

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JULY 12, 2023**

**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 14, 2023

<u>I.</u>	<u>ADMINISTRATIVE</u>	<u>Page</u>
(a)	Francis J. Myers Recreation Center Site and Building Improvements Daniel J. Keating Company 5800 Chester Avenue Approval of Construction Contract	(1)
(b)	Kingsessing Recreation Center Building and Site Improvements – Package 1 Smith Construction, Inc. 4901 Kingsessing Avenue Approval of Construction Contract	(5)
(c)	Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(9)
(d)	Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(13)
<u>II.</u>	<u>DEVELOPMENT</u>	
	American Street Industrial Corridor Urban Renewal Area 2501 American Real Estate LLC 2501-2525 N. American Street including 211-217 W. Cumberland Street and 2502-2532 N. Phillip Street Amendment to Redevelopment Agreement	(17)

PHILADELPHIA REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Braden 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. Mr. Braden stated that he provided his email address to the public for any issues with submitting questions and/or comments and for any issues with accessing the Board meeting remotely. Mr. Braden further stated there were no public comments received prior to the meeting.

*****MR. BRADEN 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 14, 2023, 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; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; William Smith, Vice Chair; and Kate McGlinchey, Treasurer.

The following member of the Board of Directors was absent: Anne Nadol, Secretary.

The following assigned staff were present: Alex Braden, Esq., Angel Rodriguez, Jessie

Lawrence, Nick Dema, Brian Romano, Mathen Pullukattu, 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 May 17, 2023, Board meeting.

Upon motion made and duly seconded, the minutes of May 17, 2023, were approved.



ADMINISTRATIVE

Mr. Braden presented "Item I (a) – Approval of Subgrant Agreement with the Philadelphia Authority for Industrial Development, Rebuilding Community Infrastructure Program" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Braden informed the members of the Board that the total aggregate amount of Rebuild contracts to expected to be entered into under the subgrant agreement was approximately \$170 million.

Mr. Thomas pointed out that PAID had an option to terminate the subgrant agreement with 30-day notice and asked whether the Authority was granted the same option. Upon review of the subgrant agreement, Mr. Braden confirmed that the Authority also had a termination option, subject to 30 day's prior notice.

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. 2023-39

RESOLUTION AUTHORIZING APPROVAL OF A SUBGRANT AGREEMENT BETWEEN THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, AS SUBGRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS SUBGRANTEE, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT

PROJECTS IN AND AROUND THE CITY UNDER THE REBUIDLING COMMUNITY INFRASTRUCTURE PROGRAM

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Subgrant Agreement with the Philadelphia Authority for Industrial Development ("PAID"), as subgrantor, to finance capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects") related to the Rebuilding Community Infrastructure Program.

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

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

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



Mr. Lawrence presented "Item I (b) – Conveyance of Title to City Properties through the Philadelphia Redevelopment authority to the Philadelphia Land Bank" in substance consistent with the 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. 2023-40

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 (the "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

1631 N. Bailey Street
2903 Cecil B Moore Ave
2907 Cecil B Moore Ave
2925 Cecil B Moore Ave

7th Councilmanic District Property

2335-37 N. 6th Street

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



Mr. Lawrence presented "Item I (c) – Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank" in substance consistent with the Fact Sheet attached 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. 2023-41

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

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia (the "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 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"

5th Councilmanic District Properties

2917 - 19 Cecil B Moore Ave
2937 - 39 Cecil B Moore Ave
1251 N. 30th Street
1255 N. 30th Street
1256 N. 30th Street

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



Mr. Lawrence presented "Item I (d) – Conveyance of Property from Philadelphia Redevelopment Authority to the City of Philadelphia Department of Public Property of 1822-30 W. Cayuga Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas requested confirmation as to whether the property was located under the overpass or adjacent to the overpass. Mr. Lawrence confirmed.

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. 2023-42

RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY FROM THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE CITY OF PHILADELPHIA'S DEPARTMENT OF PUBLIC PROPERTY

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is given for the conveyance of 1822-30 W. Cayuga Street (the "Property"), to the City of Philadelphia's Department of Public Property for the nominal price of One Dollar (\$1.00).

