

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JULY 13, 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 June 08, 2022

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) 620 N. 35 th Street Settlement of Litigation and Related Claims	(1)
(b) Selection of Legal Counsel for Civil Litigation Matters	(3)
(c) Approval of Third Amendment to Grant Agreement with the City of Philadelphia, Acting Through its Department of Public Property and its Finance Department	(5)
(d) Constitution Health Plaza Talsen Solutions, LLC Approval of First Amendment to Contract for Professional Services Agreement	(9)
(e) Zone 5 Garage Renovation and Structural Improvements Smith Construction Co. of Phila., Inc. Approval of Construction Contract	(13)
(f) Grounds Maintenance Service in the Eastwick Section of Philadelphia Paving the Way Landscaping Approval of Agreement for Landscape Maintenance Services	(16)

AGENDA

Board Meeting of July 13, 2022

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- (g) **Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank** (19)
- (h) **Conveyance of Title of Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank** (25)

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 could 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, June 8, 2022, commencing at 4:00 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; and Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following members of the Board of Directors were not present: Sabrina Maynard, Treasurer and Anne Nadol, Secretary.

The following assigned staff were present: Susan Varghese, Esq., Jojy Varghese, Angel Rodriguez, Mathen Pullukattu, Robert LaBrum, Darci Bauer, Zena Holland, Alberta Benn, Brian Romano, Carolyn Terry, 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 May 11, 2022.

Upon motion made and duly seconded, the minutes of May 11, 2022 were approved.



ADMINISTRATIVE

Ms. Varghese presented "Item I (a) – City of Philadelphia, PennDOT, and Delaware River Waterfront Corporation, Execution of Various Documents" in substance consistent to 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. 2022-37

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.

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



Mr. LaBrum presented "Item I (b) Contract for Professional Services with Facilities Relocation Consultants, Inc." in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Thomas asked Mr. LaBrum how long construction was anticipated to take. Mr. LaBrum responded that it was still being worked out and they were trying to get them all done at once. He stated that he was waiting to receive the actual construction schedule for the three (3) libraries, but the goal was to have the libraries completed by the end of this year. Mr. LaBrum further stated it was most likely that two (2) libraries would be completed by early fall.

Mr. Thomas inquired as to whether any delays would change the costs for storage. Mr. LaBrum replied no, he believed FRC had included in its proposal storage for up to one (1) year, for which the price would be held.

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. 2022-38

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.

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



HOUSING FINANCE

Ms. Holland presented "Item II – Amendment to Resolution No. 2019-44, adopted on June 12, 2019, as amended by Resolution No. 2019-58, adopted on August 14, 2019" 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. 2022-39
(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.

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



OLD BUSINESS

Mr. Thomas asked if there was any old business for the Board. No old business was presented to the Board.



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 4:14 P.M.

SECRETARY TO THE BOARD

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

PRA Board Meeting of June 8, 2022 - Attendance

Attended	User Name (Original Name)	First Name	Last Name
No	Jacquelyn	Jacquelyn	Sims
Yes	John Elliott Churchville	John Elliott	Churchville
No	Charlene	Charlene	Rawlinson
No	lawrence	lawrence	williams
No	James	James	Wilson
No	Charles	Charles	Simmons
No	David	David	Ren
No	Malcolm	Malcolm	Thorpe
No	Queen Mother Falaka	Queen Mother Falaka	Fattah
No	Yvonne	Yvonne	Samuel-Szalai
No	Callie	Callie	Williams
No	DERA	DERA	Nd-Ezuma
No	Virgis	Virgis	Anusauskas
No	Shakila	Shakila	Moten
No	leon	leon	stimpson
No	Shelvia	Shelvia	Williams
No	Samantha	Samantha	Shasanya
Yes	Mike Tomasetti	Mike	Tomasetti
Yes	jamila davis	jamila	davis
No	Ley	Ley	Nezifort
No	jonathan	jonathan	llev
No	leslie	leslie	Atkins
Yes	Katrice C.	Katrice	C.
Yes	Joe Forkin	Joe	Forkin
Yes	Paul Aylesworth	Paul	Aylesworth
Yes	Rebecca Fruehwald	Rebecca	Fruehwald
Yes	Julie Stapleton Carroll	Julie	Stapleton Carroll
Yes	Todd Hestand	Todd	Hestand
Yes	Carolyn Terry	Carolyn	Terry
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	12158821025		



