

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JUNE 08, 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 May 11, 2022

I.	<u>ADMINISTRATIVE</u>	<u>Page</u>
(a)	Penn's Landing (Stage I) City of Philadelphia, PennDOT, and Delaware River Waterfront Corporation Execution of Various Documents	(1)
(b)	Multiple Library Locations Project Facilities Relocation Consultants Inc. Contract for Professional Services	(6)
II.	<u>HOUSING FINANCE</u>	
	Nicole Hines Limited Partnership 417, 423, 431, 443, 445, 445 Rear E. Wister Street and 5120 Rufe Street Amendment to Resolution No. 2019-44, adopted on June 12, 2019, as amended by Resolution No. 2019-58, adopted on August 14, 2019	(8)

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

Prior to the start of the meeting, Ms. Varghese made the announcement that, due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting was being held electronically via an authorized communication device, was open to public attendees, and open for public comment. The Board meeting was 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 would be read aloud and answered if needed. Ms. Varghese stated that she provided her email address to the public for any issues with submitting questions and/or comments and for any issues with accessing the Board meeting remotely. Ms. Varghese further stated there were no public comments received prior to the meeting.

*****MS. VARGHESE 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, May 11, 2022, commencing at 4:01 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

None.

ROLL CALL

The following members of the Board of Directors reported present: David S. Thomas, Chair; William Smith, Vice Chair; Sabrina Maynard, Treasurer and Anne Nadol, Secretary.

The following member of the Board of Directors was not present: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following assigned staff were present: Susan Varghese, Esq., Jojy Varghese, Angel Rodriguez, Jessie Lawrence, Darci Bauer, Matthew Lupini, Alberta Benn, Brian Romano, Tracey Pinson-Reviera, and Elizabeth Bonaccorso.

Also, in attendance were those listed on the attached public attendance sheet.



MINUTES

Mr. Thomas called for a motion to approve the minutes of the Board meeting on April 13, 2022.

Upon motion made and duly seconded, the minutes of April 13, 2022, were approved.



ADMINISTRATIVE

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

Additional Comments and Discussion

Mr. Lawrence noted that he skipped over 2160 E. Gordon Street because that property was not located in the 7th Councilmanic District and was previously approved.

Ms. Varghese advised Mr. Thomas because the address list was attached to the resolution, the resolution would need to be amended to delete 2160 E. Gordon Street.

Mr. Thomas recognized Mr. Donnie and invited him to speak. Mr. Donnie asked about the flyers posted on the 1700 Block of N. 19th Street in the 5th Councilmanic District and why those properties were not mentioned today. Mr. Thomas asked for the actual property address. Mr. Donnie replied, 1701, 1703, 1705, 1707, 1709, and 1711 N. 19th Street. Mr. Lawrence replied that those properties were approved for disposition at last month's Board meeting. Mr. Donnie responded that the Board meeting date on the flyer showed the meeting date as today. Mr. Lawrence asked Mr. Donnie to confirm that he was referring to Alliance Playground. Mr. Donnie replied, yes.

Mr. Thomas asked Mr. Donnie what flyer he had and Mr. Donnie responded that it was the flyer that was posted on the gate in front of the school. Mr. Thomas then asked if the flyer had today's meeting date. Mr. Donnie replied, yes. Mr. Thomas asked Mr. Rodriguez and Mr. Lawrence if either of them could confirm if those properties were presented to the Board at last month's meeting. Mr. Lawrence responded that he believed those properties were presented at last month's Board meeting and that staff would review the flyer.

Mr. Donnie informed the Board that he was the Chairman of the 47th Ward located in the 5th Councilmanic District, as well as a resident of the 1700 block of N. 19th Street. Mr. Donnie

stated that the community was not opposed to a playground, wanted to know if there would be a basketball court at this playground, and that the community was opposed to a basketball court. Mr. Thomas asked if Mr. Donnie is opposed to the basketball court and Mr. Donnie replied, yes, because it would bring people there at night. Mr. Thomas replied that he understood and that the Board would take Mr. Donnie's comments into consideration. Mr. Thomas indicated that staff would check if the properties were approved at last month's Board meeting and, whether they were or were not, the Board would take Mr. Donnie's concerns into consideration.

Mr. Lawrence apologized for stating that the properties were presented at last month's Board meeting and clarified that they were not. Mr. Lawrence further stated that the properties were posted in order to comply with posting requirements so they could be included on this month's agenda, but, in the end, the properties were not included on this month's agenda and were not being presented today.

Mr. Thomas stated that the members of the Board would take into consideration Mr. Donnie's concerns and that Mr. Donnie should look for this item to come before the Board possibly at next month's meeting. Mr. Donnie responded, he would.

Mr. Thomas recognized Ms. Drayton and invited her to speak. Ms. Drayton stated that she was standing in for Representative Malcolm Kenyetta and wanted to know if the Board could hear her. Mr. Thomas replied, yes.

Mr. Thomas recognized Mr. Rossmark and invited him to speak. Mr. Rossmark asked if the building on the 1700 Block of N. 19th Street - the one being turned into a playground - would be on next month's Board agenda. Mr. Lawrence replied, possibly. Mr. Lawrence stated that staff was in the process of figuring out some things and that the properties were posted in anticipation of making it onto this month's agenda but, because of certain things, the properties were not included onto this month's agenda. Mr. Rossmark asked if another notice would be posted when the properties come before the Board. Mr. Lawrence responded, yes.

Mr. Thomas stated for the record that the resolution was being amended to delete 2160 E. Gordon Street.

Board Action

Mr. Thomas called for a motion on the amended resolution. Upon motion made and duly seconded, the amended resolution was approved as follows:

RESOLUTION NO. 2022-30

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

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia to those properties identified on Exhibit “A,” hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration , pursuant to 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”

5th Councilmanic District Property

- 2714 Cecil B. Moore Ave
- 2712 Cecil B. Moore Ave
- 2810 Cecil B. Moore Ave
- 2838 Cecil B. Moore Ave
- 1271 N. Dover St
- 1301 N. Dover St
- 1304 N. Dover St

1318 N. Dover St
1322 N. Dover St
1544 N. 26th St
1546 N. 26th St
1634 N. 27th St
1304 N. 29th St
1332 N. 29th St
1257 N. 30th St
1253 N. 30th St
1648 N. 30th St
1652 N. 30th St
1538-50 N. 31st St
1500 N. Hollywood St
1511 N. Hollywood St
1324 N. Myrtlewood St
1309 N. Myrtlewood St
1348 N. Myrtlewood St
1511 N. Myrtlewood St
1339 N. Newkirk St
1416 N. Newkirk St
1632 N. Newkirk St
3000 W. Oxford St
2922 W. Thompson St

7th Councilmanic District Property

1821 John Street
1829 John Street
3534 Kensington Avenue
3536 Kensington Avenue
3538 Kensington Avenue
2314 N. Leithgow Street
2407 N. 6th Street
2413 N 6th Street
2415 N. 6th Street

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



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

Board Action

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

RESOLUTION NO. 2022-31

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

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

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

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

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

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

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

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the 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 Councilmanic District

2836 Cecil B. Moore Avenue
1611 N. Marston Street
1613 N. Marston Street
1631 N. Marston Street
1633 N. Marston Street
1641 N. Marston Street
1602 N. Bailey Street
1608 N. Bailey Street
1632 N. Bailey Street
1637 N. Bailey Street
1639 N. Bailey Street
1519 N. Myrtlewood Street
1534 N. Myrtlewood Street

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



DEVELOPMENT

Mr. Lawrence presented "Item II (a) – Amendment to Resolution No. 2020-44, adopted on August 12, 2020" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

**RESOLUTION NO. 2022-32
(Amending Resolution No. 2020-44, Adopted August 12, 2020)**

MODIFICATION TO RESOLUTION NO. 2020-44, ADOPTED AUGUST 12, 2020, TO CHANGE PROJECT SCOPE AND PLANS FOR PROPERTIES LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution No. 2020-44, adopted on August 12, 2020, the Philadelphia Redevelopment Authority ("Authority") approved the redeveloper selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as the Redeveloper of 1535 N. 33rd Street, 1601 N. 33rd Street, 1603 N. 33rd Street, 1605 N. 33rd Street, 1607 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-31 W. Oxford Street; and

WHEREAS, Redeveloper has requested a revision to approve the change in the project scope and submitted plans that will increase the unit count from twenty (20) to twenty-one (21) affordable homeownership units and modify the building layout from five (5) units in a two (2) story building, five (5) units in a three (3) story building, and ten (10) units in a three (3) story building to one (1) three (3) story triplex, four (4) three (3) story duplexes, five (5) two (2) story single-family homes, and five (5) three (3) story single-family homes.

