concession already. So going back on that is not appropriate.</p>	Sharon Forman	sharonforman@gmail.com	
29	<p>For the record, can you please confirm that Benchmark Construction is the proposed developer?</p>	Tim Fisher	timothycfisher@gmail.com	
30	<p>From our understanding the area medium income for Hawthorne 19147 is \$88k. At 60% that would be around AGI of \$53k with. 30% used for housing costs. Is this affordable?</p> <p>There are 6 old growth trees on the land: 4 maple, one black locust and 1 foxglove empress.</p>	Turtlebug	play@turtlebug.org	
31	<p>I live across the street from this. I heard the trash will be kept and collected on kater (right in front of our house) and there's no parking. Also we've had so much construction lately it's disrupting quality of life. The Lot harms no one sitting there. Big trees, nice random green space. We (my wife and two kids) are against this. Could cause us to move.</p>	eбалchunas	eбалchunas@gmail.com	

32	13th and bainbridge the public parklet; is it for the public or residents? where is it located and access point? -allison	a weiss/SoLo	awfromhh5@gmail.com	
33	AMI is \$88k	Turtlebug	play@turtlebug.org	
34	can developer arrange for inside storage of trash? inside storage of trash should be required citywide -allison	a weiss/SoLo	awfromhh5@gmail.com	
35	from Michelle perry; the trees their describing are actually weed trees. there was 4 stores along the strip back in 1970 thru 1987	Colleen Puckett	colleenpuckett@yahoo.com	
36	from Michelle Perry: try crying when you cant afford to live in your home	Colleen Puckett	colleenpuckett@yahoo.com	
37	46 unit building is still going to generate significant food waste. I'm not sure how that would be less than a single restaurant	Michael Wilkins	mikewilkinsjr@gmail.com	
38	the lot was not part of the tower	Michael Wilkins	mikewilkinsjr@gmail.com	

39	<p>Ann Doley, 10 year Germantown homeowner, member of Friends for the Restoration of the YWCA Building. We had a public & livestream meeting last night with 100- 150 people attending to discuss a vision & process for moving forward now that developer KBK's contract is terminated. The meeting was destroyed as Rep. Bass brought a score of people who disrupted it & threatened many members of our group with bodily harm. People were terrified, afraid to walk home. These thugs said they were asked to attend by Rep. Bass & warned never to go against her again. One of her staff even made violent threats. The meeting deteriorated, people left, PRA was made to look like a racist</p>	Ann Doley	adthyme@aol.com	
40	<p>is there any data to back up the claim that cars won't be added?</p>	Michael Wilkins	mikewilkinsjr@gmail.com	
41	<p>Can Henry Sullivan speak to parks and open spaces. There are 6 trees with a long history. The MLK building was adjacent to the parcel.</p> <p>This is not affordable housing.</p>	Turtlebug	play@turtlebug.org	

42	There are 109 homeowners in MLK Plaza HOA, many of whom are still the original homeowner from the 2006 PHA nationally recognized project; not one original homeowner in our HOA could pay \$1600 rent for a unit in this proposed development. Additionally, no original homeowners are making anywhere close to \$90,000 annual salary here.	Tim Fisher	timothycfisher@gmail.com	
43	Can Henry Sullivan speak about the Park-let?	Turtlebug	play@turtlebug.org	
44	wouldnt it be better for the developer to go in with community support ?	a weiss/SoLo	awfromhh5@gmail.com	
45	We have shared the Turtlebug petition with the developer a few times. 1370!	Turtlebug	play@turtlebug.org	
46	1370 signatures for preservation!	Turtlebug	play@turtlebug.org	
47	This is not affordable, 65% of the units will be fair market rent! 35% is so small and at 60% AMI is not affordable! Rent costs and AMI will also increase in the next few years!	Turtlebug	play@turtlebug.org	
48	Michelle Perry here: how will we be notified of opportunities to engage with the developer (Kater St. project)—will you email us, call us?	Colleen Puckett	colleenpuckett@yahoo.com	

	Ken, Can you please reach out to Turtlebug? Turtlebug.org change.org/ forthe loveofturtlebug 215.687.1212			
49	Play@turtlebug.org	Turtlebug	play@turtlebug.org	
50	Thank you everyone! Good outcome—Michelle Perry and Colleen Puckett	Colleen Puckett	colleenpuckett@yahoo.com	
51	Thank you Turtle Bug . will do	Kenn Penn	kpenn@benchmarkcg.net	

Elizabeth Bonaccorso

From: Cayla Milius <caylamilius@gmail.com>
Sent: Monday, December 6, 2021 5:47 PM
To: Ryan Harmon
Subject: 614-26 S 13th St including 1309-13 Bainbridge St.

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good Evening,

I am emailing in reference to the proposed conveyance at 614-26 S 13th St including [1309-13 Bainbridge St.](#)

This parcel of land is one of the few open green spaces that this city desperately needs. This green space is very beneficial to the neighborhood – kids play there, it's a great place for people to take their dogs, and frequently people will sit against one of the trees there and eat lunch, just to name a few. If anything, this space should be improved and turned into an actual park – add some benches and some gardens (maybe even a community garden area).

What this area needs is a greater sense of community and more green spaces like this that can clearly improve quality of life. This is what the city needs to invest in. This area does not need more construction and yet another apartment complex. Please reconsider.

Thank you,

Cayla Milius

412 S 13th St.

757-650-9726

Elizabeth Bonaccorso

From: Jason Whalen <jdwhalen9@gmail.com>
Sent: Monday, December 6, 2021 5:07 PM
To: Ryan Harmon
Subject: 614-26 S 13th St including 1309-13 Bainbridge St.

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Good Afternoon,

I am emailing in reference to the proposed conveyance at 614-26 S 13th St including 1309-13 Bainbridge St. This parcel of land is one of the few open green spaces that this city desperately needs. This green space is very beneficial to the neighborhood – kids play there, it's a great place for people to take their dogs, and frequently people will sit against one of the trees there and eat lunch, just to name a few. If anything, this space should be improved and turned into an actual park – add some benches and some gardens (maybe even a community garden area). What this area needs is a greater sense of community and more green spaces like this that can clearly improve quality of life. This is what the city needs to invest in. This area does not need more construction and yet another apartment complex. Please reconsider.