FURTHER AUTHORIZING, the execution, delivery, and recording of any documentation necessary or desirable in order to complete the sale and settlement for the properties 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. Buckley, Mr. Smith, and Ms. McGlinchey.



OLD BUSINESS

Mr. Thomas asked if there was any old business for the Board. Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss stated that she would like to comment about the recent RFP issued on behalf of Germantown Mt. Airy. Ms. Weiss stated that an extension was granted ad site visits. The community was not aware of this. Ms. Weiss asked why not because the community has consistently asked to be advised of various activities associated with these properties. Ms. Weiss further stated at least tat the minimum the RCO's that are affected should be notified of these various requirements, extensions, and visits. Furthermore, Ms. Weiss stated that she does not check the website every day for changes, and/or postings. This is very difficult to keep up with. The community would hope in good faith ad the willingness to work together that we could somehow be given the information.

Mr. Thomas replied that he is not exactly sure, Ms. Weiss what you are expecting to be asked or told. Mr. Thomas asked Ms. Weiss are you expecting to submit a proposal. Ms. Weiss responded, no. Ms. Weiss explained that she forwards information to various community

members and doing this makes them aware as to what is going on. Ms. Weiss further stated if she does not have the information is unable to do this.

Ms. Weiss asked when will the information as to who submitted applications because the deadline is tomorrow if I am not mistaken. Ms. Weiss further stated will the submissions be made available to the public. Mr. Rodriguez replied that the following process will be as follows: once the RFP is closed, which is tomorrow at 4:00 PM. Staff will take all submissions that have to go through two (2) rounds of approvals. First, there is a threshold review to see if completeness and compliance with the RFP as it was posted. Then, if any RFP's actually meet the threshold requirements are then sent to an independent scoring committee. Mr. Rodriguez stated based on the scoring committee's outcome will determine the most qualified applicant. At that point the applicant will be required to meet with the community to discuss its proposal and plans. Mr. Rodriguez further stated after that point will be submitted to the Board for consideration of disposition.

Ms. Weiss stated when you say the community will be informed, how will that happen is it merely posted on the website. Mr. Rodriguez responded the developer will be required to reach out to the numerous community agencies given this situation every stakeholder who has been part of the process will be a part of this as well. The developer will be required to reach out to each member of the stakeholder group, different organizations, and required to coordinate and hold a community meeting. Ms. Weiss replied does this include the RCO's. Mr. Thomas replied yes, absolutely, Ms. Weiss.

Mr. Thomas recognized Yvonne Haskins and invited her to speak. Ms. Haskins stated that she wanted to ask about not only the former Germantown Settlement properties but the Germantown YWCA situation as well. Ms. Haskins explained that she just joined the meeting because she was attending another ZOOM meeting. Ms. Haskins stated that she is aware that Board has discussed what is going to happen with the Freeman properties or also known as the former Germantown Settlement properties.

Ms. Haskins stated that she was aware of the tour that occurred in regard to the Hamill Mill properties. The people on tour were only given 1 to 2 hours to walk through. Ms. Haskins asked if the Authority will be provided tours for all the properties listed in the RFP. Mr. Rodriguez responded that was the second tour not the first. There were 2 tours of the Hamill Mill properties. The other property was deemed unsafe for them to walk through. Ms. Haskins asked is that the Blakemore property. Mr. Rodriguez replied, yes.

Mr. Rodriguez explained that there were 2 walk throughs and that was the 2nd most recent one updated the RFP. Mr. Rodriguez stated based on the feedback from the perspective applicants is that they wanted to go back through the properties to take a second look. The Authority accommodated this request.

Ms. Haskins stated that her primary concern is in regard to the RFP itself. Ms. Haskins pointed out that the RFP mentioned 60% of AMI. Ms. Haskins asked what AMI is being used, is it the regional AMI or the Philadelphia AMI. Mr. Rodriguez replied, HUD base AMI is being used. Ms. Haskins followed up and stated that HUD base is regional, correct. Mr. Rodriguez

responded yes that is correct.