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



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



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



BOARD FACTSHEET

Board Meeting of July 13, 2022

Settlement of Litigation and Related Claims

620 N. 35th Street

Litigation Caption: *Philadelphia Redevelopment Authority v. Strong Properties, LLC, et al.*, Philadelphia County Court of Common Pleas, February Term, 2022, No. 01313 (the "**Litigation**").

Nature of Litigation: The Board is requested to authorize the Authority to enter into a Settlement Agreement and Release (the "Agreement") with Strong Properties, LLC, IBNM LLC, Dor Berkovitz, Scope Investment Real Estate Services, Stewart Title Guaranty Company, and Matz Land Transfer Services Inc. (collectively, the "Defendants") to resolve all claims presented in the Litigation and all other claims related to the quiet title action filed by the Authority regarding 620 N. 35th Street, Philadelphia, Pennsylvania (the "Property"). The terms and conditions of the Agreement are contained in a Confidential Settlement Memorandum that has been provided to the Board.

PROPERTY INFORMATION: 620 N. 35th Street, Philadelphia, Pennsylvania

COMMENTS OR OTHER CONDITIONS:

Through negotiations, the Authority and the Defendants are willing to release all claims presented in the Litigation and all other claims related to the Property provided all parties comply with the terms and conditions of the Agreement.

Proposed Resolution is attached.

Prepared by: Steve Cusano

Reviewed by: Susan Varghese

RESOLUTION NO.

RESOLUTION AUTHORIZING SETTLEMENT WITH STRONG PROPERTIES, LLC, IBNM LLC, DOR BERKOVITZ, SCOPE INVESTMENT REAL ESTATE SERVICES, STEWART TITLE GUARANTY COMPANY, AND MATZ LAND TRANSFER SERVICES INC. OF LITIGATION AND RELATED CLAIMS INVOLVING 620 N. 35TH STREET

WHEREAS, Strong Properties, LLC, IBNM LLC, Dor Berkovitz, Scope Investment Real Estate Services, Stewart Title Guaranty Company, and Matz Land Transfer Services Inc. (collectively, the "Defendants") and the Philadelphia Redevelopment Authority (the "Authority") are parties to that certain litigation docketed as Philadelphia Redevelopment Authority v. Strong Properties, LLC, et al., Philadelphia County Court of Common Pleas, February Term, 2022, No. 01313 (the "Litigation").

WHEREAS, the Litigation involves ownership and other claims between the Defendants and the Authority related to 620 N. 35th Street, Philadelphia, Pennsylvania (the "Property").

WHEREAS, the Defendants and the Authority have deemed it desirable to resolve all claims presented in the Litigation and all other claims that have been or could be raised relative to the Property amicably in accordance with the terms of the proposed Settlement Agreement and Release ("Agreement"), subject to Board approval.

WHEREAS, General Counsel has provided the Board with a Confidential Settlement Memorandum outlining the material terms and conditions of the proposed Agreement.

WHEREAS, the Defendants and the Authority are willing, subject to Board approval, to release all claims presented in the Litigation and all other claims related to the Property provided the parties comply with the terms and conditions of the proposed Agreement.

WHEREAS, General Counsel for the Authority recommends that this matter be resolved in accordance with the terms and conditions of the proposed Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized to execute the Settlement Agreement and Release in accordance with the terms of the Confidential Settlement Memorandum, and to release all claims presented in the Litigation and all other claims related to the Property provided all parties comply with the terms and conditions of the proposed Agreement.