Thank you,

Jason Whalen

412 S 13th St.

703-606-9678

Elizabeth Bonaccorso

From: Trang Balchunas <trang.balchunas@gmail.com>
Sent: Saturday, December 4, 2021 1:29 PM
To: Ryan Harmon
Subject: 1309-13 bainbridge, 614-26 s 13th, 1306-13 Kater project

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Dear Sir,
I oppose this project. Please send zoom meeting info for December 8 meeting.
Thank you
Trang

Sent from my iPhone

From: Brittany Cillo <bcillo27@gmail.com>
Sent: Thursday, December 2, 2021 9:21 PM
To: Ryan Harmon
Subject: 614-26 S 13th St

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good Evening Mr. Harmon,

I am reaching out to you to contest the development of the above parcel, which is to be considered at a board of directors meeting this coming Wednesday. I am a resident of the neighborhood in which the parcel is located, just down the street in fact, and I firmly believe the space would better serve the community if preserved as green space. The neighbors currently use the land as space for our dogs, and we think designating the parcel as a permanent space would allow us to further develop the land to include paths for dogs, planted flowers, mural artwork, and preservation of the parcels six beautiful trees. Additionally, there is abundant housing in this area that has been sitting with "for sale" signs for months. Further building of properties in this parcel risks the value of the homes already in the area, as it poses the threat of even more houses sitting on the market and warding off buyers to the area. Preserving the parcel as green space would add a valuable asset to deem the neighborhood desirable.

The neighbors of this lot view this parcel as having wonderful potential that we hope to be given the chance to spare. I hope that this plea reaches the board of directors meeting for consideration.

Thank you for your time,
Brittany Cillo
Resident at 612 S Clarion St

Sent from my iPhone

Elizabeth Bonaccorso

From: Michael Wilkins <mikewilkinsjr@gmail.com>
Sent: Thursday, December 2, 2021 9:29 PM
To: Ryan Harmon
Subject: 13th and Bainbridge lot

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good evening,

In accordance with posted signage, I wanted to express my concern with the development of the lot at 13th and Bainbridge. My specific concerns are as follows:

1. **Loss of green space.** The lot currently houses 6 full-grown trees that provide significant value to the neighborhood as well as shade and cover to the lot. Additionally, the lot sees regular use by the neighborhood as green, walkable space. The lot would see even more use if anti-dumping laws were enforced —spare gravel is regularly dumped in the lot along with construction debris.
2. **Density.** The original plan called for 17 homes, but now includes 46 apartments. This density is not supported by current street layout and curb space. What is the plan to deal with additional cars in a neighborhood where current illegal parking is not ticketed and makes the area significantly more dangerous?

Thank you for your time. I look forward to a spirited meeting over Zoom.

Mike Wilkins

Sent from my iPhone

Elizabeth Bonaccorso

From: Steven Lo <lumminations@yahoo.com>
Sent: Wednesday, December 1, 2021 10:23 AM
To: Ryan Harmon
Subject: Opposed to development of 614-26 S.13th st

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Hello Ryan,

I am the owner of a residential property on the block and I am opposed to this development. There is not enough parking available in this neighborhood as it is and I am exhausted from the constant broken roads and construction noises year over year in this neighborhood. This development will take away any free parking spots that I am barely able to find now as well as leave the neighborhood a mess from all the construction and noise pollution. Therefore, I am strongly opposed to this development and would rather leave it as a park, due to the lack of parks/greenery in the city.

Thanks,

Elizabeth Bonaccorso

From: David Lo <kingwoks@yahoo.com>
Sent: Wednesday, December 1, 2021 7:07 AM
To: Ryan Harmon
Cc: David Lo
Subject: 614-26 S 13 street including 1306-10 Kater st and 1309 -13 Bainbridge st -Multi-unit rental project

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Mr. Harmon,

I am the owner of the neighborhood near this project. I am strongly opposed to the development of the rental project. This neighborhood needs a park with a garden for neighborhood as a community area. Please withdraw this project.

Thank you

David Lo

Elizabeth Bonaccorso

From: James Olstein <jamesolstein@gmail.com>
Sent: Tuesday, November 30, 2021 10:13 AM
To: Ryan Harmon

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Hello Mr. Harmon,

I'm reaching out to you to voice my opposition to the conveyance of the lot at 614 S. 13th Street Parcel. The neighborhood has taken it upon itself to turn this area into a park that is used by the residents as well as the schools and daycares in the area. Many of the residents have worked hard to keep this an open public space and have gone as far to name it Turtlebug Park (turtlebug.org) By developing this land into unnecessary condos you are taking away a public space from a neighborhood that has struggled to become the safe friendly [place it is today.

Best,

James Olstein
Editorial Illustrator
He/Him

[215-868-3285](tel:215-868-3285)
jamesolstein.com
[@jamesolsteinillustration](https://www.instagram.com/jamesolsteinillustration)

Elizabeth Bonaccorso

From: Turtlebug 🐢 <play@turtlebug.org>
Sent: Saturday, December 4, 2021 11:29 AM
To: Ryan Harmon
Subject: Turtlebug -December 8th Conveyance Comment

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Ryan,

Thank you for organizing and hosting the conveyance proposal. Turtlebug has been caring for this 13,000 square foot parcel since September 2020. For more info, articles, playful makings, interviews, and a link to our petition, please visit Turtlebug.org. We believe that this land: an open, natural, corner forest, and green space, in Hawthorne should be preserved.

Turtlebug - A vibrant group of 1-2 year olds that began to care for the land, September 2020 while seeking outside play during the pandemic. They make paper from the six trees, tumble buckets of broken glass found along the tree skirts into smooth keepsakes, and delve curiously into loose part, nature, play and stewardship. Turtlebug keeps the lot free trash, makes impermanent art and enjoys their time caring for the land. This land care is reciprocally healing and stress relieving. Stewardship promotes a love of place, developing a deep relationship to land.

Turtlebug.org
Play@Turtlebug.org
Instagram.com/play.Turtlebug

Please Preserve this 13,000 square foot corner forest in Hawthorne for playfulness. Preserve it for the environment, for education, for our climate, health, and the many stress relieving benefits found in stewardship and outside Play.

