

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, AUGUST 09, 2023**

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

AGENDA

APPROVAL OF BOARD MINUTES

Meeting of July 12, 2023

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Settlement of Litigation and Related Claims Philadelphia Community Development Coalition, Inc. v. Philadelphia Redevelopment Authority 3110 W. Berks Street	(1)
(b) Approval to Extend Maturity Date of Certain Loans to HeadHouse Retail Associates, L.P.	(3)
(c) Memorandum of Understanding with Philadelphia Housing Development Corporation	(5)
(d) Corona Partners, LLC Approval of Engagement of Construction Management Firm	(7)
(e) Talson Solutions, LLC Approval of Engagement of Construction Management Firm	(10)
(f) Pelbano Playground Gessler Construction Co., Inc. 8101 Bustleton Avenue Approval of Construction Contract	(13)

AGENDA

Board Meeting of August 9, 2023

Page -2-

- (g) Richmond Library Roof (17)
Torrado Construction Co., Inc.
2987 Almond Street
Approval of Construction Contract
- (h) **Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank** (22)
- (i) **Conveyance of Title to Philadelphia Redevelopment Authority Property to the Philadelphia Land Bank** (26)

II. DEVELOPMENT

- (a) West Mill Creek Urban Renewal Area (30)
Liberty53 LP
607 N. 53rd Street, 625 N. 53rd Street, 633 N. 53rd Street, 635 N. 53rd Street and 637 N. 53rd Street
Selection of Redeveloper
- (b) Mantua Urban Renewal Area (41)
Habitat for Humanity Philadelphia, Inc.
805, 809, 815, and 817 N. 40th Street
Amendment to Resolution No. 2020-54, Adopted on September 9, 2020
- (c) American Street Industrial Corridor Urban Renewal Area (51)
2501 American Real Estate LLC
2501-2525 N. American Street
Amendment to Resolution No. 2023-47, Adopted on July 12, 2023

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, July 12, 2023, 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; Kate McGlinchey, and Treasurer Anne Nadol, Secretary.

The following member of the Board of Directors was absent: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following assigned staff were present: Alex Braden, Esq., Susan Varghese, Angel Rodriguez, Jessie Lawrence, Nick Dema, Robert LaBrum. Alberta Benn, Brian Romano, Mathen

Pullukattu, Jojoy Varghese and Elizabeth Bonaccorso.

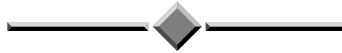
Also in attendance were those listed on the attached public attendance sheet.



MINUTES

Mr. Thomas called for a motion to approve the minutes of the June 14, 2023 Board meeting.

Upon motion made and duly seconded, the minutes of June 14, 2023, were approved.



ADMINISTRATIVE

Mr. LaBrum presented "Item I (a) - Approval of Construction Contract with Daniel J. Keating Company" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked if Daniel J. Keating Company ("Keating") has done any Rebuild projects to date. Mr. LaBrum responded, no, but that Keating is working on a large project at the 15th Police District in West Mayfair. Mr. Thomas asked if Keating identified how they intended to meet the MBE goals of thirty-five percent (35%) and WBE goals of twenty percent (20%). Mr. LaBrum responded that Keating gave an explanation and that staff was comfortable with its proposal. Mr. LaBrum noted that the review team had reviewed the three (3) proposals submitted and that Keating was chosen based on pricing, qualifications, and on its minority participation.

Mr. Thomas asked if any Board members had any questions. Mr. Smith asked, given the size of the project, whether an impact statement had been prepared for the project with respect to its prospective impact on the surrounding neighborhood. Mr. LaBrum replied that the Authority had not done an impact study, nor did he believe that Rebuild had done one, but that he would find out. Mr. LaBrum noted that the neighborhood groups were excited about the project, and that two (2) smaller projects had already been completed at the playground. Mr. LaBrum further noted that the project site is an important rec center that provides extensive after-hours programs for kids in the neighborhood. Mr. LaBrum reiterated that he would follow up with Rebuild to confirm whether an impact study was done.

Mr. Thomas asked what the timeframe was for the project. Mr. LaBrum replied that it would be nearly fourteen (14) months, given the size of the project. Mr. Thomas observed that the project should have started yesterday to be open by next summer. Mr. LaBrum responded, yes, and

noted that the project also included renovations to the existing rec center, demolition, addition of a new gym, and new playground equipment, much of which could be completed even as portions of the rec center remained open.

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. 2023-43

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.

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



Mr. LaBrum presented "Item I (b) – Approval of Construction Contract with Smith Construction, Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked whether the basketball courts at the project site were recently re-done. Mr. LaBrum replied that they were, but that they were done by Parks and Rec rather than Rebuild.

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. 2023-44

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.

Voting for the foregoing resolution: Mr. Thomas, Anne Nadol, 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. 2023-45

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

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



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

Additional Comments and Discussion

Mr. Thomas recognized Louis Giorla and invited him to speak. Mr. Giorla stated that he was affiliated with Eastern Atlantic States Carpenters and asked whether the parcels being conveyed to the Land Bank were part of Turn the Key Program or any other workforce housing program. Mr. Rodriguez replied that these properties are being transferred into Land Bank as part of an effort to consolidate title to all City-owned properties into one (1) agency. Mr. Rodriguez continued that the Land Bank would then issue requests for proposals for the properties, and that

the properties could then be used for any approved use under the strategic plan, such as open space, side yards, and/or affordable housing.

Mr. Thomas asked Mr. Giorla if his question was answered. Mr. Giorla replied, yes.

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. 2023-46

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.

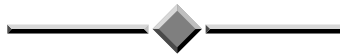
FURTHER RESOLVING, that the Deputy Executive Director of Real Estate, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

EXHIBIT "A"

5th Councilmanic District Properties

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

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



DEVELOPMENT

Mr. Lawrence presented "Item II – Amendment to Redevelopment Agreement with 2501 American Real Estate LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Lawrence advised Mr. Thomas that the proposed changes to the project's schematic plans would not trigger the fifteen percent (15%) material change threshold.

Mr. Thomas recognized Marcos Lomeli and invited him to speak. Mr. Lomeli stated that he is the program director at Ceiba, a community-based organization close to the American Street site. Mr. Lomeli asked whether the proposed site changes would affect the construction timeline since Ceiba has been waiting for the resource to come to the neighborhood for a long time. Mr. Lawrence responded per the redevelopment agreement, once amended, the developer will have three (3) months to commence construction. Mr. Lawrence further stated that the developer would have the standard eighteen (18) months to complete construction as specified in the previous agreement.

Mr. Thomas asked if the developer would begin construction within the next one (1) to three (3) months. Mr. Lawrence replied that it would.

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. 2023-47

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.

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



OLD BUSINESS

Mr. Thomas asked if there was any old business to be addressed. Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss asked if someone has been selected for the Lower Germantown properties. Mr. Thomas asked Mr. Rodriguez to provide an update on the request for proposals. Mr. Rodriguez stated that the RFP was closed and a total of six (6) applications were received. Mr. Rodriguez continued that the threshold review had been completed and that staff was in its final review of applications with an expectation to notify the public on July 31, 2023.

Ms. Weiss asked how the notification would happen. Mr. Rodriguez replied that a notice would be posted on the website and inform the selected applicant. Mr. Rodriguez further stated that the applicant would be required to reach out to all the community groups and that the local RCOs would all be noticed as well.

Mr. Thomas asked Ms. Weiss if she had any other old business. Ms. Weiss asked if there was any information involving the Germantown "Y". Mr. Thomas replied that there was nothing new to report from last month. Ms. Weiss indicated that she had submitted a maintenance request to clean and clear the vegetation that was almost up to the 2nd story. Mr. Thomas asked if staff was aware of this request. Mr. Rodriguez replied, no. Ms. Weiss stated that she sent the request to PIDC and believes she cc'd Mr. Rodriguez. Mr. Rodriguez stated he did not receive an email and that PIDC does not own the Germantown "Y" property, and that the maintenance request should be submitted to the Authority. Ms. Weiss stated that she would re-submit the request.



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 4:24 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 July 12, 2023

Attended	User Name (Original Name)	First Name	Last Name
Yes	Jamila Davis	Jamila	Davis
No	Angel	Angel	Hackney
No	Garron	Garron	Gibbs
No	UgoTheAgent	UgoTheAgent	Opara
No	Shelvia	Shelvia	Williams
No	Altrena	Altrena	Nixon
No	Keila	Keila	Cordova
Yes	Louis Giorla	Louis	Giorla
No	Javenna	Javenna	Bellinger
Yes	Brahin Bilal	Brahin	Bilal
Yes	Marcos Lomeli	Marcos	Lomeli
No	Russell	Russell	Hicks
No	Dante	Dante	Mahoney
No	Anxhela	Anxhela	Sadikaj
No	Lisa	Lisa	McLee
No	Heather	Heather	Huot
Yes	Jacque Sims	Jacque	Sims
No	Teresa	Teresa	Duncan
No	Jacqueline	Jacqueline	Tobin
No	NICOLE	NICOLE	BECKLES
No	Khafi	Khafi	Knox-McDowell
No	Emaleigh	Emaleigh	Doley
No	Charles	Charles	Bridge
No	Eugene	Eugene	Tull
No	Andrea	Andrea	Johnson
No	JayField	JayField	USA
No	Cherelle	Cherelle	Hill
No	Brendan	Brendan	Fay
No	Dwayne	Dwayne	Hillian
Yes	Weiss	A.	Weiss
No	Jeff	Jeff	Williamson
No	Lawrence	Lawrence	Macey
No	Jihad	Jihad	Ali
Yes	Jack Xiao	Jack	Xiao
Yes	Henry Hunter	Henry	Hunter
Yes	Carolyn Terry	Carolyn	Terry

Yes	Todd Hestand	Todd	Hestand
Other Attended			
User Name	Join Time	Leave Time	Time in Session (minutes)
12158821025	7/12/2023 15:50	7/12/2023 16:25	35



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



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



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



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



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

END OF PRA BOARD MINUTES OF JULY 12, 2023



BOARD FACTSHEET

Meeting of August 9, 2023

Settlement of Litigation and Related Claims

3110 W. Berks Street Conservatorship Action

LITIGATION CAPTION: Philadelphia Community Development Coalition, Inc. v. Philadelphia Redevelopment Authority, Philadelphia County Court of Common Pleas, April Term, 2021, No. 01034 (the "Litigation").

REQUEST: The Board is requested to authorize the Philadelphia Redevelopment Authority (the "Authority") to settle the Litigation initiated by Philadelphia Community Development Coalition, Inc. (the "Petitioner") in connection with a Petition for the Appointment of a Conservator and related claims filed by the Petitioner regarding the property located at 3110 W. Berks Street, Philadelphia, PA (the "Property"), which is owned by the Authority. Details regarding the proposed resolution are contained in a Confidential Settlement Memorandum that has been provided to the Board.

PROPERTY INFORMATION: 3110 W. Berks Street, Philadelphia, Pennsylvania.

COMMENTS OR OTHER CONDITIONS: Through negotiations, the Petitioner has agreed to settle, discontinue and end the Litigation subject to the terms of an agreement reached between the Authority and the Petitioner.

Proposed Resolution is attached.

Prepared by: Will Newcomb

Reviewed by: Alex Braden

RESOLUTION NO.

RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION AND RELATED CLAIMS WITH PHILADELPHIA COMMUNITY DEVELOPMENT COALITION, INC. INVOLVING PROPERTY LOCATED AT 3110 W. BERKS STREET

WHEREAS, Philadelphia Community Development Coalition, Inc. (the "Petitioner") and the Philadelphia Redevelopment Authority (the "Authority") are parties to that certain litigation docketed as Philadelphia Community Development Coalition, Inc. v. Philadelphia Redevelopment Authority, Philadelphia County Court of Common Pleas, April Term, 2021, No. 01034 (the "Litigation");

WHEREAS, the Litigation involves a claim by the Petitioner that certain real property owned by the Authority located at 3110 W. Berks Street, Philadelphia, Pennsylvania (the "Property") met the criteria for the appointment of a conservator as set forth in the Abandoned and Blighted Property Conservatorship Act, as amended, 68 P.S. § 1101 et seq. (the "Act") as of the date of the filing of the Litigation;

WHEREAS, the Petitioner and the Authority have deemed it desirable to resolve all outstanding issues presented in the Litigation and related claims amicably, 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 resolution;

WHEREAS, the Petitioner and the Authority are willing, subject to Board approval, to resolve the Litigation subject to the terms outlined in the Confidential Settlement Memorandum; and

WHEREAS, General Counsel for the Authority recommends that this matter be resolved in accordance with the terms set forth in the Confidential Settlement Memorandum.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized resolve the Litigation and related claims in accordance with the terms of the Confidential Settlement Memorandum.

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 purpose and intents.



BOARD FACTSHEET

Meeting of August 9, 2023

Authorization to Extend Maturity Date of Certain Loans to

HeadHouse Retail Associates, L.P.

BACKGROUND:

The Philadelphia Redevelopment Authority (the "Authority") provided financing for the rehabilitation and conversion of the Reading Terminal HeadHouse into the 12th and Market HeadHouse Condominium (the "Project"), located at 1113-31 Market Street. The Project consists of three (3) condominium units (hotel, retail, public area). The hotel condominium unit is owned by a Marriott limited partnership. The retail and public area condominium units are owned by HeadHouse Retail Associates, L.P. ("HRA"), a Pennsylvania limited partnership created by the Authority. The Authority provided certain financing to HRA including, without limitation, the two (2) loans listed below (collectively, the "Loans").

<u>Borrower</u>	<u>Original Loan Amount</u>	<u>Current Loan Amount</u>
HeadHouse Retail Associates, L.P.	\$4,000,000.00	\$3,973,042.58
HeadHouse Retail Associates, L.P.	\$7,891,000.00	\$7,891,000.00

Pursuant to Resolution No. 2021-54, adopted July 14, 2021, the Authority's Board authorized the extension of the maturity date of the Loans from December 1, 2018, to December 1, 2023.

NATURE OF RESOLUTION:

The Authority has determined that it would be beneficial to further extend the maturity date of the Loans from December 1, 2023 to December 1, 2028. Therefore, the Board is requested to authorize a resolution further extending the maturity date of the Loans to December 1, 2028. All other terms of the Loans will remain the same.

A proposed Resolution is attached.

Prepared By: Darren Williams

Reviewed By: Alex Braden

RESOLUTION NO.**RESOLUTION AUTHORIZING A MODIFICATION TO THE MATURITY DATE OF CERTAIN AUTHORITY LOANS MADE TO HEADHOUSE RETAIL ASSOCIATES, L.P.**

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") provided certain financing to HeadHouse Retail Associates, L.P., a Pennsylvania limited partnership, including, without limitation, the two (2) loans listed below (collectively, the "Loans").

<u>Borrower</u>	<u>Original Loan Amount</u>	<u>Current Loan Amount</u>
HeadHouse Retail Associates, L.P.	\$4,000,000.00	\$3,973,042.58
HeadHouse Retail Associates, L.P.	\$7,891,000.00	\$7,891,000.00

WHEREAS, the Loans were made in connection with the rehabilitation and conversion of the Reading Terminal HeadHouse into the 12th and Market HeadHouse Condominium (the "Project") located at 1113-31 Market Street.

WHEREAS, pursuant to Resolution No. 2021-54, adopted July 14, 2021, the Authority authorized to extend the maturity date of the Loans from December 1, 2018 to December 1, 2023.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Authority is authorized to extend the maturity date of the Loans to December 1, 2028.

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 this Resolution necessary or desirable to carry out its purposes and intents.

**BOARD FACTSHEET**

Meeting of August 9, 2023

Extension of Term of Memorandum of Understanding with
the Philadelphia Housing Development Corporation

BACKGROUND: Pursuant to Resolution No. 2019-24, adopted on April 10, 2019, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized a Memorandum of Understanding (the "MOU") to be entered into between the Authority and the Philadelphia Housing Development Corporation ("PHDC"), pursuant to which PHDC agreed to undertake certain responsibilities on behalf of the Authority with respect to the powers granted to redevelopment authorities in Pennsylvania in accordance with the provisions of the Urban Redevelopment Law of 1945, 35 P.S. §§ 1701 *et seq.*, and laws supplemental thereto.

