

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, DECEMBER 13, 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 November 8, 2023

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Kingsessing Recreation Center Building and Site Improvements – Package 2 4901 Kingsessing Avenue Approval of Construction Contract	(1)
(b) Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(5)
(c) Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(9)

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, November 08, 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; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; Helen Loughead, Treasurer; and Anne Nadol, Secretary.

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Jessie Lawrence, Nick Dema, Tracy Pinson-Reviera, Brian Romano, Mathen Pullukattu, and Elizabeth Bonaccorso.

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



MINUTES

Mr. Thomas called for a motion to approve the minutes of the October 11, 2023 Board meeting.

Upon motion made and duly seconded, the minutes of October 11, 2023 were approved.



ADMINISTRATIVE

Mr. Braden presented "Item I (a) – Approval of Fifth Amendment to Grant Agreement with the City of Philadelphia, Acting Through its Department of Parks & Recreation and its Finance Department" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Helen Loughead abstained due to a conflict of interest. Mr. Thomas stated that Ms. Loughead's abstention would be noted in the record.

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. 2023-65

RESOLUTION AUTHORIZING APPROVAL OF A FIFTH AMENDMENT TO GRANT AGREEMENT WITH THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PARKS & RECREATION AND ITS FINANCE DEPARTMENT, AS GRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS GRANTEE, EXTENDING THE TERM OF THE GRANT AGREEMENT, AS PREVIOUSLY AMENDED, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT PROJECTS IN AND AROUND THE CITY

WHEREAS, pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City of Philadelphia (the "City"), as grantor, whereby the City agreed to provide funding to the Philadelphia Redevelopment Authority (the "Authority"), as grantee, in the amount of Seven Million Dollars (\$7,000,000) ("Grant Funds") for use in

capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects").

WHEREAS, the Grant Agreement was executed by the Authority and the City on September 21, 2018, and was for a term of one (1) year.

WHEREAS, pursuant to Resolution No. 2019-83, adopted on December 11, 2019, the Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, whereby (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2019, and (ii) the Grant Funds were increased by an additional Five Million Dollars (\$5,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, was Twelve Million Dollars (\$12,000,000).

WHEREAS, the First Amendment was executed by the Authority and the City on December 20, 2019.

WHEREAS, pursuant to Resolution No. 2020-78, adopted on December 9, 2020, the Board authorized a Second Amendment to Grant Agreement ("Second Amendment") with the City, as grantor, whereby the term of the Grant Agreement was extended for one (1) year, effective September 21, 2020.

WHEREAS, the Second Amendment was executed by the Authority and the City on December 23, 2020, made effective September 21, 2020.

WHEREAS, pursuant to Resolution No. 2021-55, adopted on July 14, 2021, the Board authorized a Third Amendment to Grant Agreement ("Third Amendment") with the City, as grantor, whereby (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2021, and (ii) the Grant Funds were increased by an additional Ten Million Dollars (\$10,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, was Twenty-Two Million Dollars (\$22,000,000).

WHEREAS, the Third Amendment was executed by the Authority and the City on September 15, 2021.

WHEREAS, pursuant to Resolution No. 2022-55, adopted on September 14, 2022, the Board authorized a Fourth Amendment to Grant Agreement ("Third Amendment") with the City, as grantor, whereby (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2022.

WHEREAS, the Fourth Amendment was executed by the Authority and the City on October 10, 2022, made effective September 21, 2022.

WHEREAS, the City and the Authority now seek authorization (i) to extend the term of the Grant Agreement, as previously amended, for one (1) year, effective September 21, 2023, and (ii) to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000), such

that the total Grant Funds available under the Grant Agreement, as amended, will be Thirty-Two Million Dollars (\$32,000,000).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Fifth Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department, as grantor, (i) to extend the term of the Grant Agreement for one (1) year, effective September 21, 2023, and (ii) to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000), such that the total Grant Funds available under the Grant Agreement, as amended, will be Thirty-Two Million Dollars (\$32,000,000).

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.

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

One (1) abstention: Ms. Loughead.



Mr. Braden presented "Item I (b) – Engagement of Penn Community Bank and First Citizens Community Bank to Provide Certain Financing Services Related to Turn the Key Construction Financing Loans" 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. 2023-66

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENGAGE PENN COMMUNITY BANK AND FIRST CITIZENS COMMUNITY BANK TO PROVIDE CERTAIN FINANCING SERVICES RELATED TO TURN THE KEY CONSTRUCTION FINANCING LOANS

WHEREAS, pursuant to an Ordinance (Bill No. 210203) signed by the Mayor of the City of Philadelphia (the "City") on May 27, 2021, the City created the Neighborhood Preservation Initiative ("NPI") to, among other things, enhance housing, small business, commercial corridors, and neighborhood infrastructure within the City;

WHEREAS, among the programs established under NPI is the program known as "Turn the Key," pursuant to which eligible first-time homebuyers are provided conditionally forgivable loans to buy down the cost of new construction housing units built on publicly owned land (collectively, the "New Units");

WHEREAS, substantial increases in construction financing interest rates since the launch of Turn the Key have deterred approved developers (each a "TTK Developer, collectively, "TTK Developers") from commencing construction on the New Units;

WHEREAS, Pursuant to Resolution No. 2023-30, adopted on May 17, 2023, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized the amendment of a City home repair program known as the Housing Preservation Loan Program ("HPLP") to expand its scope to include, among other things, housing production programs involving the provision of loans (together with the financing of loan origination fees) and/or grants to developers, homeowners and property owners for costs of rehabilitation, property acquisition and new construction to increase the production of affordable homeownership and rental housing including, without limitation, Turn the Key (the "HPLP Amendment"). HPLP is funded by the proceeds of bonds issued by the Authority;

