

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, OCTOBER 11, 2023**

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

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of September 13, 2023

<b>I. <u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a) <b>Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank</b>	(1)
(c) <b>Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank</b>	(5)

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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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 noted that he received correspondence related to agenda items II(a) and II(b), and that such correspondence would be addressed during the presentation of those agenda items and attached to the meeting minutes.

**\*\*\*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.**

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A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, September 13, 2023, commencing at 4:01 P.M., pursuant to proper notices being made.

### ANNOUNCEMENTS

Mr. Braden announced that Helen Loughead was joining the Authority's Board of Directors, replacing Kate McGlinchey, who had earlier resigned. Ms. McGlinchey's resignation letter and Ms. Loughead's appointment letter will be attached to this month's meeting minutes.

Mr. Braden administered the Oath of Office to Ms. Loughead.



## **ROLL CALL**

The following members of the Board of Directors reported present: David S. Thomas, Chair; William Smith, Vice Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; Helen Loughhead, Treasurer; and Anne Nadol, Secretary.

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Jessie Lawrence, Nick Dema, Victoria Engelstad, Tracy Pinson-Reviere, Brian Romano, 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 August 9, 2023 Board meeting.

Upon motion made and duly seconded, the minutes of August 9, 2023 were approved.



## **ADMINISTRATIVE**

**Mr. Braden presented "Item I – Termination of Subgrant Agreement with PIDC Community Capital and Recission of Resolution No. 2023-15" in substance with the Fact Sheet attached hereto.**

### *Additional Comments and Discussion*

Mr. Braden informed the Board members that an erroneous reference to "PIDCCC" in the fact sheet would be changed to "PHDC." Mr. Thomas stated this correction has been duly noted.

### **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. 2023-60**

**RESOLUTION AUTHORIZING (I) THE TERMINATION OF A SUBGRANT AGREEMENT WITH, AND RETURN OF SUBGRANT FUNDS IN THE AMOUNT OF FIVE MILLION DOLLARS (\$5,000,000) TO, PIDC COMMUNITY CAPITAL, AS SUBGRANTOR, AND (II) THE RESCISSION OF RESOLUTION NO. 2023-15,**

**ADOPTED ON FEBRUARY 8, 2023, AUTHORIZING THE ASSIGNMENT OF SAID SUBGRANT AGREEMENT FROM THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION, TO FINANCE THE DEVELOPMENT OF FIFTY AFFORDABLE HOUSING UNITS AT 3701 N. BROAD STREET**

**WHEREAS**, pursuant to Resolution No. 2018-46 adopted June 13, 2018, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized the Authority to enter into a Subgrant Agreement (the "Subgrant Agreement") with PIDC Community Capital ("PIDCCC"), whereby PIDCCC provided funding to the Authority, as subgrantee, in the amount of Five Million Dollars (\$5,000,000) (the "Grant Funds") to finance the development of fifty (50) housing units restricted to persons at sixty percent (60%) area median income, which will be a component of a larger mixed-income development located at 3701 N. Broad Street, known as the Beury Building (the "Project");

**WHEREAS**, PIDCCC has now requested that the Subgrant Agreement be terminated, and the Grant Funds be returned to PIDCCC;

**WHEREAS**, pursuant to Resolution No. 2023-15, adopted on February 8, 2023, the Authority Board authorized the assignment of the Subgrant Agreement, and the transfer of the Grant Funds, from the Authority to the Philadelphia Housing Development Corporation ("PHDC"); and

**WHEREAS**, notwithstanding the authorization given pursuant to Resolution No. 2023-15, adopted on February 8, 2023, the Subgrant Agreement has not been assigned and the Grant Funds have not been transferred by the Authority to PHDC, and such assignment is no longer necessary in light of PIDCCC's request that the Subgrant Agreement be terminated.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to terminate the Subgrant Agreement and return the Grant Funds to PIDCCC.

**FURTHER RESOLVING**, that Resolution No. 2023-15, Adopted on February 8, 2023, is hereby rescinded and shall be deemed null and void.