The Authority and PHDC entered into the MOU effective as of January 1, 2019 (the "Effective Date"). The initial term of the MOU commenced on the Effective Date and continued through June 30, 2019 (the "Term"). Pursuant to Section 2 of the MOU, the Term renewed automatically for four (4) additional consecutive one-year periods (each, a "Renewal Term"). The final Renewal Term expired on June 30, 2023.

REQUEST: The Authority seeks authorization from the Board to extend the term of the MOU, retroactive to July 1, 2023, for an additional four (4) years (the "Extension Term"), which Extension Term shall consist of four (4) consecutive one (1) year terms subject to automatic renewal and the ability of the Authority and PHDC to terminate upon sixty (60) days' notice. All other material terms of the MOU shall remain unchanged.

Prepared By: Alex Braden

RESOLUTION NO.

RESOLUTION AUTHORIZING AN EXTENSION OF TERM OF MEMORANDUM OF UNDERSTANDING BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

WHEREAS, Pursuant to Resolution No. 2019-24, adopted on April 10, 2019, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized a Memorandum of Understanding (the "MOU") to be entered into between the Authority and the Philadelphia Housing Development Corporation ("PHDC"), pursuant to which PHDC agreed to undertake certain responsibilities on behalf of the Authority with respect to the powers granted to redevelopment authorities in Pennsylvania in accordance with the provisions of the Urban Redevelopment Law of 1945, 35 P.S. §§ 1701 et seq., and laws supplemental thereto;

WHEREAS, the initial term of the MOU and all renewals thereof expired on June 30, 2023;

WHEREAS, the Authority seeks to extend the term of the MOU, retroactive to July 1, 2023, for an additional four (4) years (the "Extension Term"), which Extension Term shall consist of four (4) consecutive one (1) year terms subject to automatic renewal and the ability of the Authority and PHDC to terminate upon sixty (60) days' notice;

WHEREAS, other than with respect to the Extension Term, all material terms of the MOU shall remain unchanged; and

WHEREAS, the Board has considered the Extension Term with respect to the MOU and finds its authorization and adoption to be in the best interests of the Authority.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to extend the term of the MOU for the duration of the Extension Term pursuant to an agreement in form and substance acceptable to the Deputy Executive Director of Real Estate and General Counsel.

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

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

**BOARD FACTSHEET**

Meeting of August 9, 2023

Engagement of Construction Management Firm

Corona Partners, LLC

Multiple Rebuild Projects

NATURE OF TRANSACTION:

The Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), seeks authorization from the Board of Directors to engage Corona Partners, LLC ("Corona") to provide construction management services ("CM Services") for to-be-identified capital construction and improvement projects at City-owned recreation centers, playgrounds, parks, and libraries (each, a "Project," and collectively, the "Projects") undertaken pursuant to the City's Rebuilding Community Infrastructure Program ("Rebuild").

In accordance with the provisions of that certain Subgrant Agreement (the "Subgrant Agreement") dated as of June 26, 2023, between the Authority, as Subgrantee, and the Philadelphia Authority for Industrial Development ("PAID"), as Sub-grantor, the Projects for which Corona may be engaged to provide CM Services are those (i) for which the estimated construction cost is \$4,000,001.00 or higher, or (ii) which have otherwise been identified by agreement between the Authority and PAID (any such Project, a "CM Project").

The role of Corona with respect to a CM Project will be to perform various construction management duties including, without limitation, on-site construction management, document review, pre-construction meetings, daily project inspections, oversight, and other deliverables.

SELECTION PROCESS:

The Authority issued a Request for Proposals (the "RFP") from qualified project construction management firms (the "Firms") to provide CM Services for CM Projects. The RFP was advertised on the PHDC website.

The Authority received 13 proposals, which were reviewed by a selection committee (the "Committee").

The Committee selected Corona as one of two (2) firms to be engaged on CM Projects.

Contract Terms and Conditions: Corona will submit an Equal Opportunity Plan (an "EOP") to the City for approval, which EOP will identify the M/W/DSBE subcontractor firm(s) that Corona committed to using in its proposal, and which subcontractor firms will perform various services and receive a corresponding percentage (25-30% MBE; 15-20% WBE) of Corona's compensation amount for a given CM Project.

Contract Amount: The aggregate compensation to be paid to Corona with respect to all CM Projects for which Corona may be engaged will not exceed seven hundred thousand dollars and zero cents (\$700,000.00).

FINANCING:

CM Projects will be funded with Bond Proceeds as outlined in the Subgrant Agreement. The Subgrant Agreement allows for funds to be transferred to the Authority for CM Projects.

Proposed Resolution is attached.

Prepared by: Angel Rodriguez
Reviewed by: Alex Braden

RESOLUTION NO.

RESOLUTION AUTHORIZING THE ENGAGEMENT OF CORONA PARTNERS, LLC TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR CERTAIN CONSTRUCTION PROJECTS UNDERTAKEN AS PART OF THE CITY OF PHILADELPHIA'S REBUILDING COMMUNITY INFRASTRUCTURE PROGRAM

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as subgrantee, and the Philadelphia Authority for Industrial Development ("PAID"), as sub-grantor, are parties to that certain Subgrant Agreement (the "Subgrant Agreement") dated as of June 26, 2023, with respect to capital construction and improvement projects undertaken as part of the City of Philadelphia's Rebuilding Community Infrastructure Program ("Rebuild");

WHEREAS, pursuant to the Subgrant Agreement, the Authority is required to engage the services of an on-call construction manager to perform certain construction management services ("Construction Management Services") for any Rebuild construction project (i) where the projected construction cost of the project is equal or greater to FOUR MILLION AND ONE DOLLARS (\$4,000,001.00) or (ii) where otherwise agreed upon between the Authority and PAID (such project, a "CM Project");

WHEREAS, the Authority, issued a Request for Proposals (the "RFP") from qualified project construction management firms to provide Construction Management Services for CM Projects;

WHEREAS, the proposals received in response to the RFP were reviewed and evaluated by a selection committee (the "Committee"); and

WHEREAS, the Committee has selected Corona Partners, LLC to perform Construction Management Services for certain to-be-identified CM Projects, for which the aggregate compensation to be paid to Corona Partners, LLC shall not exceed \$700,000.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Authority is authorized to engage Corona Partners, LLC to perform Construction Management Services for CM Projects in accordance with the terms of the Subgrant Agreement, and for which the aggregate compensation to be paid to Corona Partners, LLC shall not exceed \$700,000.

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



BOARD FACTSHEET

Meeting of August 9, 2023

Engagement of Construction Management Firm

Talson Solutions, LLC

Multiple Rebuild Projects

NATURE OF TRANSACTION:

The Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), seeks authorization from the Board of Directors to engage Talson Solutions, LLC ("Talson") to provide construction management services ("CM Services") for to-be-identified capital construction and improvement projects at City-owned recreation centers, playgrounds, parks, and libraries (each, a "Project," and collectively, the "Projects") undertaken pursuant to the City's Rebuilding Community Infrastructure Program ("Rebuild").

In accordance with the provisions of that certain Subgrant Agreement (the "Subgrant Agreement") dated as of June 26, 2023, between the Authority, as Subgrantee, and the Philadelphia Authority for Industrial Development ("PAID"), as Sub-grantor, the Projects for which Talson may be engaged to provide CM Services are those (i) for which the estimated construction cost is \$4,000,001.00 or higher, or (ii) which have otherwise been identified by agreement between the Authority and PAID (any such Project, a "CM Project").

The role of Talson with respect to a CM Project will be to perform various construction management duties including, without limitation, on-site construction management, document review, pre-construction meetings, daily project inspections, oversight, and other deliverables.

SELECTION PROCESS:

The Authority issued a Request for Proposals (the "RFP") from qualified project construction management firms (the "Firms") to provide CM Services for CM Projects. The RFP was advertised on the PHDC website.

The Authority received 13 proposals, which were reviewed by a selection committee (the "Committee").

The Committee selected Talson as one of two (2) firms to be engaged on CM Projects.

Contract Terms and Conditions: Talson will submit an Equal Opportunity Plan (an "EOP") to the City for approval, which EOP will identify the M/W/DSBE subcontractor firm(s) that Talson committed to using in its proposal, and which subcontractor firms will perform various services and receive a corresponding percentage (25-30% MBE; 15-20% WBE) of Talson's compensation amount for a given CM Project.

Contract Amount: The aggregate compensation to be paid to Talson with respect to all CM Projects for which Talson may be engaged will not exceed seven hundred thousand dollars and zero cents (\$700,000.00).

FINANCING:

CM Projects will be funded with Bond Proceeds as outlined in the Subgrant Agreement. The Subgrant Agreement allows for funds to be transferred to the Authority for CM Projects.

Proposed Resolution is attached.

Prepared by: Angel Rodriguez
Reviewed by: Alex Braden

RESOLUTION NO.**RESOLUTION AUTHORIZING THE ENGAGEMENT OF TALSON SOLUTIONS, LLC TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR CERTAIN CONSTRUCTION PROJECTS UNDERTAKEN AS PART OF THE CITY OF PHILADELPHIA'S REBUILDING COMMUNITY INFRASTRUCTURE PROGRAM**

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as subgrantee, and the Philadelphia Authority for Industrial Development ("PAID"), as sub-grantor, are parties to that certain Subgrant Agreement (the "Subgrant Agreement") dated as of June 26, 2023, with respect to capital construction and improvement projects undertaken as part of the City of Philadelphia's Rebuilding Community Infrastructure Program ("Rebuild");

WHEREAS, pursuant to the Subgrant Agreement, the Authority is required to engage the services of an on-call construction manager to perform certain construction management services ("Construction Management Services") for any Rebuild construction project (i) where the projected construction cost of the project is equal or greater to FOUR MILLION AND ONE DOLLARS (\$4,000,001.00) or (ii) where otherwise agreed upon between the Authority and PAID (such project, a "CM Project");

WHEREAS, the Authority, issued a Request for Proposals (the "RFP") from qualified project construction management firms to provide Construction Management Services for CM Projects;

WHEREAS, the proposals received in response to the RFP were reviewed and evaluated by a selection committee (the "Committee"); and

WHEREAS, the Committee has selected Talson Solutions, LLC to perform Construction Management Services for certain to-be-identified CM Projects, for which the aggregate compensation to be paid to Talson Solutions, LLC shall not exceed \$700,000.00.

NOW THEREFORE. BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Philadelphia Redevelopment Authority is authorized to engage Talson Solutions, LLC to perform Construction Management Services for CM Projects in accordance with the terms of the Subgrant Agreement and for which the aggregate compensation to be paid to Talson Solutions, LLC shall not exceed \$700,000.00.

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.



BOARD FACTSHEET

Meeting of August 9, 2023

Approval of Construction Contract

Gessler Construction Co., Inc.

Pelbano Playground

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Gessler Construction Co., Inc. ("Gessler") for the Pelbano Playground project, located at 8101 Bustleton Avenue (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the mill and overlay of the existing basketball court, court paint and equipment installation, removal of existing playground equipment and safety surface, installation of new playground equipment and safety surface, removal and replacement of benches and their foundations, new tree and shrubbery plantings, removal and replacement of concrete at spray ground and replacement of spray ground heads.

SELECTION PROCESS:

On June 20, 2023, the Authority advertised a Request for Proposals, as agent for the City, for the Project. The Authority received three (3) proposals. Gessler's proposal was selected by the Project review team.

Gessler Construction Co., Inc.

565 E. Andrews Drive

Media, PA 19063

Total Base Bid, including Allowances and Add/Alt 1: \$1,025,000.00

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 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 GESSLER CONSTRUCTION CO., INC. FOR THE PELBANO PLAYGROUND PROJECT AT 8101 BUSTLETON AVENUE

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals (the "RFP") seeking responses from qualified contractors willing and capable of performing the Pelbano Playground project at 8101 Bustleton Avenue (the "Project");

WHEREAS, Gessler Construction Co., Inc. ("Gessler") submitted its response to the RFP, outlining their extensive experience; and

WHEREAS, Gessler'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 Gessler for the Project, with a maximum compensation not to exceed One Million One Hundred Twenty-Seven Thousand Five Hundred Dollars (\$1,127,500.00) (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.

Pelbano Playground
8101 Bustleton Avenue





BOARD FACTSHEET

Meeting of August 9, 2023

Approval of Construction Contract

Torrado Construction Co., Inc.

Richmond Library Roof

NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Torrado Construction Co., Inc. ("Torrado") for the Richmond Library Roof project, located at 2987 Almond Street (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the demolition of existing roof and replacement of roof in kind, including terracotta tile, roof sheathing, roof accessories, and masonry repointing at and above the roof line. The alternate scope consists of limited repointing of the masonry façade.

SELECTION PROCESS:

On June 29, 2023, the Authority advertised a Request for Proposals, as agent for the City, for the Project. The Authority received two (2) proposals. Torrado's proposal was selected by the Project review team.

Torrado Construction Co., Inc.

3311 East Thompson Street

Philadelphia, PA 19134

Total Base Bid, plus Allowances: \$1,698,898.00

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 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 TORRADO CONSTRUCTION CO., INC. FOR THE RICHMOND LIBRARY ROOF PROJECT AT 2987 ALMOND STREET

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Richmond Library Roof project at 2987 Almond Street (the "Project");

WHEREAS, Torrado Construction Co., Inc. ("Torrado") submitted its response to the RFP, outlining their extensive experience; and

WHEREAS, Torrado'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 a Construction Contract, as agent for the City, with Torrado for the Project, with a maximum compensation not to exceed One Million Eight Hundred Sixty-Eight Thousand Seven Hundred Eighty-Seven Dollars and Eighty Cents (\$1,868,787.80) (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.



Richmond Library Roof
2987 Almond Street





BOARD FACTSHEET

Meeting of August 9, 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 to certain properties owned by the City of Philadelphia (the "City") to the Philadelphia Land Bank:

- The conveyance of these City 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 8th Councilmanic Districts.

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

2735 N. Marvine Street
2741 N. Marvine Street
1135 W. Silver Street
1137 W. Silver Street
1139 W. Silver Street
1010 W. Somerset Street
1012 W. Somerset Street
1014 W. Somerset Street
1123 W. Somerset Street
1220 W. Somerset Street
1222 W. Somerset Street
1224 W. Somerset Street
2720 N. Warnock Street
2726 N. Warnock Street
2728 N. Warnock Street
2729 N. Warnock Street
2730 N. Warnock Street
2738 N. Warnock Street
2830 N. 11th Street
2834 N. 11th Street
2836 N. 11th Street
2727 N. 12th Street
2729 N. 12th Street
2731 N. 12th Street
2732 N. 12th Street

8th Councilmanic District Property

926 Locust Avenue

RESOLUTION NO.

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

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

2735 N. Marvine Street
2741 N. Marvine Street
1135 W. Silver Street
1137 W. Silver Street
1139 W. Silver Street
1010 W. Somerset Street
1012 W. Somerset Street
1014 W. Somerset Street
1123 W. Somerset Street
1220 W. Somerset Street
1222 W. Somerset Street
1224 W. Somerset Street
2720 N. Warnock Street
2726 N. Warnock Street
2728 N. Warnock Street
2729 N. Warnock Street
2730 N. Warnock Street
2738 N. Warnock Street
2830 N. 11th Street
2834 N. 11th Street
2836 N. 11th Street
2727 N. 12th Street
2729 N. 12th Street
2731 N. 12th Street
2732 N. 12th Street

8th Councilmanic District Property

926 Locust Avenue



BOARD FACTSHEET

Meeting of August 09, 2023

Conveyance of PRA Property to Philadelphia Land Bank

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

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

PROPERTY INFORMATION:

The Authority-owned property 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 Property

1110 W. Somerset Street

RESOLUTION NO.