Ms. Haskins stated there are 2 pressing matters that must be considered, 1 being the promise made to the prior tenant that they would have the opportunity and given priority to come back. Ms. Haskins asked, if a tenant is making more than 60% AMI will jeopardize their ability to come back. Is there some reason the RFP did not allow for a mixed income. Mr. Rodriguez replied, the way the RFP is structured not restrictive if someone would like to apply for city dollars because this RFP is tied to NPI Funding through DHCD and LIHTC application in which case this requirement if a developer decide does not need LIHTC or the \$3 million cap by DHCD they can submit. Mr. Rodriguez further stated the 60% AMI tied to qualifying for the city's subsidy and subsequently staff understands if applying for LIHTC it can take several tries to acquire that funding.

Mr. Rodriguez pointed out that is way the 60% AMI is there it does not preclude anybody who has the wear with all and financing in place and feel that they can do that. Staff is requiring the developers to meet with everyone who went through and had an idea expressed interest in the RFP that they must include a relocation plan. Mr. Rodriguez stated staff has not forgotten the promise made. In addition, developers must indicate in their submission how they plan to develop will be looked at as well as their approach to rehabbing the building with existing tenants.

Ms. Haskins replied knowing the condition of the building the developer will need very bit of subsidy made available. Ms. Haskins asked what if there's additional needs required to the building since it is in such bad condition a developer might need a lot more than \$3 million dollars. Mr. Rodriguez replied this would be determined on a case-by-case basis. Mr. Rodriguez stated at this time cannot say. Mr. Rodriguez further stated staff needs information and will have a better idea once the RFP responses are received and vetted.

Ms. Haskins asked if the other properties will be posted online. Mr. Thomas asked the other Freeman properties. Ms. Haskins replied, yes. Mr. Rodriguez stated staff is in the process of accessing the best way to bid these properties out. These properties were recently built but obviously are very small. Staff is looking for the best way to structure the RFP to get the best result for these properties.

Ms. Haskins asked if some properties will be designated for homeownership. Mr. Rodriguez replied, yes. Mr. Thomas stated that is what staff is striving for.

Ms. Haskins stated she has a few questions pertaining to Germantown "Y." Mr. Thomas replied yes, Ms. Haskins you still have the floor. Ms. Haskins stated that the community has heard there will be no termination of the existing reservation letter. Ms. Haskins stated that she would like to know what the community can expect with the YWCA. Plus, what can the community do to help the Authority get this building developed. Should we hold a protest in front of this building or what do we need to do? Mr. Thomas replied that he cannot advise on protesting. Ms. Haskins responded that she was only kidding. Mr. Thomas stated that the Authority has not extended or terminated as of yet and still trying to figure it out. Mr. Thomas further stated to your point, Ms. Haskins there still is desire to allow KBK to complete what they had started.

Ms. Haskins asked if there is a desire, is there a timeframe that will be implemented. Mr. Thomas responded as of now KBK has been given certain tasks that must be completed. Mr. Thomas stated Mr. Rodriguez will address this. Mr. Thomas further stated staff is still waiting for KBK to respond to the Authority on certain matters before a decision can be made to extend or terminate.

Ms. Haskins stated if KBK does not respond in a capable manner will the Authority ever be in a position to terminate. Mr. Thomas replied, yes. Mr. Thomas pointed out that he wants to see the building developed, and everyone on this Board want to see it developed. Mr. Thomas stated there have been numerous conversations and it is not because the lack of desire to see the "Y" completed; however, there are challenges that need to be addressed.

Ms. Haskins asked is there a law or anywhere in city legislation that says an At-Large Councilperson cannot introduce an ordinance to transfer title. Mr. Thomas responded there is nothing in the law that says an At-Large Councilperson cannot do it; however, from a prerogative and my own experiences in 30 years the likelihood of an At-Large Councilperson going against a district councilperson is highly unlikely. Ms. Haskins replied that she understands the likelihood, but it's not prohibited by any law. Mr. Thomas stated yes, it can be done.

Mr. Thomas stated Renee Cunningham had a question and believe your question was answered but there is a second part asking are they proposing senior affordable housing, is that you're your question was. Please let me know if I am right Ms. Cunningham. Ms. Cunningham replied yes. Ms. Cunningham stated Mr. Rodriguez answered the first part of the question and said they are proposing affordable housing. Mr. Cunningham stated that she is wondering if they were proposing senior affordable housing. Mr. Rodriguez responded I was not specific and is waiting to see the revised items from them, it may be included, and it may not. Mr. Rodriguez indicated nothing specially expect for the fact it is target AMI and affordability.