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution No. 2020-44, adopted on August 12, 2020, is hereby revised to reflect the approval of revised project scope and plans to increase the unit count from twenty (20) to twenty-one (21) affordable homeownership units; and modify the building layout from five (5) units in a two (2) story building, five (5) units in a three (3) story building, and ten (10) units in a three (3) story building to one (1) three (3) story triplex, four (4) three (3) story duplexes, five (5) two (2) story single-family homes, and five (5) three (3) story single-family homes, and further authorizing the execution, delivery and recording of the Redevelopment Contract, Deed and a Declaration of Restrictive Covenants for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



Mr. Lawrence presented "Item II (b) – Selection of Redeveloper, Triangle Senior Housing One LP" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2022-33

RESOLUTION SELECTING TRIANGLE SENIOR HOUSING ONE LP AS REDEVELOPER OF 3701, 3703, 3705-11, 3713-17 AND 3719-33 BROWN STREET AND 3700, 3702-04, AND 3706 MANTUA AVENUE LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Triangle Senior Housing One LP ("Redeveloper") is hereby selected as Redeveloper of 3701, 3703, 3705-11, 3713-17 and 3719-33 Brown Street and 3700, 3702-04 and 3706 Mantua Avenue located in the West Philadelphia Redevelopment Area, Mantua 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 Eight Dollars (\$8.00); 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, Deed, and a Declaration of Restrictive Covenants for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the 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: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



Mr. Lawrence presented "Item II (c) – Selection of Redeveloper, Father Augustus Tolton Place Senior Housing, LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Lawrence advised the members of the Board that the square footage on the Fact Sheet was incorrect and that the correct square footage was forty-five thousand two hundred and seventy-three (45,273) square feet.

Mr. Thomas recognized Mr. Pickett and invited him to speak. Mr. Pickett asked the Board why this project had come up again because this was presented to the community several times – one of which he was personally involved in a meeting with the owner of the site. Mr. Pickett stated that the community was vehemently opposed to this project because it was a small site, there was no parking, and the area was not below poverty level. Mr. Pickett further stated that he was confused as to how the proposed building on this site had come up again given that the community had had meetings with the owner and two (2) community organizations, both CDCs.

Mr. Pickett further stated that the community, the Eastwick community, and beyond were vehemently opposed to housing being built.

Mr. Thomas asked either Mr. Rodriguez or Mr. Lawrence to respond. Mr. Lawrence responded that he was going to defer to the developer to explain the process up to this point if the developer was in attendance. Mr. Lawrence then pointed out that Mr. Rodriguez may have something to add. Mr. Rodriguez stated that he was unaware that this project was previously presented to the Board. Mr. Rodriguez further stated that this was a LIHTC project, that these types of projects go through several iterations and applications, that 2604 Island Avenue initially had another developer other than Catholic Services, that the previous developer was UAW which withdrew and Catholic Services took over, and that, as the property owner, the Authority was presenting this qualified application to the Board for consideration.

Mr. Thomas stated that the reason this was back before the Board was because there was a previous developer and now Catholic Services was the developer. Mr. Rodriguez explained that the previous developer was unsuccessful in obtaining tax credits. Mr. Thomas stated that project never got off the ground. Mr. Rodriguez stated that, he believed, Mr. Pickett was referring to community meetings about the proposal verses a successful application for LIHTC and that Catholic Services provided a qualified application for the land and financing that included LIHTC.

Mr. Thomas asked Mr. Pickett if that answered his questions. Mr. Pickett stated that Catholic Services was the same organization that the community met with for this project and understood what Mr. Rodriguez stated about a different developer with a successful application. Mr. Pickett then asked what happened next as a matter of information for the community.

Mr. Rodriguez stated, if the Board chose to approve this disposition, that the next step would be for staff to prepare a City Council resolution, which the Councilmember would introduce. Mr. Rodriguez further stated that, at this point, the community would have the opportunity to comment on the resolution and voice their concerns or opposition about the development. Mr. Rodriguez further stated that, if the resolution was passed by City Council, the next step was for the project to go before the Zoning Board. Mr. Rodriguez asked Mr. Lawrence if this was correct. Mr. Lawrence replied, yes. Mr. Rodriguez then stated that the community would have another opportunity to voice their concerns on the proposed project with the Zoning Board.

Mr. Pickett asked if the community would be notified of this through the RCO process and if notification would be sent via the RCO. Mr. Rodriguez replied, correct. Mr. Pickett asked how long and when that may be. Mr. Rodriguez responded that staff would have to assess the timeline in terms of packaging the resolution and submitting it to City Council and that the Authority is not sure if this will be presented to City Council this session or in the Fall. Mr. Pickett stated that he would inform the community and thanked Mr. Rodriguez.

Board Action

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

RESOLUTION NO. 2022-34

RESOLUTION SELECTING FATHER AUGUSTUS TOLTON PLACE SENIOR HOUSING, LLC AS REDEVELOPER OF 2604 ISLAND AVENUE LOCATED IN THE EASTWICK REDEVELOPMENT AREA, EASTWICK URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Father Augustus Tolton Place Senior Housing, LLC is hereby selected as Redeveloper of 2604 Island Avenue located in the Eastwick Redevelopment Area, Eastwick 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 nominal and disposition price of One Dollar (\$1.00); 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, Deed, and a Declaration of Restrictive Covenants for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the 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: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



HOUSING FINANCE

Mr. Lupini presented "Item III (a) – Transfer of Properties and Assumption of Philadelphia Redevelopment Authority Debt from AppleTree Housing, Inc., Avondale Partners, L.P., Ruby Housing, L.P., Woodcrest Housing LP, and Cecil Housing LP to 1260 Housing Development Corporation" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2022-35

RESOLUTION AUTHORIZING THE AUTHORITY TO CONSENT TO THE TRANSFER OF CERTAIN PROPERTIES AND THE ASSUMPTION OF CERTAIN EXISTING AUTHORITY DEBT FROM FIVE (5) AFFILIATES OF MISSION FIRST HOUSING GROUP, INC. TO 1260 HOUSING DEVELOPMENT CORPORATION

WHEREAS, the Philadelphia Redevelopment Authority provided financing to AppleTree Housing, Inc., Avondale Partners, L.P., Ruby Housing L.P., Woodcrest Housing LP, and Cecil Housing LP (collectively, the "Existing Partnerships") for the rehabilitation/new construction of various properties as identified in "Exhibit A" (the "Properties") to provide affordable rental housing for low to moderate income families; and

WHEREAS, financing was provided in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) to AppleTree Housing, Inc. ("AppleTree Debt"), One Million Three Thousand Dollars (\$1,003,000) to Avondale Partners, L.P. ("Avondale Debt"), Eight Hundred Thirty Thousand Dollars (\$830,000) to Ruby Housing L.P. ("Ruby Debt"), One Million One Hundred Thousand Dollars (\$1,100,000) to Woodcrest Housing LP ("Woodcrest Debt") and Nine Hundred Fifty-Four Thousand Dollars (\$954,000) to Cecil Housing LP ("Cecil Debt"). The AppleTree Debt, Avondale Debt, Ruby Debt, Woodcrest Debt and Cecil Debt shall be collectively referred to herein as the "Authority Debt"; and

WHEREAS, the Authority Debt is evidenced by notes payable to the Authority and secured by mortgages on the Properties; and

WHEREAS, Mission First Housing Group, Inc. ("Mission First") applied to the Department of Housing and Urban Development to be the recipient of a Section 8(bb) transfer of assistance, which would provide project-based Section 8 subsidy to the Properties that consist of a total of seventy-one (71) units in West Philadelphia and are owned by the Existing Partnerships; and

WHEREAS, following the completion of the Section 8(bb) transfer of assistance, Mission First plans to leverage the new operating subsidy to complete a four percent (4%) low-income tax credit acquisition/renovation project; and

WHEREAS, Mission First has requested to transfer the Properties to 1260 Housing Development Corporation ("1260"), a non-profit affiliate of Mission First and allow 1260 to assume the Authority Debt; and

WHEREAS, upon transfer of the Properties and assumption of the Authority Debt by 1260, Mission First will complete a single Section 8(bb) transfer of assistance.

BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to permit the transfer of the Properties to 1260 and permit the assumption of the Authority Debt.

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.

EXHIBIT “A”

AppleTree Housing, Inc. Properties

5462 Summer Street
5943 Race Street
5314 Wyalusing Avenue
38 N. Peach Street
228 N. Alden Street
213 N. 54th Street
215 N. 54th Street
5508 Pearl Street
5510 Pearl Street
5834 Vine Street
5836 Vine Street
5611 Appletree Street
5613 Appletree Street
5614 Appletree Street
5616 Appletree Street
5636 Appletree Street
5638 Appletree Street
5656 Appletree Street
350 N. 55th Street
402 N. 55th Street

Avondale Partners, L.P. Properties

5637 Appletree Street
548 S. Conestoga Street
21 N. Dewey Street
5841 Larchwood Avenue
6234 Larchwood Avenue
6121 Locust Street
110 N. Peach Street
140 S. Peach Street
208 N. Robinson Street
234 N. Robinson Street
139 S. Ruby Street
512 S. Redfield Street
1740 N. Redfield Street
5410 Summer Street
5424 Summer Street
5907 Thompson Street

1455 N. 55th Street
1220 N. 59th Street

Ruby Housing, L.P. Properties

129 N. Ruby Street
131 N. Peach Street
429 N. Robinson Street
47 N. Felton Street
522 N. Vodges Street
5332 Chestnut Street
5341 Chancellor Street
5936 Summer Street
5937 Summer Street
6019 Pine Street
6041 Spruce Street

Woodcrest Housing LP Properties

104 S. Cecil Street
1219 N. 58th Street
1322 N. Wanamaker Street
252 S. Hirst Street
49 N. Felton Street
524 S. Conestoga Street
5430 Locust Street
5547 Harmer Street
5724 Cherry Street
5844 Sansom Street
5861 Delancey Street

Cecil Housing LP Properties

5940 Sansom Street
27 N. Dewey Street
106 N. Dewey Street
35 N. Hobart Street
114 N. 56th Street
229 N. Alden Street
271 S. Cecil Street
277 S. Frazier Street
119 N. 57th Street
1446 N. 57th Street
5541 Wyalusing Avenue

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



Ms. Bauer presented "Item III (b) – Amendment to Resolution No. 2019-74, adopted on October 16, 2019" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Rodriguez advised Mr. Thomas that there was one (1) question in the Q&A from Ms. Dooley. Mr. Rodriguez read Ms. Dooley's question: Have the rental properties been inspected? Ms. Bauer replied, yes and explained that staff inspects properties at least every two (2) weeks when approving every voucher.

Board Action

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

**RESOLUTION NO. 2022-36
(Amending Resolution No. 2019-74, Adopted October 16, 2019)**

MODIFICATION TO RESOLUTION NO. 2019-74, ADOPTED ON OCTOBER 16, 2019, TO INCREASE THE LOAN AMOUNT TO 1400 DAUPHIN ASSOCIATES, LLC AND ENTER INTO A REVISED SUBORDINATION AGREEMENT WITH 1400 DAUPHIN ASSOCIATES, LLC AND THE PENNSYLVANIA HOUSING FINANCE AGENCY

WHEREAS, pursuant to Resolution No. 2019-74, adopted on October 16, 2019, the Philadelphia Redevelopment Authority (the "Authority") Board authorized the Authority to enter into a non-recourse construction/permanent loan agreement with 1400 Dauphin Associates, LLC ("Borrower") for an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) ("Authority Loan"), which was secured by a mortgage (the "Authority Mortgage") against 1412-26 W. Dauphin Street (the "Property"); and

WHEREAS, since Maze Group Development, Inc. secured Five Hundred-Thousand Dollars (\$500,000) from FHLB Pittsburgh, the Authority only committed Two Million Dollars (\$2,000,000); and

WHEREAS, due to an increase in construction costs and a reduction of capital contribution from the equity investor ("Project Shortfall"), the Borrower requested additional funding from Pennsylvania Housing Finance Agency ("PHFA") and the Authority; and

WHEREAS, PHFA agreed to provide additional funding, which will be secured by a mortgage against the Property (the "PHFA Mortgage"); and

WHEREAS, Borrower has requested an amendment to Resolution No. 2019-74, adopted on October 16, 2019, to increase the Authority Loan from Two Million Dollars (\$2,000,000) to Three Million Dollars (\$3,000,000) and subordinate the Authority Mortgage to the PHFA Mortgage.

BE IT RESOLVED, by the Board of Directors of the Philadelphia Redevelopment Authority, that Resolution No. 2019-74, adopted on October 16, 2019, is hereby amended to increase the Authority Loan to the Borrower from an amount not to exceed Two Million Dollars (\$2,000,000) to an amount not to exceed Three Million Dollars (\$3,000,000) and to permit the Authority to enter into a revised Subordination Agreement in favor of PHFA to subordinate the Authority Mortgage to the PHFA Mortgage.

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.

Voting for the foregoing resolution: Mr. Thomas, Ms. Maynard, Ms. Nadol and Mr. Smith.



OLD BUSINESS

Mr. Thomas asked if there was any old business. Mr. Thomas recognized Ms. Dooley and invited her to speak. Ms. Dooley stated that the question she posted in the Q&A was not in reference to the item that was previously presented but was actually about loans made to Mission First to consolidate certain projects. Mr. Thomas asked Ms. Dooley to state her question about Mission First. Ms. Dooley stated that Mission First reminded her of certain history in Germantown, which was still being dealt with that was very bad in connection with lending people money and the living conditions for the tenants were very bad. Ms. Dooley stated that she wants to understand if, before the Authority approves the consolidation, those properties were inspected. Mr. Thomas replied yes; however, asked Ms. Bauer to confirm.

Ms. Bauer replied that the Authority performs an inspection when the developer provides a revised tax credit application and also inspects a sample of the units yearly - approximately ten percent (10%) to twenty percent (20%) of the units are inspected yearly. Ms. Dooley then asked if the Authority inspected the units before giving people money. Ms. Bauer responded that the Authority was not providing money, that in this particular case with the HUD transfer, the developer would only receive a rental subsidy from HUD, and that there was no additional money from the Authority at this time. Ms. Bauer explained that once Mission First received the rental assistance, if they want additional funding from the City, a capital needs assessment would be required, and that staff would look at the properties and inspect them during construction and throughout the entire period yearly. Ms. Dooley replied, okay.

Ms. Dooley stated that she appreciated a meeting for the Germantown Y and that she had attended five and a half (5½) hours of meetings around the Germantown Settlement properties

and that, while everyone was appreciative of the engagement process taking place, there were a lot of concerns about the quality of engagement, promotion, and outreach.

Ms. Dooley further stated, on behalf of the residents who had attended in person or via ZOOM, there had been a lot of frustration about the community not getting materials, not enough promotion, and not getting good turnout and asked the Board if they could look into that. Ms. Dooley further stated that the community was upset and concerned about the final public meeting, which was scheduled for four (4) hours, was scheduled on the same day and same hours of Juneteenth, which was one of the biggest events in Germantown every year and that this was a very serious conflict. Ms. Dooley further stated that it seemed to be the consensus of those who attended last night's meeting that the community meeting on Juneteenth needed to be changed. Ms. Dooley further stated that people had asked for materials to be printed and given out, and to prevent money being spent, a decision must be made very quickly. Mr. Thomas replied that the Authority was notified of the meeting conflict and that, he believed, it was being worked on. Mr. Thomas further stated that the Board was aware of the concerns raised at yesterday's meeting and would make adjustments to that as well by having a more inclusive process.

Ms. Dooley stated that, while the effort was well intentioned, the management of the meetings had been problematic, that a lot of people felt time had been wasted, that the person running the meeting was lovely, but she was unable to answer many questions, and that there should be a representative from the Authority to address questions at those meetings. Mr. Thomas replied that he appreciated Ms. Dooley's comments and would do something to address her concerns.