**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, Ms. Buckley, and Ms. Loughead.



**DEVELOPMENT**

**Mr. Lawrence presented "Item II – Acceptance of Title to City of Philadelphia Properties for Disposition to Liberty53 LP" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Thomas asked if this disposition was in connection with the development of five (5) affordable rental units. Mr. Lawrence responded that these parcels were actually for a project consisting of thirty-one (31) affordable rental units. Mr. Lawrence further stated the subject two (2) parcels are city owned properties, the assemblage consisting of five (5) in total.

**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. 2023-61**

**RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES FOR DISPOSITION TO LIBERTY53 LP**

**WHEREAS**, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City;

**WHEREAS**, the City Commissioner of Public Property has recommended that the surplus properties listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

**WHEREAS**, pursuant to Resolution No. 2023-12, adopted on August 13, 2023, Liberty53 LP ("Redeveloper") was approved as redeveloper to develop five (5) properties into an affordable rental housing project (the "Project");

**WHEREAS**, the Authority has prepared a Redevelopment Agreement between the Authority and the Redeveloper to develop those properties, which includes the below properties;

**WHEREAS**, the City has agreed to convey the below properties to the Authority to include in the Project;

**WHEREAS**, the properties identified below will be conveyed for nominal consideration;  
and

**WHEREAS**, the City Commissioner of Public Property will also recommend to City Council the transfer of the below properties to the Philadelphia Redevelopment Authority (the "Authority") for further disposition in accordance with this resolution.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for the properties listed below to include in a Redevelopment Agreement with Liberty53 LP for nominal consideration:

**Addresses**

607 N. 53<sup>rd</sup> Street  
625 N. 53<sup>rd</sup> Street

**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.

Ms. Varghese pointed out to Mr. Thomas she had not heard whether all Board members voted. Mr. Thomas called for a second vote on the foregoing resolution.

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



**HOUSING FINANCE**

**Ms. Engelstad presented "Item III – Transfer and Assumption of Existing Loans with Greenway Presbyterian Apartments, Inc., and New Financing" 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. 2023-62**

**RESOLUTION AUTHORIZING THE AUTHORITY TO CONSENT TO THE TRANSFER OF GREENWAY PRESBYTERIAN APARTMENTS AND THE ASSUMPTION OF EXISTING AUTHORITY DEBT, AND TO ENTER INTO A NON-RECOURSE CONSTRUCTION PERMANANT LOAN AGREEMENT WITH MARY FIELD SENIOR APARTMENTS LP**

**WHEREAS**, pursuant to Resolution No. 17,417, adopted on January 27, 2004, the Philadelphia Redevelopment Authority (the "Authority") Board authorized a non-recourse construction loan to Greenway Presbyterian Apartments, Inc. ("Greenway") secured by a mortgage and evidenced by a HOME loan note in the amount of One Million Twenty Thousand Dollars \$1,020,000.00 at zero percent (0%) interest with a term of 40 years (the "Authority Debt");

**WHEREAS**, the proceeds were used to assist in the construction of sixty-seven (67) units of permanent rental housing for low-income elderly residents and one (1) manager's unit located at 2001 South 59th Street (formerly 2050 South 58<sup>th</sup> Street) known as the Greenway Presbyterian Apartments;

**WHEREAS**, HumanGood, as sponsor, has developed a preservation plan to make capital improvements to the Mary Field Presbyterian Apartments located at 2100 South 58<sup>th</sup> Street and the Greenway Presbyterian Apartments (together, the "Project") and keep the units comprising the Project affordable for seniors aged 62 and over with incomes at or below sixty percent (60%) of area median income;

**WHEREAS**, in connection with the Project, HumanGood has formed Mary Field Senior Apartments LP (the "Borrower") to acquire the developments comprising the Project;

**WHEREAS**, to finance the Project, HumanGood applied for and received an allocation from the Pennsylvania Housing Finance Agency ("PHFA") of four percent (4%) low-income housing tax credit/tax exempt bonds, PHFA Pennsylvania Housing and Rehabilitation Enhancement Funds, and construction financing from Red Stone A7 III LLC (the "Construction Loan");