Play, Art and Nature are stress relieving ingredients to cultivate community. A native growth park, a corner forest in Hawthorne, dedicated to play and healing would do wonders for the city of Philadelphia.

The pandemic has highlighted the need for more outdoor spaces in urban environments. Please Preserve this corner forest, the four old growth maple trees, the black locust, and the giant foxglove empress. The ecology, geology, and biodiverse qualities of nature and all that roam, wander, and rest upon this land thank you.

Can this development take place on another parcel, preferably one without trees? Could another building in the area be converted and outfitted sustainably to suit the needs of developer. Why here? Why now? This land has been unoccupied/ undeveloped for over 70 years, possibly longer...this land could even be greenfield (never built upon land).

If the city & developer are unable to relocate could the trees at least be saved? Could a natural play park/ community nature, play & art center, be included / incorporated in the planning. Turtlebug appreciates your consideration and thanks you for your time.

Cheers,

Johnny Buckley

215.687.1212

Turtlebug.org 

#fortheLoveofTurtlebug

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.change.org%2FfortheLoveofTurtlebug&data=04%7C01%7Cryan.harmon%40phdc.phila.gov%7C2472cf5b8d3d401e658d08d9b743232a%7C2046864f68ea497daf34a6629a6cd700%7C0%7C0%7C637742321844704797%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCJQIjoI%2F2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=i3y8aJujUBOrqj%2F2FMaSRH2Y%2Fpq5x04st7v8UcOXNGoA%3D&reserved=0>

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.instagram.com%2Fplay.turtlebug&data=04%7C01%7Cryan.harmon%40phdc.phila.gov%7C2472cf5b8d3d401e658d08d9b743232a%7C2046864f68ea497daf34a6629a6cd700%7C0%7C0%7C637742321844714753%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCJQIjoI%2F2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=qvXgZ9zQR7Es%2Bec7sVErHbt%2B1%2BTRTknAQRJnVMLiYIE%3D&reserved=0>

STATEMENT RE: 614-26 S. 13th ST. PROPOSAL

Good afternoon. My name is Michelle Perry. I live at Lipscomb Square Housing Corporation, at 11th and Bainbridge, where I serve as Treasurer on the Board of Directors. I've lived at Lipscomb Square a total of 42 years and in the Hawthorne neighborhood for 61 years.

I speak today as a long-time resident who supports the mixed income development being proposed for 614-26 S. 13th Street.

I support this development because:

- 1) The Hawthorne Community lacks affordable housing.
- 2) Everything being built now is for people of higher income who are not the average member of the community.
- 3) Long-term residents are being pushed out because of the high rate of property taxes. The mixed and lower income members of the community have nowhere to go—where are they supposed to live? It's not possible to sustain and survive. There is nothing affordable for anyone else.

I grew up in the Martin Luther King projects at 12th and Fitzwater St. My father was a longshoreman. In the 1960s and '70s, Wilson Goode spoke to the longshoreman's union and the community about new affordable housing opportunities that were coming to South Philly. One was Whitman Council. When Whitman was completed in the late 1970s, however, there was so much racial tension and violence that my father didn't want to move his family there. He said, OK, let's wait until Lipscomb is built. So that's what we did. I spent my teenage years at Lipscomb, went to college, got married, and lived in a different section of the city. I knew that I wanted to come back here, though. I moved back in 1985 and have been here ever since.

Fifteen years ago, Hawthorne was 100% Black. Today, it is 24%. For the past 40 years, ward leaders and committee people told us that someday, this would be the most desirable neighborhood in the city to live. The neighborhood was going to look like it does now. Now that we see it coming into play, we are being squeezed out. I don't have a problem with new people coming in, I just don't want the people who have lived their lives here and built this community forced out because they can't afford to live here.

As for parks, there already are three parks in the area. Hawthorne Park at 12th and Catharine is brand new. This land is the former site of the MLK projects, where I grew up. When the four buildings there were taken down, the residents were displaced. The community members who were able to stay pushed for a park there, along with our newer residents. So, I'm not against parks. There are two other parks that serve this area: Palumbo at 10th and Fitzwater and Seeger at 11th and Rodman.

We all claim we're for affordable housing, until we get down into the nitty gritty. As a long-time resident, I cannot sit back and watch another piece of land taken and swallowed up by everybody else other than the people who built this community, people of color who worked hard to make it as beautiful as it is. That's why I support this development of mixed income and affordable housing.

Statement to Philadelphia Redevelopment Authority

Michelle Perry

2nd Ward Democratic Committee Person, Div. 21; Treasurer, Alice Lipscomb Housing Corp.

215-253-0138

1136 Kater St.

Phila., PA 19147

perrygirl@1136@gmail.com

12/8/21

Elizabeth Bonaccorso

From: finn@onalarkpictures.com
Sent: Tuesday, December 7, 2021 12:00 PM
To: Ryan Harmon
Subject: Land at 13th and Bainbridge (correct draft, my apologies)

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Mr. Harmon,

I would like to express my concerns about a plot of land at 13th and Bainbridge Street. (614 S. 13th St. Philadelphia.)

We lovingly refer to this grassy plot of land as Turtlebug Park.

My son is one of the stewards of this park, and it is crucial that we preserve this natural wonder for the children in the neighborhood. He goes to this park every single day, to play in nature. I understand that this land is possibly on the chopping block soon for redevelopment. I only ask that you reconsider the possibilities inherent in this outdoor nature space for our community.

Having a sense of community is what unites us, what emotionally connects us, and ultimately what gives the neighborhood a joint sense of responsibility for safety and opportunities for learning, acceptance and belonging.

Our community desperately needs to have an outdoor space to run and play and picnic under the trees. We love it here so much and fear its demise. I will be at the conveyance meeting tomorrow, but in the meantime, please take a moment to consider our plea to save Turtlebug Park.

Here is my son, just one of the stewards of this land. This is his favorite place to go every single day.

Thank you so much for your time and consideration.