Ms. Poses informed Mr. Thomas that a member of the public posted a long question in the Q&A and asked if she should read it. Mr. Rodriguez stated that he thought the question could be included in the minutes and asked Ms. Poses if a record of the Q&As is provided in the minutes. Ms. Poses responded, yes. Ms. Varghese stated that the Q&As are included in the minutes.

Mr. Thomas recognized Ms. Weiss and invited her to speak. Ms. Weiss stated that it would be helpful if a representative from the Authority was in attendance at the community meeting to answer questions to avoid making plans that could not be realized and that she agreed with everything Ms. Dooley stated.

Mr. Thomas recognized Ms. Dooley and invited her to speak. Ms. Dooley asked if a list of the people who attended the meetings could be part of the record because people have agreed to be videotaped and it was important for the community to know who was attending the meetings, who was being represented, and where the community needed to conduct outreach. Mr. Thomas replied that he would address this with Maple Corporation as well.

Mr. Thomas recognized Ms. Weiss and invited her to speak. Ms. Weiss stated that during last night's meeting there were breakout sessions and there was supposed to be a shared session and asked if this information could be shared with the community so that the community could see what was discussed and what was suggested prior to the final report. Mr. Thomas responded that he would discuss this with Maple Corporation.



NEW BUSINESS

Mr. Thomas asked 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, Mr. Thomas declared the meeting adjourned at 4:49 P.M.

SECRETARY TO THE BOARD

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

Attended	User Name (Original Name)	First Name	Last Name
No	Sophia	Sophia	Fox
No	Lewis	Lewis	Roberts Jr
No	Herbert	Herbert	Reid
No	Gloria	Gloria	Blackmon
Yes	jamila davis	jamila	davis
Yes	leon stimpson	leon	stimpson
No	Lawrence	Lawrence	Battle
No	Kyonne	Kyonne	Isaac
No	Sheila	Sheila	Johnson
No	Michael	Michael	Simmons
No	Janie	Janie	Brooks
No	Angel	Angel	Pinkett
No	James	James	Setser
No	wayne	wayne	Wallace
Yes	Corinne OConnell	Corinne	OConnell
Yes	Dev'Ron Lee	Dev'Ron	Lee
No	Antoinette	Antoinette	Richardson
No	Andrew	Andrew	Malkiewicz
No	Arrick	Arrick	Underhill
Yes	Shirley Dash	Shirley	Dash
No	Linda	Linda	Meade
No	Ed	Ed	Hurt
No	Staci	Staci	Harris
Yes	Gloria	Gloria	
Yes	rossmark1957@gmail.com	rossmark1957@gmail.com	
No	Carolyn	Carolyn	Moseley
Yes	Donnie Chair Peron 47th Ward	Donnie	Chair Peron 47th Ward
No	Gwendolyn	Gwendolyn	Campbell
No	tony	tony	council
No	angel	angel	Smith
No	Darnetta	Darnetta	Arce
No	Edward	Edward	Rausch
No	Donna	Donna	Price
No	Pamela	Pamela	Bracey
Yes	Donnie Moore Chairperson 47th ward	Donnie	Moore Chairperson 47th ward
Yes	Renee Drayton	Renee	Drayton
Yes	CALVIN WILLIAMS	CALVIN	WILLIAMS
Yes	Edward McColly	Edward	McColly

Yes	a weiss/SoLo	a	weiss/SoLo
Yes	Todd Hestand	Todd	Hestand
Yes	S Cromwell	S	Cromwell
Yes	Stephanie Ridgeway	Stephanie	Ridgeway
Yes	Stephanie Ridgeway	Stephanie	Ridgeway
Yes	Ted Pickett	Ted	Pickett
Yes	Darnetta Arce	Darnetta	Arce
Yes	ann Doley	ann	Doley
Yes	ann Doley	ann	Doley
Yes	Sharla Russell	Sharla	Russell
Yes	Crystal Morris	Crystal	Morris
Yes	Rachel Mulbry	Rachel	Mulbry
Yes	Julie Stapleton Carroll	Julie	Stapleton Carroll
Yes	Emaleigh Doley	Emaleigh	Doley
	12154381232		
	12159780311		
	18562961766		

PRA Board Meeting of May 11, 2022

Q & A

#	Question	Asker Name	Answer
1	good evening I'm Renee V. Drayton from Rep. Malcolm Kenyatta Office 181st Legislative District. Can you hear me or am I muted?	Renee Drayton	
2	Will a building be erected on the 1700 block of North 19th St	Darnetta Arce	A playground is proposed
3	Can the community request a building?	Darnetta Arce	We only review what is proposed by the applicant, we do not change the type of development because that would impact the financing of the project.
4	ok- thank you. I know the 22nd Police District was looking for permanent site for thier boxing program - "Guns down, gloves Up" for the youth. One way to reducethe violence in the community.	Darnetta Arce	
5	Have the rental properties been inspected?	ann Doley	

6	<p>Part 1: Regarding the PHDC and PRA's Germantown and Mt. Airy Redevelopment Initiative, Germantown United Community Development Corporation requests that the following message be added to the minutes:</p> <p>After attending the second meeting for this initiative, GU requests to PHDC and PRA that you consider the following suggestions that may benefit this process going forward.</p> <ul style="list-style-type: none"> - Secure staff from PHDC, PRA, and other relevant departments to attend and participate in all future meetings. These representatives should be prepared to answer technical questions, comment on what has occurred in the past, and the process moving forward. - Issue a brief survey, both online and available in print, for community members to provide their input outside of the meeting format. Collect responses for at minimum 1 month. 	Emaleigh Doley	
7	<p>Part 2:</p> <ul style="list-style-type: none"> - Immediately reschedule the meeting scheduled for Saturday, June 18th. The annual Juneteenth Festival organized by Johnson House Historic Site is one of many large community events in Germantown commemorating Juneteenth; other known events will take place in Vernon Park and at Maplewood Mall. This meeting is scheduled on the same day and at the same time as these significant community events. 	Emaleigh Doley	

8	<p>Part 3:</p> <ul style="list-style-type: none"> - More of an effort should be made to engage current and past tenants and a special meeting should be scheduled for them. It is known that many of these people were mistreated, they have a unique shared experience. - If PHDC and PRA commit to improving this engagement process, and reschedule the third public meeting, we ask that promotion of any remaining opportunities for engagement be improved. The following are recommended: Create an easily digestible flyer that summarizes the key issues and purpose of this initiative; Provide stakeholders with digital and print copies of the promotional materials for circulation; Publish all materials and any other related updates on PHDC's project page for the initiative, in PHDC's email newsletter and across PHDC's social media channels. The Facebook page created for the project does not have a substantial audience and comments have gone unanswered. 	Emaleigh Doley	
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9	<p>Part 4 (final comment for inclusion in the minutes):</p> <ul style="list-style-type: none"> - Continue to update the PHDC project page during this process. For example, it says recordings of past meetings will be posted, though a link to the first meeting was not yet available at the time of publication. - Publicize a timeline for the disposition of the properties and their redevelopment, even if it is rough and subject to change. We assume that information will be released after the conclusion of PHDC's community engagement process, but the community currently has no sense of the timeline we are working within now. Please don't hesitate to reach out to my office to discuss this further. Thank you for your time and consideration. <p>Emaleigh Doley Executive Director Germantown United CDC</p>	Emaleigh Doley	
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BOARD FACTSHEET

Meeting of May 11, 2022

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

Nature of Transaction: The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the City of Philadelphia (the "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 5th Councilmanic District and 7th Councilmanic District.