**WHEREAS**, HumanGood has also received a new financing commitment from the City of Philadelphia Division of Housing and Community Development in the amount of Three Million Dollars (\$3,000,000.00) (the "City Financing"); and

**WHEREAS**, HumanGood has requested the Authority's consent to transfer ownership of the Greenway Presbyterian Apartments from Greenway to the Borrower and for the Borrower to assume the principal amount of the Authority Debt from Greenway.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that authorization is hereby given to take the following actions:

- Permit the transfer of ownership of the Greenway Presbyterian Apartments from Greenway to the Borrower.
- Permit the assumption by the Borrower of the Authority Debt in the amount of One Million Twenty Thousand Dollars (\$1,020,000.00).
- Provide a non-recourse construction/permanent loan (the "Loan") in the amount of Four Million Twenty Thousand Dollars (\$4,020,000.00) to the Borrower consisting of the City Financing in the amount of Three Million Dollars (\$3,000,000.00) the assumed Authority Debt, under the following terms and conditions:
  - The term of the Loan will be for forty-two (42) years at one percent (1%) interest.
  - During the Loan term, no principal or interest will be required to be paid.
  - The entire balance of the Loan will be due and payable in forty-two (42) years from the Loan closing.
  - The Loan will be secured by a lien position behind funds provided by PHFA and the Construction Loan. Upon repayment of the Construction Loan, the loan will be in a lien position behind the PHFA funds and permanent debt.

**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, Ms. Buckley, and Ms. Loughhead.



### **OLD BUSINESS**

Mr. Thomas inquired if there was any old business for the Board. Mr. Thomas recognized Strawberry Mansion, CDC. A member of the Strawberry Mansion community (subsequently identified as Bonita Cummings) spoke, apologizing for not submitting her question ahead of time. Ms. Cummings described a transfer in April from the Philadelphia Land Bank to the Authority of several properties in the Strawberry mansion mainly the 3000, 3100 and 3200 blocks of W. York Street, 2300, 2400 and 2500 blocks of N. 31<sup>st</sup> Street, and 2401 and 2549 ½ N. 32<sup>nd</sup> Street. Ms. Cummings stated that her community was not in agreement with this transaction and has been unable to ascertain what is the status or movement of these properties. Ms. Cummings noted that



the proposed disposition of twenty-three (23) properties under a 99-year lease would enslave the black community in perpetuity into poverty. Ms. Cummings asked what was happening at this point with these properties and if this was the right platform to have her questions answered.

Mr. Rodriguez responded that this was for a proposed project with a 4% LIHTC deal between PHA and Pennrose, and that the properties were approved by the Authority for transfer to the Land Bank. Mr. Rodriguez stated that the Land Bank Board did meet and approved the disposition of these properties except for one (1) property that the Council President had requested be subdivided to maintain a garden and open space. Mr. Rodriguez noted that the remaining properties were intended to be used for affordable housing, and that he believed the project had been presented to the Land Bank Board several times and had been tabled at least a minimum of four (4) times because PHA and Pennrose were working towards conforming a community benefits agreement. Mr. Rodriguez explained that the Land Bank's understanding was that the agreement was conformed, and the project was brought back to the Board in the spring. Mr. Rodriguez asked Mr. Lawrence whether the project gone to settlement yet. Mr. Lawrence replied that settlement has not taken place.

Mr. Thomas asked Ms. Cummings if all her concerns were answered. Ms. Cummings replied that her connection had broken up while Mr. Rodriguez was responding. Mr. Rodriguez reiterated that the project had been approved by the Land Bank Board but had not gone to settlement yet. Mr. Rodriguez asked Mr. Lawrence if the properties received a resolution from the Council office. Mr. Lawrence responded that he believed it was submitted prior to Council's summer recess. Mr. Rodriguez asked Mr. Lawrence to confirm whether legislation was introduced and approved by City Council. Mr. Lawrence believed that it had but that he would need to reconfirm.

Mr. Rodriguez noted that the Authority's activity with respect to these properties was the approval of their transfer to the Land Bank, and that the disposition of the properties themselves was approved by the Land Bank Board.

Mr. Thomas stated that a conversation and questions about this project must be made to the Land Bank's Board.