WHEREAS, in connection with the expanded scope of the HPLP Amendment, Philadelphia Housing Development Corporation staff, on behalf of the Authority, solicited several national, regional, and local banks to discuss their capacity to participate with the Authority in a Turn the Key discounted construction loan financing structure (the "TTK Developer Loan Program") as described herein below and funded by HPLP;

WHEREAS, Penn Community Bank and First Citizens Community Bank (each, a "Participating Bank") have indicated a capacity to participate in the TTK Developer Loan Program;

WHEREAS, the Authority seeks to provide an avenue to affordable construction financing for TTK Developers by engaging any or all of the Participating Banks to originate discounted construction financing loans (each, a "Construction Loan", collectively "Construction Loans") to approved TTK Developers under the following conditions (and as more particularly set forth in the Fact Sheet presented to the Board of Directors in connection with this Resolution):

1. Approved TTK Developers will be informed by the Authority of the availability of a Construction Loan through a Participating Bank. If interested, a TTK Developer can apply for a Construction Loan with a Participating Bank to be made at a fixed interest rate not to exceed six percent (6%) per year and in a principal amount not to exceed Five Million Dollars (\$5,000,000). If the TTK Developer is approved by a

Participating Bank after going through the underwriting process of that Participating Bank, the TTK Developer will be eligible to obtain the Construction Loan.

2. The Authority will establish an interest-bearing account ("Authority Account") with any Participating Bank. The Authority will retain the interest on the money deposited into an Authority Account.
3. Upon closing of a Construction Loan, (i) the note, mortgage and other documents evidencing and/or securing such Construction Loan (collectively, "Loan Documents") will be assigned by the Participating Bank to the Authority, which shall be identified as an approved mortgagee in any purchase and development agreement or redevelopment agreement entered into with an approved TTK Developer, and (ii) the Authority shall deposit HPLP funds into the Authority Account in a sum sufficient, when combined with any HPLP funds already held in the Authority Account, to fund the amount of such Construction Loan.
4. Scheduled disbursements on a Construction Loan will be made from the Authority Account and in accordance with the terms of the applicable Loan Documents.
5. The Participating Bank will originate and service each Construction Loan and as compensation for such origination and servicing activities will be entitled to charge the Borrower an origination fee for the Construction Loan and reimbursement of all costs, expenses and fees associated with originating a Construction Loan. The Authority may also permit the Participating Bank to retain all or part of the interest paid by the TTK Developer in its monthly loan payments.
6. Upon closing of the sale of the New Units financed by a Construction Loan, the Construction Loan shall be repaid into the Authority Account.
7. At the end of the TTK Developer Loan Program, all remaining HPLP bond proceeds remaining in the Authority Account will be paid to the Trustee of HPLP, along with any accrued interest on such proceeds to the extent required under the governing HPLP bond documents.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Philadelphia Redevelopment Authority is authorized to engage any or all of the following financial institutions to originate Construction Loans to TTK Developers, assign those Construction Loans to the Philadelphia Redevelopment Authority, and service the Construction Loans on behalf of the Authority after the assignment of those loans in accordance with the terms set forth hereinabove:

1. Penn Community Bank
2. First Citizens Community Bank

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

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

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



Ms. Varghese presented "Item I (c) – Third Amendment to Lease Agreement with E-Z Park, Inc." 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. 2023-67

RESOLUTION AUTHORIZING A THIRD AMENDMENT TO THE PARKING LEASE BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND E-Z PARK, INC., FOR THAT CERTAIN PROPERTY BOUNDED GENERALLY BY 8TH STREET, RACE STREET, AND VINE STREET

WHEREAS, on March 14, 2008, the Philadelphia Redevelopment Authority (the "Authority") and E-Z Park, Inc. ("EZ Park") entered into a Parking Lease (the "Original Lease") for certain property bounded generally by 8th Street, 9th Street, Race Street and Vine Street, Philadelphia, Pennsylvania (the "Original Leased Premises"), to be used and occupied as a public parking facility.

WHEREAS, the Original Lease provided for a term of five (5) years beginning July 1, 2007 and ending June 30, 2012 (the "Original Lease Term") and the initial annual rent under the Original Lease was Three Hundred Eighty-Eight Thousand Five Hundred Dollars (\$388,500), paid in monthly installments of Thirty-Two Thousand Three Hundred Seventy-Five Thousand Dollars (\$32,375).

WHEREAS, on June 29, 2012, the Authority and EZ Park entered into a First Amendment to Lease (the "First Amendment") which extended the Original Lease Term for a term of three (3)

years beginning July 1, 2012, and ending June 30, 2015, and increased the annual rent to Four Hundred Sixty-Two Thousand Five Hundred Dollars (\$462,500), paid in monthly installments of Thirty-Eight Thousand Five Hundred Dollars (\$38,500).

WHEREAS, the Authority and EZ Park entered into a Second Amendment to Lease (the "Second Amendment"), dated September 1, 2017, effective July 1, 2015, which extended the Original Lease Term for an additional three (3) years beginning July 1, 2015, and ending June 30, 2018, and has continued to this day on a month to month basis pursuant to the terms of the Lease (defined below). The initial annual rent under the Second Amendment was Six Hundred Twelve Thousand Dollars (\$612,000), paid in monthly installments of Fifty-One Thousand Dollars (\$51,000). The current annual rent is Six Hundred Sixty Thousand Dollars (\$660,000), paid in monthly installments of Fifty-Five Thousand Dollars (\$55,000). The Original Lease, the First Amendment, and the Second Amendment shall be hereinafter collectively referred to as the "Lease".

WHEREAS, in February 2023, EZ Park relinquished possession and released a certain portion of the Original Leased Premises on the 9th Street side (217-53 N. 9th Street) from the Original Lease in order to permit the Authority to convey that portion to 800 Vine Senior Housing LLC to develop affordable housing rental units.