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

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

1110 W. Somerset Street

**BOARD FACTSHEET**

Meeting of August 9, 2023

Selection of Redeveloper

Liberty53 LP

NAME OF DEVELOPER/APPLICANT: Liberty53 LP ("Redeveloper")

Nature of Transaction: Selection of Redeveloper to construct a 32,088 square foot structure containing thirty-one (31) affordable housing rental units (the "Units") in the West Mill Creek Urban Renewal Area (the "Project"). Four (4) of the Units will be leased to tenants whose household incomes are at or below thirty percent (30%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), and twenty-seven (27) of the Units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. The Project consists of a three-story building that will include a community room, laundry facility, outdoor space and five (5) parking spaces.

Legal Entity/Other Partners (if applicable): Liberty53 LP

- Liberty53 GP (general partner;.01% ownership interest)
 - Bianca Waliddin – President
- Liberty Housing Development Corporation (exiting limited partner; sole shareholder of Liberty53 GP)
 - Thomas Earle - President
 - Lynn Yorgey - Secretary
 - Nathor Jenkins – Treasurer
- Raymond James Affordable Housing Investment, Inc. or an affiliate thereof (incoming investor limited partner; 99.99% ownership interest)

Mailing Address: 112 N. 8th Street, Suite 600, Philadelphia, PA 19107

PROPERTY DESCRIPTION: 607 N. 53rd Street - 7,573 sq. ft.
625 N. 53rd Street - 12,689 sq. ft.

633 N. 53rd Street - 984 sq. ft.
635 N. 53rd Street - 600 sq. ft.
637 N. 53rd Street - 667 sq. ft.
(collectively, the "Properties")

Zoning: RSA-5 and ICMX

Use: Residential

Disposition Value: Five Dollars (\$5.00)

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

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

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

RESOLUTION NO.

RESOLUTION SELECTING LIBERTY53 LP AS REDEVELOPER OF 607 N. 53RD STREET, 625 N. 53RD STREET, 633 N. 53RD STREET, 635 N. 53RD STREET AND 637 N. 53RD STREET LOCATED WITHIN THE WEST PHILADELPHIA REDEVELOPMENT AREA AND WEST MILL CREEK URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Liberty53 LP ("Redeveloper") is hereby selected as Redeveloper of 607 N. 53rd Street, 625 N. 53rd Street, 633 N. 53rd Street, 635 N. 53rd Street and 637 N. 53rd Street, located within the West Philadelphia Redevelopment Area and West Mill Creek Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Five (\$5.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract, Deed and Declaration of Restrictive Covenants, Restrictions and Conditions for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant:

Liberty53 LP

 Property Address:

607. 625, 633, 635, and 637 N. 53rd

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$650,000.00	4%	
Subordinate Debt				
Developer Equity	Yes	\$9,414,315.00	60%	This is LIHTC and PA Housing Tax Credit equity (not developer equity)
Other - describe to the right	Yes	\$3,000,000.00	19%	City of Philadelphia/PHDC
Other - describe to the right	Yes	\$2,000,000.00	13%	HUD - EDI/CPF
Other - describe to the right	Yes	\$657,298.00	4%	Deferred Developer Fee and energy rebates
TOTAL SOURCE OF FUNDS		\$15,721,613.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$5.00	0.00%	
Closing Costs	\$7,583.00	0.05%	
Other - describe in space to the right	\$55,000.00	0.35%	title and recording
UNIT CONSTRUCTION			
Complete the table below	\$9,741,153.00	61.96%	
OTHER CONSTRUCTION			
Landscaping	\$30,858.00	0.20%	
Permits	\$15,803.00	0.10%	
Clearance and Demolition	\$159,913.00	1.02%	
Utility Connections & Tap Fees	\$70,308.00	0.45%	
INFRASTRUCTURE			
Streets and Sidewalks	\$108,762.00	0.69%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$37,414.00	0.24%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$573,620.00	3.65%	
Other - describe in space to the right		0.00%	
Other - describe in space to the right	\$782,109.00	4.97%	overhead & profit & bond premiums
Other - describe in space to the right	\$504,500.00	3.21%	general conditions
TOTAL HARD COSTS	\$12,087,028.00	76.88%	

SOFT COSTS

	Cost	% Total	
PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$355,715.00	2.26%	
Legal	\$125,000.00	0.80%	
Consultant	\$75,000.00	0.48%	
Survey	\$11,150.00	0.07%	
Market Study	\$13,750.00	0.09%	
Environmental	\$62,450.00	0.40%	
Organization Expense	\$1,000.00	0.01%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$589,514.00	3.75%	
Construction Origination	\$159,429.00	1.01%	
Appraisal	\$5,000.00	0.03%	
Construction Insurance	\$44,900.00	0.29%	
Property Taxes	\$4,962.00	0.03%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$15,636.00	0.10%	
Developer Fee, if applicable	\$1,395,000.00	8.87%	
Other - describe in space to the right	\$567,912.00	3.61%	accounting, furnishings, lease up, reserves
Other - describe in space to the right	\$80,360.00	0.51%	permits/municipal fees, Enterprise Green Communities certification fees, energy audit
Other - describe in space to the right	\$127,807.00	0.81%	PHFA fees
TOTAL SOFT COSTS	\$3,634,585.00	23.12%	

TOTAL DEVELOPMENT COST

\$15,721,613.00	100.00%
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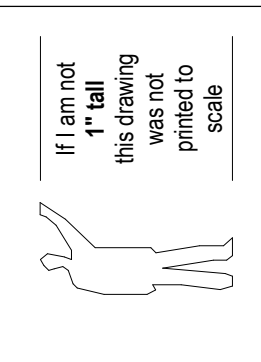
Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	1 bedrooms	687	\$409.00	\$280,983.00	23	\$6,462,609.00	15,801	66.34%
2	2 bedrooms	1,002	\$409.00	\$409,818.00	8	\$3,278,544.00	8,016	33.66%
3		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$690,801.00	31	\$9,741,153.00	23,817	100.00%

TONER
architects

1901 S. 5th Street
Philadelphia, PA 19146
215.600.1588
www.tonerarch.com

NOTES



**NOT FOR
CONSTRUCTION**

No.	Description	Date

**Liberty Housing
Development Corp.**
Liberty53
53rd St. & Poplar St.
Philadelphia, PA 19131

**3D VIEW
FRONT**

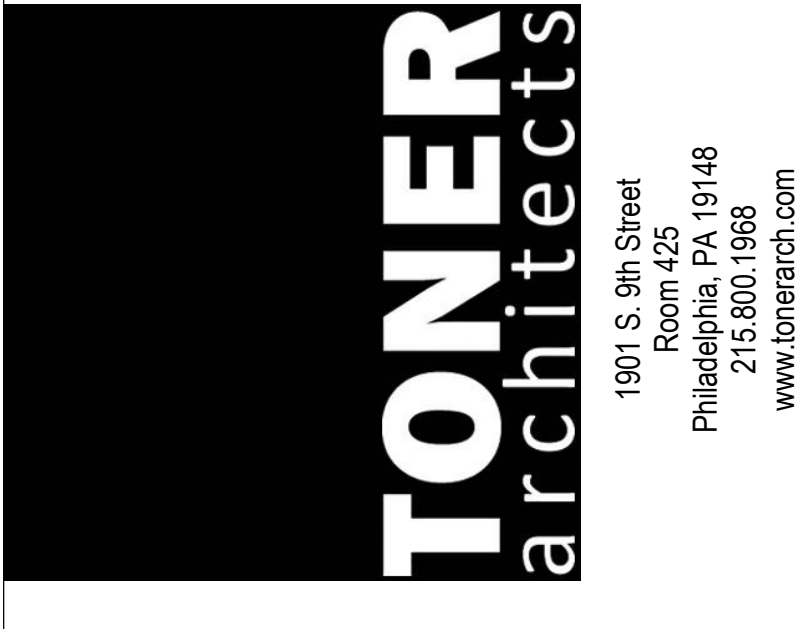
Project number	20036
Date	31 January 2023
Drawn by	SSP
Checked by	IMT

A303

Scale

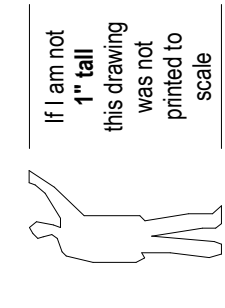


53rd St. & Poplar St.
Philadelphia, PA 19131



1901 S. 5th Street
Philadelphia, PA 19146
215.600.1983
www.tonerarch.com

NOTES



If I am not
1" tall
the drawing
was not
printed to
scale

NOT FOR
CONSTRUCTION

No.	Description	Date

Liberty Housing
Development Corp.

Liberty53
53rd St. & Poplar St.
Philadelphia, PA 19131

3D VIEW
REAR
A304

Project number: 20036
Date: 31 January 2023
Drawn by: Author
Checked by: Checker

Scale

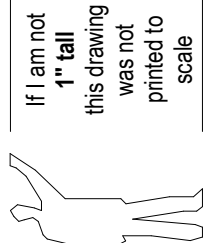


Liberty Housing
Development Corp.

Liberty53
53rd St. & Poplar St.
Philadelphia, PA 19131

3D VIEW
REAR
A304

NOTES



**NOT FOR
CONSTRUCTION**

No.	Description	Date

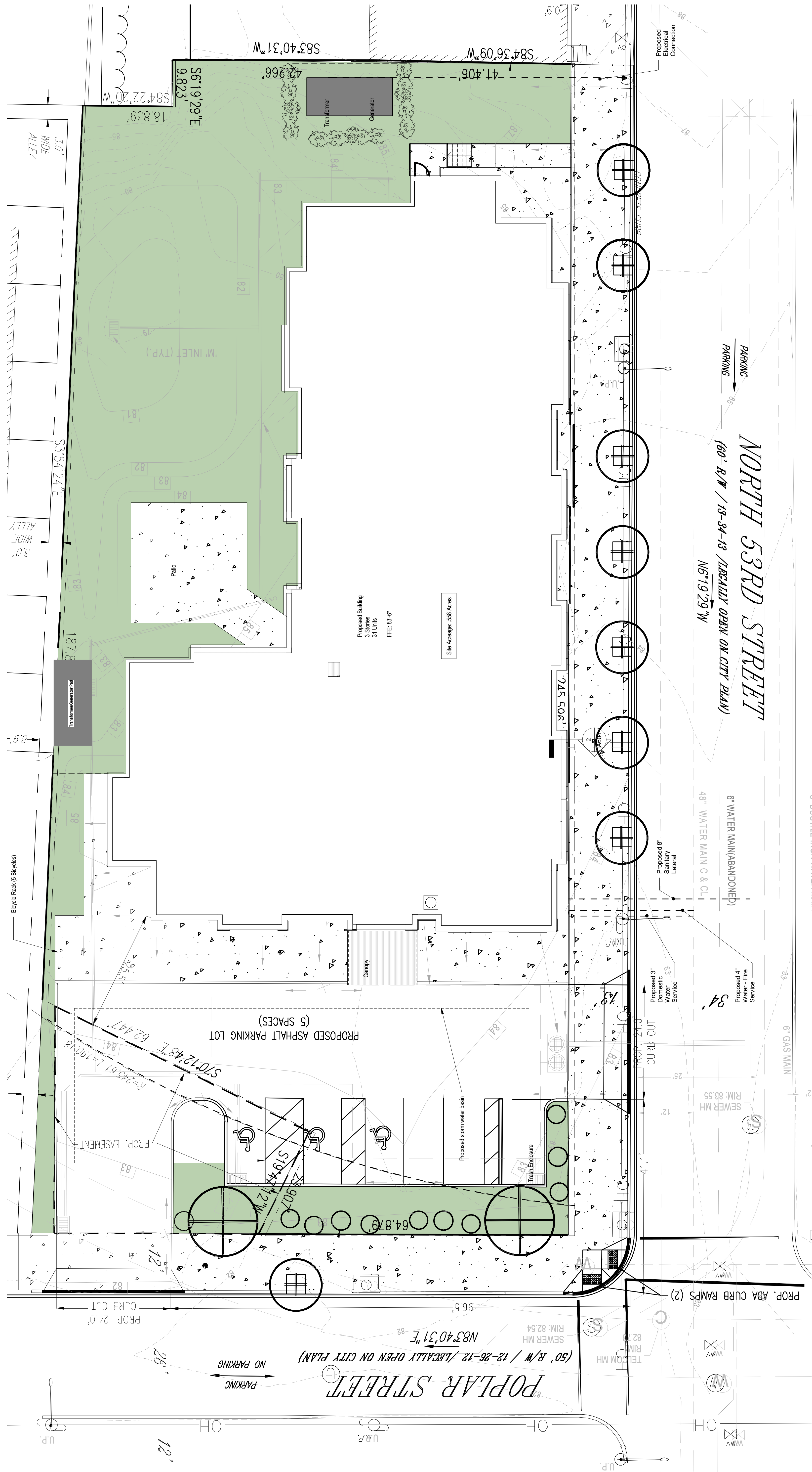
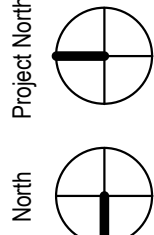
Liberty Housing
Development Corp.
Liberty53
53rd St. & Poplar St.
Philadelphia, PA 19131

SITE PLAN

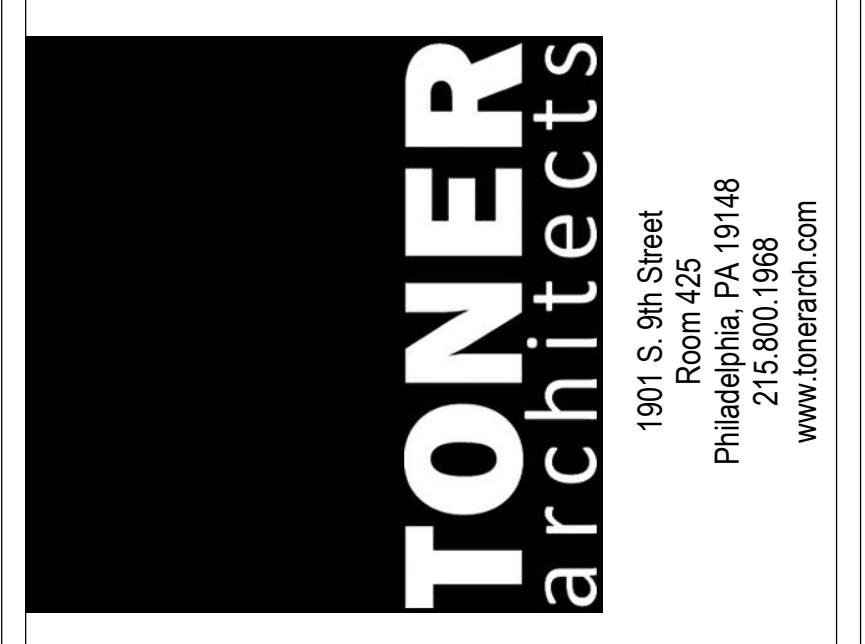
Project number	20086
Date	21 March 2023
Drawn by	SSP
Checked by	IMT

A001

Scale 1" = 10'-0"



1 Site Plan 1" = 10'-0"



NOTES

Chapter 10: Means of Egress
 Table 1004.5 Maximum floor area allowance per occupant
 Residential 200 Gross = 2291.33 GSF/200SF = 11.46
 Assembly 100 Gross = 1794.46 GSF/100SF = 17.94
 Total Occupancy: 127

Section 1003.3 Egress Width
 0.8 inches per person x 127 Occupants = 38.1' Required
 Other Egress Occupancy
 0.2 inches per person x 127 Occupants = 25.4' Required
 Table 1005.2.1 Spaces with One Exit or Access to One Exit or R-2 Occupants
 Max. Occupant Load of Space With Sprinkler System (Table 1005.2.1)
 Max. Occupancy: 20
 Max. Egress Width: 125 feet

Section 1003.3.3 Single exits
 A single exit or access to a single exit shall be permitted from any story or occupied room where one of the following conditions exist:
 1. The occupant load, number of dwelling units and common path of egress travel distance do not exceed the values in Table 1003.3.3(1)
 2. The occupant load, number of dwelling units and common path of egress travel distance do not exceed the values in Table 1003.3.3(2)

Section 1003.3.3.1 Stories with One Exit or Access to One Exit or R-2 Occupants
 Common Path of Egress Travel
 Max. Egress Width: 125 feet
 Max. Occupancy: 20
 Max. Egress Width: 125 feet

Section 1003.2.2 Illumination level under egress power
 The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.