Sincerely,

Finn O'Hara



Elizabeth Bonaccorso

From: Judith Thomas <judithomas73@gmail.com>
Sent: Tuesday, December 7, 2021 12:15 PM
To: Ryan Harmon; Judith Thomas
Cc: Vincent Thompson
Subject: 614 S 13th Street & Kater Sts, Turtlebug Park

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Dear Mr Harmon, my name is Judith Thomas a lifetime residence of 67 years in the Hawthorne Community and Lipscomb Square area since its making. If you are a residence of Philadelphia and a city employee you yourself should know the changes the area has made in the last several decades. As one or some embark on a park at the location and surrounding area of 13th & Bainbridge and Kater one first thought is in the area right off of South Street what impact would that have on our neighborhood so close to South Street. Let your imagination take you there, not to mention the number of homeless persons in this area, which would make this the ideal place for living arrangement. Another area for those to lay their head in the cold winter nights or the hot summer nights. Well my thought is if one is requesting a park for this to gather to sleep outside why not affordable homes which is much needed in the area where those can come into their loving living homes where it's warm and peaceful. The area already has 3 surrounding parks which is in walking distance to anyone living in the area. The Hawthorne park had already been designated for affordable housing for the area and instead a park was made. Let us not repeat history in a time like this when housing all across the United States is not just a want but a need a necessary for survival in this world. If we research not just the area where the park is seeking to locate but research our hearts we all know that a park is not what's needed but equal opportunity housing for all.

Thank you for your time and attention to my letter on the above subject.

Ms. Thomas
2156680793

Cc: Councilman Kenyetta Johnson through Vincent Thompson

December 07, 2021

Dear General Counsel Harmon,

I am writing to you in opposition to the proposed development of 614-26 S. 13th Street (including 1306-10 Kater Street and 1309-1313 Bainbridge Street).

For many years, the city placed chain-linked fencing around the abandoned lot that prohibited anyone from utilizing the space. To a lot of developers, I imagine the space appeared and continues to appear as an area of untapped potential amongst the backdrop of buildings that surround it. However, when the fencing came down, the grasses were cut, and neighbors pitched in to help clean the litter that was left—the lot transformed into a communal greenspace.

The lot at 13th and Bainbridge is one of the few spots in the city where you can feel the sun on your face and the openness of the sky. As someone who does not have a porch or patio, it is the closest thing I have to a “backyard” without having to walk some distance. On any given day, you can observe children walking beneath the lot’s shady trees, people playing fetch with their dogs, and neighbors coming together to talk about their day at the corner of the lot. In the spring, the lot comes alive with wildflowers and budding new leaves. In the summer, people stop in the evening to admire the dancing fireflies. In the fall, the maple leaves signal the changing seasons with the dropping of their golden leaves. And in the winter, children use it as their playing field when the first big snow falls.

After viewing the proposed plans from Alma Architecture LLC, in the PHDC presentation, it’s very clear that the mature trees would be removed from the property, and the 13th St. street side would be completely shaded by the new building. A green roof is seen in the proposal, but I imagine only the residents of the building would have access to it, and only small shrubs and grasses would be planted for ease of maintenance. The building would effectively sterilize the area from the liveliness it once supported.

When I walk by the lot at 13th and Bainbridge, I see the potential for community. The potential for a mural on the side of Gennaro’s Pizza celebrating the rich history of the area, the potential for a volunteer managed garden, the potential for park benches where people can rest and admire the trees and wildlife, the potential for community based events to take place.

Thank you for your time. I hope you will reconsider your intent to develop this communal greenspace.

Sincerely,

Diana Dinh
A Hawthorne resident



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

NATURE OF TRANSACTION:

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

BACKGROUND:

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

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

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

FUNDING:

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

Proposed resolution and supporting project exhibit are attached.

Prepared by: Victoria Engelstad

Reviewed by: Ryan Harmon



BOARD FACTSHEET

Meeting of December 8, 2021

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

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

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

PROPERTY INFORMATION:

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

Prepared by: Cristina Martinez
Reviewed by: Jessie Lawrence

EXHIBIT "A"

2nd Council District Properties

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

3rd Council District Properties

5139 Delancey Street



BOARD FACTSHEET

Meeting of December 8, 2021

Conveyance of PRA Property to Philadelphia Land Bank

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

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

PROPERTY INFORMATION:

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

EXHIBIT "A"

5th Council District

1517 N. 33rd Street



BOARD FACTSHEET

Meeting of December 8, 2021

Cooperation Agreement

The City of Philadelphia, acting through its Water Department

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

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

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

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

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

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

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

COOPERATION AGREEMENT SERVICES:

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

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

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

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

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

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

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

xvii. Issue a notice to proceed.

b. Project Construction. The Authority will:

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

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

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

iv. Coordinate with contractor to obtain all applicable permits;

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

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

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

viii. Coordinate with all stakeholders as needed;

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

COMMENTS OR OTHER CONDITIONS:

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

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

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

Proposed Resolution attached.

Prepared By: Ryan Harmon



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

NAME OF DEVELOPER/APPLICANT: Alma Xhepaj

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

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

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

PROPERTY INFORMATION: 2236 E. William Street

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

Disposition Price: \$10,500

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

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

**BOARD FACTSHEET**

Meeting of December 8, 2021

Selection of Redeveloper

2238 E. William Street

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

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

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total project costs.

COMMENTS OR OTHER CONDITIONS:

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

Prepared by: Brian Romano
 Reviewed by: Jessie Lawrence

**BOARD FACTSHEET**

Meeting of December 8, 2021

Certificate of Completion

2848 B Street

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

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

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

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

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

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

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

**BOARD FACTSHEET**

Meeting of December 8, 2021

Selection of Redeveloper through a Redevelopment Agreement and Ground Lease Agreement

614-26 S. 13th Street including 1306-10 Kater Street and 1309-13 Bainbridge Street**NAME OF DEVELOPER/APPLICANT:** 624 S. 13TH STREET L.L.C.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Premises.

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

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

LEGAL ENTITY/OTHER PARTNERS (if applicable):

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

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

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

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

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

FINANCING:

Redeveloper has provided documentation of available funds or reasonable ability to obtain necessary funds in an amount no less than total Project costs.