WHEREAS, the Authority and EZ Park have negotiated a Third Amendment to the Original Lease, as previously amended by the First Amendment and the Second Amendment, which modifies certain terms, conditions, obligations, and responsibilities of the parties.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Philadelphia Redevelopment Authority is authorized to execute a third amendment to the Parking Lease ("Third Amendment") with E-Z Park, Inc. ("EZ Park"), which includes the following terms:

1. The Third Amendment will extend the Original Lease Term, as last extended by the Second Amendment, to February 28, 2026;
2. Effective March 1, 2023, the Original Leased Premises is reduced by approximately Twenty-One Thousand Nine Hundred Nineteen and Three-Tenths (21,919.3) square feet, which is the area that was conveyed to 800 Vine Senior Housing LLC to develop affordable housing rental units;
3. Effective March 1, 2023, the annual rent under the Third Amendment will be reduced from Six Hundred Sixty Thousand Dollars (\$660,000), paid in monthly installments of Fifty-Five Thousand Dollars (\$55,000), to Four Hundred Ninety-Five Thousand Dollars (\$495,000), paid in monthly installments of Forty-One Thousand Two Hundred and Fifty Dollars (\$41,250). On March 1, 2024, March 1, 2025, and each successive anniversary thereof, if applicable, the annual rent will increase by the greater of (i) the-then current annual rent will be increased by a multiple of the Consumer Price Index for Philadelphia-Urban, or (ii) Nine Thousand Dollars (\$9,000); and

4. Since September 1, 2020, EZ Park has been and will continue to be permitted to offset monthly installments of the annual rent then due in a monthly amount equal to the parking charges relating to the Authority's rental of twenty (20) parking spaces (each, "Parking Space", collectively, "Parking Spaces") for use by the Philadelphia Housing Development Corporation at another parking lot owned and operated by EZ Park for as long as the Authority continues to rent each of the Parking Spaces. The original rate to rent each Parking Space was Two Hundred and Fifteen Dollars (\$215) a month. Effective March 1, 2023, the Authority is renting each Parking Space at Two Hundred and Thirty Dollars (\$230) a month. This credit will be determined on a monthly basis by the number of Parking Spaces that the Authority is renting that particular month.

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

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

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



Mr. Lawrence presented "Item I (d) – Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority 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. 2023-68

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

3rd Councilmanic District Property

1221 S. Saint Bernard Street

5th Councilmanic District

1561 N. Darien Street

8th Councilmanic District Property

5803 Knox Street

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



DEVELOPMENT

Mr. Lawrence presented "Item II (a) – Fifth Amended Redevelopment Proposal and Fifth Amended Urban Renewal Plan" in substance consistent with the Fact Sheet attached hereto.

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

RESOLUTION NO. 2023-69

RESOLUTION APPROVING THE FIFTH AMENDED REDEVELOPMENT PROPOSAL AND THE FIFTH AMENDED URBAN RENEWAL PLAN FOR THE TIOGA REDEVELOPMENT AREA, TIOGA URBAN RENEWAL AREA

WHEREAS, approval was heretofore given to the Fourth Amended Redevelopment Proposal and the Fourth Amended Urban Renewal Plan for said Project Area; and

WHEREAS, the Fifth Amended Redevelopment Proposal and the Fifth Amended Urban Renewal Plan have been presented to the Board for its consideration and approval, specifically to make it conform to the most recent amendment to the Tioga Redevelopment Area Plan, approved by the Philadelphia City Planning Commission at its meeting held on October 19, 2023, that will change the use for certain portions of the Tioga Urban Renewal Area to commercial and/or residential.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that approval is hereby given to the Fifth Amended Redevelopment Proposal and the Fifth Amended Urban Renewal Plan for the Tioga Urban Renewal Area as presented to the Board at this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance, if required, in order to carry out the foregoing.

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

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



Mr. Lawrence presented "Item II (b) – First Amendment to Redevelopment Agreement with BMK Properties, LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked Mr. Lawrence if this amendment allows the redeveloper to sell and/or lease the property or only to lease it. Mr. Lawrence responded per the requirement under the amendment is strictly for leasing purposes.

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

RESOLUTION NO. 2023-70

RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH BMK PROPERTIES, LLC REGARDING 2451-53 FRANKFORD AVENUE, LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN REVEWAL AREA

WHEREAS, pursuant to Resolution No. 2020-31, adopted on May 13, 2020, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized the Authority to enter into a Redevelopment Agreement with BMK Properties, LLC ("Redeveloper") to convey 2451-53 Frankford Avenue (the "Property") for the development of one (1) commercial ground floor space and six (6) workforce housing units for homeownership to be sold at one hundred and twenty percent (120%) area median income ("AMI ").

WHEREAS, the Authority and Redeveloper entered into a Redevelopment Agreement dated October 1, 2019 for the Property ("Redevelopment Agreement") and proceeded to settlement on September 29, 2021.

WHEREAS, the Redeveloper has contacted the Authority to change the residential units from homeownership to rental and change the affordability level from one hundred and twenty percent (120%) AMI to one hundred percent (100%) AMI.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to: (i) enter into a First Amendment to Redevelopment Agreement for 2451-53 Frankford Avenue (the "Property") to change the residential units from homeownership to rental and change the affordability level from one hundred and twenty percent (120%) AMI to one hundred percent (100%) AMI; and (ii) amend the Declaration of Restrictive Covenants, Conditions and Restrictions placed on the Property to require, among other revisions

necessary or appropriate to reflect the conversion of the residential units from homeownership to rental, and that all residential units be leased to income-certified tenants at or below one hundred percent (100%) AMI.

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

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

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



OLD BUSINESS

Mr. Thomas inquired if there was any old business for the Board. Mr. Thomas recognized Suzanne Ponsen and invited her to speak. Ms. Ponsen stated that she is the President of West Central Germantown Neighbors Association. Ms. Ponsen requested confirmation as to whether the Authority had extended the developer agreement with KBK regarding the Germantown Y, and emphasized her concern on behalf of the neighborhood.