Section 1003.2.2 Stairway width
 The clear width of stairs shall be not less than 44 inches between handrails.
 Exception 1. The clear width of 48 inches between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Section 1013.1.1 Size of doors
 The clear width of doors shall be not less than 32 inches. The clear height shall be not less than 68 inches. The clear height of doors shall be not less than 68 inches. The clear height of doors shall be not less than 68 inches.

Section 1013.1.2 Width of doors
 The required clear width of doors shall be determined as specified in Section 1005.1, but shall be not less than 44 inches. See Section 1005.3 for accessible means of egress stairways.
 Exception 1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches.

Section 1013.1.3 Handrails
 Stairways shall have a handrail clearance of not less than 80 inches.
 Section 1013.2.2 Handrail height and handrail design
 Handrails shall be not less than 34 inches high and 4 inches minimum. Rectangular handrails shall be 1 1/2 inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent handrails and at a right angle to the handrail's top.

Section 1013.6 Stairway landings
 There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of the stairway or 48 inches, whichever is less. The width of landings shall be not less than the width of the stairway or 48 inches, whichever is less.

Table 1017.2 Exit Access Travel Distance
 Occupancy: 250
 Max. Travel Distance: 250

Section 1020 Corridor
 Table 1020.1 Corridor fire-resistance rating R occupancy with a sprinkler system: 0.5 hours.
 Table 1020.2 Minimum corridor width. The minimum corridor width shall be as determined in Section 1005.1, but not less than 44 inches.

Section 1020.4 Dead Ends
 No dead ends in corridors more than 20 feet in length.
 Section 1020.5 Emergency Escape and Rescue
 Means of egress shall be not less than 44 inches wide. The clear height shall be not less than 68 inches. The clear height shall be not less than 68 inches. The clear height shall be not less than 68 inches.

Chapter 11: Accessibility
 Section 1107.5.2.2 Type B units
 Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type-B unit.
 Exception. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

Section 1107.7.1 One story with Type B units required
 At least one story containing dwelling units or sleeping units shall be occupied as a residence shall be provided with a Type B unit. The number of Type B units shall be determined in accordance with Section 1107.7.1.1. The number of Type B units shall be determined in accordance with Section 1107.7.1.1.

Section 1203.1.1 Meters
 The sound transmission class of concrete masonry and clay masonry assemblies shall be calculated in accordance with Table 0202 or determined through testing in accordance with ASTM E 90.

Section 1203.3 One-way doors
 Fire-resistance-rated doors shall be not less than 1 1/2 hours. Fire-resistance-rated doors shall be not less than 1 1/2 hours. Fire-resistance-rated doors shall be not less than 1 1/2 hours.

Section 1207.2 Minimum ceiling heights
 Occupable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, lockers, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet.

NOT FOR CONSTRUCTION

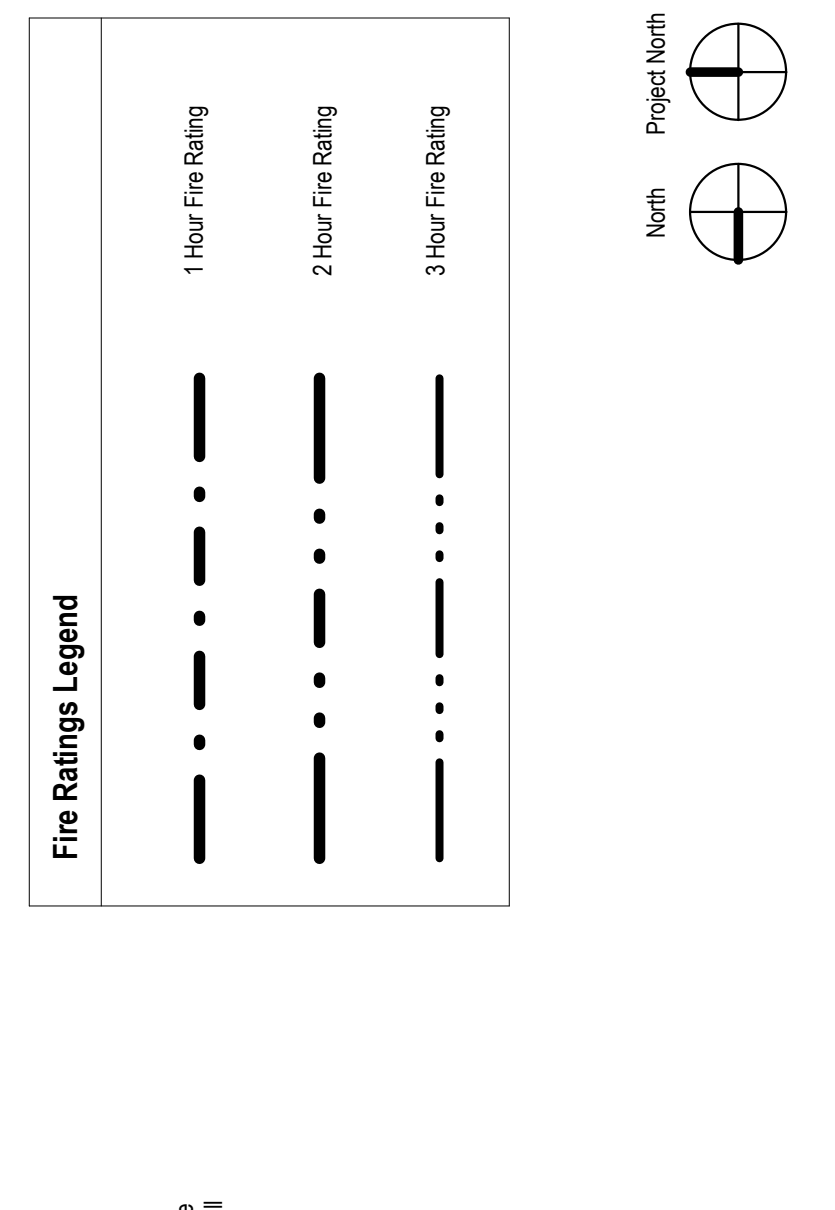
No.	Revision	Description	Date
1	Revision 1		June 1

Liberty Housing Development Corp.
 Liberty53
 534 S. & Poplar St.
 Philadelphia, PA 19131

CODE SUMMARY

Project number: 20036
 Date: 21 March 2023
 Drawn by: JUG
 Checked by: SSP

Scale: As indicated



Project Location:
 Philadelphia, PA 19131
 Project Information:
 New Construction of 3 Unit Apartment building on infill site.

Unit	Proposed
R-2 Apartment House <td></td>	
Building Height <td>7'-3" - 6"</td>	7'-3" - 6"
Construction Type <td>Type VA</td>	Type VA
Floor Area <td>29,895.85 SF</td>	29,895.85 SF
Basement <td>XX SF</td>	XX SF
First Floor <td>9851.65 SF</td>	9851.65 SF
Second Floor <td>9851.65 SF</td>	9851.65 SF
Third Floor <td>9851.65 SF</td>	9851.65 SF
Total <td>29,895.85 SF</td>	29,895.85 SF

Applicable Codes:
 2018 International Building Code
 2018 International Fire Code
 2018 International Mechanical Code
 2018 National Electrical Code
 2018 International Plumbing Code
 2018 International Energy Conservation Code
 2018 Philadelphia Fire Code
 2018 International Fire Code
 2018 International Plumbing Code
 2009 ICC A117.1
 Philadelphia Building Code
 Philadelphia Existing Building Code
 Philadelphia Fire Code
 Philadelphia Electrical Code
 Philadelphia Mechanical Code
 Philadelphia International Code
 Philadelphia Fire Code
 Philadelphia Fire Code
 Philadelphia Fire Code
 Philadelphia Fire Code
 Philadelphia Fire Code

Chapter 3: Occupancy Classification and Use
 Section 303.1 Occupancy Classification
 Residential Group R-2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: Apartment houses

Chapter 4: Special Detailed Requirements Based On Occupancy and Use
 Section 402.3 Separation walls
 Within the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 702.

Section 402.3 Horizontal separation
 Floor assemblies separating sleeping units in the same building, floor assemblies separating sleeping units in the same building and floor assemblies separating sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

Chapter 5: General Building Heights and Areas
 Table 504.3 Allowable Building Height in Feet Above Grade Plane
 Occupancy Classification: R
 Fire Protection: S1R
 Type of Construction: Type VA
 Height (feet): 60 feet

Table 504.4 Allowable Number of Stories Above Grade Plane
 Occupancy Classification: R
 Fire Protection: S1R
 Type of Construction: Type VA
 Height (feet): 60 feet

Table 506.2 Allowable Area Factor
 Occupancy Classification: R
 Fire Protection: S1R
 Type of Construction: Type VA
 Height (feet): 60 feet

Chapter 6: Type of Construction
 Table 601 Fire-Resistance Rating Requirements for Building Elements (Hours)
 Building Element: Fire Partition
 Construction Type: VA
 Fire Resistance Rating: 0.5

Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance (Hours)
 Fire Separation Distance (ft): 0
 Construction Type: VA
 Fire Resistance Rating: 0

Table 602.5 Type V
 Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any mixture permitted by this code.

Chapter 7: Fire and Smoke Protection Features
 Section 703.5 Fire-resistance rating
 Fire partitions shall have a fire resistance rating of not less than 1 hour.

Section 711.2.4.3 Dwelling units and sleeping units
 Horizontal assemblies serving as dwelling and sleeping unit separations in accordance with Section 402.3 shall not be less than 1-hour fire-resistance-rated construction.

Section 713.4 Fire-resistance rating
 Through-penetration firestop systems shall be not less than 2 hours where connecting two stories or more, and not less than 1 hour where connecting less than two stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire resistance rating not less than the fire resistance rating of the floor assembly, but need not exceed 2 hours. Shaft enclosures shall meet requirements of 703.5.1.

Section 714.5.1.2 Through-penetration firestop systems
 Through-penetration firestop systems shall be not less than 2 hours where connecting two stories or more, and not less than 1 hour where connecting less than two stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire resistance rating not less than the fire resistance rating of the floor assembly, but need not exceed 2 hours. Shaft enclosures shall meet requirements of 703.5.1.

Section 714.5.1.2 Through-penetration firestop systems
 Through-penetration firestop systems shall be not less than 2 hours where connecting two stories or more, and not less than 1 hour where connecting less than two stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire resistance rating not less than the fire resistance rating of the floor assembly, but need not exceed 2 hours. Shaft enclosures shall meet requirements of 703.5.1.

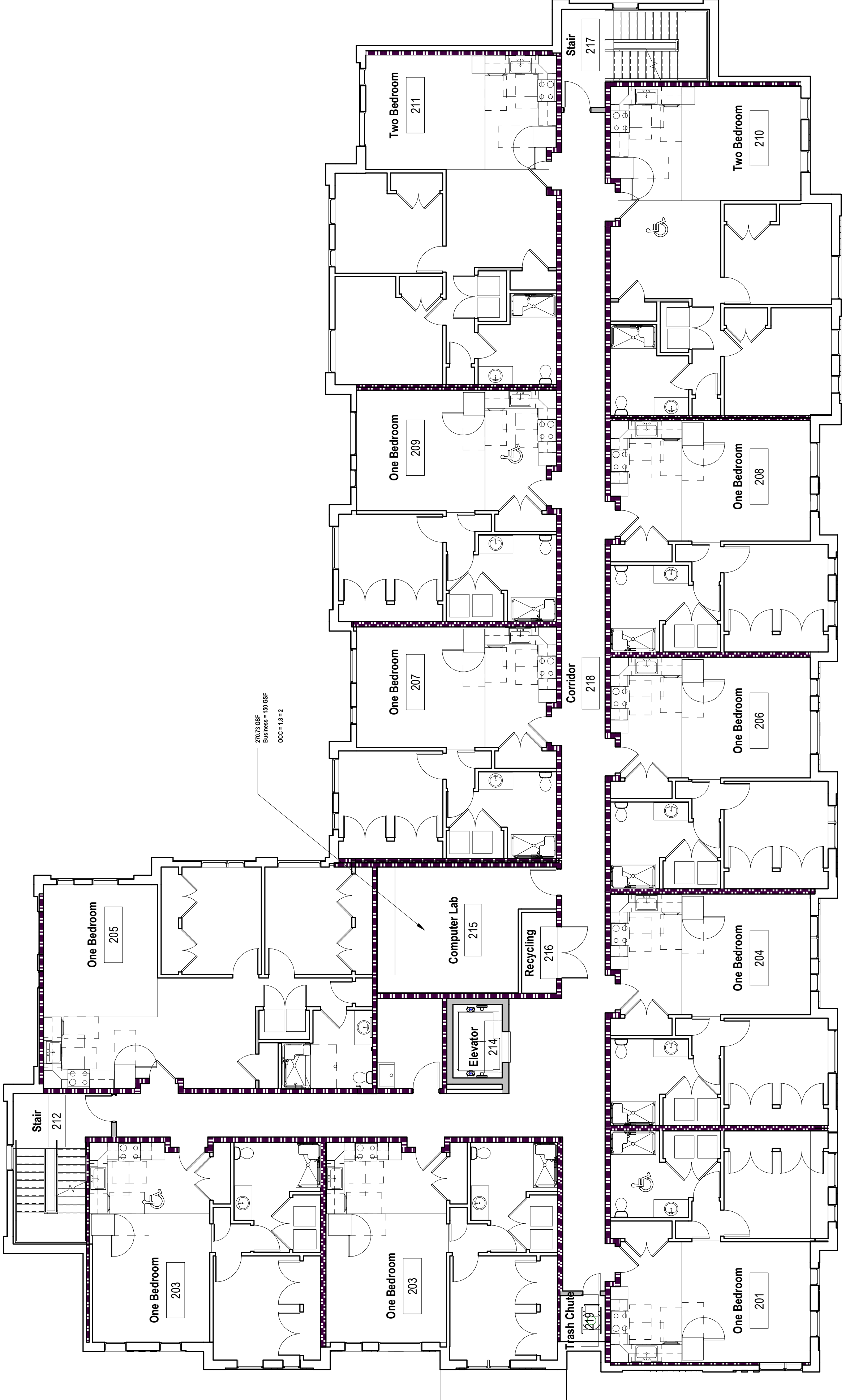
Table 803.13 Interior wall and ceiling finish requirements by occupancy (for sprinklered buildings). Exit enclosures, corridors & rooms and enclosed spaces in Group R-2 shall use Class C (or better) finishes, defined as those having a flame spread index of 75-200 and a smoke developed index of 0-500.

Chapter 9: Fire Protection and Life Safety Systems
 Section 903.1.2 NFPA 13R wettable systems
 Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.

