

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JANUARY 10, 2024**

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

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of December 13, 2023

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II.	<u>DEVELOPMENT</u>	
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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, December 13, 2023, commencing at 4:00 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

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

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



ROLL CALL

The following members of the Board of Directors reported present: David S. Thomas, Chair; William Smith, Vice Chair; Kate McGlinchey, Treasurer; and Anne Nadol, Secretary.

The following member of the Board of Directors was not present: Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary.

The following assigned staff were present: Alex Braden, Angel Rodriguez, Jessie Lawrence, Nick Dema, Jojo Varghese, Robert LaBrum, Alberta Benn, 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 November 8, 2023 Board meeting.

Upon motion made and duly seconded, the minutes of November 8, 2023 were approved.



ADMINISTRATIVE

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

Additional Comments and Discussion

Mr. Thomas pointed out that Mr. LaBrum stated the WBE percentage as being 25.5%, whereas the Fact Sheet indicated a WBE percentage of 28.5%. Mr. LaBrum replied that he had misspoken and confirmed the correct WBE percentage of 28.5%.

Mr. Rodriguez informed the Board members that the project was being funded by bond proceeds as well as grant funding.

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. 2023-71

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.

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



Mr. Lawrence presented "Item I (b) – Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank" in substance consistent with the Fact Sheet 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. 2023-72

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

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



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

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

RESOLUTION NO. 2023-73

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

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



OLD BUSINESS

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



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Mr. Thomas called for a motion to adjourn the meeting. Upon motion made and duly seconded, the meeting was adjourned at 4:12 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 December 13, 2023

Attended	User Name (Original Name)	First Name	Last Name
No	Jamila	Jamila	Davis
Yes	Xiomara Santiago	Xiomara	Santiago
No	Antony	Antony	Griffin
No	Jamila	Jamila	Hankinson
No	Arielle	Arielle	Maxwell
No	Anthony	Anthony	Brown
No	Koren	Koren	Warrington
No	Rayonne	Rayonne	Grizzle
No	Traci	Traci	Thompson
No	Jasmine	Jasmine	Schley
No	Valerie Susan	Valerie Susan	McLloyd
No	Michael	Michael	Green
Yes	Ndidiamaka Nwakalor	Ndidiamaka	Nwakalor
No	Kiana	Kiana	Gonzalez
No	Tracy	Tracy	Brooks
No	Kenn	Kenn	Penn
No	Sheila	Sheila	Jones
No	Vernice	Vernice	Morris
No	Daniel	Daniel	Davis
No	Jeannette	Jeannette	Chapman
No	Krishan	Krishan	Saini
No	Nancy	Nancy	Burns
No	Mark	Mark	Harris
No	Yvonne	Yvonne	Haskins
No	Lawrence	Lawrence	Macey
No	Nijah	Nijah	Famous
No	Edward	Edward	Golding
Yes	Jacquie Sims	Jacquie	Sims
No	Deborah	Deborah	Reed
No	Jamie	Jamie	Coleman
No	Jasmine	Jasmine	Wilcox
No	Martha	Martha	Udo-Inyang
No	James	James	Marshall
Yes	Randy Washington	Randy	Washington
No	Charlotte	Charlotte	Bradley
No	AISHA	AISHA	B
No	Maria	Maria	Rivas

No	Khadija	Khadija	Bey
No	Tabitha	Tabitha	Gaymon
No	Sandra	Sandra	Butler
No	Timotheus	Timotheus	Guy
No	Eric	Eric	Edi
No	Crystal	Crystal	Carter
No	Latif	Latif	Simpson
Yes	Anderson Hargrove	Anderson	Hargrove
No	Stephanie	Stephanie	Graham
No	Valerie	Valerie	Arhondakis
Yes	Aaron Turkson	Aaron	Turkson
No	Leelashell	Leelashell	Grant
No	Julia	Julia	Brooks-Goodwin
No	Suzanne	Suzanne	Ponsen
No	Jamir	Jamir	Phillips
No	Antoine	Antoine	Cheek
Yes	Anthony faranda	Anthony	faranda
No	Brian	Brian	Jackson
No	Allison	Allison	Weiss
Yes	Marlo Woods	Marlo	Woods
Yes	Sandra Caple	Sandra	Caple
Yes	Vivian Richardson	Vivian	Richardson
Yes	Todd Hestand	Todd	Hestand
Yes	Mathen Pullukattu	Mathen	Pullukattu
Other Attended			
User Name	Join Time	Leave Time	Time in Session (minutes)
12677844398	12/13/2023 15:56	12/13/2023 16:12	16



BOARD FACTSHEET

Meeting of December 13, 2023

Approval of Construction Contract

Clemens Construction Co., Inc.