Mr. Thomas replied that to his understanding, KBK had met with community members in the preceding month, and that an agreement had been extended to allow KBK to apply for funding related to 9% tax credits.

Mr. Rodriguez clarified that KBK had a reservation letter, not an agreement. Mr. Rodriguez explained that the reservation letter allows KBK to pursue funding subject to compliance with the stipulations in the letter. Mr. Rodriguez elaborated that if KBK does not meet the stipulations or does not provide a feasible plan with financing attached, then the reservation will term out. Mr. Rodriguez reiterated that this was not an agreement, but simply a reservation.

Ms. Ponsen asked how much time KBK has under the extended reservation letter. Mr. Rodriguez replied that they had until the middle of December.

Mr. Thomas recognized Allsion Weiss and invited her to speak. Ms. Weiss asked for a status update regarding the Germantown Settlement properties. Ms. Weiss stated that recently she sent an email in regard to maintenance of several properties located on the 4900 Block of Germantown Avenue. The only response Ms. Weiss received was from PHA stating they are no longer responsible. Additionally, Ms. Weiss stated that she did not receive a response from the maintenance organization overseeing the properties.

Mr. Rodriguez replied that inspectors have inspected all occupied properties and vacant properties over the past several months and that staff members are in the process of formulating a plan to formalize a relationship with occupants and to work with property managers to secure properties that are vacant.

Mr. Thomas asked if those efforts would include the 4900 block of Germantown Avenue. Mr. Rodriguez replied that they would.

Ms. Weiss stated that she realized no one replied and/or qualified for the RFP which has been recently extended. Ms. Weiss asked for an updated status, noting that the Authority is paying for maintenance of properties, which are desperately needed; however, everyone is waiting and nothing is happening. Ms. Weiss further stated that all over the city there is a cry for housing, and there is housing in Germantown, which is sitting unoccupied. Ms. Weiss asked what the plan is. Mr. Thomas replied that staff members working on a plan and noted that a non-competitive proposal for some of the parcels in Germantown had been received. Mr. Thomas elaborated that the proposal is being reviewed. In addition, Mr. Thomas stated with regard to two parcels and two multi-buildings, staff members are working with the councilperson as well as others to figure out the best approach for getting these properties occupied sooner rather than later.

Ms. Weiss stated that she wants to keep this project moving forward with people occupying these homes. Mr. Thomas stated this is a goal for everyone involved.



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Mr. Thomas called for a motion to adjourn the meeting. Upon motion made and duly seconded, the meeting was adjourned at 4:34 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 November 8, 2023

Attended	User Name (Original Name)	First Name	Last Name
Yes	Nicky (IT) (DPD - Zoom)	DPD	'- Zoom
Yes	Alex Braden	Alex	Braden
Yes	Susan Varghese	Susan	Varghese
Yes	David Thomas	David	Thomas
Yes	William Smith	William	Smith
Yes	Maria Buckley	Maria	Buckley
Yes	Angel Rodriguez	Angel	Rodriguez
Yes	Nicholas Dema	Nicholas	Dema
Yes	Beth Bonaccorso	Beth	Bonaccorso
Yes	Helen Loughead	Helen	Loughead
Yes	Helen Loughead	Helen	Loughead
Yes	Tracy Pinson-Reviera	Tracy	Pinson-Reviera
Yes	Brian Romano	Brian	Romano
Yes	Jessie Lawrence	Jessie	Lawrence
Yes	Mathen Pullukattu	Mathen	Pullukattu
Yes	Anne Nadol	Anne	Nadol
Yes	Jamila Davis	Jamila	Davis
No	Ibraheim	Ibraheim	Campbell
No	Tracie	Tracie	Jackson
No	Xyashious	Xyashious	Cox
Yes	Dennis Shelly	Dennis	Shelly
Yes	Aaron Turkson	Aaron	Turkson
No	Annette	Annette	Collier
No	Arlene	Arlene	Brackett
No	Emilee	Emilee	Smith
No	Christopher	Christopher	Pitt
No	Lawrence	Lawrence	Battle
No	Cheran	Cheran	Rollins
No	Coy C	Coy C	Vickers Jr
No	Habeebah	Habeebah	Ali
No	Hector	Hector	Perez
No	Aazim	Aazim	Muhammad
No	Alexas	Alexas	Lassiter
No	Renee	Renee	Cunningham
No	Robert	Robert	P
No	Robert	Robert	Sherman
No	Angelia	Angelia	Scott

Yes	Ruben David	Ruben	David
No	Abdul-Rahim	Abdul-Rahim	Muhammad
No	Kiara	Kiara	Engram
No	Tuli	Tuli	Benoit
No	Kiara	Kiara	Engram
No	Raj	Raj	Patel
No	Sylvia	Sylvia	Jordan
No	Robert	Robert	Scancellia
Yes	Shannon Squire	Shannon	Squire
No	Sharene	Sharene	Hardy
No	Larry	Larry	DiVietro
No	Lili	Lili	Razi
No	Eugene	Eugene	Tull
No	Allan	Allan	Jeannot
No	Mark	Mark	Coriolan
No	James	James	Kerkula
No	Betty	Betty	Duroseau
No	Keila	Keila	Cordova
No	Lawrence	Lawrence	Macey
No	Hassan	Hassan	Edge
Yes	Teresa Duncan	Teresa	Duncan
No	SHANITA	SHANITA	JACKSON
No	HENRY	HENRY	DAVIS
Yes	VANESSA WILLIAMS CAIN	VANESSA	WILLIAMS CAIN
Yes	Suzanne Ponsen	Suzanne	Ponsen
No	Lawrence	Lawrence	McKnight
Yes	Allison Weiss	Allison	Weiss
No	LR	LR	Cross
No	Michael	Michael	Johnson
No	Cludia	Cludia	Andrade
No	Kimberly	Kimberly	Haas
Yes	Todd Hestand	Todd	Hestand
Yes	Carolyn Terry	Carolyn	Terry
Yes	12159237130	12159237130	



BOARD FACTSHEET

Meeting of November 8, 2023

Approval of Fifth Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department

NAME OF GRANTOR: The City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City")

Background: Pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City, as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority (the "Authority"), as grantee, in the amount of Seven Million Dollars (\$7,000,000) (the "Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects"). The Grant Agreement was executed by the Authority and the City on September 21, 2018. The term of the Grant Agreement was for one (1) year.