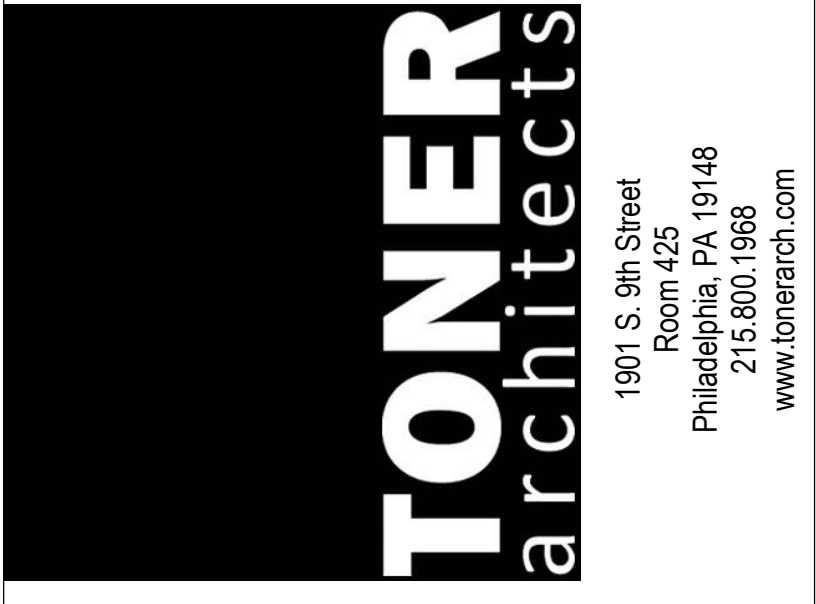
Section 907.2.10.2
 Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4, and I-1 buildings in accordance with the following:
 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. In each sleeping unit, including sleeping quarters and other sleeping quarters, in a sleeping unit, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.



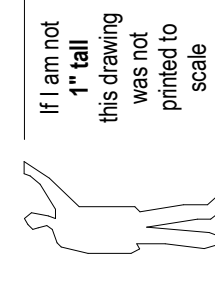
1 First Floor Code Plan
 1/8" = 1'-0"



2 Second Floor Code Plan
 1/8" = 1'-0"



NOTES



If I am not
the author,
this drawing
was not
printed to
scale

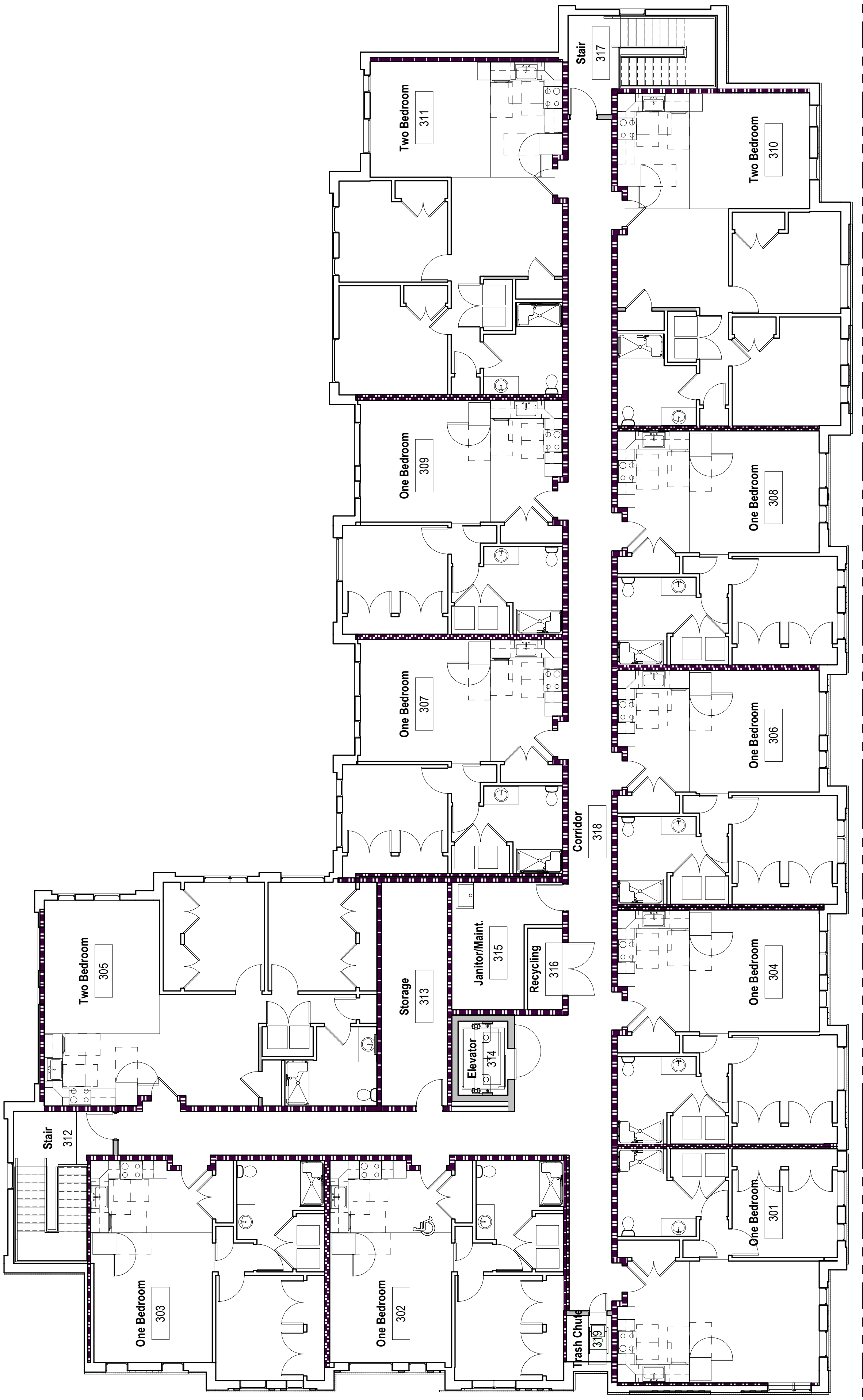
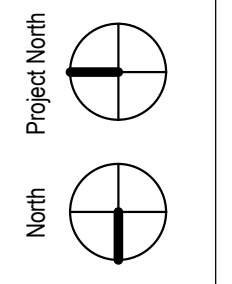
NOT FOR
CONSTRUCTION

No.	Description	Date

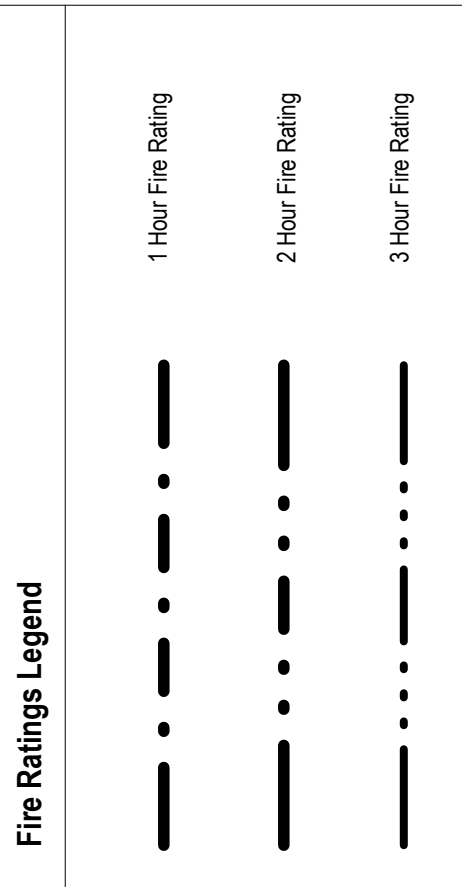
Liberty Housing
Development Corp.
Liberty53
53rd St. & Poplar St.
Philadelphia, PA 19131

CODE SUMMARY

Project number	20036
Date	21 March 2023
Drawn by	JUG
Checked by	SSP
Project Name	A003
Scale	As indicated



1. Third Floor Code Plan
A003
1/8" = 1'-0"





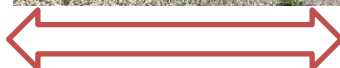
Address: 607 N. 53rd Street



Address: 625 N. 53rd Street



Address: 633 N. 53rd Street



Address: 635 N. 53rd Street



Address: 637 N. 53rd Street

**Liberty53 LP
52nd and Poplar - Phase II Project
607, 625, 633, 635 and 637 N. 53rd Street**



Legend
— Street Centerline
□ Parcels

**BOARD FACTSHEET**

Meeting of August 9, 2023

Amendment to Resolution No. 2020-54

Habitat for Humanity Philadelphia, Inc.

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

BACKGROUND: Pursuant to Resolution No. 2020-54, approved on September 9, 2020, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") approved the selection of Redeveloper to develop (4) affordable single-family homeownership units at 805, 809, 815 and 817 N. 40th Street, located within the Mantua Urban Renewal Area (the "Project").

REQUEST: The Board is requested to approve amend Resolution No. 2020-54, approved on September 9, 2020, to approve a change in the submitted Project plans that will provide for the removal of all basements from the plans for all units and a change in 817 N. 40th Street to a handicap accessible unit that will include an access ramp and first floor bedroom. The modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

Legal Entity/Other Partners (if applicable):

- Donald Moore – Chair
- Nannette L. Moore– Vice Chair
- Jim Paterno – Secretary
- Kevin Matthews – Treasurer

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

PROPERTY DESCRIPTION: 805 N. 40th Street – 1,214 sq. ft.
 809 N. 40th Street – 1,224 sq. ft.
 815 N. 40th Street – 1,256 sq. ft.
 817 N. 40th Street – 1,779 sq. ft.
 (collectively, the "Properties")

Zoning: RM-1

Use: Residential

Disposition Value: Four Dollars (\$4.00)

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

Redeveloper will utilize a sweat equity model for development resulting in 0% MBE and 0% WBE participation.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

**RESOLUTION NO.
(Amending Resolution No. 2020-54, Adopted September 9, 2020)**

MODIFICATION OF RESOLUTION NO. 2020-54 ADOPTED ON SEPTEMBER 9, 2020 TO CHANGE PROJECT PLANS FOR PROPERTIES LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution No. 2020-54, adopted on September 9, 2020, the Philadelphia Redevelopment Authority (the "Authority") approved the redeveloper selection of Habitat for Humanity Philadelphia, Inc. ("Redeveloper") as the Redeveloper of 805 N. 40th Street, 809 N. 40th Street, 815 N. 40th Street and 817 N. 40th Street (collectively, the "Project"); and

WHEREAS, Redeveloper has requested an amendment to Resolution No. 2020-54, adopted on September 9, 2020, to approve a change in the submitted Project plans that will provide for the removal of all basements from the plans for all units and a change in 817 N. 40th Street to a handicap accessible unit that will include an access ramp and first floor bedroom.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution No. 2020-54, adopted on September 9, 2020, is hereby amended to reflect that the Project plans will provide for the removal of all basements from the plans for all units and a change in 817 N. 40th Street to a handicap accessible unit that will include an access ramp and first floor bedroom, and further authorizing the execution, delivery and recording of the Redevelopment Contract, Deed, and Declaration of Restrictive Covenants for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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



Address: 805 N. 40th Street



Address: 809 N. 40th Street



Address: 815 N. 40th Street



Address: 817 N. 40th Street

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Habitat for Humanity Philadelphia, Inc.
Property Address: 805, 809, 815, 817 N 40th St

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	No	\$1,200,000.00	45%	HMS Construction Loan - Construction Financing Only HFHP Equity FHLB Pittsburgh
Subordinate Debt	Yes	\$866,888.00	33%	
Developer Equity	No	\$600,000.00	22%	
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$2,666,888.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$4.00	0.00%	
Closing Costs	\$4,903.00	0.33%	
Other - describe in space to the right	\$0.00	0.00%	
UNIT CONSTRUCTION			
Complete the table below	\$976,150.00	66.55%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$18,625.00	1.27%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$51,736.00	3.53%	
Other - describe in space to the right	\$103,472.00	7.05%	Builder Overhead & Profit
Other - describe in space to the right	\$58,569.00	3.99%	General Requirements
Other - describe in space to the right	\$12,944.00	0.88%	Bond Premium
TOTAL HARD COSTS	\$1,226,403.00	83.61%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$117,885.00	8.04%	
Legal	\$15,000.00	1.02%	
Consultant	\$0.00	0.00%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$3,000.00	0.20%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$81,000.00	5.52%	
Construction Origination	\$20,000.00	1.36%	
Appraisal	\$800.00	0.05%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$2,800.00	0.19%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL SOFT COSTS	\$240,485.00	16.39%	
TOTAL DEVELOPMENT COST	\$1,466,888.00	100.00%	

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	3 BR 1.5 Bath Typical Unit	1,368	\$175.00	\$239,400.00	3	\$718,200.00	4,104	73.57%
2	3 BR 1.5 Bath ADA Unit	1,474	\$175.00	\$257,950.00	1	\$257,950.00	1,474	26.43%
3		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$497,350.00	4	\$976,150.00	5,578	100.00%

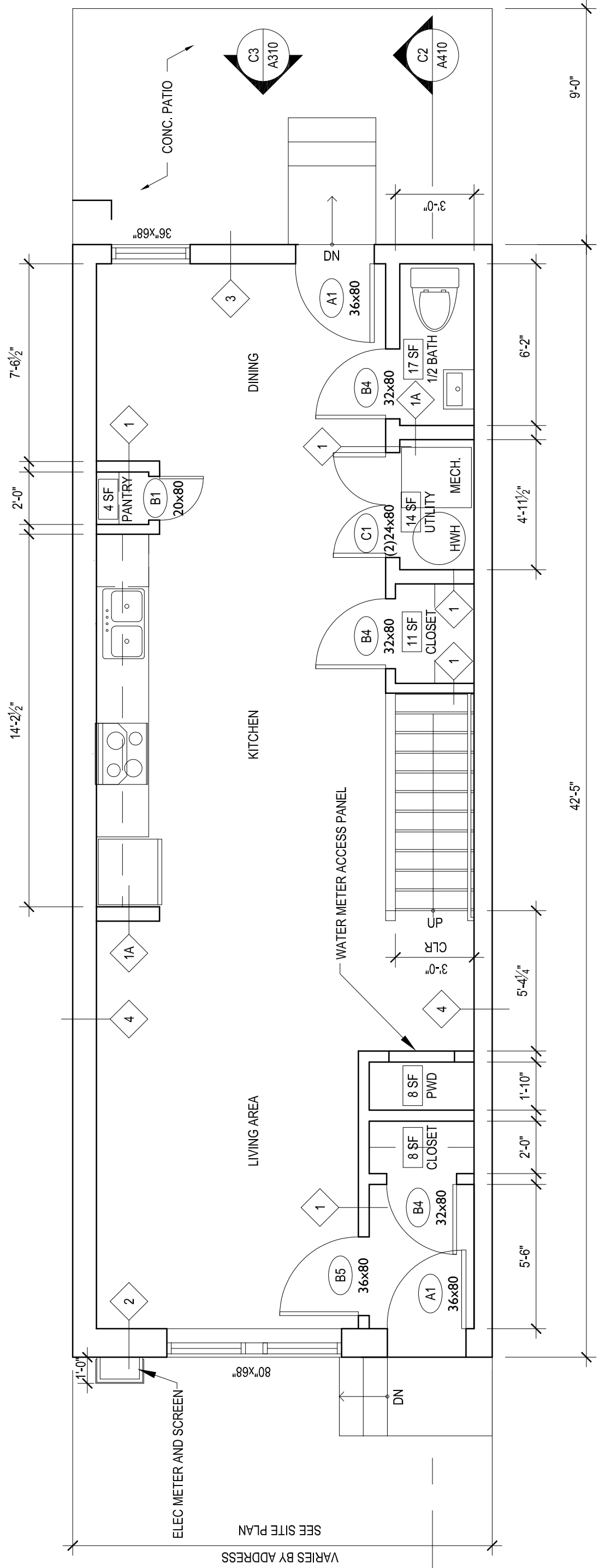
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B