COMMENTS OR OTHER CONDITIONS:

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

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence



BOARD FACTSHEET

Meeting of January 12, 2022

Appointment of the Board of Directors of RT HeadHouse
Development Corporation

ENTITY: RT HeadHouse Development Corporation

Nature of Transaction: Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2022, or until the appointment is terminated by the Philadelphia Redevelopment Authority (the "Authority") Board:

Ryan Ambrose
David Thomas
Darren Williams
Alberta Benn
Mathen Pullukattu

PROJECT INFORMATION: 12th and Market HeadHouse Condominium (Reading Terminal HeadHouse)

Address: 1113-31 Market Street, 1113-A-31 Market Street and 1112-40 Filbert Street

COMMENTS OR OTHER CONDITIONS:

HeadHouse Retail Associates, L.P. ("HeadHouse Retail"), a Pennsylvania limited partnership created by the Authority, is the owner of Units #2 and #3 in the 12th and Market HeadHouse Condominium. RT HeadHouse Development Corporation, of which the Authority is the sole shareholder, is the general partner of HeadHouse Retail and is responsible for the overall management and control of HeadHouse Retail.

Proposed Resolution is attached.

RESOLUTION NO.

RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION

BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2022 or until such time as the Authority shall terminate any such appointment:

Ryan Ambrose
David Thomas
Darren Williams
Alberta Benn
Mathen Pullukattu

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

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



BOARD FACTSHEET

Meeting of January 12, 2022

Third Amendment to Cooperation Agreement – City of Philadelphia, acting through its Department of Public Property
400 N. Broad Street

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

Nature of Transaction: Approval of Third Amendment to Cooperation Agreement between the Philadelphia Redevelopment Authority ("**PRA**") and the City to extend the term of the Cooperation Agreement, as previously amended, for an additional twelve (12) months, effective as of October 16, 2021.

BACKGROUND:

The properties located at 400 N. Broad Street (the "**Broad Street Property**") and 1501 Callowhill Street (the "**Callowhill Street Property**") (the Broad Street Parcel and the Callowhill Street Parcel, together, the "**Properties**") are being developed by 400 North Broad Partners, L.P. ("**Landlord**") and will be delivered as a turnkey project for the City to occupy. The Broad Street Property contains approximately 468,234 rentable square feet which is anticipated to be developed for use by the Philadelphia Police Department, with various operational, administrative and accessory offices including, but not limited to, the City morgue and toxicology lab, and City Fire Department offices including the City Fire Command Center. The Callowhill Street Property is currently striped for 590 standard automobile parking stalls and will continue to be used for parking. Landlord will be performing the rehabilitation/development of the Properties at the direction of the City (herein, the "**Project**")

Per Resolution No. 2017-57, adopted by the PRA on August 9, 2017, the PRA entered into a Cooperation Agreement with the City authorizing the PRA to act as agent for the City with respect to securing a consultant to represent the City with the oversight, analysis and monitoring of Project construction and perform other services with respect to the Project as detailed in the Cooperation Agreement (collectively, the "**Services**").

Per Resolution 2018-01, adopted by the PRA on January 10, 2018, the PRA and the City previously entered into a First Amendment to Cooperation Agreement (the "**First Amendment**") dated October 15, 2018, wherein the PRA and the City agreed to expand the scope of services to be performed by the PRA on behalf of or as agent for the City under the Cooperation Agreement.

The PRA and the City previously entered into a Second Amendment to Cooperation Agreement (the "**Second Amendment**") dated August 4, 2020, made effective October 17, 2018, wherein the PRA and City agreed to mutually exercise the Renewal Terms as set forth in Paragraph 2.1 of the Cooperation Agreement, as previously amended, such that the term of the Cooperation Agreement as provided in Paragraph 2.1 of the Cooperation Agreement, as previously amended, was extended to October 16, 2021 (herein, the "**Term**").

REQUEST:

The PRA and the City would like to again amend the Cooperation Agreement, as previously amended by the First Amendment and Second Amendment, to extend the Term for an additional twelve (12) months, effective as of October 16, 2021.

The PRA will continue to perform all Services as defined in the Cooperation Agreement, as previously amended, and the City will continue to be responsible for payment of all costs incurred by the PRA under the Cooperation Agreement, as previously amended, and the City will continue to pay the PRA a fixed administrative fee of eight percent (8%) of all costs incurred for its services.

Proposed Resolution attached.

Prepared by: Ryan Harmon

RESOLUTION NO.**RESOLUTION AUTHORIZING A THIRD AMENDMENT TO COOPERATION AGREEMENT BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PUBLIC PROPERTY, FOR THE 400 NORTH BROAD STREET PROJECT**

WHEREAS, pursuant to Resolution No. 2017-57, adopted by the Philadelphia Redevelopment Authority (the "**Authority**") on August 9, 2017, the Authority entered into a Cooperation Agreement dated October 16, 2017 (the "**Cooperation Agreement**") with the City of Philadelphia, acting through its Department of Public Property (the "**City**"), authorizing the Authority to act as agent for the City with respect to securing a consultant to represent the City with the oversight, analysis and monitoring of construction at the properties located at 400 N. Broad Street (the "**Broad Street Property**") and 1501 Callowhill Street (the "**Callowhill Street Property**") (the Broad Street Parcel and the Callowhill Street Parcel, together, the "**Properties**"), which are being developed by 400 North Broad Partners, L.P. ("**Landlord**") and will be delivered as a turnkey project for the City to occupy.

WHEREAS, pursuant to Resolution 2018-01, adopted by the Authority on January 10, 2018, the Authority and the City entered into a First Amendment to Cooperation Agreement (the "**First Amendment**") dated October 15, 2018, wherein the Authority and the City agreed to expand the scope of services to be performed by the Authority on behalf of or as agent for the City under the Cooperation Agreement.

WHEREAS, the Authority and the City also entered into a Second Amendment to Cooperation Agreement (the "**Second Amendment**") dated August 4, 2020, made effective October 17, 2018, wherein the Authority and City agreed to mutually exercise the Renewal Terms as set forth in Paragraph 2.1 of the Cooperation Agreement, as previously amended, such that the term of the Cooperation Agreement as provided in Paragraph 2.1 of the Cooperation Agreement, as previously amended, was extended to October 16, 2021 (herein, the "**Term**").