PROPERTY INFORMATION:

The City properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia 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
Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Councilmanic District Property

2714 Cecil B. Moore Ave
2712 Cecil B. Moore Ave
2810 Cecil B. Moore Ave
2838 Cecil B. Moore Ave
1271 N. Dover St
1301 N. Dover St
1304 N. Dover St
1318 N. Dover St
1322 N. Dover St
1544 N. 26th St
1546 N. 26th St
1634 N. 27th St
1304 N. 29th St
1332 N. 29th St
1257 N. 30th St
1253 N. 30th St
1648 N. 30th St
1652 N. 30th St
1538-50 N. 31st St
1500 N. Hollywood St
1511 N. Hollywood St
1324 N. Myrtlewood St
1309 N. Myrtlewood St
1348 N. Myrtlewood St
1511 N. Myrtlewood St
1339 N. Newkirk St
1416 N. Newkirk St
1632 N. Newkirk St
3000 W. Oxford St
2922 W. Thompson St

7th Councilmanic District Property

1821 John Street
1829 John Street
3534 Kensington Avenue
3536 Kensington Avenue
3538 Kensington Avenue
2314 N. Leithgow Street
2407 N. 6th Street
2413 N 6th Street
2415 N. 6th Street



BOARD FACTSHEET

Meeting of May 11, 2022

Conveyance of Title of Philadelphia Redevelopment Authority
Properties to the 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 was approved for conveyance to the Philadelphia Land Bank in collaboration with the 5th Councilmanic 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: Mathen Pullukattu

Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Councilmanic District

2836 Cecil B. Moore Avenue
1611 N. Marston Street
1613 N. Marston Street
1631 N. Marston Street
1633 N. Marston Street
1641 N. Marston Street
1602 N. Bailey Street
1608 N. Bailey Street
1632 N. Bailey Street
1637 N. Bailey Street
1639 N. Bailey Street
1519 N. Myrtlewood Street
1534 N. Myrtlewood Street



BOARD FACTSHEET

Meeting of May 11, 2022

Amendment to Resolution No. 2020-44, adopted August 12, 2020

Habitat for Humanity Philadelphia, Inc.

NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc. ("Redeveloper")

Nature of Transaction: The Board is requested to amend Resolution No. 2020-44, adopted on August 12, 2020, approving Habitat for Humanity Philadelphia, Inc. as redeveloper of 1535 N. 33rd Street, 1601 N. 33rd Street, 1603 N. 33rd Street, 1605 N. 33rd Street, 1607 N. 33rd Street, 3201-07 W. Oxford Street, 3216 W. Oxford Street and 3225-31 W. Oxford Street located within the Model Cities Urban Renewal Area. The Board approved the development of twenty (20) affordable homeownership units that consisted of five (5) units in a two-story building, five (5) units in a three-story building, and ten (10) units in a three (3) story multi-family building.

The Board is requested to approve changes in the project scope and submitted plans that will increase the unit count to twenty-one (21) affordable homeownership units consisting of one (1) three-story triplex, four (4) three-story duplexes, five (5) two-story single-family homes and five (5) three-story single-family homes (the "Project"). The modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

Legal Entity/Other Partners (if applicable):

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

Mailing Address: 1829 N. 19th Street, Philadelphia, PA, 19121

PROPERTY DESCRIPTION: 1535 N. 33rd Street – 1,666 sq. ft.
 1601 N. 33rd Street – 2,022 sq. ft.
 1603 N. 33rd Street – 1,838 sq. ft.
 1605 N. 33rd Street – 1,779 sq. ft.
 1607 N. 33rd Street – 1,672 sq. ft.
 3201-07 W. Oxford Street – 5,351 sq. ft.
 3216 W. Oxford Street – 1,540 sq. ft.

3225-31 W. Oxford Street – 5,242 sq. ft.
(collectively, the "Properties")

Zoning: RM-1 and RSA-5

Use: Residential

Disposition Value: Fifteen Dollars (\$15.00)

The City of Philadelphia's ("City") Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the Project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting affordable units for low-income individuals and/or families at or below eighty percent (80%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development.

FINANCING:

Redeveloper is purchasing the Properties listed above; documentation of available funds in an amount no less than the total Project cost has been provided, see attached outline of sources and uses. Redeveloper will also apply for additional funds from Federal Home Loan Bank (FHLB) New York to replenish its business funds that are being utilized for the proposed Project.

COMMENTS OR OTHER CONDITIONS:

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

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City and Redeveloper will utilize a sweat equity model for development of five (5) units resulting in 0% MBE and 0% WBE participation and the ranges for the remaining sixteen (16) units have been set at MBE -25%, WBE-10%.

Proposed resolution, photos, site plan, and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate



BOARD FACTSHEET

Meeting of May 11, 2022

Selection of Redeveloper

Triangle Senior Housing One LP

NAME OF DEVELOPER/APPLICANT: Triangle Senior Housing One LP
("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a 38,519 square foot structure containing forty (40) affordable senior affordable housing rental units (the "Units") in the Mantua Urban Renewal Area ("Project"). Four (4) of the Units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), twenty-seven (27) of the Units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI and nine of the (9) Units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI.

Legal Entity/Other Partners (if applicable):

Elon Triangle One LLC - .01%

- Brett Altman – Manager
- Francis Vargas – Member
- Robert Bluth – Member

Limited Partners - 99.99%

- Brett Altman – Limited Partner- 33.33%
- Francis Vargas – Limited Partner- 33.33%
- Robert Bluth – Limited Partner- 33.33%

* At settlement, the limited partners' interests will be transferred to the tax credit investor.

Mailing Address: 240 New York Drive, Suite 1, Fort Washington, PA, 19034

PROPERTY DESCRIPTION: 3701 Brown Street – 1,454 sq. ft.
3703 Brown Street – 1,454 sq. ft.
3705-11 Brown Street – 5,702 sq. ft.
3713-17 Brown Street – 4,314 sq. ft.
3719-33 Brown Street – 11,506 sq. ft.
3700 Mantua Avenue – 3,657 sq. ft.
3702-04 Mantua Avenue – 2,339 sq. ft.
3706 Mantua Avenue – 1,054 sq. ft.
(collectively, the "Properties")

Zoning: RSA-5

Use: Residential

Disposition Value: Eight Dollars (\$8.00)

The City of Philadelphia's ("City") Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the Project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants, Restrictions and Conditions that requires the Units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

Because this Project is receiving public subsidy, the Economic Opportunity Plan ranges required by Chapter 17-1600 of the Philadelphia Code will be set and approved by the City and PHDC closer to the date of settlement.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**BOARD FACTSHEET**

Meeting of May 11, 2022

Selection of Redeveloper

Father Augustus Tolton Place Senior Housing, LLC

NAME OF DEVELOPER/APPLICANT: Father Augustus Tolton Place Senior Housing, LLC ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a three-story 14,685 square foot building consisting of forty-five (45) one-bedroom senior affordable housing rental units ("Units") in the Eastwick Urban Renewal Area ("Project"). Eight (8) Units will be rented to households at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI") and thirty-seven (37) Units at or below sixty percent (60%) AMI.

Legal Entity/Other Partners (if applicable):**Member - Father Augustus Tolton Place, Inc. (.01%)****Stockholder/Member – Catholic Housing and Community Services**

- Bishop John J. McIntyre – President
- James Amato – Executive Vice President
- Yemele Ayala – Secretary
- Maura B. Kelly – Treasurer

Member - Catholic Housing and Community Services (99.99%)

* At settlement, this Member's interest will be transferred to the tax credit investor.

Mailing Address: 222 N. 17th Street, 3rd Floor, Philadelphia PA, 19103

PROPERTY DESCRIPTION: 2604 Island Avenue – 29,973 sq. ft. (the "Property")

Zoning: RM-1

Use: Residential

Disposition Value: One Dollar (\$1.00)

The City of Philadelphia's ("City") Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the Project's community and social benefit impact, the Property shall have a Declaration of Restrictive Covenants, Restrictions and Conditions that requires the Units to be leased to low-income individuals and/or families at or below sixty percent (60%) AMI.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

Because this Project is receiving public subsidy, the Economic Opportunity Plan ranges required by Chapter 17-1600 of the Philadelphia Code will be set and approved by the City closer to the date of settlement.

Proposed resolution, photos, site plan, proposed plans, and budget are attached.

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



BOARD FACTSHEET

Meeting of May 11, 2022

Transfer of Properties and Assumption of Philadelphia Redevelopment Authority Debt from AppleTree Housing, Inc., Avondale Partners, L.P., Ruby Housing, L.P., Woodcrest Housing LP, and Cecil Housing LP to 1260 Housing Development Corporation

TRANSACTION SUMMARY:

Authorization for the Authority to permit the transfer of several properties and the assumption of six (6) Authority loans to 1260 Housing Development Corporation ("1260"), a non-profit affiliate of Mission First Housing Group, Inc. ("Mission First"), to permit the preservation of affordable housing units.