C

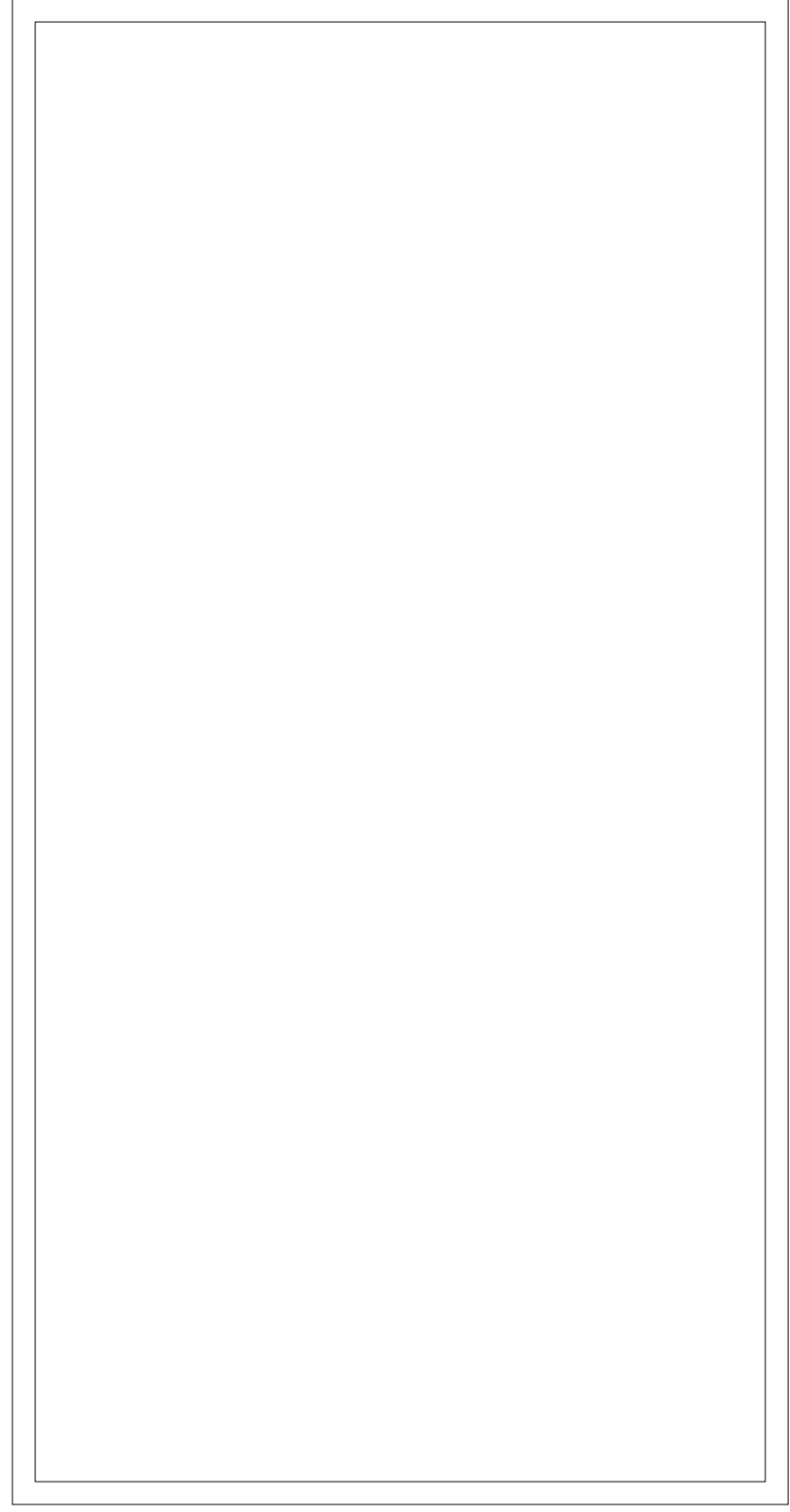
D

E



B1, A100 1/4" = 1'-0"

D1, A100 1/4" = 1'-0"



ALLEY

A

B

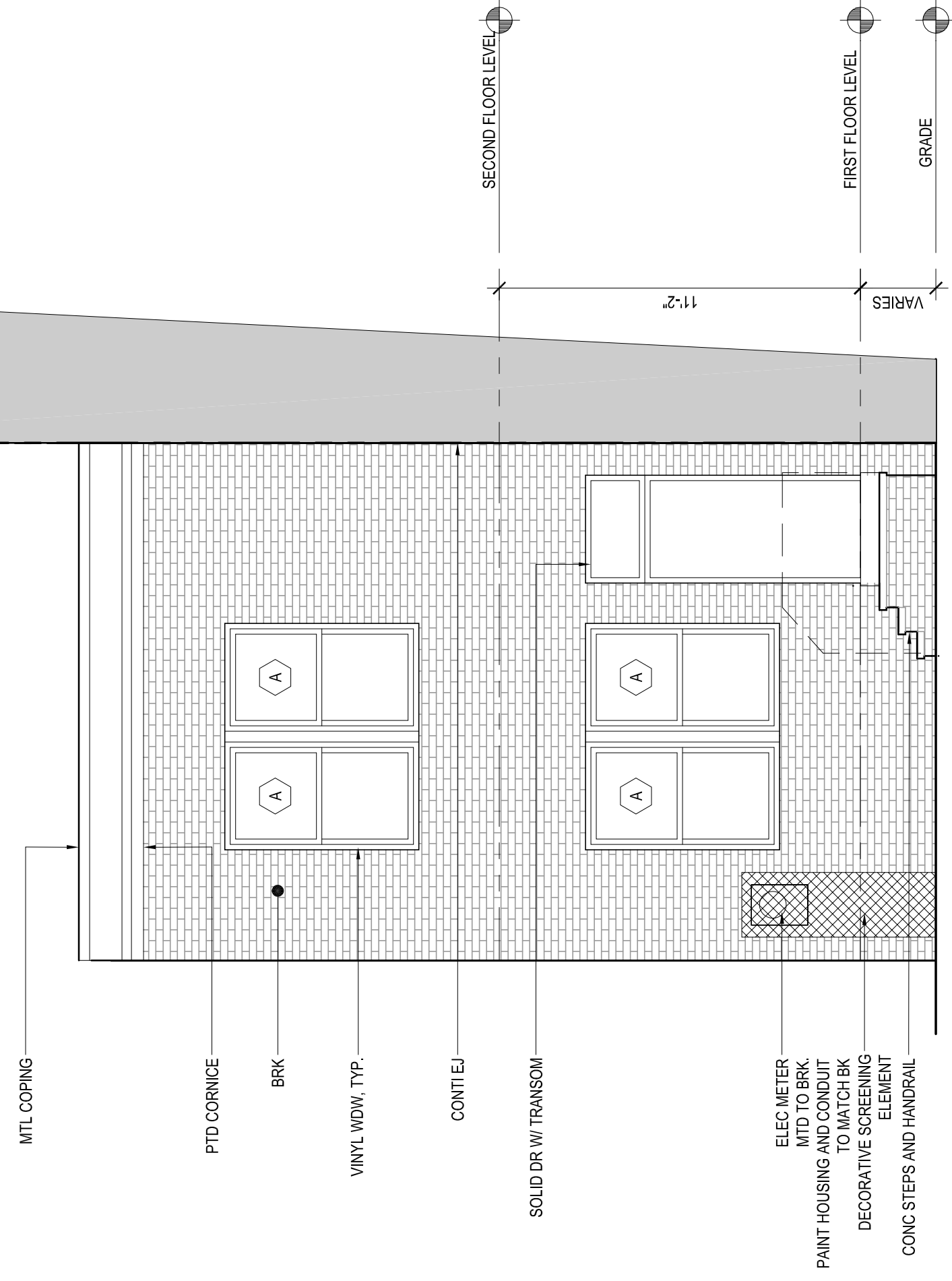
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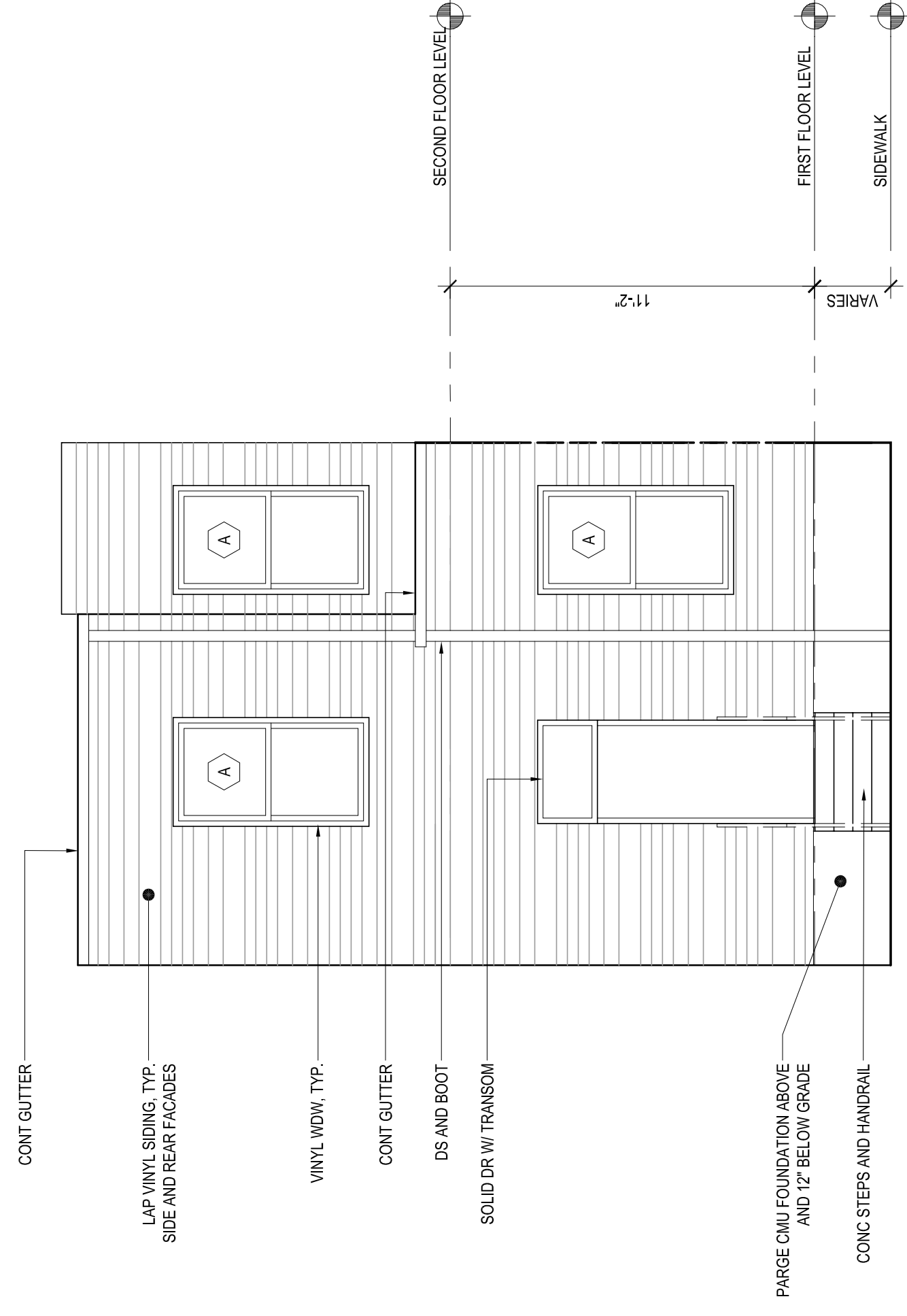
A

SEE SITE PLANS FOR ADJ. EXG 3-STORY STRUCTURES



A

B



B

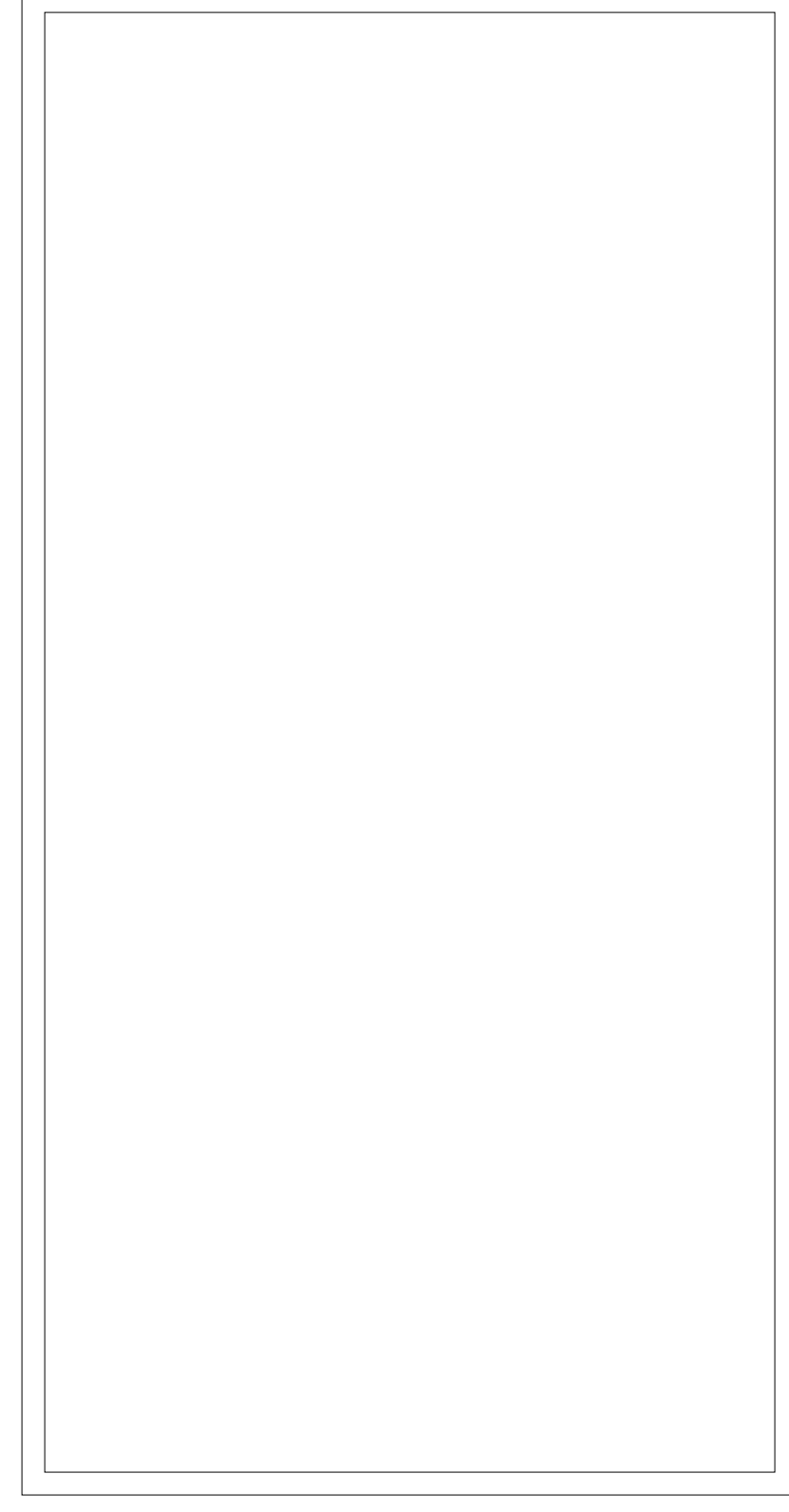
C

FRONT ELEVATION - 40TH STREET
C1
A310 1/4" = 1'-0"

REAR ELEVATION
C1
A310 1/4" = 1'-0"