Ms. Thomas recognized Ms. Weiss and invited her to speak. Ms. Weiss stated that she was reminded about 60-74 Collum Street, the 17 townhomes. Ms. Weiss pointed out that she has not seen an RPF issued and stated that Mr. Rodriguez mentioned the balance were being considered for homeownership. Ms. Weiss stated that she was wondering are these properties being considered as well. Mr. Rodriguez replied that staff answered this when Ms. Haskins asked about this. Mr. Rodriguez stated staff is looking how to package and put out to bid for homeownership in terms of the entire inventory. Ms. Weiss responded it includes the 17 townhomes. Mr. Rodriguez replied yes, that is correct.



NEW BUSINESS

Mr. Thomas inquired if there was any new business for the Board. No new business was presented to the Board.



ADJOURNMENT

There being no further business to come before the Board, Mr. Thomas called for a motion to adjourn the meeting. Upon motion made and duly seconded, the meeting was adjourned at 4:30 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 14, 2023

Attended	User Name (Original Name)	First Name	Last Name
Yes	Nicky (IT) (Stephen Cavicchio)	Stephen	Cavicchio
Yes	Maria Buckley	Maria	Buckley
Yes	Kate McGlinchey	Kate	McGlinchey
Yes	David Thomas	David	Thomas
Yes	Brian Romano	Brian	Romano
Yes	Jessie Lawrence	Jessie	Lawrence
Yes	Angel Rodriguez	Angel	Rodriguez
Yes	Beth Bonaccorso	Beth	Bonaccorso
Yes	Alex Braden	Alex	Braden
Yes	William Smith	William	Smith
Yes	Mathen Pullukattu	Mathen	Pullukattu
Yes	Mathen Pullukattu	Mathen	Pullukattu
Yes	Nick Dema	Nick	Dema
Yes	Nick Dema	Nick	Dema
Yes	Nick Dema	Nick	Dema
Yes	Nick Dema	Nick	Dema
Yes	jamila davis	Jamila	Davis
Yes	Jamila davis	Jamila	Davis
No	Kae	Kae	Hill
No	Zack	Zack	Hajar
No	Alamino	Alamino	Abdul Jabar
No	Monica	Monica	Butler
No	David	David	Evans
Yes	Simone Downs	Simone	Downs
No	Robert	Robert	Scancellia
No	Emilee	Emilee	Smith
No	Al	Al	Williams
Yes	Maria Valdez	Maria	Valdez
Yes	Maria Valdez	Maria	Valdez
No	Mark	Mark	Coriolan
No	Lou	Lou	Giorla
Yes	Latoya Cheeks	Latoya	Cheeks
No	Jacque	Jacque	Sims
No	Phillipa	Phillipa	Ashby
No	Malik	Malik	Benin
No	THERESA	THERESA	KEHLER

No	Keila	Keila	Cordova
No	Nur	Nur	Hasan
No	Daniel	Daniel	Zych
No	Kiara	Kiara	Wells-Hill
Yes	Ugochukwu Opara	Ugochukwu	Opara
No	Tameka	Tameka	Montgomery
No	Keesha	Keesha	Ransom
Yes	Yvonne Haskins	Yvonne	Haskins
No	Eugene	Eugene	Tull
Yes	Renee Cunningham	Renee	Cunningham
No	Eileen	Eileen	Della Volle
No	Elizabeth	Elizabeth	Rogers
Yes	Lawrence Macey	Lawrence	Macey
Yes	Tom Beck	Tom	Beck
No	Andrea	Andrea	Johnson
No	Kian	Kian	Oliver
Yes	Kiara Wells-Hill	Kiara	Wells-Hill
Yes	Todd Hestand	Todd	Hestand
Yes	Rene Romero	Rene	Romero
Yes	Rene Romero	Rene	Romero
Yes	Carolyn Terry	Carolyn	Terry
Yes	a weiss	a	weiss

PRA Board Meeting of June 14, 2023 - Q & A

Question
Report
Report
Generated:

6/15/2023 8:54

Actual Start
Time

Topic Webinar ID
PRA Board Meeting Question Details
821 6462 9433

6/14/2023
15:33

#	Question	Asker Name	Answered Time	Answer Name
1	Good afternoon, regarding 5820 Germantown Avenue (Former Gtown Women's YWCA building) I believe Developer KBK enterprises submitted an unsolicited proposal and had until the end of May to notify PRA of their ability to secure financing. Is there an update?	Renee Cunningham		
2	follow up question: what was the nature of the proposal submitted by KBK, i.e., was it for affordable housing, workforce rate, etc.?	Renee Cunningham		Angel Rodriguez
3	thank you. Do they propose senior housing?	Renee Cunningham		
4	having trouble if someone could call 2674073392	Lawrence Macey		


BOARD FACTSHEET

Meeting of June 14, 2023

Approval of Subgrant Agreement with the Philadelphia Authority for Industrial Development

NAME OF SUBGRANTOR: Philadelphia Authority for Industrial Development ("PAID")

Nature of Transaction: Approval to enter into a Subgrant Agreement (the "Subgrant Agreement") with PAID, as subgrantor, whereby PAID will provide funding to the Philadelphia Redevelopment Authority (the "Authority") as subgrantee, for use in capital construction and improvement projects (each, a "Project," and collectively, the "Projects") in and around the City of Philadelphia (the "City"). The Projects will be part of the Rebuilding Community Infrastructure Program ("Rebuild"). The funding for such Projects will consist of the proceeds of tax-exempt bonds issued by PAID and capital funds received by PAID from tax-exempt City General Obligations Bonds (the "Grant Funds").

The City, acting through its Finance Department and the Rebuild Office, has appropriated the Grant Funds to PAID to be granted to the Authority pursuant to a Grant Agreement that will be executed by PAID and the City. PAID will grant the Grant Funds to the Authority in accordance with individual Project requirements, and the Authority will manage and oversee the construction via a construction contract with the contractor selected to construct each Project, and, where applicable, via a construction management contract with a selected construction manager. The City, through PAID, will 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 term of the Subgrant Agreement will be for one (1) year. Each of PAID and PRA may terminate the Subgrant Agreement with thirty (30) days' advance written notice to the other party.

Proposed Resolution is attached.

Prepared by: Alex Braden



BOARD FACTSHEET

Meeting of June 14, 2023

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

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

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu
Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Councilmanic District Property

1631 N. Bailey Street
2903 Cecil B Moore Ave
2907 Cecil B Moore Ave
2925 Cecil B Moore Ave

7th Councilmanic District Property

2335-37 N. 6th Street



BOARD FACTSHEET

Meeting of June 14, 2023

Conveyance of PRA Properties to Philadelphia Land Bank

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

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

PROPERTY INFORMATION:

The Authority-owned 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 Properties

2917 - 19 Cecil B Moore Ave

2937 - 39 Cecil B Moore Ave

1251 N. 30th Street

1255 N. 30th Street

1256 N. 30th Street



BOARD FACTSHEET

Meeting of June 14, 2023

Conveyance of Properties to the City of Philadelphia Department
Of Public Property

NAME OF DEVELOPER/APPLICANT: City of Philadelphia (the “City”), acting through its Department of Public Property (“DPP”)

Nature of Transaction: Resolution authorizing the conveyance of 1822-30 W. Cayuga Street to DPP for nominal consideration.

PROPERTY INFORMATION:

The property at 1822-30 W. Cayuga Street has been owned by the Philadelphia Redevelopment Authority since 1967.

Description: DPP will be taking ownership of this parcel to develop a playground. These improvements support DPP’s commitment to improve how its assets (recreation centers, fields, parks and playgrounds) meet the needs of every community in Philadelphia by undertaking a broad range of restoration activities throughout the City.

Disposition Price: One Dollar (\$1.00)

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

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

END OF PRA BOARD MINUTES OF JUNE 14, 2023



BOARD FACTSHEET
 Meeting of July 12, 2023
 Approval of Construction Contract
 Daniel J. Keating Company
 Francis J. Myers Recreation Center Site & Building Improvements

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia (the "City"), and Daniel J. Keating Company ("Keating") for the Francis J. Myers Recreation Center Site & Building Improvements project, located at 5800 Chester Avenue (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes renovation of an existing three-story recreation center and adjacent site elements. Scope includes but is not limited to: demolition of an existing attached one-story slab on grade gymnasium and 3-story, with basement, annex wing; new construction of a 1-story 11,000 SF lobby and gymnasium addition; envelope improvements including new doors and windows, masonry and roof repairs; full interior renovation of floors 1 and 2, stabilization and cleanout of basement and floor 3; new systems including plumbing, electrical, mechanical, fire alarm and fire protection, security, technology; accessibility upgrades including new four-stop elevator; new outdoor elements including playground, adult fitness equipment, sprayground, exterior walkways, site furniture and lighting, landscaping; new stormwater management system.