BACKGROUND/PROJECT DESCRIPTION INFORMATION:

Mission First applied to the Department of Housing and Urban Development to be the recipient of a Section 8(bb) transfer of assistance, which would provide project-based Section 8 subsidy to seventy-one (71) units (the "Rental Units") in West Philadelphia owned by five (5) different partnerships (the "Existing Partnerships"), all of which are controlled by Mission First. Following the completion of the transfer, Mission First plans to leverage the new operating subsidy to complete a four percent (4%) low-income tax credit acquisition/renovation project.

Rather than completing the process for each of the Existing Partnerships, Mission First would like to transfer all of the properties that contain the Rental Units and which have mortgages that secure the Authority debt to 1260 and allow 1260 to assume the Authority debt under the new ownership. Mission First will then complete a single Section 8(bb) transfer for all the Receiving Properties.

In 1999, the Philadelphia Redevelopment Authority ("Authority") provided a loan to AppleTree Housing, Inc. in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) at zero percent (0%) interest due and payable in 2029 (the "AppleTree Debt"). The AppleTree Debt was secured by a first mortgage and used for new construction and rehabilitation of twenty (20) units of affordable rental housing located at 5462 Summer Street, 5943 Race Street, 5314 Wyalusing Avenue, 38 N. Peach Street, 228 N. Alden Street, 213 N. 54th Street, 215 N. 54th Street, 5508 Pearl Street, 5510 Pearl Street, 5834 Vine Street, 5836 Vine Street, 5611 Appletree Street, 5613 Appletree Street, 5614 Appletree Street, 5616 Appletree Street, 5636 Appletree Street, 5638 Appletree Street, 5656 Appletree Street, 350 N. 55th Street, and 402 N. 55th Street (collectively, the "AppleTree Property").

In 2001, the Authority provided a loan to Avondale Partners, L.P. in the amount of One Million Three Thousand Dollars (\$1,003,000) at zero percent (0%) interest with installment payments starting in 2032 that fully amortize the loan by 2041

("Avondale Debt"). The Avondale Debt was secured by a first mortgage and used for the rehabilitation of eighteen (18) units of affordable rental housing located at 5637 Appletree Street, 548 S. Conestoga Street, 21 N. Dewey Street, 5841 Larchwood Avenue, 6234 Larchwood Avenue, 6121 Locust Street, 110 N. Peach Street, 140 S. Peach Street, 208 N. Robinson Street, 234 N. Robinson Street, 139 S. Ruby Street, 512 S. Redfield Street, 1740 N. Redfield Street, 5410 Summer Street, 5424 Summer Street, 5907 Thompson Street, 1455 N. 55th Street, and 1220 N. 59th Street (collectively, "Avondale Property").

In 2003, the Authority provided a loan to Ruby Housing, L.P. in the amount of Eight Hundred Thirty Thousand Dollars (\$830,000) at one percent (1%) interest with installment payments starting in 2034 that fully amortize the loan by 2043 ("Ruby Debt"). Through April 30, 2022, the Ruby Assumed Debt has accrued interest in the amount of One Hundred Fifty-Seven Thousand Two Hundred Eighty Dollars (\$157,280), with per diem interest of Twenty-Two Dollars Forty-One Cents (\$22.41). The Ruby Debt was secured by a first mortgage and used for the rehabilitation of eleven (11) units of affordable rental housing located at 129 N. Ruby Street, 131 N. Peach Street, 429 N. Robinson Street, 47 N. Felton Street, 522 N. Vodges Street, 5332 Chestnut Street, 5341 Chancellor Street, 5936 Summer Street, 5937 Summer Street, 6019 Pine Street, and 6041 Spruce Street (collectively, "Ruby Property").

In 2004, the Authority provided a loan to Woodcrest Housing LP in the amount of One Million One Hundred Thousand Dollars (\$1,100,000) at one percent (1%) interest due and payable in 2034 ("Woodcrest Debt"). Through April 30, 2022, the Woodcrest Assumed Debt has accrued interest in the amount of One Hundred Ninety-Seven Thousand Eighty-Two Dollars (\$197,082) with per diem interest of Twenty-Nine Dollars and Seventy Cents (\$29.70). The Woodcrest Debt was secured by a first mortgage and used for the rehabilitation of eleven (11) units of affordable rental housing located at 104 S. Cecil Street, 1219 N. 58th Street, 1322 N. Wanamaker Street, 252 S. Hirst Street, 49 N. Felton Street, 524 S. Conestoga Street, 5430 Locust Street, 5547 Harmer Street, 5724 Cherry Street, 5844 Sansom Street, and 5861 Delancey Street (collectively, "Woodcrest Property").

In 2006, the Authority provided two (2) loans to Cecil Housing LP in the amount of Five Hundred Four Thousand Dollars (\$504,000) at five and two hundredths percent (5.02%) interest due and payable in 2036 (the "Cecil Loan A") and Four Hundred Fifty Thousand Dollars (\$450,000) at zero percent (0%) interest due and payable in 2036 ("Cecil Loan B"). The Cecil Loan A and Cecil Loan B are collectively referred to herein as the "Cecil Debt". Through April 30, 2022, the Cecil Loan A accrued interest in the amount of Three Hundred Ninety-One Thousand Two Hundred Thirty-Four Dollars (\$391,234), with per diem interest of Sixty-Nine Dollars Fifty-Five Cents (\$69.55). The Cecil Debt was secured by first and second mortgages and used for the rehabilitation of eleven (11) units of affordable rental housing located at 5940 Sansom Street, 27 N. Dewey Street, 106 N. Dewey Street, 35 N. Hobart Street, 114 N. 56th Street, 229 N. Alden Street, 271 S. Cecil Street, 277 S. Frazier Street, 119 N. 57th Street, 1446 N. 57th Street, and 5541 Wyalusing Avenue (collectively, "Cecil Property"). The AppleTree Property, Avondale Property, Ruby Property, Woodcrest Property, and Cecil Property are collectively referred to herein as the "Properties".

BOARD ACTION

The Board is asked to consent to the following:

1. Permit the transfer of the Properties to 1260; and
2. Permit the assumption of the AppleTree Debt, Avondale Debt, Ruby Debt, Woodcrest Debt, and Cecil Debt by 1260.

Proposed Resolution is attached.

Prepared by: Matt Lupini, Housing Development Officer
Reviewed by: Darci Bauer, Director of Housing Finance

**BOARD FACTSHEET**

Meeting of May 11, 2022

Amendment to No. 2019-74, adopted October 16, 2019

1400 Dauphin Associates, LLC

NAME OF OWNER: 1400 Dauphin Associates, LLC ("Borrower")**NAME OF DEVELOPER:** Maze Group Development, Inc. ("Maze")**TRANSACTION SUMMARY**

Approval to amend Resolution No. 2019-74, adopted on October 16, 2019, to increase the amount of the non-recourse construction/permanent loan and enter into a revised subordination agreement for the construction financing for the Dauphin House.

BACKGROUND INFORMATION/PROJECT DESCRIPTION

Pursuant to Resolution No. 2019-74, adopted on October 16, 2019, the Philadelphia Redevelopment Authority ("Authority") Board authorized the Authority to provide a non-recourse construction/permanent loan in an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) (the "Authority Loan") with the Borrower, which was secured by a mortgage (the "Authority Mortgage") against 1412-26 W. Dauphin Street (the "Property"). The proceeds of the Authority Loan were used to assist in the new construction of fifty-two (52) affordable rental units at the Property (the "Project").

The Authority Loan included Four Hundred Thousand Dollars (\$400,000), which would only be available if Maze was unsuccessful in securing additional funds under the Affordable Housing Program. Since Maze secured Five Hundred-Thousand Dollars (\$500,000) from FHLB Pittsburgh, only Two Million Dollars (\$2,000,000) of the Authority Loan was available for the Project.

Due to COVID-19 related construction delays, inflation caused construction costs for the Project to increase by One Million Dollars (\$1,000,000). In addition, the Project failed to meet tax credit deadlines causing the investor to reduce its capital investments. The Borrower has estimated that the investor will reduce its capital contribution by approximately One Million Fifty Thousand Dollars (\$1,050,000).

To fill the funding gap, the Borrower requested additional funds from both the Authority and the Pennsylvania Housing Finance Agency ("PHFA"). In response to the Authority's request, the City of Philadelphia Division of Housing and

Community Development agreed to increase the funding allocation and awarded the Project an additional One Million Dollars (\$1,000,000). PHFA increased the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund ("PHARE") finding amount by an additional Seven Hundred Eighty Thousand Four Hundred Seventy-Three Dollars (\$780,473) ("PHFA Loan"), which will be secured by a mortgage against the Property (the "PHFA Mortgage"). Maze will also be reinvesting a larger portion of its developer fee.