Pursuant to Resolution No. 2019-83, adopted on December 11, 2019, the Board authorized a First Amendment to Grant Agreement (the "First Amendment") with the City, as grantor, whereby (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2019, and (ii) the Grant Funds were increased by an additional Five Million Dollars (\$5,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, were Twelve Million Dollars (\$12,000,000). The First Amendment was executed by the Authority and the City on December 20, 2019.

Pursuant to Resolution No. 2020-78, adopted on December 9, 2020, the Board authorized a Second Amendment to Grant Agreement (the "Second Amendment") with the City, as grantor, whereby the term of the Grant Agreement was extended for one (1) year, effective September 21, 2020. The Second Amendment was executed by the Authority and the City on December 23, 2020, made effective September 21, 2020.

Pursuant to Resolution No. 2021-55, adopted on July 14, 2021, the Board authorized a Third Amendment to Grant Agreement (the "Third Amendment") with the City, as grantor, whereby (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2021, and (ii) the Grant Funds were increased by an additional Ten Million Dollars (\$10,000,000)

such that the total Grant Funds available under the Grant Agreement, as amended, were Twenty-Two Million Dollars (\$22,000,000). The Third Amendment was executed by the Authority and the City on September 15, 2021.

Pursuant to Resolution No. 2022-55, adopted on September 14, 2022, the Board authorized a Fourth Amendment to Grant Agreement ("Fourth Amendment") with the City, as grantor, whereby (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2022. The Fourth Amendment was executed by the Authority and the City on October 10, 2022, made effective September 21, 2022.

Nature of Request/Transaction: Authorization is now sought (i) to extend the term of the Grant Agreement, as previously amended, for an additional one (1) year, effective September 21, 2023, and (ii) to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000), such that the total Grant Funds available under the Grant Agreement, as amended, will be Thirty-Two Million Dollars (\$32,000,000).

The City will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in the amount of seven percent (7%) of the total costs and expenses which are actually incurred by the Authority relative to each Project.

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

Proposed Resolution is attached.

Prepared by: Alex Braden



BOARD FACTSHEET

Meeting of November 8, 2023

Engagement of Penn Community Bank and First Citizens Community Bank to Provide Certain Financing Services Related to Turn the Key Construction Financing Loans

Nature of Transaction: Approval for the Philadelphia Redevelopment Authority (the "Authority") to engage Penn Community Bank and/or First Citizens Community Bank ("FCCB") (each, a "Participating Bank") to originate construction financing loans to developers of single-family residences to be sold under the Turn the Key program, assign those loans to the Authority, and service those loans on behalf of the Authority after the assignment of those loans.

Background: Pursuant to an Ordinance (Bill No. 210203) signed by the Mayor of the City of Philadelphia (the "City") on May 27, 2021, the City created the Neighborhood Preservation Initiative ("NPI") to, among other things, enhance housing, small business, commercial corridors and neighborhood infrastructure within the City.

Among the programs established under NPI is a program known as "Turn the Key," which provides eligible first-time homebuyers with conditionally forgivable loans to buy down the cost of new construction housing units built on publicly owned land (collectively, the "New Units"). Since the launch of Turn the Key, significant increases in construction financing interest rates have deterred approved developers (each, a "TTK Developer", collectively, "TTK Developers") from commencing construction of the New Units.

Pursuant to Resolution No. 2023-30, adopted on May 17, 2023, the Authority authorized the amendment of a City home repair program known as the Housing Preservation Loan Program ("HPLP") to expand its scope to include, among other things, housing production programs involving the provision of loans (together with the financing of loan origination fees) and/or grants to developers, homeowners and property owners for costs of rehabilitation, property acquisition and new construction to increase the production of affordable homeownership and rental housing including, without limitation, Turn the Key (the "HPLP Amendment"). HPLP is funded by the proceeds of bonds issued by the Authority.

In connection with the HPLP Amendment, staff of the Philadelphia Housing Development Corporation, on behalf of the Authority, met with several representatives of various national, regional and local banks to discuss their capacity to provide discounted construction financing loans to TTK Developers (the "TTK Developer Loan Program") funded by HPLP. Only Penn Community Bank and FCCB indicated a capacity to provide such loans.

Request: The Board is now requested to authorize the engagement of one or more Participating Banks to originate discounted construction financing loans (each a "Construction Loan") to approved TTK Developers under the following conditions:

1. Approved TTK Developers will be informed by the Authority of the availability of a Construction Loan through a Participating Bank. If interested, a TTK Developer can apply for a Construction Loan with a Participating Bank to be made at a fixed interest rate not to exceed six percent (6%) per year and in a principal amount not to exceed Five Million Dollars (\$5,000,000). If the TTK Developer is approved by a Participating Bank after going through the underwriting process of that Participating Bank, the TTK Developer will be eligible to obtain the Construction Loan.
2. The Authority will establish an interest-bearing account ("Authority Account") with any Participating Bank. The Authority will retain the interest on the money deposited into an Authority Account.
3. Upon closing of a Construction Loan, (i) the note, mortgage and other documents evidencing and/or securing such Construction Loan (collectively, "Loan Documents") will be assigned by the Participating Bank to the Authority, which shall be identified as an approved mortgagee in any purchase and development agreement or redevelopment agreement entered into with an approved TTK Developer, and (ii) the Authority shall deposit HPLP funds into the Authority Account in a sum sufficient, when combined with any HPLP funds already held in the Authority Account, to fund the amount of such Construction Loan.
4. Scheduled disbursements on a Construction Loan will be made from the Authority Account and in accordance with the terms of the applicable Loan Documents.