WHEREAS, the Authority and the City would like to again amend the Cooperation Agreement, as previously amended by the First Amendment and Second Amendment, to extend the Term for an additional twelve (12) months, effective as of October 16, 2021.

WHEREAS, the Authority will continue to perform all other Services as defined in the Cooperation Agreement, as previously amended, and the City will continue to be responsible for payment of all costs incurred by the Authority under the Cooperation Agreement, as previously amended, and the City will continue to pay the Authority a fixed administrative fee of eight percent (8%) of all costs incurred for its services.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Redevelopment Authority is authorized to execute a Third Amendment to Cooperation Agreement with the City whereby the Term of the Cooperation Agreement, as previously amended, will be extended for an additional twelve (12) months, effective as of October 16, 2021.

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

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



BOARD FACTSHEET

Meeting of January 12, 2022

Approval of Grant Agreement (\$500,000) with the

Philadelphia Housing Authority

NAME OF SPONSOR/DEVELOPER: Philadelphia Housing Authority ("**PHA**")

NATURE OF TRANSACTION: Authorization for the Philadelphia Redevelopment Authority ("**PRA**") to enter into a Grant Agreement with PHA wherein PRA shall provide a grant to PHA in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) (the "**Grant Funds**").

The Grant Proceeds shall be used by PHA for the purposes outlined in the Choice Neighborhoods Implementation Grant Agreement (Grant Number PA3A518CNG113) dated December 17, 2014 (the "**Choice Grant Agreement**"), to be utilized solely to assist in the creation of homeownership opportunities for (i) low-income residents of public and/or assisted housing residents of the North Central Neighborhood (as defined in the Choice Grant Agreement) and (ii) former residents of the Norris Apartments housing developments, and (iii) to low-income residents of public and/or assisted housing residents in the City of Philadelphia ("**City**"), and (iv) other low-income people in the City.

COMMENTS OR OTHER CONDITIONS:

The source of the Grant Funds is PRA working capital.

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE APPROVAL OF A GRANT IN AN AMOUNT NOT TO EXCEED \$500,000 TO THE PHILADELPHIA HOUSING AUTHORITY FOR THE PURPOSES OUTLINED IN THE CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT AGREEMENT

BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that authorization is hereby given to enter into a Grant Agreement with the Philadelphia Housing Authority ("PHA") wherein the Authority will grant funds in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) to PHA to be used by PHA for the purposes outlined in the Choice Neighborhoods Implementation Grant Agreement (Grant Number PA3A518CNG113) dated December 17, 2014 (the "Choice Grant Agreement"), to be utilized solely to assist in the creation of homeownership opportunities for (i) low-income residents of public and/or assisted housing residents of the North Central Neighborhood (as defined in the Choice Grant Agreement) and (ii) former residents of the Norris Apartments housing developments, and (iii) to low-income residents of public and/or assisted housing residents in the City of Philadelphia ("City"), and (iv) other low-income people in the City.

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

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



BOARD FACTSHEET

Meeting of January 12, 2022

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 1st Council District, 2nd Council District, 3rd Council District, 5th Council District and 8th Council District.

PROPERTY INFORMATION:

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

Prepared by: Mathen Pullukattu, Senior Development Specialist
Reviewed by: Jessie Lawrence, Director of Real Estate

EXHIBIT "A"

1st Council District Properties

731 Mercy Street

2nd Council District Properties

1537 S. Lambert Street

1514 S. Opal Street

1520 S. Opal Street

3036 Titan Street

2008 Wilder Street

1306 S. 28th Street

3rd Council District Properties

3851 Aspen Street

3855 Aspen Street

3732 Haverford Avenue

3825 Fairmount Avenue

3605 Melon Street

3607 Melon Street

3832 Melon Street

3858 Mount Vernon Street

614 N. Shedwick Street

3832 Wallace Street

3830 Wallace Street

708 N. 34th Street

709 N. 35th Street

676 N. 36th Street

681 N. 37th Street

740 N.. 38th Street

747 N 39th Street

5th Council District Properties

1403 N. 17th Street

1409 N. 17th Street

1412 N. 17th Street

1415 N. 17th Street

1416 N. 17th Street

1421 N. 17th Street

1435 N. 17th Street

1441 N. 17th Street

1624 Jefferson Street

8th Council District Properties

4635 Germantown Avenue

RESOLUTION NO.

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

1st Council District Properties

731 Mercy Street

2nd Council District Properties

1537 S. Lambert Street

1514 S. Opal Street

1520 S. Opal Street

3036 Titan Street

2008 Wilder Street

1306 S. 28th Street

3rd Council District Properties

3851 Aspen Street

3855 Aspen Street

3732 Haverford Avenue

3825 Fairmount Avenue

3605 Melon Street

3607 Melon Street

3832 Melon Street

3858 Mount Vernon Street

614 N. Shedwick Street

3832 Wallace Street

3830 Wallace Street

708 N. 34th Street

709 N. 35th Street

676 N. 36th Street

681 N. 37th Street

740 N.. 38th Street

747 N 39th Street

5th Council District Properties

1403 N. 17th Street

1409 N. 17th Street

1412 N. 17th Street

1415 N. 17th Street

1416 N. 17th Street

1421 N. 17th Street

1435 N. 17th Street

1441 N. 17th Street

1624 Jefferson Street

8th Council District Properties

4635 Germantown Avenue



BOARD FACTSHEET

Meeting of January 12, 2022

Conveyance of PRA Properties to Philadelphia Land Bank

Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of these 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, 3rd Council District, and 5th 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, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate

EXHIBIT "A"

2nd Council District Properties

2609-27 Sears Street
3014-26 Wharton Street
1308 S. 26th Street
1310 S. 26th Street
1312 S. 26th Street
1314 S. 26th Street

3rd Council District Properties

3713 Brandywine Street
3835 Brandywine Street
3842 Olive Street
3841 Melon Street
616 N. Shedwick Street
708 N. Shedwick Street
710 N. Shedwick Street
714 N. Shedwick Street
3405 Wallace Street
682 N. 33rd Street
705 N. 35th Street
705 N. 35th Street

5th Council District Properties

1900 Monument Street
1902 Monument Street
1620 N. Sydenham Street
1622 N. Sydenham Street
1624 N. Sydenham Street
1801 N. 31st Street
1802-10 N. 31st Street
1819 N. 31st Street
1821 N. 31st Street
1825 N. 31st Street
1827-37 N. 31st Street
1841-43 N. 31st Street

RESOLUTION NO.