Currently, the Project is ninety-two percent (92%) complete and upon the completion of construction, Borrower shall provide the Authority with its cost certification statement wherein it will certify the total development costs associated with the Project. In the event that either additional funds become available to the Project through any source, or the total development costs of the Project are less than the budgeted amount, the Authority may, in its sole discretion, reduce the amount of the Authority Loan.

The PHDC Housing Construction Division has reviewed and approved the updated construction costs breakdown.

BOARD ACTION

The Board is asked to consent to the following:

- Authorize the Authority to amend Resolution No. 2019-74, adopted on October 16, 2019, to increase the Authority Loan to the Borrower from an amount not to exceed Two Million Dollars (\$2,000,000) to an amount not to exceed Three Million Dollars (\$3,000,000); and
- Permit the Authority to enter into a revised subordination agreement in favor of PHFA to subordinate the Authority Mortgage to the PHFA Mortgage.

Proposed Resolution is attached.

Prepared by: Darci Bauer, Director of Housing Finance



BOARD FACTSHEET

Meeting of June 8, 2022

Authorizing the Execution of Various Documents to Facilitate and Support the Development of the Delaware River Waterfront, Interstate 95, and Christopher Columbus Boulevard

Background: As part of Pennsylvania Department of Transportation's ("**PennDOT**") construction of Interstate 95 highway ("**I-95**") through Philadelphia, PennDOT constructed a cover over a portion of I-95 between Chestnut Street and Sansom Walk (the "**Chestnut Street Cover**") and a partial cover between Dock Street and Spruce Street (the "**Spruce Street Cover**").

The upper surface of the Chestnut Street Cover and the Spruce Street Cover are used as public civic space. The Chestnut Street Cover needs to be replaced and, in connection with improvements being made to I-95 and other roadways in Philadelphia, PennDOT is willing to replace the Chestnut Street Cover and expand it from Chestnut Street southward to include Walnut Street and to extend the cover eastward over Christopher Columbus Boulevard, which will provide approximately ten (10) acres more of public civic space and pedestrian access from the area west of I-95 to the Delaware River waterfront.

PennDOT also intends to rebuild and extend the South Street pedestrian bridge over I-95 to provide pedestrians access over Christopher Columbus Boulevard directly to the Delaware River waterfront.

PennDOT further intends to replace the Spruce Street Cover as well but has not yet established a timeline for that work.

The Authority, as lessee, holds a leasehold interest in certain premises known as Penn's Landing (Stage I) (the "**Penn's Landing Stage I Premises**") pursuant to a lease granted by the City of Philadelphia (the "**City**"), as lessor, dated May 1, 1976, as amended (the "**City-Authority Lease**").

The Delaware River Waterfront Corporation, formerly known as OPDC Penn's Landing Corporation ("**DRWC**"), under a series of conveyances and other agreements (collectively, the "**Penn's Landing Agreements**"), manages and operates the area along the Delaware River commonly known as Penn's Landing. Among the Penn's Landing Agreements is a Redevelopment Contract dated May 1, 1976, as amended, between the Authority and DRWC, which requires DRWC to redevelop the Penn's Landing Stage I Premises and the Authority to lease to DRWC the Penn's Landing Stage I Premises (the "**Redevelopment Agreement**"). The Authority subsequently entered into such lease, as sublessor, with DRWC dated June 30, 1976, as amended (the "**Authority-DRWC Lease**"). The City-Authority Lease and the Authority-DRWC Lease have a term of ninety-nine (99) years, with a current expiration date of April 30, 2075.

DRWC has obtained proposals for private construction, operation, and management of new mixed-use commercial, residential, retail, and recreational developments, in two (2) development sites within Penn's Landing and may in the future develop and redevelop other sites within Penn's Landing.

Nature of Request:

PennDOT and DRWC have requested that the Authority:

- (i) enter into an Inter-Governmental Agreement with PennDOT, the City, and DRWC;
- (ii) grant certain easements on, across, under, and over the Penn's Landing Stage I Premises to any person or entity;
- (iii) execute any new agreements, leases or subleases; amend any existing agreements, the Redevelopment Agreement, leases, and subleases; termination agreements; conveyances; and other agreements and documents necessary to help the City accomplish the purposes outlined in this Fact Sheet, including, without limitation, extending the term of the Penn's Landing Agreements by ninety-nine (99) years beyond their current expiration dates and conveyances of title and other interests in real estate owned or controlled by the City;
- (iv) waive any right the Authority has to terminate any of the Penn's Landing Agreements before the end of the proposed extended term;
- (v) agree to not disturb any of DRWC's development tenancies in the Penn's Landing Stage I Premises as long as the tenants, subtenants and sub-subtenants have not defaulted under their respective agreement beyond applicable notice and cure periods; and
- (vi) take all actions as may be necessary to help the City accomplish the purposes outlined in this Fact Sheet.

A proposed Resolution and aerial map are attached.

Prepared by: Steve Cusano
Reviewed by: Susan Varghese

RESOLUTION NO.**RESOLUTION AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS TO FACILITATE AND SUPPORT THE DEVELOPMENT OF THE DELAWARE RIVER WATERFRONT, INTERSTATE 95, AND CHRISTOPHER COLUMBUS BOULEVARD**

WHEREAS, the City of Philadelphia (the "**City**"), as lessor, and the Philadelphia Redevelopment Authority (the "**Authority**"), as lessee, entered into a Lease Agreement dated May 1, 1976, as amended (the "**City-Authority Lease**"), for certain premises known as Penn's Landing (Stage I) (the "**Penn's Landing Stage I Premises**").

WHEREAS, the Delaware River Waterfront Corporation, formerly known as OPDC Penn's Landing Corporation ("**DRWC**"), under a series of conveyances and other agreements (collectively, the "**Penn's Landing Agreements**"), manages and operates the area along the Delaware River commonly known as Penn's Landing.

WHEREAS, among the Penn's Landing Agreements is a Redevelopment Contract dated May 1, 1976, as amended, between the Authority and DRWC, which requires DRWC to redevelop the Penn's Landing Stage I Premises and the Authority to lease to DRWC the Penn's Landing Stage I Premises (the "**Redevelopment Agreement**").

WHEREAS, the Authority subsequently entered into such lease, as sublessor, with DRWC dated June 30, 1976, as amended (the "**Authority-DRWC Lease**"). The City-Authority Lease and the Authority-DRWC Lease have a term of ninety-nine (99) years, with a current expiration date of April 30, 2075.

WHEREAS, the Pennsylvania Department of Transportation ("**PennDOT**") constructed a cover over a portion of the Interstate 95 highway ("**I-95**") between Chestnut Street and Sansom Walk (the "**Chestnut Street Cover**") and a partial cover between Dock Street and Spruce Street (the "**Spruce Street Cover**").

WHEREAS, PennDOT will (i) replace and expand the Chestnut Street Cover; (ii) replace the Spruce Street Cover; and (iii) rebuild and extend the South Street pedestrian bridge over I-95 (collectively, together with any and all associated construction work, the "**PennDOT Work**").

WHEREAS, DRWC has obtained proposals for private construction, operation, and management of new mixed-use commercial, residential, retail, and recreational developments, in two (2) development sites within Penn's Landing and may in the future develop and redevelop other sites within the Penn's Landing Stage I Premises (collectively, together with any and all associated construction work, the "**DRWC Work**").

WHEREAS, PennDOT and DRWC have requested that the Authority take all such necessary actions to permit PennDOT to complete the PennDOT Work and DRWC to complete the DRWC Work, including, but not limited to, the granting of easements on, across, under, and over the Penn's Landing Stage I Premises to any person or entity and the extension of the term of the Penn's Landing Agreements by ninety-nine (99) years beyond their current expiration dates.