Mr. Lawrence stated for clarification purposes, this and the other properties included in that transfer received authorization for the Authority to deliver the deeds to PHA back in June. Mr. Lawrence stated that a resolution was approved for the disposition of these properties from the Land Bank to PHA.

Mr. Thomas stated that he hoped Ms. Cummings's questions were answered. Mr. Thomas explained Ms. Cummings needs to have a conversation with the Land Bank Board or City Council. Mr. Thomas further stated the disposition and development questions and concerns Ms. Cummings's is raising must be presented to Land Bank and not the Authority's Board of Director's. Ms. Cummings replied that she raised her questions and concerns at yesterday's Land Bank meeting. Mr. Thomas asked Ms. Cummings if her concerns were addressed.

Mr. Rodriguez stated that Ms. Cummings made a request to the Land Bank's Board of Director's heard her request, and the Board determined it was not going to reconsider the resolution and disposition of the properties.

Ms. Cummings stated that she had raised these concerns at the prior day's Land Bank Board meeting. Mr. Thomas replied that if the Land Bank had already voted to approve the disposition, and if City Council had approved the disposition, there would be little likelihood that the Land Bank or City Council would rescind those decisions.

Mr. Thomas recognized Suzanne Ponsen and invited her to speak. Ms. Ponsen stated that she is the President of West Central Germantown Neighbors. Ms. Ponsen asked for a status of progress with respect to the Germantown YWCA.

Mr. Rodrigeuz stated that staff had once again vetted KBK and issued a new reservation letter that terminates on October 30, 2023. Mr. Rodriguez elaborated that KBK can apply for city funding, and if successful with city subsidies and other subsidies, an extension of the reservation letter would be considered.

Mr. Thomas stated that it was his understanding that KBK would be reaching out to RCOs in that area to have a conversation about the proposed development. Mr. Thomas asked Ms. Ponsen to look out for this correspondence. Ms. Ponsen replied that she hopes this is true because her RCO is within the boundary. Ms. Ponsen stated that the West Central Germantown RCO has never been notified by KBK and it has always been done by the councilwoman's office. Mr. Thomas noted that staff has given a list of all the RCOs in this area to KBK.

Mr. Thomas recognized Anne Marie Dooley and invited her to speak. Ms. Doley stated that she wanted to comment on the situation pertaining to the YWCA and is speaking on behalf of Friends for the Restoration of Germantown YWCA building. Ms. Doley stated she appreciated the update that was just provided.

Ms. Doley stated that KBK is always being turned down for whatever funding they apply for. In addition, Ms. Doley explained that she was aware that KBK applied for historic tax credits and was denied that as well as other funding sources.

Ms. Doley stated that the Authority Board previously approved KBK back in 2016 and it's been seven (7) years, and nothing has been done. She elaborated that between 2006 and 2015 the YWCA building has been severely damaged by fire, vandalism, and has generally not been taken care of. Ms. Doley further stated the neighborhood has been very harmed for the last 20 years by this building and that the neighborhood needs low-income senior housing and low-income housing in general. Ms. Doley asserted that the YWCA is a symbol of neglect by the City of Philadelphia and the Authority.

Ms. Doley stated it was time cut loose KBK and move forward. Mr. Thomas stated that the Authority did extend KBK's reservation letter so they could apply for subsidies from the city. Mr. Thomas explained that what happened next was beyond KBK's control because of mischaracterization of the City's RFP.

Mr. Rodriguez elaborated that it was a new construction RFP, but that the YWCA was a preservation project. Mr. Thomas stated it was not given consideration because KBK's submission did not meet the criteria outlined in the RFP. Mr. Thomas indicated that the City alerted the Authority that it would be issuing an RFP and KBK could apply for subsidies sometime in September. Mr. Thomas further stated that, hopefully, in October KBK will know if they have been awarded tax credits from the City.

Mr. Thomas stated the Authority's position and approach had not changed. Mr. Thomas indicated that the Authority erred in assuming that KBK's application or the RFP was what KBK needed to apply for. Ms. Doley asked Mr. Thomas why KBK did not know exactly what they were applying for. Mr. Thomas responded to Ms. Doley that she would have to ask KBK when they speak to the community about their proposal. Ms. Doley asked why KBK applied for the wrong grant. Mr. Thomas reiterated that Ms. Doley would have to ask KBK.