Kingssessing 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 Kingssessing Recreation Center Building & Site Improvements – Package 2 project, located at 4901 Kingssessing 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



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

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2413 N. 19th Street
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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

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



BOARD FACTSHEET

Meeting of January 10, 2024

Appointment of the Board of Directors of RT HeadHouse
Development Corporation

ENTITY: RT HeadHouse Development Corporation

Nature of Transaction: Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2024, or until the appointment is terminated by the Philadelphia Redevelopment Authority (the "Authority") Board:

- David Thomas
- Darren Williams
- Alberta Benn
- Ryan Ambrose
- Mathen Pullukattu

PROJECT INFORMATION: 12th and Market HeadHouse Condominium
(Reading Terminal HeadHouse)

Address: 1113-31 Market Street, 1113-A-31 Market Street and 1112-40
Filbert Street

COMMENTS OR OTHER CONDITIONS:

HeadHouse Retail Associates, L.P. ("HeadHouse Retail"), a Pennsylvania limited partnership created by the Authority, is the owner of Units #2 and #3 in the 12th and Market HeadHouse Condominium. RT HeadHouse Development Corporation, of which the Authority is the sole shareholder, is the general partner of HeadHouse Retail and is responsible for the overall management and control of HeadHouse Retail.

Proposed Resolution is attached.

Prepared by: Susan Varghese
Reviewed by: Alex Braden

RESOLUTION NO.

RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION

BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2024 or until such time as the Authority shall terminate any such appointment:

David Thomas
Darren Williams
Alberta Benn
Ryan Ambrose
Mathen Pullukattu

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

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


BOARD FACTSHEET

Meeting of January 10, 2024

Selection of Redeveloper

 Portion of 3030 N. 20th Street

NAME OF DEVELOPER/APPLICANT: NewCourtland Apartments at Clearfield LP

Nature of Transaction: Selection of NewCourtland Apartments at Clearfield LP, as Redeveloper to construct a 47,250 square foot structure containing forty-eight (48) affordable senior housing rental units (collectively, the "Units") in the Tioga Urban Renewal Area (the "Project"). Ten (10) of the Units will be leased to tenants whose household incomes are at or below twenty percent (20%) of the area median family income, as determined by the U.S. Department of Housing and Urban Development ("AMI"), six (6) of the Units will be leased to tenants whose household incomes are at or below thirty percent (30%) AMI, and thirty-two (32) of the Units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI.

Legal Entity/Other Partners (if applicable):

NewCourtland Apartments at Clearfield LP – 100%

- Apartments at Clearfield Inc. – 0.01% General Partner
- A joint venture entity formed by NewCourtland and The Allegheny West Foundation – 99.99% Limited Partner*

NewCourtland – 51% shareholder of General Partner

- Joseph Duffey – Chair, President & CEO
- Steve Mullin – Treasurer
- Mary Naylor – Secretary
- Max Kent – Assistant Secretary
- Mike DeMarco – Assistant Treasurer
- Pam Howard – Trustee
- Dr. Neil Fritz – Trustee

The Allegheny West Foundation - 49% shareholder of General Partner

- Ronald E. Hinton Jr. – President, CEO
Board of Directors:
- Norma B. Carter, Esq. Chairwoman and Secretary

*To be replaced at settlement by Berkadia Affordable Tax Credit Solutions (or an affiliate thereof) as Equity Investor Limited Partner

- Stacy Shields, Esq., Treasurer
- Ronald E. Hinton, Jr., President
- Ken Curry, Vice Chairman
- Joyce Smith, Assistant Secretary
- Max Kent
- Mark Nicoletti
- David Smith
- Henry Hunter
- Regina Smith
- Vernon Reynolds

Mailing Address: 6970 Germantown Avenue, Philadelphia, PA 19119

PROPERTY DESCRIPTION: portion of 3030 N. 20th Street to be subdivided (26,223.75 SF)

Zoning: I-1 **Use:** Mixed Use

Disposition Value: Nominal (\$1.00)

The City of Philadelphia's (the "City") Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, as part of the financing for the Project, there will also be a Declaration of Restrictive Covenants, Restrictions and Conditions recorded against the Property requiring the Units be leased to low-income individuals and/or families at or below fifty percent (50%) AMI.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 10%.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

RESOLUTION NO.