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 purpose and intents.

**BOARD FACTSHEET**

Meeting of July 13, 2022

Selection of Legal Counsel for Civil Litigation Matters

NATURE OF TRANSACTION:

The Board is requested to authorize contracts with several attorneys to represent the Authority in litigation initiated by, or brought against, the Philadelphia Redevelopment Authority (the "Authority").

SELECTION PROCESS:

In April 2022, the Philadelphia Housing Development Corporation ("PHDC"), on behalf of the Authority, issued a Request for Proposals ("RFP") from qualified attorneys to provide legal representation in general civil litigation matters including, but not limited to, the litigation of claims for possession of real estate, conservatorship actions, ejectments, foreclosures, contract actions, enforcement actions, writ actions including evictions and executions, and other matters as may be required. The RFP was posted on PHDC's website.

Four (4) responses to the RFP were received, which were evaluated by a selection committee (the "Committee") based on the selection criteria outlined in the RFP. The Committee recommended the selection of the law firms of Dilworth Paxson LLP, Kolber & Randazzo, PC, Mattioni, LTD., and Goehring, Rutter & Boehm.

The Authority will enter into contracts with each of these applicants at an hourly blended rate not to exceed Two Hundred Seventy-Five Dollars (\$275.00) per hour, with a maximum compensation of Seventy-Five Thousand Dollars (\$75,000).

Proposed Resolution is attached.

Prepared by: Steve Cusano
Reviewed by: Susan Varghese

RESOLUTION NO.

RESOLUTION AUTHORIZING LEGAL SERVICES CONTRACTS WITH CERTAIN ATTORNEYS FOR REPRESENTATION OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY IN GENERAL CIVIL LITIGATION MATTERS

WHEREAS, the Philadelphia Housing Development Corporation ("PHDC"), on behalf of the Philadelphia Redevelopment Authority (the "Authority"), issued a competitive Request for Proposals ("RFP") from qualified attorneys for representation of the Authority in general civil litigation matters including, but not limited to, the litigation of claims for possession of real estate, conservatorship actions, ejectments, foreclosures, contract actions, enforcement actions, writ actions including evictions and executions, and other matters as may be required, initiated by, or brought against, the Authority.

WHEREAS, a selection committee reviewed and evaluated all responses to the RFP and recommended awarding legal services contracts to the law firms of Dilworth Paxson LLP, Mattioni, LTD., Goehring, Rutter & Boehm, and Kolber & Randazzo, PC.

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

1. The Deputy Executive Director of Real Estate is authorized to enter into Legal Services Contracts with the law firms of Dilworth Paxson LLP, Mattioni, LTD., Goehring, Rutter & Boehm, and Kolber & Randazzo, PC.
2. Each contract shall provide for a maximum compensation of Seventy-Five Thousand Dollars (\$75,000) at an hourly blended rate not to exceed Two Hundred Seventy-Five Dollars (\$275.00) per hour and shall also contain such other terms and conditions consistent herewith and acceptable to the Deputy Executive Director of Real Estate and General Counsel.

FURTHER AUTHORIZING, that 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 July 13, 2022

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

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

BACKGROUND: Pursuant to Resolution No. 2019-61, adopted on August 14, 2019, the Board authorized a Grant Agreement with the City, as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority (the "Authority"), as grantee, in the amount of Ten Million Dollars (\$10,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects"). The Grant Agreement was executed by the Authority and the City on October 23, 2019. The term of the Grant Agreement was for one (1) year.

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

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

Pursuant to Resolution No. 2021-71, adopted on October 13, 2021, the Board authorized a Second Amendment to Grant Agreement (the "Second Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for an additional one (1) year, effective October 23, 2021, and the Grant Funds were increased by Seven Million Six Hundred Thousand Dollars (\$7,600,000). The Second Amendment was executed by the Authority and the City on November 4, 2021, and made effective as of October 23, 2021.