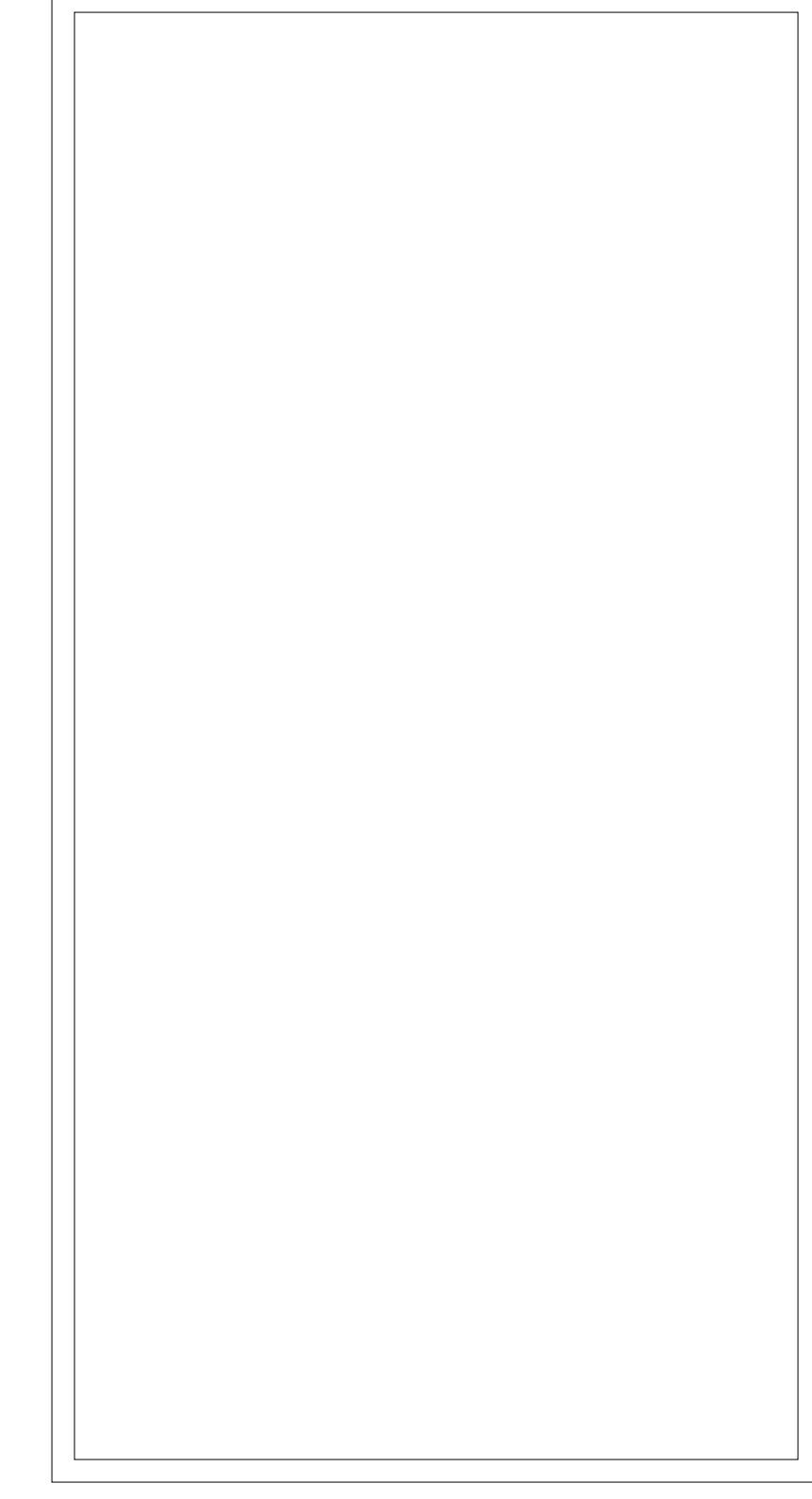
C

D



D

E



E

ALL DIMENSIONS AND FINISHING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AND RECORDED IN THE RECORD SHALL CORRECT WITH PERMISSIBLE ALTHOUGH'S MAY VARY JURISDICTION.

CICADA ARCHITECTURE & PLANNING INC. 2022

REVISIONS
No. DATE: 2023.04.28
DESCRIPTION: FOR BUILDING PERMIT

CIVIL ENGINEERS
Commissions Consulting Engineers & Design Services
1176 N. Kings Street
Allentown, PA 18109

STRUCTURAL ENGINEERS
Larsen & Landis
11 W. Thompson Street
Philadelphia, PA 19125

MEP ENGINEERS
J-M Engineers
11 W. Thompson Street
Philadelphia, PA 19125

CONSULTANTS

cicada
architecture + planning
1520 LOCUST STREET - SUITE 702 - PHILADELPHIA, PA 19102
215.247.1430

PROJECT
PHILADELPHIA PA
805, 809 & 815 N 40TH STREET
HABITAT N 40TH STREET

SHEET TITLE
BUILDING ELEVATIONS
PROJECT NO.: 690.00

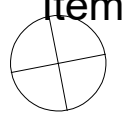
SCALE: AS NOTED
PROJECT MARK:
DRAWN BY: J/V
APPROVED: db
DATE: 04/28/2023
DRAWING NO.:



Item II (b)

A310

DRAFT PERMIT SET
NOT FOR CONSTRUCTION

(b) Item II

 DRAWING NO. **A100**

SHEET TITLE: FLOOR PLANS
 PROJECT NO.: 690.00

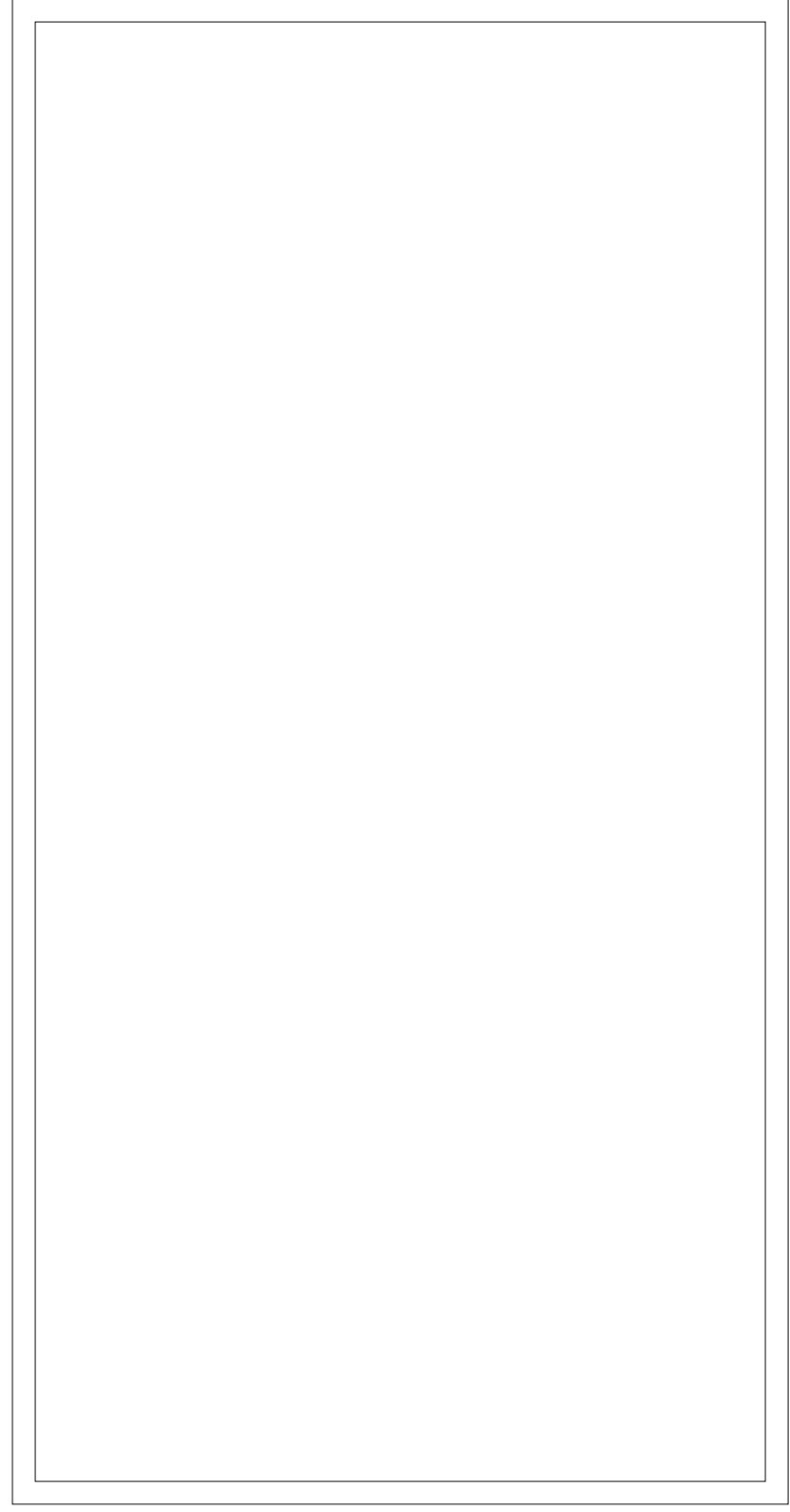
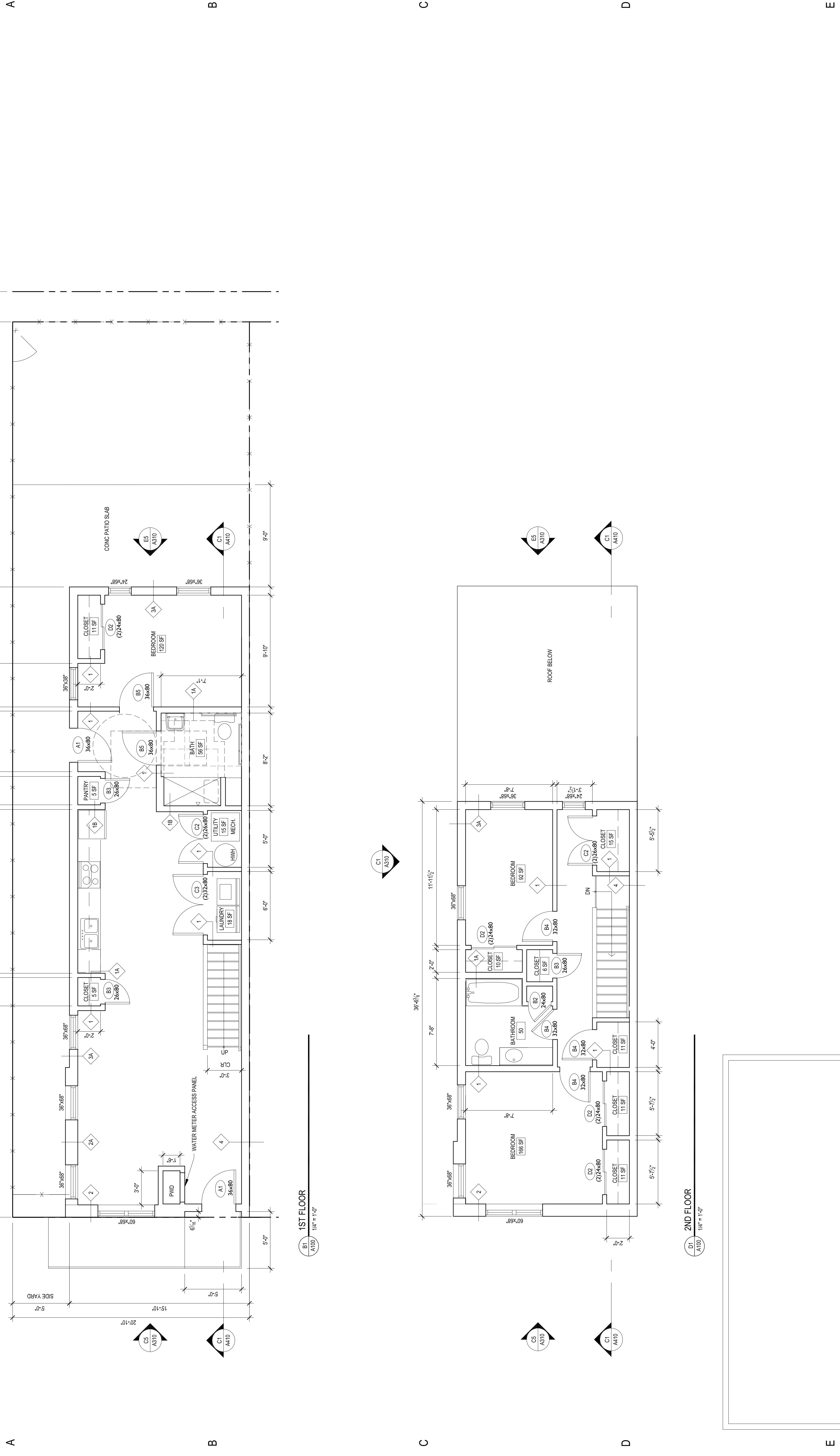
PROJECT: **HABITAT N 40TH STREET**
 817 N 40TH STREET
 PHILADELPHIA PA
 1520 LOCUST STREET - SUITE 702 - PHILADELPHIA, PA 19102

cicada architecture + planning
 215.247.1430
 1178 N. Thompson Street
 Philadelphia, PA 19125

CONSULTANTS:
 STRUCTURAL ENGINEERS: Larsen & Lands
 MEP ENGINEERS: J+M Engineers
 CIVIL ENGINEERS: Creations Consulting Engineers & Design Services

REVISIONS:
 No. DATE: 2023.04.28
 DESCRIPTION: FOR BUILDING PERMIT

ALL DIMENSIONS AND FINISHES SHOWN SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION. CICA ARCHITECTURE + PLANNING INC. 2022



1

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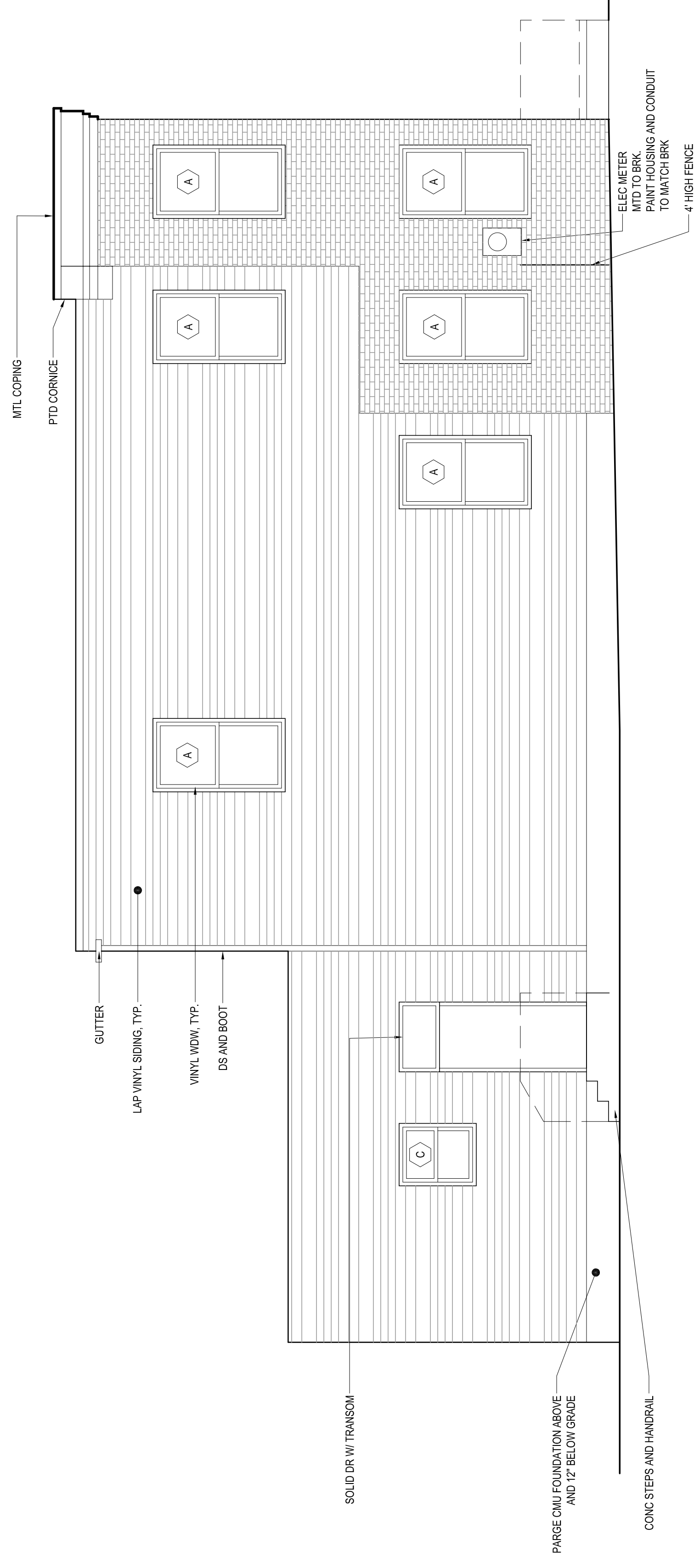
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5