RESOLUTION SELECTING NEWCOURTLAND APARTMENTS AT CLEARFIELD LP AS REDEVELOPER OF A PORTION OF 3030 N. 20TH STREET LOCATED IN THE TIOGA REDEVELOPMENT AREA, TIOGA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that NewCourtland Apartments at Clearfield LP (the "Redeveloper") is hereby selected as redeveloper of a portion of 3030 N. 20th Street located in the Tioga Redevelopment Area, Tioga Urban Renewal Area (the "Property"), and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal and disposition price of One Dollar (\$1.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the Property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the Property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

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

Applicant:	NewCourtland Apartments at Clearfield
Property Address:	3030 N 20th Street

SOURCE OF FUNDS

Senior Debt	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Subordinate Debt	Yes	\$2,100,000.00	9%	Community Lenders CDC First Mortgage Developer Deferred Fee/Energy Rebate PHFA LIHTC/PHTC Equity and PHARE HTF Loan HUD Community Project Funds Sponsor Loan Commitment/DCRP/FHLB
Developer Equity	Yes	\$1,602,454.00	7%	
Other - describe to the right	Yes	\$14,402,824.00	61%	
Other - describe to the right	Yes	\$1,000,000.00	4%	
Other - describe to the right	Yes	\$4,616,028.00	19%	
TOTAL SOURCE OF FUNDS		\$23,721,306.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total	
Property Acquisition	\$1.00	0.00%	
Closing Costs	\$26,562.00	0.11%	
Other - describe in space to the right	\$0.00	0.00%	
UNIT CONSTRUCTION			
Complete the table below	\$14,058,228.41	59.26%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$26,078.00	0.11%	
Clearance and Demolition	\$1,329,172.00	5.60%	
Utility Connections & Tap Fees	\$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$876,985.00	3.70%	
Other - describe in space to the right	\$822,893.00	3.47%	General Conditions Profit & Overhead Bond
Other - describe in space to the right	\$1,230,993.00	5.19%	
Other - describe in space to the right	\$62,340.59	0.26%	
Other - describe in space to the right			
TOTAL HARD COSTS	\$18,433,253.00	77.71%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$660,408.00	2.78%	
Legal	\$105,000.00	0.44%	
Consultant	\$56,100.00	0.24%	
Survey	\$4,600.00	0.02%	
Market Study	\$5,500.00	0.02%	
Environmental	\$39,250.00	0.17%	
Organization Expense	\$15,000.00	0.06%	
Other Consultants	\$41,950.00	0.18%	
FINANCE COSTS			
Construction Loan Interest	\$851,963.00	3.59%	
Construction Origination	\$239,355.00	1.01%	
Appraisal	\$6,000.00	0.03%	
Construction Insurance	\$105,000.00	0.44%	
Property Taxes	\$10,140.00	0.04%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$1,750,000.00	7.38%	
Other - describe in space to the right	\$714,253.00	3.01%	Operating reserve, Tax & Insurance Escrow, Supportive Service Escrow PHFA Financing Fees, PHA Transaction Fee, Perm Loan Fees, Development Impact Tax Furnishing, Rent Up Expense, Municipal Fees, Title & Recording
Other - describe in space to the right	\$487,697.00	2.06%	
Other - describe in space to the right	\$195,837.00	0.83%	
Other - describe in space to the right			
TOTAL SOFT COSTS	\$5,288,053.00	22.29%	
TOTAL DEVELOPMENT COST	\$23,721,306.00	100.00%	