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

1. enter into an Inter-Governmental Agreement with PennDOT, the City, and DRWC;
2. grant certain easements on, across, under, and over the Penn's Landing Stage I Premises to any person or entity;
3. execute any new agreements, leases or subleases; amend any existing agreements, the Redevelopment Agreement, leases, and subleases; termination agreements; conveyances; and other agreements and documents necessary to help the City accomplish the purposes outlined in this Fact Sheet, including, without limitation, extending the term of the Penn's Landing Agreements by ninety-nine (99) years beyond their current expiration dates and conveyances of title and other interests in real estate owned or controlled by the City;
4. waive any right the Authority has to terminate any of the Penn's Landing Agreements before the end of the proposed extended term;
5. agree to not disturb any of DRWC's development tenancies in the Penn's Landing Stage I Premises as long as the tenants, subtenants and sub-subtenants have not defaulted under their respective agreement beyond applicable notice and cure periods; and
6. take all actions as may be necessary to help the City accomplish the purposes outlined in the attached Fact Sheet.

FURTHER AUTHORIZING, the preparation 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 the General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.





BOARD FACTSHEET
 Meeting of June 8, 2022
 Approval of Contract for Professional Services
 FRC, Inc.
 Multiple Library Locations

NATURE OF TRANSACTION:

The approval of an Agreement for Professional Services between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and FRC, Inc. ("FRC") for move consultant services for the Blanche Nixon Library, Kingsessing Library, and the Lawncrest Library (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes full site moving and storage, including coordinating the safe and orderly preparation of the library's collection of books, materials, furniture, and other library equipment for temporary storage, and the safe and orderly return of all material after the building renovations.

SELECTION PROCESS:

On May 10, 2022, the Authority, as agent for the City, advertised a Request for Proposals ("RFP") for the Project. The Authority received one (1) proposal. FRC's proposal was selected by the Project review team.

FRC, Inc.

1701 Locust Street, Suite 1705
 Philadelphia, PA 19103
 Total Base Bid: \$132,899.00
 EOP Ranges set by Rebuild: 30-35% MBE; 15-20% WBE

FINANCING:

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

Proposed Resolution is attached.

Prepared by: Robert LaBrum
 Reviewed by: Susan Varghese

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH FRC, INC. FOR MOVE CONSULTANT SERVICES FOR MULTIPLE LIBRARY LOCATIONS

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing move consultant services for the Blanche Nixon Library, Kingsessing Library, and the Lawncrest Library (the "Project").

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

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into an Agreement for Professional Services, as agent for the City, with FRC for the Project, with a maximum compensation not to exceed One Hundred Forty-Six Thousand One Hundred Eighty-Eight Dollars and Ninety Cents (\$146,188.90) (total Base Bid plus 10% Contingency).

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 and Contract for Professional Services necessary or desirable to carry out its purposes and intents.



BOARD FACTSHEET

Meeting of June 8, 2022

Amendment to Resolution No. 2019-44, adopted June 12, 2019, as amended by Resolution No. 2019-58, adopted August 14, 2019

Nicole Hines Limited Partnership

NAME OF OWNER: Nicole Hines Limited Partnership ("Borrower")

NAME OF DEVELOPER: Women's Community Revitalization Project ("WCRP")

TRANSACTION SUMMARY

Approval to amend Resolution No. 2019-44, adopted on June 12, 2019, as amended by Resolution No. 2019-58, adopted on August 14, 2019, to enter into a revised subordination agreement for the construction financing for the Nicole Hines project.

BACKGROUND INFORMATION/PROJECT DESCRIPTION

Pursuant to Resolution No. 2019-44, adopted on June 12, 2019, as amended by Resolution No. 2019-58, adopted on August 14, 2019, the Philadelphia Redevelopment Authority (the "Authority") Board authorized the Authority to enter into a non-recourse construction/permanent loan agreement with the Borrower in an amount not to exceed One Million Nine Hundred Seventy-Nine Thousand Four Hundred Ninety-Five Dollars (\$1,979,495) (the "Authority Loan") with the Borrower, which was to be secured by a second (2nd) lien position, but was subsequently amended to permit the Authority Loan to instead be secured by a third (3rd) lien position (the "Authority Mortgage") on Borrower's leasehold interest on 417, 423, 431, 443, 445, 445-Rear E. Wister Street and 5120 Rufe Street (collectively, the "Property"). Borrower had obtained a construction loan from Citizens Bank, N.A. and a loan from the Pennsylvania Housing Finance Agency ("PHFA"), which were secured by first (1st) and second (2nd) lien positions, respectively.

The proceeds of the Authority Loan were used to assist in the new construction of thirty-five (35) affordable rental units at the Property (the "Project").

Due to the COVID-19 pandemic, inflation caused construction costs for the Project to increase by Three Hundred Twenty-Four Thousand Six Hundred Fifty-Six Dollars (\$324,656). To fill the funding gap, the Borrower requested additional funds from PHFA. PHFA increased the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund ("PHARE") funding from One Million Dollars (\$1,000,000) to One Million Three Hundred Twenty-Four Thousand Six Hundred Fifty-Six Dollars (\$1,324,656) (the "PHFA Loan"), which will be secured by an increase in the amount of the existing PHFA leasehold mortgage against the Property ("PHFA Mortgage").

The Project is one hundred percent (100%) complete. The Borrower provided the Authority with the cost certification statement prepared by an independent auditor.

The PHDC Housing Construction Division has reviewed and approved the updated construction costs.

BOARD ACTION

The Board is asked to consent to the following:

- Permit the Authority to enter into a revised subordination agreement in favor of PHFA to subordinate the Authority Mortgage to the increased PHFA Mortgage.

Proposed Resolution is attached.

Prepared by: Zena Holland, Senior Housing Development Officer

Reviewed by: Darci Bauer, Director of Housing Finance

RESOLUTION NO.
(Amending Resolution No. 2019-44, Adopted June 12, 2019,
as Amended by Resolution No. 2019-58, Adopted August 14, 2019)

AMENDMENT TO RESOLUTION NO. 2019-44, ADOPTED ON JUNE 12, 2019, AS AMENDED BY RESOLUTION NO. 2019-58, ADOPTED ON AUGUST 14, 2019, TO ENTER INTO A REVISED SUBORDINATION AGREEMENT WITH NICOLE HINES LIMITED PARTNERSHIP AND THE PENNSYLVANIA HOUSING FINANCE AGENCY

WHEREAS, pursuant to Resolution No. 2019-44, adopted on June 12, 2019, the Philadelphia Redevelopment Authority (the "Authority") Board authorized the Authority to enter into a non-recourse construction/permanent loan agreement with Nicole Hines Limited Partnership (the "Borrower") for an amount not to exceed One Million Nine Hundred Seventy-Nine Thousand Four Hundred Ninety-Five Dollars (\$1,979,495) (the "Authority Loan"), which was to be secured by a second lien position (the "Authority Mortgage") on Borrower's leasehold interest on 417, 423, 431, 443, 445, 445-Rear E. Wister Street and 5120 Rufe Street (collectively, the "Property"). The Authority Loan was intended to be behind the Pennsylvania Housing Finance Agency ("PHFA") mortgage ("PHFA Mortgage") securing a loan from in the amount of One Million Dollars (\$1,000,000) ("PHFA Loan").

WHEREAS, pursuant to Resolution No. 2019-58, adopted on August 14, 2019, the Authority approved a modification to the Authority Loan to modify the Authority's lien position to a third (3rd) lien position on the leasehold interest on the Property behind a mortgage securing a construction loan from Citizens Bank, N.A. and the PHFA Mortgage.

WHEREAS, due to an increase in construction costs, the Borrower requested additional funding from PHFA.

WHEREAS, PHFA agreed to provide additional funding in the amount of Three Hundred Twenty-Four Thousand Six-Hundred Fifty-Six Dollars (\$342,656) for a total PHFA Loan of One Million Three Hundred Twenty-Four Thousand Six Hundred Fifty-Six Dollars (\$1,324,656), which will be secured by an increase to the existing PHFA Mortgage.

WHEREAS, Borrower has requested an amendment to Resolution No. 2019-44, adopted on June 12, 2019, as previously amended by Resolution No. 2019-58, adopted on August 14, 2019, to enter into a revised subordination agreement in favor of PHFA to subordinate the Authority Mortgage to the increased amount of the PHFA Mortgage.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Philadelphia Redevelopment Authority, that Resolution No. 2019-44, adopted on June 12, 2019, as previously amended by Resolution No. 2019-58, adopted on August 14, 2019, is hereby amended to permit the Authority to enter into a revised Subordination Agreement in favor of PHFA to subordinate the Authority Mortgage to the increased PHFA Mortgage.

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.