NATURE OF REQUEST/TRANSACTION: Authorization is now sought to (i) extend the term of the Grant Agreement, as previously amended, for an additional one (1) year, effective October 23, 2022, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Twenty-Seven Million Six Hundred Thousand Dollars (\$27,600,000).

The City will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in the amount of eight percent (8%) of the total costs and expenses which are actually incurred by the Authority relative to each Project.

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

Proposed Resolution is attached.

Prepared by: Robert LaBrum

Reviewed by: Steve Cusano

RESOLUTION NO.**RESOLUTION AUTHORIZING APPROVAL OF A THIRD AMENDMENT TO GRANT AGREEMENT WITH THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PUBLIC PROPERTY AND ITS FINANCE DEPARTMENT, AS GRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS GRANTEE, INCREASING THE GRANT FUNDS AMOUNT AND EXTENDING THE TERM OF THE GRANT AGREEMENT, AS PREVIOUSLY AMENDED, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT PROJECTS IN AND AROUND THE CITY**

WHEREAS, pursuant to Resolution No. 2019-61, adopted on August 14, 2019, the Board authorized a Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department (the "City"), as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority (the "Authority"), as grantee, in the amount of Ten Million Dollars (\$10,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City.

WHEREAS, the Grant Agreement was executed by the Authority and the City on October 23, 2019, and was for a term of one (1) year.

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

WHEREAS, the First Amendment was executed by the Authority and the City on December 23, 2020, and made effective as of October 23, 2020.

WHEREAS, pursuant to Resolution No. 2021-71, adopted on October 13, 2021, the Authority Board authorized a Second Amendment to Grant Agreement (the "Second Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2021, and the Grant Funds were increased by Seven Million Six Hundred Thousand Dollars (\$7,600,000).

WHEREAS, the Second Amendment was executed by the Authority and the City on November 4, 2021, and made effective as of October 23, 2021.

WHEREAS, the City and the Authority now seek authorization to (i) extend the term of the Grant Agreement, as previously amended, for one (1) year effective October 23, 2022, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Twenty-Seven Million Six Hundred Thousand Dollars (\$27,600,000).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Third Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department, as grantor, to (i) extend the term of the Grant Agreement for one (1) year effective October 23, 2022, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Twenty-Seven Million Six Hundred Thousand Dollars (\$27,600,000).

FURTHER AUTHORIZING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Deputy Executive Director 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 July 13, 2022
Tolson Solutions, LLC
Approval of First Amendment to Contract for Professional
Services Agreement
Constitution Health Plaza - 1930 South Broad Street

NATURE OF REQUEST:

Authorization to enter into a First Amendment to Contract for Professional Services ("Contract") between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Tolson Solutions, LLC ("Tolson") for construction management and owner's representative services for new offices at Constitution Health Plaza, 1930 South Broad Street (the "Project"). The First Amendment would extend the term of the Contract, amend the Scope of Services, and increase the amount of compensation.

BACKGROUND:

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

Per Resolution No. 2021-45, adopted by the Authority on June 9, 2021, the Authority, as agent for the City, entered into a Contract with Tolson dated July 16 2021 for construction management and owner's representative services for new offices at the Constitution Health Plaza. The Contract had an initial term of ten (10) months with a maximum compensation not to exceed Two Hundred Three Thousand Dollars (\$203,000).

The City has now requested that the term be extended to October 31, 2022, the Scope of Services be amended to include additional project management services, cost estimating and the assignment of additional personnel to administer the project management program that the City desires for the Project, and increase the compensation by an amount not to exceed One Hundred Fifty-Five Thousand One Hundred Ninety Dollars (\$155,190.00).

FINANCING:

All costs incurred by the Authority under the Contract are paid by the City pursuant to a Grant Agreement between the City and the Authority, as amended.

Proposed Resolution and supporting Project information are attached (photo).

Prepared by: Robert LaBrum

Reviewed by: Steve Cusano

RESOLUTION NO.