SELECTION PROCESS:

On May 2, 2023, the Authority advertised a Request for Proposals, as agent for the City, for the Project. The Authority received three (3) proposals. Keating's proposal was selected by the Project review team.

Daniel J. Keating Company

134 N. Narberth Road
 Narberth, PA 19072

Total Base Bid, plus Allowances, Add/Alt 1 and 2 and Deduct Alt: \$21,030,516
 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 and supporting Project information (photograph) are attached.

Prepared by: Robert LaBrum

Reviewed by: Alex Braden

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH DANIEL J. KEATING COMPANY FOR THE FRANCIS J. MYERS RECREATION CENTER SITE & BUILDING IMPROVEMENTS PROJECT AT 5800 CHESTER AVENUE

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Francis J. Myers Recreation Center Site & Building Improvements project at 5800 Chester Avenue (the "Project").

WHEREAS, Daniel J. Keating Company ("Keating") submitted its response to the RFP, outlining their extensive experience.

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

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 Keating for the Project, with a maximum compensation not to exceed Twenty-Three Million One Hundred Thirty-Three Thousand Five Hundred Sixty-Seven Dollars and Sixty Cents (\$23,133,567.60) (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 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.

Francis J. Myers Recreation Center
Site & Building Improvements
5800 Chester Avenue





BOARD FACTSHEET
 Meeting of July 12, 2023
 Approval of Construction Contract
 Smith Construction, Inc.
 Kingsessing Recreation Center Building &
 Site Improvements – Package 1

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia (the "City"), and Smith Construction, Inc. ("Smith") for the Kingsessing Recreation Center Building & Site Improvements – Package 1 project, located at 4901 Kingsessing Avenue (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the replacement of existing windows with new metal insulated windows, new roof, (including sheathing or decking repair and insulation), new GFRC cornice, balcony and metal railing, repair, and replacement of masonry, including lintels and coping, and the cleaning and repointing exterior façade.

SELECTION PROCESS:

On May 5, 2023, the Authority advertised a Request for Proposals, as agent for the City, for the Project. The Authority received one (1) proposal from Smith. The proposal was selected by the Project review team.

Smith Construction, Inc.

10400 Drummond Road

Philadelphia, PA 19154

Total Base Bid, plus Allowances: \$7,109,938.00

EOP Ranges approved 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 and supporting Project information (photograph) are attached.

Prepared by: Robert LaBrum

Reviewed by: Alex Braden

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 KINGSESSING RECREATION CENTER BUILDING & SITE IMPROVEMENTS – PACKAGE 1 PROJECT AT 4901 KINGSESSING AVENUE

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Kingsessing Recreation Center Building & Site Improvements – Package 1 project at 4901 Kingsessing Avenue (the "Project").