### **NEW BUSINESS**

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



### **ADJOURNMENT**

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

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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 September 13, 2023**

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>First Name</b>	<b>Last Name</b>
No	Jamila	Jamila	Davis
Yes	RAJ PATEL	RAJ	PATEL
No	Jay	Jay	Sessoms
No	Sonya	Sonya	Nickerson
Yes	Steven May	Steven	May
No	Lawrence	Lawrence	Macey
Yes	Jacquelyn Sims	Jacquelyn	Sims
Yes	Jacquelyn Sims	Jacquelyn	Sims
No	Mark	Mark	Coriolan
No	Frank	Frank	Furman
No	randy	randy	Washington
No	Andrew	Andrew	Jarrah
No	Ugochukwu	Ugochukwu	Opara
Yes	Vidhi Anderson	Vidhi	Anderson
No	Altrena	Altrena	Nixon
Yes	Jamie Coleman	Jamie	Coleman
No	Hector	Hector	Perez
No	Sheila e.	Sheila e.	Johnson
No	Tenisha	Tenisha	Brewington
No	Garron	Garron	Gibbs
No	Eileen	Eileen	Della Volle
No	Tamela	Tamela	Oglesby
No	Gail	Gail	Blackwell
No	Tabetha	Tabetha	Fulton
Yes	Lou Giorla	Lou	Giorla
No	Leona	Leona	Brown
No	Eugene	Eugene	Tull
No	Michael	Michael	Bell
No	Zack	Zack	Hadjar
No	Adelia	Adelia	Gates
No	Kenai	Kenai	Harris
No	Abdul	Abdul	Muhammad
Yes	J.M. Persia Oliver-Smith	J.M. Persia	Oliver-Smith
No	Robert	Robert	Scancella
No	Ennio	Ennio	Rossi
No	Kevin	Kevin	Keller
No	Gabriel	Gabriel	Pratt
No	Kevin	Kevin	Vaughn

No	Murielle	Murielle	Paul
No	Francine	Francine	Williams
No	tam	tam	tuk
No	Kenneth	Kenneth	Murphy
Yes	tony council	tony	council
Yes	Strawberry Mansion Community Concern	Strawberry Mansion Community	Concern
Yes	Strawberry Mansion Community Concern	Strawberry Mansion Community	Concern
Yes	Renee Cunningham	Renee	Cunningham
Yes	AnnMarie Doley	AnnMarie	Doley
Yes	Abdul-Rahim Muhammad	Abdul-Rahim	Muhammad
Yes	Suzanne Ponsen	Suzanne	Ponsen
Yes	Todd Hestand	Todd	Hestand
Yes	Doris Aldridge	Doris	Aldridge
Yes	Mathen Pullukattu	Mathen	Pullukattu
Yes	Mathen Pullukattu	Mathen	Pullukattu

**PRA Board Meeting of September 13, 2023 - Q & A**

#	Question	Asker Name	Answer
1	Good afternoon. Regarding the Germantown Women's YWCA Building: is there an update on the status of KBK as the developer? Have they submitted an acceptable funding plan to PRA? What can you share about where they are in the process? Renee Cunningham, Center in the Park	Renee Cunningham	We issued a reservation letter on August 11th that terminates 10/30/2023 so that KBK could apply for development subsidy. The subsidies to be applied for are dependent on the developer.
2	Thank you to the Board for your support of this important project. Vidhi Anderson, Human Good.	Vidhi Anderson	
3	Thank you.	Renee Cunningham	



## BOARD FACTSHEET

Meeting of September 13, 2023

Termination of Subgrant Agreement with PIDC Community Capital ("PIDCCC") and Return of Grant Funds to PIDCCC;  
Rescinding Resolution 2023-15, adopted on February 8, 2023

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**Name of Subgrantor:** PIDC Community Capital

**Subgrant Amount:** \$5,000,000.00

**Nature of Transaction:** Approval to (i) terminate that certain Subgrant Agreement, dated as of December 31, 2018, between PIDC Community Capital ("PIDCCC"), as Subgrantor, and the Philadelphia Redevelopment Authority (the "Authority"), as Subgrantee (the "Subgrant Agreement") and return the Grant Funds (as defined below) to PIDCCC; and (ii) rescind Resolution No. 2023-15, adopted on February 8, 2023, authorizing the assignment of the Subgrant Agreement to the Philadelphia Housing Development Corporation ("PHDC").