5. The Participating Bank will originate and service each Construction Loan and as compensation for such origination and servicing activities will be entitled to charge the Borrower an origination fee for the Construction Loan and reimbursement of all costs, expenses and fees associated with originating a Construction Loan. The Authority may also permit the Participating Bank to retain all or part of the interest paid by the TTK Developer in its monthly loan payments.
6. Upon closing of the sale of the New Units financed by a Construction Loan, the Construction Loan shall be repaid into the Authority Account.
7. At the end of the TTK Developer Loan Program, all remaining HPLP bond proceeds remaining in the Authority Account will be paid to the Trustee of HPLP, along with any accrued interest on such proceeds to the extent required under the governing HPLP bond documents.

Proposed Resolution is attached.

Prepared by: Alex Braden



BOARD FACTSHEET

Meeting of November 8, 2023

Third Amendment to Lease Agreement

E-Z Park, Inc.

NAME OF DEVELOPER/APPLICANT: E-Z Park, Inc.

Nature of Transaction: Approval for a third amendment to the Parking Lease (the "Third Amendment") between the Philadelphia Redevelopment Authority (the "Authority") and E-Z Park, Inc. ("EZ Park") to, among other things, extend the lease term, as previously extended, reduce the square footage of the leased premises and reduce the annual rental amount, and when applicable, provide for a monthly credit against the rent for any parking spaces rented by the Authority from EZ Park.

THIRD AMENDMENT TO LEASE AGREEMENT:

On March 14, 2008, the Authority, as landlord, and EZ Park, as tenant, entered into a Parking Lease (the "Original Lease") for certain property bounded generally by 8th Street, 9th Street, Race Street, and Vine Street, Philadelphia, Pennsylvania (the "Original Leased Premises"), as more particularly described in the Original Lease, to be used and occupied as a public parking facility.

The Original Lease provided for a term of five (5) years beginning July 1, 2007 and ending June 30, 2012 (the "Original Lease Term"). The initial annual rent under the Original Lease was Three Hundred Eighty-Eight Thousand Five Hundred Dollars (\$388,500), paid in monthly installments of Thirty-Two Thousand Three Hundred Seventy-Five Dollars (\$32,375).

Thereafter, on June 29, 2012, the Authority and EZ Park entered into a First Amendment to Lease (the "First Amendment") which extended the Original Lease Term for a term of three (3) years beginning July 1, 2012, and ending June 30, 2015. The initial annual rent under the First Amendment was Four Hundred Sixty-Two Thousand Five Hundred Dollars (\$462,500), paid in monthly installments of Thirty-Eight Thousand Five Hundred Dollars (\$38,500).

Thereafter, the Authority and EZ Park entered into a Second Amendment to Lease (the "Second Amendment"), dated September 1, 2017, effective July 1, 2015, which extended the Original Lease Term for an additional three (3) years beginning July 1, 2015, and ending June 30, 2018, and has continued to this day on a month to month basis pursuant to the terms of the Lease (defined below). The initial annual rent under the Second Amendment was Six Hundred Twelve Thousand Dollars (\$612,000), paid in monthly installments of Fifty-One Thousand Dollars (\$51,000). The current annual rent is Six Hundred Sixty Thousand Dollars (\$660,000), paid in monthly installments of Fifty-Five Thousand Dollars (\$55,000). The Original Lease, the First Amendment, and the Second Amendment shall be hereinafter collectively referred to as the "Lease".

In February 2023, EZ Park relinquished possession and released a certain portion of the Original Leased Premises on the 9th Street side (217-53 N. 9th Street) from the Original Lease in order to permit the Authority to convey that portion to 800 Vine Senior Housing LLC to develop affordable housing rental units.

The Authority and EZ Park now desire to amend the Original Lease, as previously amended, by, among other things, again extending the Original Lease Term, providing for changes to the Original Leased Premises and annual rent, and providing for a parking credit against the monthly rent, as applicable. Specifically, the following amendments are requested:

1. The Third Amendment will extend the Original Lease Term, as last extended by the Second Amendment, to February 28, 2026. As the Third Amendment will be effective as of July 1, 2018, the Third Amendment lease term is for seven (7) years and seven (7) months;

2. Effective March 1, 2023, the Original Leased Premises is reduced by approximately Twenty-One Thousand Nine Hundred Nineteen and Three-Tenths (21,919.3) square feet, which is the area that was conveyed to 800 Vine Senior Housing LLC to develop affordable housing rental units;

3. Effective March 1, 2023, the annual rent under the Third Amendment will be reduced from Six Hundred Sixty Thousand Dollars (\$660,000), paid in monthly installments of Fifty-Five Thousand Dollars (\$55,000), to Four Hundred Ninety-Five Thousand Dollars (\$495,000), paid in monthly installments of Forty-One Thousand Two Hundred and Fifty Dollars (\$41,250). On March 1, 2024, March 1, 2025, and each successive anniversary thereof, if applicable, the annual rent will increase by the greater of (i) the-then current annual rent will be increased by a multiple of

the Consumer Price Index for Philadelphia-Urban, or (ii) Nine Thousand Dollars (\$9,000); and

4. Since September 1, 2020, EZ Park has been and will continue to be permitted to offset monthly installments of the annual rent then due in a monthly amount equal to the parking charges relating to the Authority's rental of twenty (20) parking spaces (each, "Parking Space", collectively, "Parking Spaces") for use by the Philadelphia Housing Development Corporation at another parking lot owned and operated by EZ Park for as long as the Authority continues to rent the Parking Spaces. The original rate to rent each Parking Space was Two Hundred and Fifteen Dollars (\$215) a month. Effective March 1, 2023, the Authority is renting each Parking Space at Two Hundred and Thirty Dollars (\$230) a month. The credit will be determined on a monthly basis by the number of Parking Spaces that the Authority is renting that particular month.