RESOLUTION AUTHORIZING A FIRST AMENDMENT TO CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, AND TALSON SOLUTIONS, LLC FOR THE CONSTITUTION HEALTH PLAZA LOCATED AT 1930 S. BROAD STREET

WHEREAS, pursuant to Resolution No. 2021-45, adopted on June 9, 2021, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), entered into a Contract for Professional Services ("Contract") dated July 16, 2021 with Talson Solutions, LLC ("Talsol") for construction management and owner's representative services at 1930 South Broad Street (the "Project").

WHEREAS, the term of the Contract was ten (10) months and the maximum compensation amount was Two Hundred Three Thousand Dollars (\$203,000).

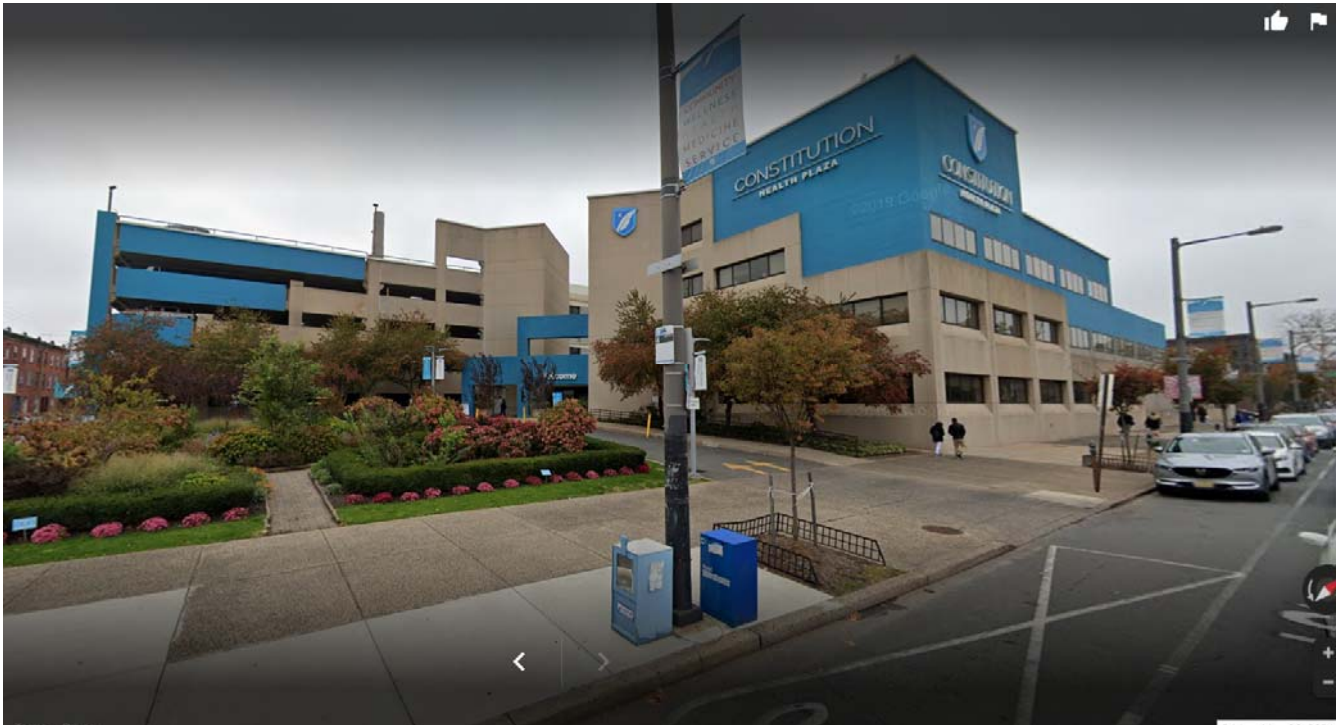
WHEREAS, the Authority, as agent for the City, seeks authorization to extend the term of the Contract to October 31, 2022, amend the Scope of Services to include additional project management services, cost estimating and the assignment of additional personnel to administer the project management program that the City desires for the Project, and increase the compensation by an amount not to exceed One Hundred Fifty-Five Thousand One Hundred Ninety Dollars (\$155,190.00).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a First Amendment to the Contract, as agent for the City, with Talson to extend the term of the Contract until October 31, 2022, amend the Scope of Services to include additional project management services, cost estimating and the assignment of additional personnel to administer the project management program that the City desires for the Project, and increase the compensation by an amount not to exceed One Hundred Fifty-Five Thousand One Hundred Ninety Dollars (\$155,190.00).