**History:** On December 16, 2016, PIDCCC and Goldman Sachs & Co. ("Goldman") entered into a certain Grant Agreement (the "Grant Agreement"), pursuant to which Goldman granted \$5,000,000.00 (the "Grant Funds") to finance the development of 50 housing units restricted to persons at 60% of area median income, which will be a component of a larger mixed-income development located at 3701 N. Broad Street, known as the Beury Building (the "Project"). Goldman and PIDCCC determined that it would be in the best interest of the Project to have PIDCCC subgrant the Grant Funds to the Authority to disburse the Grant Funds to the developer of the Project. The Authority, PIDCCC, Goldman and PHDC are hereinafter referred to collectively as the "Parties."

Pursuant to Resolution No. 2018-46, adopted on June 13, 2018, the Authority Board authorized the Authority to enter into the Subgrant Agreement, whereby PIDCCC granted the Grant Funds to the Authority with the expectation that the Authority would provide additional financing (other than the Grant Funds) for the Project.



The Authority subsequently determined that it would not provide additional financing for the Project, and the Parties agreed that the Grant Funds should be transferred to PHDC to disburse the Grant Funds for the Project.

Pursuant to Resolution No. 2023-15, adopted on February 8, 2023, the Authority Board authorized the assignment of the Subgrant Agreement, and the transfer of the Grant Funds, from the Authority to PHDC. Notwithstanding such approval, to date, such assignment and transfer have not occurred.

PIDCCC has now requested that the Subgrant Agreement be terminated, and the Grant Funds be returned to PIDCCC for disbursement by PIDCCC directly to the developer of the Project or its designee.

**Board Action:** The Board is asked to approve the following:

- The termination of the Subgrant Agreement between the Authority and PIDCCC and the return of the Grant Funds to PIDCCC; and
- The rescission of Resolution No. 2023-15, adopted on February 8, 2023, authorizing the assignment of the Subgrant Agreement, and the transfer of the Grant Funds, from the Authority to PHDC.

Proposed Resolution is attached.

Prepared by: Alex Braden



## BOARD FACTSHEET

Meeting of September 13, 2023

Acceptance of Title to City of Philadelphia Properties for  
Disposition to Liberty53 LP

**Nature of Transaction:** Pursuant to Resolution No. 2023-12, adopted on August 13, 2023, Liberty53 LP ("Redeveloper") was approved as redeveloper to develop five (5) properties into an affordable rental housing project (the "Project"). The Philadelphia Redevelopment Authority (the "Authority") has prepared a Redevelopment Agreement (the "Redevelopment Agreement") between the Authority and the Redeveloper to develop those properties, which includes 607 N. 53<sup>rd</sup> Street and 625 N. 53<sup>rd</sup> Street (collectively, the "Properties"). The Properties are currently owned by the City of Philadelphia (the "City") and the City has agreed to convey them to the Authority to include in the Project.

- Redeveloper has been approved by the City Commissioner of Public Property and it has been recommended that the Properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The Properties were approved for conveyance to the Authority in collaboration with the 3<sup>rd</sup> Council District Office.
- The City Commissioner of Public Property will seek approval of City Council to transfer the Properties to the Authority so they may be included in the Redevelopment Agreement with the Redeveloper and conveyed to the Redeveloper for nominal consideration.

Proposed Resolution is attached.