COMMENTS OR OTHER CONDITIONS:

In addition to the monthly rent and pursuant to the Agreement to Satisfy Rent Arrearage dated March 8, 2023, which was approved by the Board pursuant to Resolution No. 2023-09, adopted February 8, 2023, EZ Park will continue to be obligated to pay monthly settlement payments of Seven Thousand Seventy-Eight Dollars and Seventy-One Cents (\$7,078.71) until February 28, 2026 to pay the rent balance owed for the time period of April 1, 2020 to April 30, 2022.

There is no redevelopment agreement associated with the Lease. The property is currently developed and used as a parking lot.

Proposed Resolution and site map attached.

Prepared by: Susan Varghese

Reviewed by: Alex Braden



BOARD FACTSHEET

Meeting of November 8, 2023

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for the conveyance to the Philadelphia Land Bank in collaboration with the 3rd, 5th, and 8th 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: Cristina Martinez, Development Specialist
 Reviewed by: Jessie Lawrence, Director of Real Estate

EXHIBIT "A"

3rd Councilmanic District Property

1221 S. Saint Bernard Street

5th Councilmanic District

1561 N. Darien Street

8th Councilmanic District Property

5803 Knox Street



BOARD FACTSHEET

Meeting of November 8, 2023

Tioga Urban Renewal Area

Fifth Amended Redevelopment Proposal

Fifth Amended Urban Renewal Plan

Nature of Transaction: Resolution authorizing the approval of the Fifth Amended Redevelopment Proposal and Fifth Amended Urban Renewal Plan (collectively, the "Amendment") for the Tioga Redevelopment Area, Tioga Urban Renewal Area (the "Tioga URA").

PURPOSE:

The Amendment will allow for future development by amending the zoning code controls and guidelines within the Tioga URA, to change the use as listed below for a portion of the Tioga URA. The change in use will facilitate the development of a portion of 3030 N. 20th Street, located in the Tioga URA, into a proposed forty-eight (48) unit senior housing rental project that will be presented to the Authority Board for approval at a later date.

The Philadelphia City Planning Commission approved an amendment to the Tioga Redevelopment Area Plan to make the same changes to the Tioga Redevelopment Area Plan at its meeting held on October 19, 2023.

AREA DATA:

Present Use

Light Industrial

Proposed New Use

Commercial and/or Residential

Proposed Resolution and site map are attached.

Prepared by: Tracy Pinson-Reviere

Reviewed by: Jessie Lawrence


BOARD FACTSHEET

Meeting of November 8, 2023

2451-53 Frankford Avenue

BMK Properties, LLC

First Amendment to Redevelopment Agreement

NAME OF DEVELOPER/APPLICANT: BMK Properties, LLC ("Redeveloper")

Background: Pursuant to Resolution No. 2020-31, adopted on May 13, 2020, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") approved the selection of Redeveloper to develop a mixed-use residential building with commercial ground floor space and six (6) homeownership units at 2451-53 Frankford Avenue (the "Property") to be sold as workforce housing units at one hundred and twenty percent (120%) area median income ("AMI") in the New Kensington-Fishtown Urban Renewal Area (the "Project"). The Authority and the Redeveloper entered into the Redevelopment Agreement for the Property on October 1, 2019 (the "Redevelopment Agreement") and proceeded to settlement on September 29, 2021. A Declaration of Restrictive Covenants, Conditions and Restrictions (the "Declaration") was executed by the Redeveloper on September 30, 2021.

On October 25, 2023, the Redeveloper contacted the Authority to request changes to the Project in response to significant shifts in market conditions that have occurred since taking title to the Property comprising the Project in September 2021. As a result of market trends, the Redeveloper cites potential issues with the absorption of the residential units by homebuyers as larger homes in the area are similarly priced. Therefore, the Redeveloper has requested to convert the residential unit component of the Project into a multi-family rental opportunity with updated affordability requirements.

Request: The Board is now requested to authorize a resolution to approve the following actions:

- Amend the Redevelopment Agreement to provide for the conversion of all residential units in the Project from homeownership to rental and to revise the income eligibility for the prospective tenants from a maximum of one hundred and twenty percent (120%) AMI to one hundred percent (100%) AMI; and

- Amend the Declaration placed on the Property to require, among other revisions necessary or appropriate to reflect the conversion of the residential units from homeownership to rental, and that all residential units be leased to income-certified tenants at or below one hundred percent (100%) AMI.

All plans, designs, and physical dimensions as approved by Resolution No. 2020-31 will remain the same. An administrative fee of two thousand dollars (\$2,000.00) (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: 3020 Richmond Street, Philadelphia, PA 19134

Description: 3,728 SF **Zoning:** CMX-2 **Use:** Mixed-Use

Proposed Resolution is attached.

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence

**END OF PRA BOARD MINUTES OF
NOVEMBER 08, 2023**



BOARD FACTSHEET

Meeting of December 13, 2023
Approval of Construction Contract
Clemens Construction Co., Inc.
Kingsessing Recreation Center Building &
Site Improvements – Package 2

NATURE OF TRANSACTION: Approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Clemens Construction Co., Inc. ("Clemens") for the Kingsessing Recreation Center Building & Site Improvements – Package 2 project, located at 4901 Kingsessing Avenue (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes interior renovations, accessibility upgrades including elevator, lifts and accessible toilet rooms; new mechanical, electrical, plumbing, fire protection and telecom and a new sprinkler system; exterior upgrades including an artificial turf field, improved stormwater management, new playground with safety surface and accessible play equipment, improved internal pathways, lighting, gathering space and amenities; additional plantings and improvements to surface of courts.

SELECTION PROCESS:

On September 25, 2023, the Authority, as agent for the City, advertised a Request for Proposals for the Project. The Authority received four (4) qualified proposals. Clemens' proposal was selected by the Project review team.