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

CONSTITUTION HEALTH PLAZA
1930 SOUTH BROAD STREET





BOARD FACTSHEET
 Meeting of July 13, 2022
 Approval of Construction Contract
 Smith Construction Co. of Phila., Inc.
 Zone 5 Garage Renovation and Structural Improvements

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia ("City"), and Smith Construction Co. of Phila., Inc. ("Smith") for the Zone 5 Garage Renovation and Structural Improvements project, located at 6666 Ridge Avenue ("Project").

The Project includes renovations and structural improvements to the Department of Public Property's Zone 5 Garage, including brick and lintel replacement, brick pointing and lighting improvements.

SELECTION PROCESS:

On May 25, 2022, the Authority advertised a Public Bid for the Project. The Authority received three (3) bids from qualified contractors. Smith was the lowest qualified bidder.

Smith Construction Co. Of Phila., Inc.

10400 Drummond Road
 Philadelphia, PA 19154
 Total Base Bid: \$779,223.00
 EOP: 18% MBE; 7% WBE

FINANCING:

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

Proposed Resolution and supporting Project information are attached (photograph).

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 A CONSTRUCTION CONTRACT WITH SMITH CONSTRUCTION, INC. FOR THE ZONE 5 GARAGE RENOVATION AND STRUCTURAL IMPROVEMENTS PROJECT, LOCATED AT 6666 RIDGE AVENUE

WHEREAS, Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), solicited proposals seeking responses from qualified construction firms willing and capable of performing the Zone 5 Garage Renovation and Structural Improvement project located at 6666 Ridge Avenue (the "Project").

WHEREAS, Smith Construction Co. of Phila., Inc. ("Smith") submitted its response to the Authority, outlining its extensive experience. Smith was the lowest qualified bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with Smith for the Project, with a maximum compensation not to exceed Eight Hundred Fifty-Seven Thousand One Hundred Forty-Five Dollars and Thirty Cents (\$857,145.30) (total Base Bid plus 10% Contingency).

FURTHER RESOLVING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Deputy Executive Director 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 Construction Contract necessary or desirable to carry out its purposes and intents.

ZONE 5 GARAGE
6666 RIDGE AVENUE





BOARD FACTSHEET

Meeting of July 13, 2022

Approval of Agreement for Landscape Maintenance Services with Christopher Bunch, Individually and Doing Business as Paving the Way Landscaping

Grounds Maintenance Service in the Eastwick Section of the City of Philadelphia

NATURE OF TRANSACTION:

Request for the approval of an Agreement for Landscape Maintenance Services between the Philadelphia Redevelopment Authority ("PRA") and Christopher Bunch, individually and doing business as Paving the Way Landscaping ("Provider"), to provide grounds maintenance at PRA-owned properties in Eastwick, which encompass approximately seventy-eight (78) acres of properties bounded by Island Avenue to the north and the John Heinz National Wildlife Refuge to the south.

This is a one (1) year contract with options to renew for two (2) additional years, to be exercised at the sole discretion of the PRA.

SELECTION PROCESS:

On May 10, 2022, the PRA issued a Request for Proposals ("RFP") soliciting proposals from qualified landscaping firms for grounds maintenance in Eastwick. All bids were due by June 13, 2022. The PRA received two (2) responses to the RFP. Provider was selected by the project review team.