6

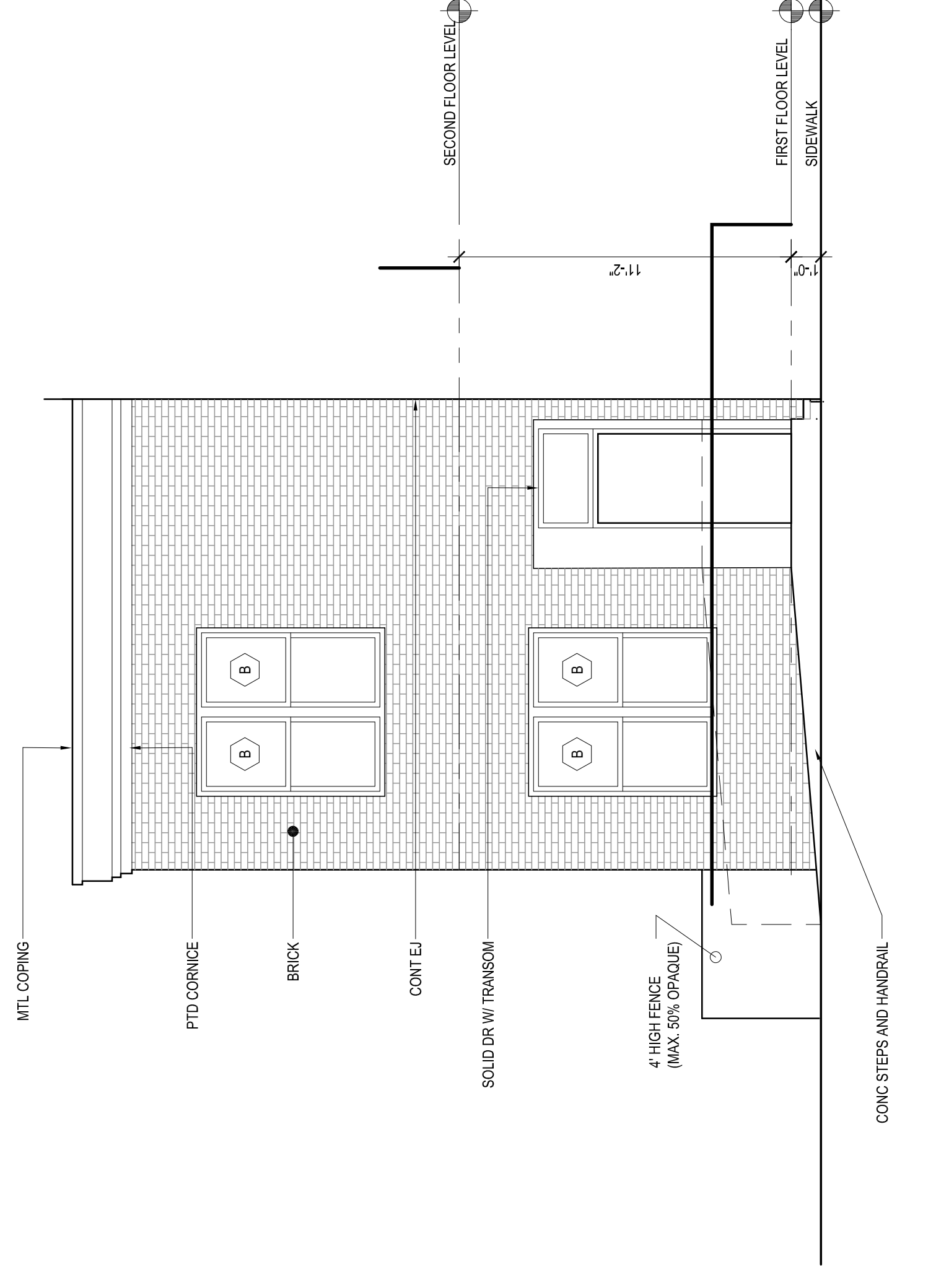
A

A



C1
A310
1/4" = 1'-0"

SIDE ELEVATION - RENO STREET ELEVATION



CS
A310
1/4" = 1'-0"

FRONT ELEVATION - 40TH STREET ELEVATION

1

2

3

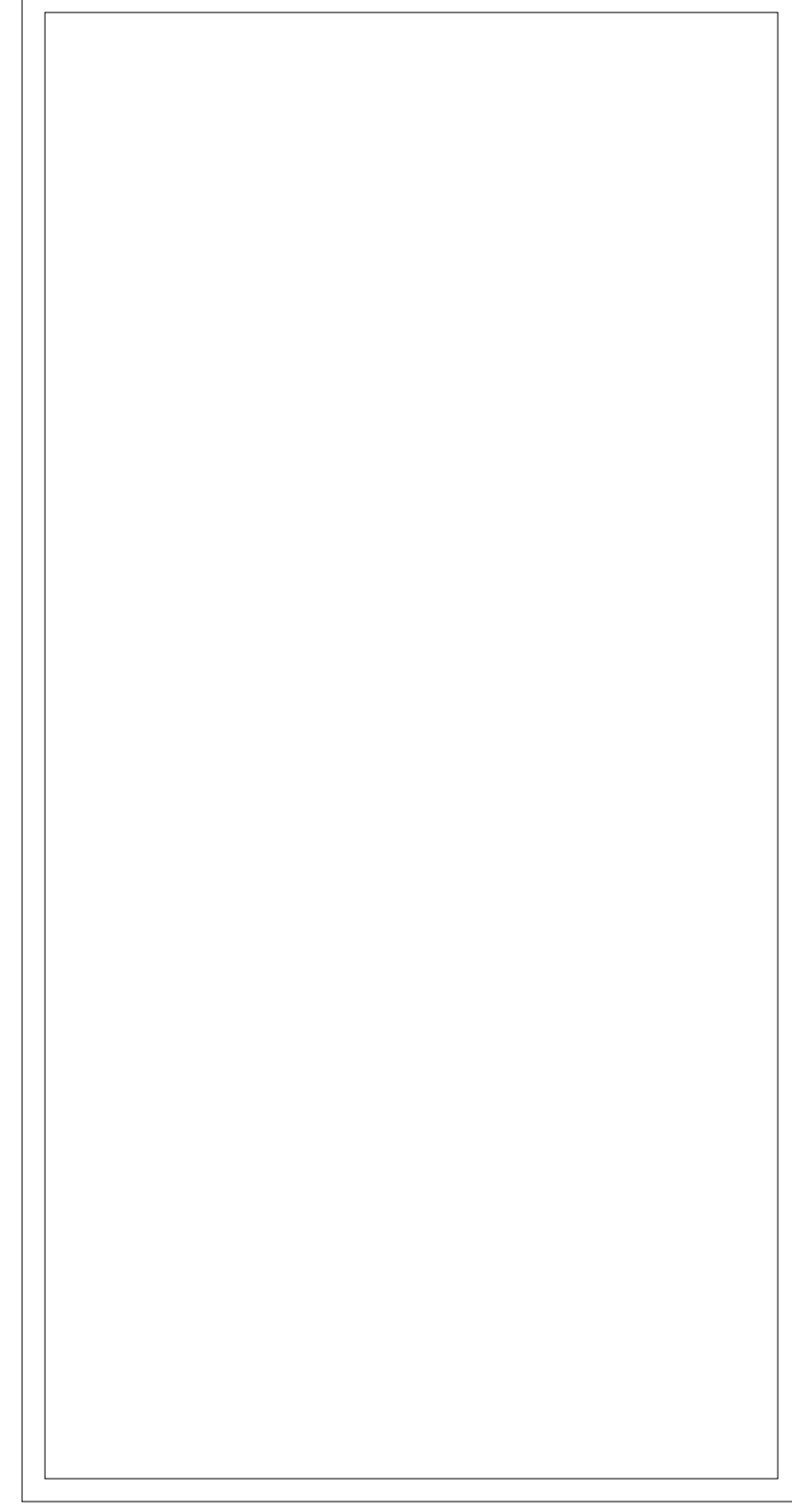
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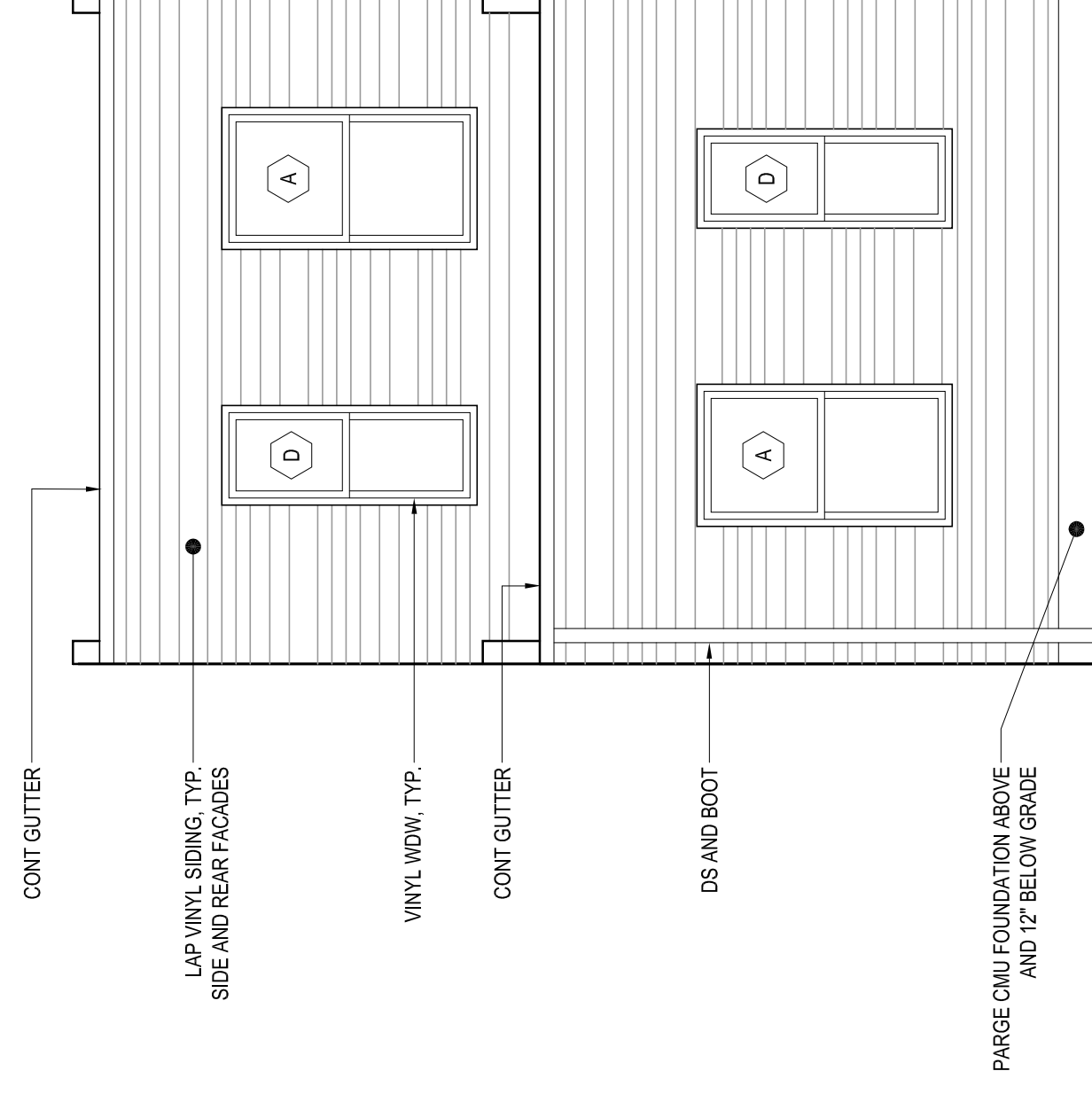
D

D



ES
A310
1/4" = 1'-0"

REAR ELEVATION



CS
A310
1/4" = 1'-0"

FRONT ELEVATION - 40TH STREET ELEVATION

REVISIONS

No. DATE: 2023.04.28

DESCRIPTION: FOR BUILDING PERMIT

CIVIL ENGINEERS
 Composites Consulting Engineers &
 Design Services
 1176 N. Kings Street
 Allentown, PA 18109

STRUCTURAL ENGINEERS
 Larsen & Landis
 11 W. Thompson Street
 Philadelphia, PA 19125

MEP ENGINEERS
 J-M Engineers
 11 W. Thompson Street
 Philadelphia, PA 19125

CONSULTANTS

cicada
 architecture + planning
 1520 LOCUST STREET - SUITE 702 - PHILADELPHIA PA 19102
 215.247.1430

PROJECT
 PHILADELPHIA PA
 817 N 40TH STREET
 HABITAT N 40TH STREET

SHEET TITLE
 BUILDING ELEVATIONS

PROJECT NO.: 690.00

SCALE: AS NOTED
 PROJECT WORK:
 DRAWN BY: JY
 APPROVED: db
 DATE: 04/28/2023
 DRAWING NO:



Item II (b)

DRAFT PERMIT SET
 NOT FOR CONSTRUCTION

A310

Habitat for Humanity, Philadelphia
N. 40th Street Project
805, 809, 815 and 817 N. 40th Street



Legend
— Street Centerline
□ Parcels


BOARD FACTSHEET

Meeting of August 9, 2023

Amendment to Resolution No. 2023-47

2501-2525 N. American Street

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

BACKGROUND: Pursuant to Resolution No. 2016-48, adopted on April 13, 2016, the Board of Directors of the Philadelphia Redevelopment Authority (the "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 2501-25 N. American Street (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 square footage of the Property.

Pursuant to Resolution No. 2023-47, adopted on July 12, 2023, the Board authorized an amendment to the Redevelopment Agreement (the "Amendment Agreement") to replace the existing schematic plans attached thereto with revised schematic plans for an administrative fee of \$2,314.00, in accordance with the Philadelphia Redevelopment Authority Services Fee Schedule, Revised March 31, 2021.

REQUEST: The Board is now requested to authorize an amendment to Resolution No. 2023-47 to provide that, in addition to the revised schematic plans, the Amendment Agreement shall also include:

- A commencement deadline of May 8, 2024 to commence construction.
- A completion deadline of May 8, 2026 to complete construction.

Proposed Resolution is attached.

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

**RESOLUTION NO.
(Amending Resolution No. 2023-47, Adopted July 12, 2023)**

**MODIFICATION OF RESOLUTION NO. 2023-47, ADOPTED JULY 12, 2023
TO INCLUDE NEW CONSTRUCTION COMMENCEMENT AND COMPLETION
DATES IN AMENDMENT TO REDEVELOPMENT AGREEMENT**

WHEREAS, pursuant to Resolution No. 2023-47, adopted on July 12, 2023, the Philadelphia Redevelopment Authority (the "Authority") authorized an Amendment to Redevelopment Agreement (the "Amendment Agreement") with respect to the Redevelopment Agreement (the "Redevelopment Agreement") for 2501-2525 N. American Street, including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street (collectively, the "Property"), to permit revised schematic plans for the redevelopment of the Property by 2501 American Real Estate LLC ("Redeveloper");

WHEREAS, in connection with the revised schematic plans for the Property, the dates of commencement and completion of construction on the Property must be revised to accurately provide for the current construction timeline, specifically, that construction shall commence by May 8, 2024 and shall be completed by May 8, 2026 (the "Current Construction Timeline"); and

WHEREAS, the parties to the Amendment Agreement seek to have the Amendment Agreement provide for, in addition to the revised schematic plans, the Current Construction Timeline.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution 2023-47, adopted on July 12, 2023, is hereby amended to provide that the Amendment Agreement shall include, in addition to the revised schematic plans, a requirement that construction on the Property shall commence by May 8, 2024 and shall be completed by May 8, 2026.

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.