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



## BOARD FACTSHEET

Meeting of September 13, 2022

Transfer and Assumption of Existing Loans with Greenway Presbyterian Apartments, Inc., and New Financing  
Mary Field Senior Apartments LP

**Name of Owner:** Mary Field Senior Apartments LP

**Name of Developer:** HumanGood

**Transaction Summary:** Authorization for the Philadelphia Redevelopment Authority (the "Authority") to consent to the transfer of Greenway Presbyterian Apartments (as defined below) to Mary Field Senior Apartments LP (the "Borrower") and provide a non-recourse construction permanent loan in an amount not to exceed \$4,020,000.00 (the "Loan") to the Borrower. The Loan will consist of assumed Authority debt in the amount of \$1,020,000.00 (the "Authority Debt") and new financing in an amount not to exceed \$3,000,000.00.

**Background Information/Project Description:** Pursuant to Resolution No. 17,417, adopted on January 27, 2004, the Authority Board authorized a non-recourse construction loan to Greenway Presbyterian Apartments, Inc. ("Greenway") secured by a mortgage and evidenced by a HOME loan note in the amount of \$1,020,000.00 at zero percent (0%) interest with a 40-year term from the date of loan closing. The proceeds were used to assist in the construction of 67 units of permanent rental housing for low-income elderly residents and one manager unit located at 2001 South 59th Street (formerly 2050 South 58th Street) known as the Greenway Presbyterian Apartments.

The Loan will finance, in part, the preservation and rehabilitation of two existing developments (collectively, the "Project"):

- The Greenway Presbyterian Apartments; and,
- Mary Field Presbyterian Apartments, a six-story building, constructed in 1993, with 99 units and one manager unit at 2100 South 58th Street.

Both developments comprising the Project were previously funded under HUD's 202 Supportive Housing for Elderly program with all units targeted at a level not to exceed 60% AMI and are designed to meet the needs of individuals living independently as they age in the community. Under this Project, both buildings will receive substantial renovations that will include major system

replacements, updates to units, electrical, HVAC systems, new roofing, and facade repairs.

**Proposed Financing:** To finance the Project, HumanGood applied for and received from the Pennsylvania Housing Finance Agency ("PHFA") a four percent (4%) low-income housing tax credit/tax-exempt bond volume cap allocation.

Additional financing will include: PHFA Pennsylvania Housing and Rehabilitation Enhancement Funds and construction financing from Red Stone A7 III LLC (the "Construction Loan"). In addition, HumanGood received a new financing commitment from the City of Philadelphia Division of Housing and Community Development in the amount of \$3,000,000.00 (the "City Financing").

The Board is asked to consent to the following:

- Permit the transfer of ownership of the Greenway Presbyterian Apartments from Greenway to the Borrower.
- Permit the assumption by the Borrower of Authority Debt in the amount of \$1,020,000.00.
- Provide a non-recourse construction/permanent loan (the "Loan") in the amount of \$4,020,000.00 to the Borrower consisting of the Authority Debt and the City Financing in the amount of \$3,000,000.00 under the following terms and conditions:
  - The term of the Loan will be for forty-two (42) years at one percent (1%) interest.
  - During the Loan term, no principal or interest will be required to be paid.
  - The entire balance of the Loan will be due and payable in forty-two (42) years from the loan closing.
  - The Loan will be secured by a lien position behind funds provided by PHFA and the Construction Loan. Upon repayment of the Construction Loan, the Loan will be in a lien position behind the PHFA funds and permanent debt.

**Comments or Other Conditions:** The Office of Economic Opportunity has approved the Project's Economic Opportunity Plan goals. The Philadelphia Housing Development Corporation Housing Construction Department has approved the plans, specifications, and construction costs of the Project. The Philadelphia Planning Commission determined that an environmental review for this Project is not required due to the funding source.

**Loan Closing will be Contingent Upon:**

- Tax Clearance for all members of the development team.

Proposed Resolution and supporting documentation are attached.

Prepared by: Tori Engelstad, Senior Housing Development Officer

Reviewed by: Nicholas Dema, Senior Vice President, Development Finance



# CITY OF PHILADELPHIA

**OFFICE OF THE DIRECTOR OF FINANCE**

1401 John F. Kennedy Blvd.  
Suite 1330, Municipal Services Building  
Philadelphia, PA 19102-1693

August 1, 2023

To Whom it May Concern:

I, Kate McGlinchey, resign from the Board of Directors of the Philadelphia Redevelopment Authority effective as of August 11, 2023.