Compensation for the services is as follows:

	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>
Paving the Way Landscaping 615 Wynnewood Road Philadelphia, PA	\$118,256	\$223,503	\$237,695

The PRA selected Provider as the most responsive bidder. Provider demonstrated its operational capacity by providing references, previous contract information and an equipment list.

Provider is a certified Minority Business Enterprise ("MBE") and, as such, the actual MBE participation will be one hundred percent (100%).

Proposed Resolution is attached.

Prepared By: Mathen Pullukattu

Reviewed By: Jessie Lawrence

RESOLUTION NO.**RESOLUTION AUTHORIZING AN AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES WITH CHRISTOPHER BUNCH, INDIVIDUALLY AND DOING BUSINESS AS PAVING THE WAY LANDSCAPING, TO PROVIDE LANDSCAPE MAINTENANCE SERVICES IN THE EASTWICK SECTION OF THE CITY OF PHILADELPHIA**

WHEREAS the Philadelphia Redevelopment Authority ("Authority") undertook a competitive invitation for proposals from qualified landscape companies to provide grounds maintenance at Authority-owned properties in the Eastwick section of the City of Philadelphia, which encompass approximately seventy-eight (78) acres of properties bounded by Island Avenue to the north and the John Heinz National Wildlife Refuge in the south.

WHEREAS, proposals were reviewed and evaluated by a project review team which resulted in the recommendation of Christopher Bunch, individually and doing business as Paving the Way Landscaping ("Provider"), as the most qualified responsive bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is authorized to execute an Agreement for Landscape Maintenance Services with Provider for a term of one (1) year, granting the Authority extension options for two (2) additional years at compensation as follows:

	Year 1	Year 2	Year 3
Paving the Way Landscaping 615 Wynnewood Road Philadelphia, PA	\$118,256	\$223,503	\$237,695

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 Agreement for Landscape Maintenance Services necessary or desirable to carry out its purposes and intents.



BOARD FACTSHEET

Meeting of July 13, 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 conveyance to the Philadelphia Land Bank in collaboration with the 3rd Councilmanic District, 5th Councilmanic District, and 8th 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.

Proposed Resolution is attached.

Prepared by: Brian Romano

Reviewed by: Jessie Lawrence

EXHIBIT "A"

3rd Councilmanic District Properties

1834 S. Allison Street
1837 S. Allison Street
1840 S. Allison Street
1846 S. Allison Street
1848 S. Allison Street
4322 Lancaster Avenue
767 Pallas Street
769 Pallas Street
771 Pallas Street
5517 Paschall Avenue
3903 Wallace Street
642 N. 39th Street
713 N. 43rd Street

5th Councilmanic District Properties

911 W. Auburn Street
913 W. Auburn Street
915 W. Auburn Street
919 W. Auburn Street
921 W. Auburn Street
923 W. Auburn Street
925 W. Auburn Street
3812 N. Camac Street
3826 N. Camac Street
3834 N. Camac Street
3846 N. Camac Street
3850 N. Camac Street
3861 N. Camac Street
2317 Ridge Avenue
1436 N. 17th Street

8th Councilmanic District Properties

3217 N. 15th Street
3241 N. 15th Street
3248 N. 15th Street
3253 N. 15th Street
3257 N. 15th Street
3333 N. 16th Street

3340 N. 16th Street
3342 N. 16th Street
3346 N. 16th Street
3305 N. 17th Street
3314 N. 17th Street
3316 N. 17th Street
3320 N. 17th Street
3327 N. 17th Street
3331 N. 17th Street
3342 N. 17th Street
3344 N. 17th Street
3346 N. 17th Street
3412 N. 17th Street
3414 N. 17th Street

RESOLUTION NO.

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

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

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.

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.

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.