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 of Real Estate and General Counsel.

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

EXHIBIT "A"

2nd Council District Properties

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1841-43 N. 31st Street


BOARD FACTSHEET

Meeting of January 12, 2022

Issuance of Certificate of Completion

 46 S. 44th Street

NAME OF DEVELOPER/APPLICANT: 4644 South, LP

NATURE OF TRANSACTION: The Board is asked to consider a Resolution authorizing the issuance of a Certificate of Completion for 46 S. 44th Street (the "Property").

BACKGROUND: By Resolution No. 2015-130 adopted on November 18, 2015, the Redevelopment Authority entered into a Redevelopment Agreement with 4644 South, LP ("Developer"), to construct the site into a three (3) story building with three (3) two-bedroom units of rental housing on each floor. The Developer purchased the property for Fifty-Five Thousand Dollars (\$55,000.00). Pertinent recording document is as follows:

- Redevelopment Agreement: June 3, 2016, Doc. ID No. 53065509
- Deed: June 3, 2016, Doc. ID No. 53065510

DEVELOPMENT BACKGROUND: Developer has requested a Certificate of Completion and submitted permitted building plans that were not previously approved by the PRA. The plans include material changes to the project, changing the scope of the project from a three (3) story building to a four (4) story building and increasing the unit count from three (3) two-bedroom units to four (4) two-bedroom units. The Developer also constructed a pilot house and changed the proposed exterior materials from brick and stucco to aluminum siding. The Developer has submitted a construction affidavit determining that total construction costs for the project were in the amount of Four Hundred and Seven Thousand Five Hundred and Fifty Dollars (\$407,550.00).

The Board selection also included the approval of an Economic Opportunity Plan ("EOP") with ranges of MBE – 15%, WBE – 10%. The Developer failed to meet its Economic Opportunity Plan (EOP) goals as confirmed by DHCD.

As the Developer has completed construction there is no opportunity to correct the situation as the Property has received its Certificate of Occupancy from the City of Philadelphia - Department of Licenses & Inspections.

Today the board is requested to authorize a resolution to enable the following:

1. Require the repayment of an administrative fee in the amount of Five Hundred Fifty Dollars (\$550.00) which is 1% of the purchase price as set forth in the Redevelopment Agreement.
2. Approval of revised plans and payment of an unauthorized plan change fee in the amount of Twenty Thousand Three Hundred Seventy-Seven Dollars and Fifty Cents (\$20,377.50) which represents 5% of the total construction costs as remitted by the Developer's notarized construction affidavit.

Legal Entity & Principal Partners (if applicable): 46 S. 44th Street

- Kaleidoscope LLC – Roderick Ward – 89%
- Partnership CDC – Steven Williams – 10%
- Gateway Living LLC – Roderick Ward – 1%

PROPERTY INFORMATION: 46 S. 44th Street

Description: 1,029 sq. ft. **Zoning:** CMX-4 **Use:** Residential

At the direction of the Council person, the sale of the Property was handled as a direct sale to the Developer and the disposition price was established through an independent appraisal.

FINANCING:

The Developer purchased the Property and provided documentation of available funds in an amount no less than the total project cost.

COMMENTS OR OTHER CONDITIONS:

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. The Developer was new to the PRA, and therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate

RESOLUTION NO.

RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR 46 S. 44TH STREET, LOCATED IN THE 45TH AND SANSOM REDEVELOPMENT AREA, 45TH AND SANSOM URBAN RENEWAL AREA

WHEREAS, the Philadelphia Redevelopment Authority ("Authority") entered into a Redevelopment Agreement (the "Redevelopment Agreement") with 4644 South L.P. ("Developer"), dated November 24, 2015, for the development of 46 S. 44th Street (the "Property");

WHEREAS, the Property has been developed in accordance with the Redevelopment Area Plan for the 45th and Sansom Redevelopment Area and the Urban Renewal Plan for the 45th and Sansom Urban Renewal Area; however, the Developer has changed the scope of the project from a three (3) story building with three (3) two-bedroom units to a four (4) story building with four (4) two-bedroom units, pilot house and exterior material change;

WHEREAS, the Developer has failed to meet its Economic Opportunity Plan ("EOP") goals and Authority staff further believes the Developer failed to make a best faith effort to achieve the EOP goals;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized to issue a Certificate of Completion certifying the completion of development at 46 S. 44th Street, subject to the following conditions/penalties:

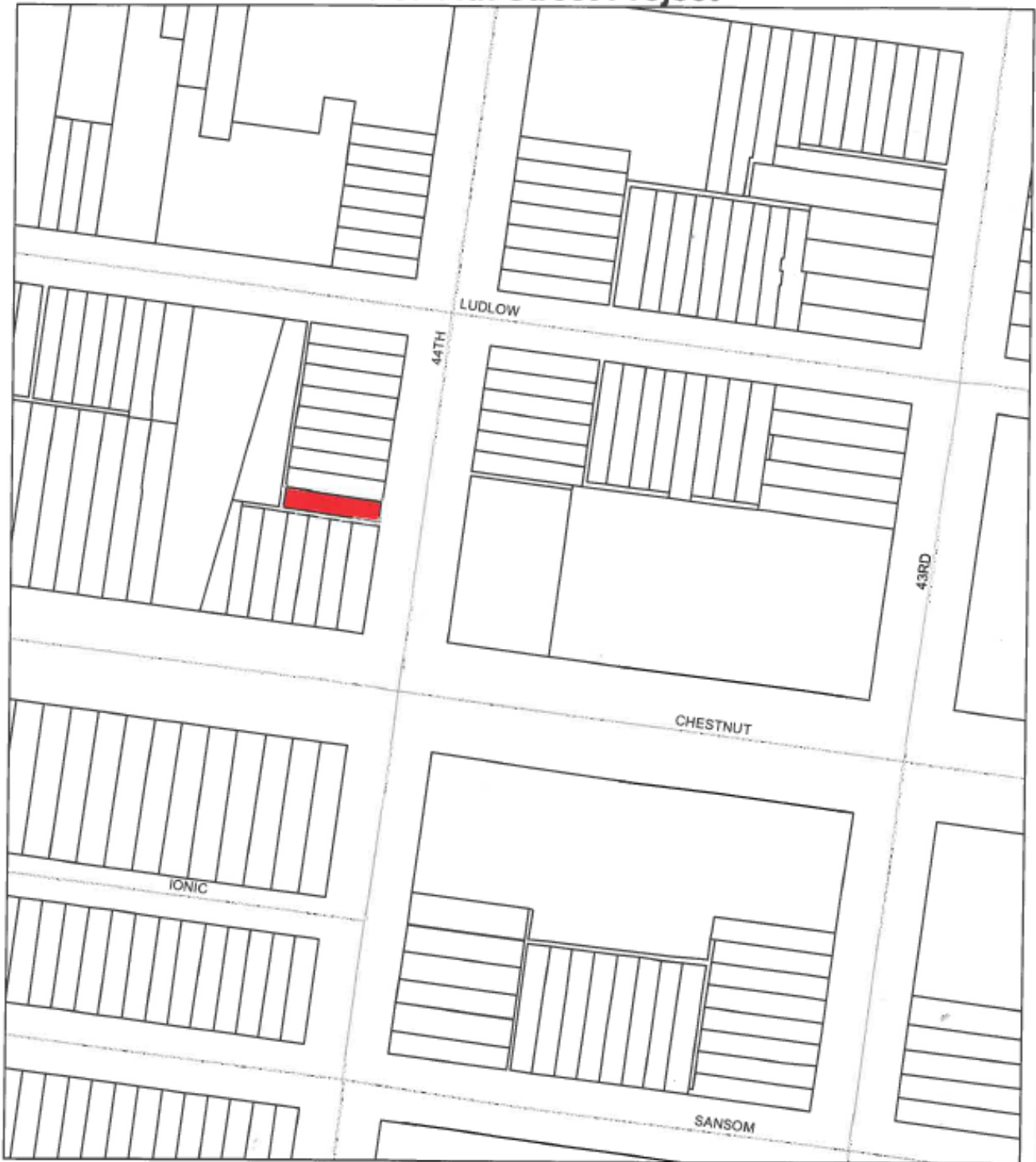
1. Require the repayment of an administrative fee in the amount of Five Hundred Fifty Dollars (\$550.00), which is 1% of the purchase price as set forth in the Redevelopment Agreement.
2. Approval of revised plans and payment of an unauthorized plan change fee in the amount of Twenty Thousand Three Hundred Seventy-Seven Dollars and Fifty Cents (\$20,377.50), which represents 5% of the total construction costs as remitted by the Developer's notarized construction affidavit.

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

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



4644 South, L.P.
46 S. 44th Street Project





BOARD FACTSHEET

Meeting of January 12, 2022

Certificate of Completion

2476 Jasper Street and 2478 Jasper Street

NAME OF DEVELOPER/APPLICANT: Blue Truck Enterprises LLC ("Redeveloper")

NATURE OF TRANSACTION: The Board is asked to authorize a Resolution authorizing the issuance of a Certificate of Completion for 2476 Jasper Street and 2478 Jasper Street (collectively, the "Properties") which were developed into two (2) single-family homes (the "Project").

BACKGROUND: By Resolution No. 2016-101, adopted on September 14, 2016, the Philadelphia Redevelopment Authority ("Authority") entered into a Redevelopment Agreement dated July 21, 2016 ("Redevelopment Agreement") with the Redeveloper and approved the construction of the Project. The Redeveloper purchased the Properties for One Hundred Fourteen Thousand Dollars (\$114,000.00). Pertinent recording document is as follows:

- Deed: Doc. ID No. 53169184
- Redevelopment Agreement: Doc. ID No. 53169185

The Authority conveyed the Properties to the Redeveloper in January, 2017. The Redeveloper then sold each unit on the Properties in December, 2017 and June, 2018. To date, 2478 Jasper Street has been sold by its original homebuyer and 2476 Jasper Street is in the process of being sold by its original homebuyer and the title company has now requested a Certificate of Completion. Based on Authority records, there was no pre-construction meeting to initiate an Economic Opportunity Plan (EOP) due to an oversight by Authority staff. Because of this, the department tasked with monitoring the EOP cannot sign off on the Project.

Should the Board approve this Certificate of Completion, the title company has been made aware that the following restrictions will not be released:

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

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

RESOLUTION NO.

RESOLUTION APPROVING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR 2476 JASPER STREET AND 2478 JASPER STREET

WHEREAS, pursuant to Resolution No. 2016-101, adopted by the Philadelphia Redevelopment Authority ("Authority") Board on September 14, 2016, the Authority entered into a Redevelopment Agreement dated July 21, 2016 ("Redevelopment Agreement") with Blue Truck Enterprises LLC ("Redeveloper") for the development of 2476 Jasper Street and 2478 Jasper Street (collectively, the "Properties");

WHEREAS, the Redeveloper purchased the Properties for One Hundred Fourteen Thousand Dollars (\$114,000.00);

WHEREAS, the Philadelphia Redevelopment Authority conveyed the Properties to Redeveloper by Deed dated on January 27, 2017;

WHEREAS, the Redeveloper then developed the Properties as two (2) single-family homes and sold 2476 Jasper Street in June, 2018, and sold 2478 Jasper Street in December, 2017;

WHEREAS, based on Authority records, there was no pre-construction meeting to initiate an Economic Opportunity Plan;

WHEREAS, to date, 2478 Jasper Street has been sold by its original homebuyer and 2476 Jasper Street is in the process of being sold by its original homebuyer and the title company has now requested a Certificate of Completion for the Properties; and

WHEREAS, the Properties have been developed into residential and related use in accordance with the development obligations set forth in the Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized to issue a Certificate of Completion certifying the completion of the development of the properties located at 2476 Jasper Street and 2478 Jasper Street in accordance with the Redevelopment Agreement and the attached Fact Sheet.

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

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



New Kensington-Fishtown Urban Renewal Area
2476-2478 Jasper Street