*Kate McGlinchey*

Kate McGlinchey  
Chief of Staff  
Office of the Director of Finance



# CITY OF PHILADELPHIA

## Office of the Mayor

215 City Hall  
Philadelphia, PA 19107  
(215) 686-2181  
FAX (215) 686-2180

**JAMES F. KENNEY**  
Mayor

July 28, 2023

Helen Loughead  
Deputy Budget Director  
Acting Director of Recovery and Grants  
1401 John F Kennedy Blvd  
Philadelphia, PA 19107

Dear Helen,

I am writing to inform you that I am appointing you to the Board of The Philadelphia Redevelopment Authority. The residents of this City and I are grateful to you for taking on this very important work. I often say that we are only truly happy when we are in service to others, and I appreciate you answering this call to serve our wonderful city.

If you have any questions regarding your appointment, please contact Debbie Mahler, Deputy Mayor of Intergovernmental Affairs at [Deborah.Mahler@phila.gov](mailto:Deborah.Mahler@phila.gov). Thank you for your willingness to serve.

Regards,

A handwritten signature in cursive script that reads "James F. Kenney".

James F. Kenney

cc: Deborah Mahler, Deputy Mayor  
David S. Thomas, President & CEO, PHDC

**END OF PRA BOARD MINUTES OF  
SEPTEMBER 13, 2023**





**BOARD FACTSHEET**

Meeting of October 11, 2023

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

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**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 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 1<sup>st</sup> and 5<sup>th</sup> Councilmanic District Offices.

**PROPERTY INFORMATION:**

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

Proposed Resolution is attached.

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**1<sup>st</sup> Councilmanic District Properties**

2106 E. Cumberland Street

**5<sup>th</sup> Councilmanic District Properties**

1218 N. 15<sup>th</sup> Street

1220 N. 15<sup>th</sup> Street

1222 N. 15<sup>th</sup> Street

1224 N. 15<sup>th</sup> Street

**RESOLUTION NO.**

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

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

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Chapter – 16-700 of The Philadelphia Code

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

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

**EXHIBIT "A"**

**1<sup>st</sup> Councilmanic District Properties**

2106 E. Cumberland Street

**5<sup>th</sup> Councilmanic District Properties**

1218 N. 15<sup>th</sup> Street

1220 N. 15<sup>th</sup> Street

1222 N. 15<sup>th</sup> Street

1224 N. 15<sup>th</sup> Street



**BOARD FACTSHEET**

Meeting of October 11, 2023

Conveyance of PRA Properties to Philadelphia Land Bank

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**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 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> Councilmanic District Offices.

**PROPERTY INFORMATION:**

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

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence

**EXHIBIT "A"**

**1<sup>st</sup> Councilmanic District Property**

2351 S. Beulah Street

**3<sup>rd</sup> Councilmanic District Properties**

18 S. 44<sup>th</sup> Street

20 S. 44<sup>th</sup> Street

24 S. 44<sup>th</sup> Street

26 S. 44<sup>th</sup> Street

28 S. 44<sup>th</sup> Street

30 S. 44<sup>th</sup> Street

34 S. 44<sup>th</sup> Street

36 S. 44<sup>th</sup> Street

4422 Ludlow Street

4426 Ludlow Street

4428 Ludlow Street

4430 Ludlow Street

**5<sup>th</sup> Councilmanic District Properties**

1517 W. Stiles Street

1518 W. Stiles Street

**RESOLUTION NO.**

**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"**

**1<sup>st</sup> Councilmanic District Property**

2351 S. Beulah Street

**3<sup>rd</sup> Councilmanic District Properties**

18 S. 44<sup>th</sup> Street

20 S. 44<sup>th</sup> Street

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36 S. 44<sup>th</sup> Street

4422 Ludlow Street

4426 Ludlow Street

4428 Ludlow Street

4430 Ludlow Street

**5<sup>th</sup> Councilmanic District Properties**

1517 W. Stiles Street

1518 W. Stiles Street