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"

3rd Councilmanic District Properties

1834 S. Allison Street
1837 S. Allison Street
1840 S. Allison Street
1846 S. Allison Street
1848 S. Allison Street
4322 Lancaster Avenue
767 Pallas Street
769 Pallas Street
771 Pallas Street
5517 Paschall Avenue
3903 Wallace Street
642 N. 39th Street
713 N. 43rd Street

5th Councilmanic District Properties

911 W. Auburn Street
913 W. Auburn Street
915 W. Auburn Street
919 W. Auburn Street
921 W. Auburn Street
923 W. Auburn Street
925 W. Auburn Street
3812 N. Camac Street
3826 N. Camac Street
3834 N. Camac Street
3846 N. Camac Street
3850 N. Camac Street
3861 N. Camac Street
2317 Ridge Avenue
1436 N. 17th Street

8th Councilmanic District Properties

3217 N. 15th Street
3241 N. 15th Street
3248 N. 15th Street
3253 N. 15th Street
3257 N. 15th Street
3333 N. 16th Street
3340 N. 16th Street
3342 N. 16th Street

3346 N. 16th Street
3305 N. 17th Street
3314 N. 17th Street
3316 N. 17th Street
3320 N. 17th Street
3327 N. 17th Street
3331 N. 17th Street
3342 N. 17th Street
3344 N. 17th Street
3346 N. 17th Street
3412 N. 17th Street
3414 N. 17th Street



BOARD FACTSHEET

Meeting of July 13, 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 were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3rd Councilmanic District Office and 7th Councilmanic District Office.

PROPERTY INFORMATION: 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).

Proposed Resolution is attached.

Prepared by: Cristina Martinez

Reviewed by: Jessie Lawrence

EXHIBIT "A"

3rd Councilmanic District

4041 Cambridge Street
4239 Fairmount Avenue
4245 Fairmount Avenue
759 Pallas Street
761 Pallas Street
763 Pallas Street
773 Pallas Street
779 Pallas Street
783 Pallas Street
785 Pallas Street
1 Rudy Robinson Way
3 Rudy Robinson Way
5 Rudy Robinson Way
7 Rudy Robinson Way
9 Rudy Robinson Way
11 Rudy Robinson Way
13 Rudy Robinson Way
15 Rudy Robinson Way
17 Rudy Robinson Way
19 Rudy Robinson Way
21 Rudy Robinson Way
23 Rudy Robinson Way
25 Rudy Robinson Way
27 Rudy Robinson Way
29 Rudy Robinson Way
31 Rudy Robinson Way
33 Rudy Robinson Way
35 Rudy Robinson Way
37 Rudy Robinson Way
39 Rudy Robinson Way
41 Rudy Robinson Way
43 Rudy Robinson Way
45 Rudy Robinson Way
47 Rudy Robinson Way
49 Rudy Robinson Way

7th Councilmanic District

3418 Kensington Avenue
3420 Kensington Avenue
3422 Kensington Avenue

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.

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.

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.

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.

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"

3rd Councilmanic District

4041 Cambridge Street
4239 Fairmount Avenue
4245 Fairmount Avenue
759 Pallas Street
761 Pallas Street
763 Pallas Street
773 Pallas Street
779 Pallas Street
783 Pallas Street
785 Pallas Street
1 Rudy Robinson Way
3 Rudy Robinson Way
5 Rudy Robinson Way
7 Rudy Robinson Way
9 Rudy Robinson Way
11 Rudy Robinson Way
13 Rudy Robinson Way
15 Rudy Robinson Way
17 Rudy Robinson Way
19 Rudy Robinson Way
21 Rudy Robinson Way
23 Rudy Robinson Way
25 Rudy Robinson Way
27 Rudy Robinson Way
29 Rudy Robinson Way
31 Rudy Robinson Way
33 Rudy Robinson Way
35 Rudy Robinson Way
37 Rudy Robinson Way
39 Rudy Robinson Way
41 Rudy Robinson Way
43 Rudy Robinson Way
45 Rudy Robinson Way
47 Rudy Robinson Way
49 Rudy Robinson Way

7th Councilmanic District

3418 Kensington Avenue
3420 Kensington Avenue
3422 Kensington Avenue