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

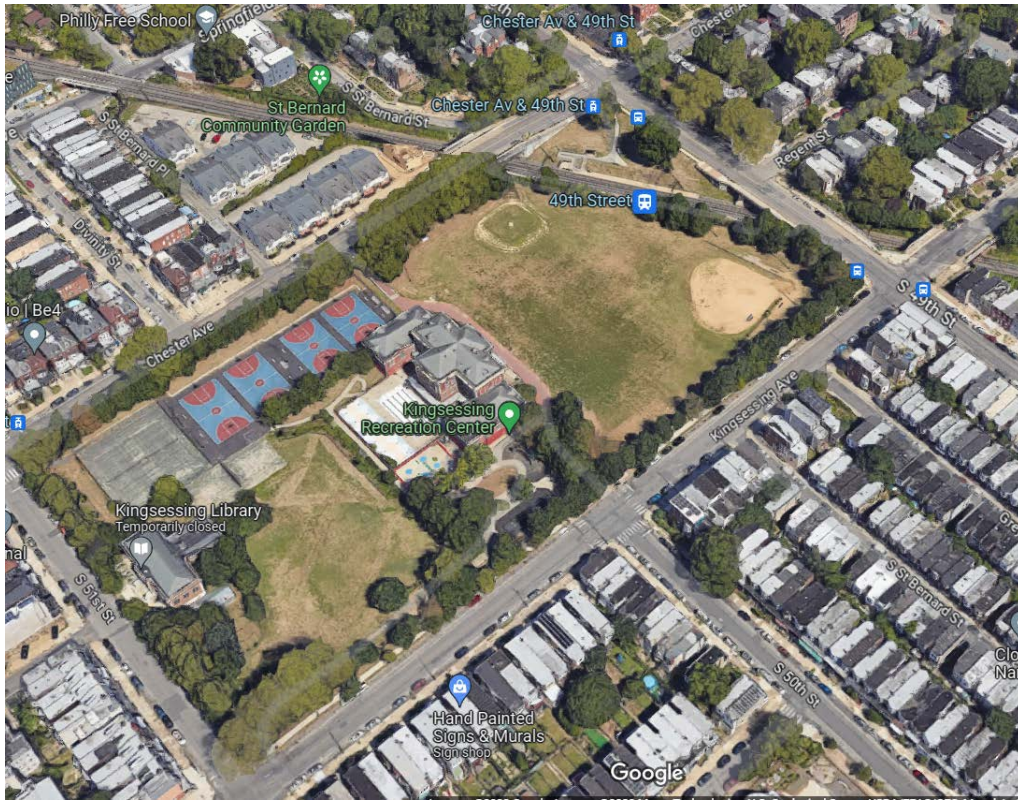
WHEREAS, Smith's proposal was selected by the Project review team.

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 Seven Million Eight Hundred Twenty Thousand Nine Hundred Thirty-One Dollars and Eighty Cents (\$7,820,931.80) (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 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.

Kingessing Recreation Center Building & Site
Improvements – Package 1 Project
4901 Kingessing Avenue





Meeting of July 12, 2023
Conveyance of Title to 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 to certain properties owned by 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 5th Councilmanic District.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu
Reviewed by: Jessie Lawrence

EXHIBIT "A"

5th Councilmanic District Properties

3112 W. Dakota Street

3001 N. 10th Street

3003 N. 10th Street

RESOLUTION NO.

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

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia (the "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 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"

5th Councilmanic District Properties

3112 W. Dakota Street

3001 N. 10th Street

3003 N. 10th Street



BOARD FACTSHEET

Meeting of July 12, 2023

Conveyance of PRA Properties to Philadelphia Land Bank

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

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

PROPERTY INFORMATION:

PRA Conveyance: The Authority-owned properties listed on Exhibit "A" attached hereto 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 Properties

1500 Parrish Street
1502 Parrish Street
1504 Parrish Street
1506 Parrish Street
1508 Parrish Street
1510 Parrish Street
1512 Parrish Street
1517 W. Stiles Street
1518 W. Stiles Street
1613 W. Stiles Street
1743 Seybert Street
816 N. 15th Street
818 N. 15th Street
820 N. 15th Street
822-28 N. 15th Street
830 N. 15th Street
832 N. 15th Street
1245 N. 15th Street

RESOLUTION NO.

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

WHEREAS, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia (the "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 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"

5th Councilmanic District Properties

1500 Parrish Street
1502 Parrish Street
1504 Parrish Street
1506 Parrish Street
1508 Parrish Street
1510 Parrish Street
1512 Parrish Street
1517 W. Stiles Street
1518 W. Stiles Street
1613 W. Stiles Street
1743 Seybert Street
816 N. 15th Street
818 N. 15th Street
820 N. 15th Street
822-28 N. 15th Street
830 N. 15th Street
832 N. 15th Street
1245 N. 15th Street



BOARD FACTSHEET

Meeting of July 12, 2023

2501-2525 N. American Street, including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street

Amendment to Redevelopment Agreement

NAME OF DEVELOPER/APPLICANT: 2501 American Real Estate LLC (the "Redeveloper")

Background: Pursuant to Resolution No. 2016-48, adopted on April 13, 2016, the Board of the Philadelphia Redevelopment Authority authorized a redevelopment agreement (the "Redevelopment Agreement") and the selection of the Redeveloper to construct a warehouse food distribution center (the "Project") in the American Street Industrial Corridor Urban Renewal Area on a parcel located at 2501-2525 N. American Street, including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street (collectively, the "Property"). On August 10, 2016, the Board adopted Resolution No. 2016-91 to approve a reduced disposition price from \$233,600.00 to \$231,355.00 (the "Purchase Price") based on a decrease in the square footage of the Property.