Clemens Construction Co., Inc.

1435 Walnut Street, 7th Floor
Philadelphia, PA 19102

Total Base Bid, Including Allowances and Two Add/Alternates:
\$17,821,574.00

EOP Ranges approved by Rebuild: 30.4% MBE; 28.5% 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 CLEMENS CONSTRUCTION CO., INC. FOR THE KINGSESSING RECREATION CENTER BUILDING & SITE IMPROVEMENTS – PACKAGE 2 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 (the "RFP") seeking responses from qualified contractors willing and capable of performing the Kingsessing Recreation Center Building & Site Improvements – Package 2 project at 4901 Kingsessing Avenue (the "Project").

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

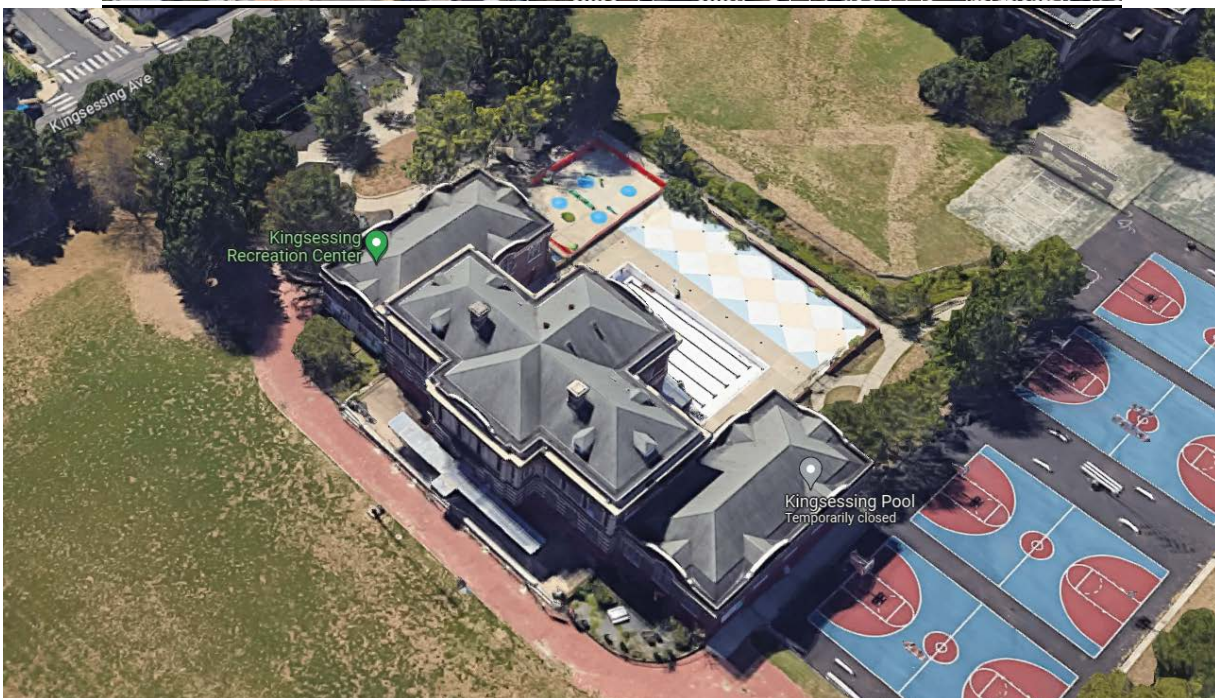
WHEREAS, Clemens' proposal was selected by the Project review team.

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 Clemens for the Project, with a maximum compensation not to exceed Nineteen Million Six Hundred Three Thousand Seven Hundred Thirty-One Dollars and Forty Cents (\$19,603,731.40) (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.

Kingsessing Recreation Center Building & Site
Improvements – Package 2 Project
4901 Kingsessing Avenue





BOARD FACTSHEET

Meeting of December 13, 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 properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City-owned properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 4th and 5th Councilmanic District Offices.

PROPERTY INFORMATION:

The City-owned 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: Todd Hestand
Reviewed by: Jessie Lawrence

EXHIBIT "A"

4th Councilmanic District Properties

138 N. 58th Street
3212 N. 33rd Street
6214 Vine Street

5th Councilmanic District Properties

2409 N. 19th Street
2413 N. 19th Street
2416 N. 19th Street
2418 N. 19th Street
2443 N. 19th Street
2503 N. 28th Street
2542 N. 28th Street
2552 N. 28th Street
2559 N. 28th 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, pursuant to 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"

4th Councilmanic District Properties

138 N. 58th Street
3212 N. 33rd Street
6214 Vine Street

5th Councilmanic District Properties

2409 N. 19th Street
2413 N. 19th Street
2416 N. 19th Street
2418 N. 19th Street
2443 N. 19th Street
2503 N. 28th Street
2542 N. 28th Street
2552 N. 28th Street
2559 N. 28th Street



BOARD FACTSHEET

Meeting of December 13, 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 2nd, 4th and 8th 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: Mathen Pullukattu

Reviewed by: Jessie Lawrence

EXHIBIT "A"

2nd Councilmanic District Properties

7508 Este Avenue
7510 Este Avenue
7512 Este Avenue
7514 Este Avenue
7516 Este Avenue

4th Councilmanic District Properties

2942 W. Wishart Street
134 N. 58th Street
140 N. 58th Street

8th Councilmanic District Property

5439 – 41 Germantown Avenue

RESOLUTION NO.

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

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

WHEREAS, the City, pursuant to 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"

2nd Councilmanic District Properties

7508 Este Avenue
7510 Este Avenue
7512 Este Avenue
7514 Este Avenue
7516 Este Avenue

4th Councilmanic District Properties

2942 W. Wishart Street
134 N. 58th Street
140 N. 58th Street

8th Councilmanic District Property

5439 – 41 Germantown Avenue