The Authority and the Redeveloper entered into the Redevelopment Agreement for the Property on March 6, 2017 and proceeded to settlement on June 1, 2017. The Authority issued a Notice of Default (the "Notice") to the Redeveloper on February 26, 2019 for failure to commence construction. After receipt of the Notice, the Redeveloper contacted the Authority and explained that it did not commence construction due to ongoing improvements made by the City of Philadelphia Streets Department on the American Street Industrial Corridor. The Redeveloper continued to maintain contact with the Authority until progress was further stalled by the COVID-19 pandemic in 2020. Since then, the Redeveloper contacted the Authority to request certain changes to the schematic plans for the Project so that it can proceed with curing the default.

Nature of Transaction: The Board is requested to authorize a resolution that approves revised changes to previously approved schematic plans as follows:

- Main building height to increase from 38'9" to 40'0".
- Small building height to increase from 24'0" to 26'0".
- Main building roof will be revised to a flat roof from a sloped gable roof.
- Exterior material of the small building will be revised to a partial CMU block and metal cladding from full CMU blocks.

All other physical dimensions and designs will remain the same, including the parking, trees, plantings, and curbs and sidewalks.

An administrative fee of \$2,314.00 (equal to one percent (1%) of the Purchase Price) will apply, in accordance with the Philadelphia Redevelopment Authority Services Fee Schedule, Revised March 31, 2021.

Mailing Address: 801-25 Spring Garden Street, Philadelphia, PA 19123

Description: 28,167 sq. ft., vacant lot, **Zoning:** I2 **Use:** Warehouse

Proposed Resolution and supporting project information are attached (site aerial and plans).

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

RESOLUTION NO.**RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 2501 AMERICAN REAL ESTATE LLC RE: 2501-2525 N. AMERICAN STREET, INCLUDING 211-217 W. CUMBERLAND STREET AND 2502-2532 N. PHILIP STREET, LOCATED IN THE AMERICAN STREET INDUSTRIAL CORRIDOR URBAN REVEWAL AREA**

WHEREAS, pursuant to Resolution No. 2016-48, adopted on April 13, 2016, the Philadelphia Redevelopment Authority (the "Authority") authorized the Authority to enter into a Redevelopment Agreement with 2501 American Real Estate LLC ("Redeveloper") to convey 2501-2525 N. American Street, including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street (collectively, the "Property") at a disposition price of Two Hundred Thirty-Three Thousand Six Hundred Dollars (\$233,600.00);

WHEREAS, pursuant to Resolution No. 2016-91, adopted on August 10, 2016, the Authority authorized an amended disposition price of Two Hundred Thirty-One Thousand Three Hundred Fifty-Five Dollars (\$231,355.00) based on the decrease in square footage;

WHEREAS, on March 6, 2017, the Authority and Redeveloper entered into a Redevelopment Agreement for the Property ("Redevelopment Agreement") and proceeded to settlement on June 1, 2017;

WHEREAS, the Authority issued a Notice of Default (the "Notice") on February 26, 2019 due to the Redeveloper having never commenced construction;

WHEREAS, the Redeveloper has been in contact with the Authority to cure the default since the issuance of the Notice, but the development was further delayed by the COVID-19 pandemic;

WHEREAS, the Redeveloper is ready to proceed with curing the default, but has requested the Authority to approve revised schematic plans; and

WHEREAS, the Authority has carefully considered this request and the factors giving rise thereto.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an Amendment to Redevelopment Agreement for 2501-2525 N. American Street, including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street, to permit revised schematic plans that are in accordance with the changes outlined in the Fact Sheet presented to the Board at this meeting, for an administrative fee of Two Thousand Three Hundred and Fourteen Dollars (\$2,314.00).

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

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