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	One Bedroom	672	\$301.34	\$202,623.35	48	\$9,725,920.74	32,276	69.18%
2	Residential Communal Space	6,181	\$301.34	\$1,862,557.82	1	\$1,862,557.82	6,181	13.25%
3	Residential Circulation	8,196	\$301.34	\$2,469,749.86	1	\$2,469,749.86	8,196	17.57%
4		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$4,534,931.02	50	\$14,058,228.41	46,653	100.00%

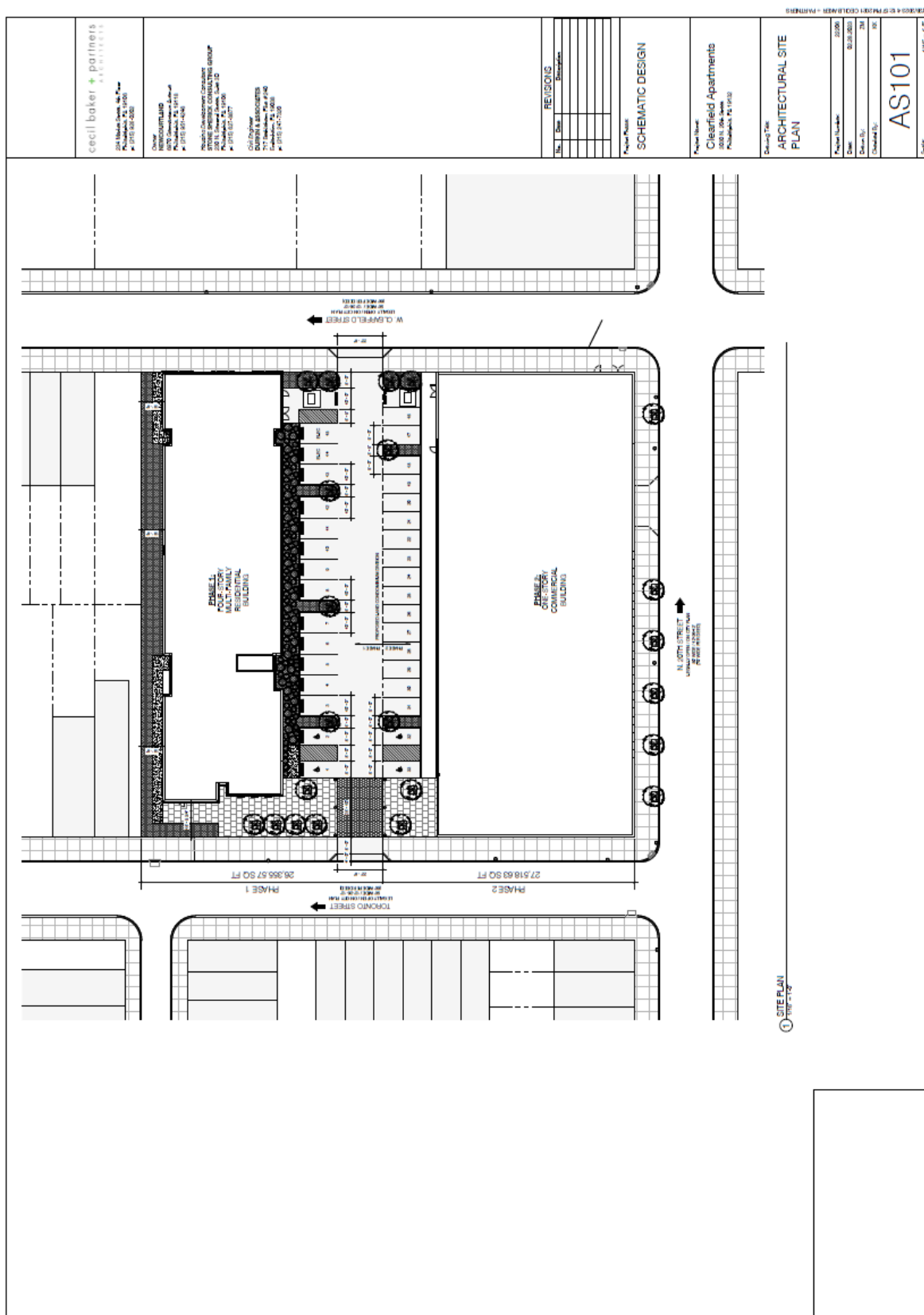


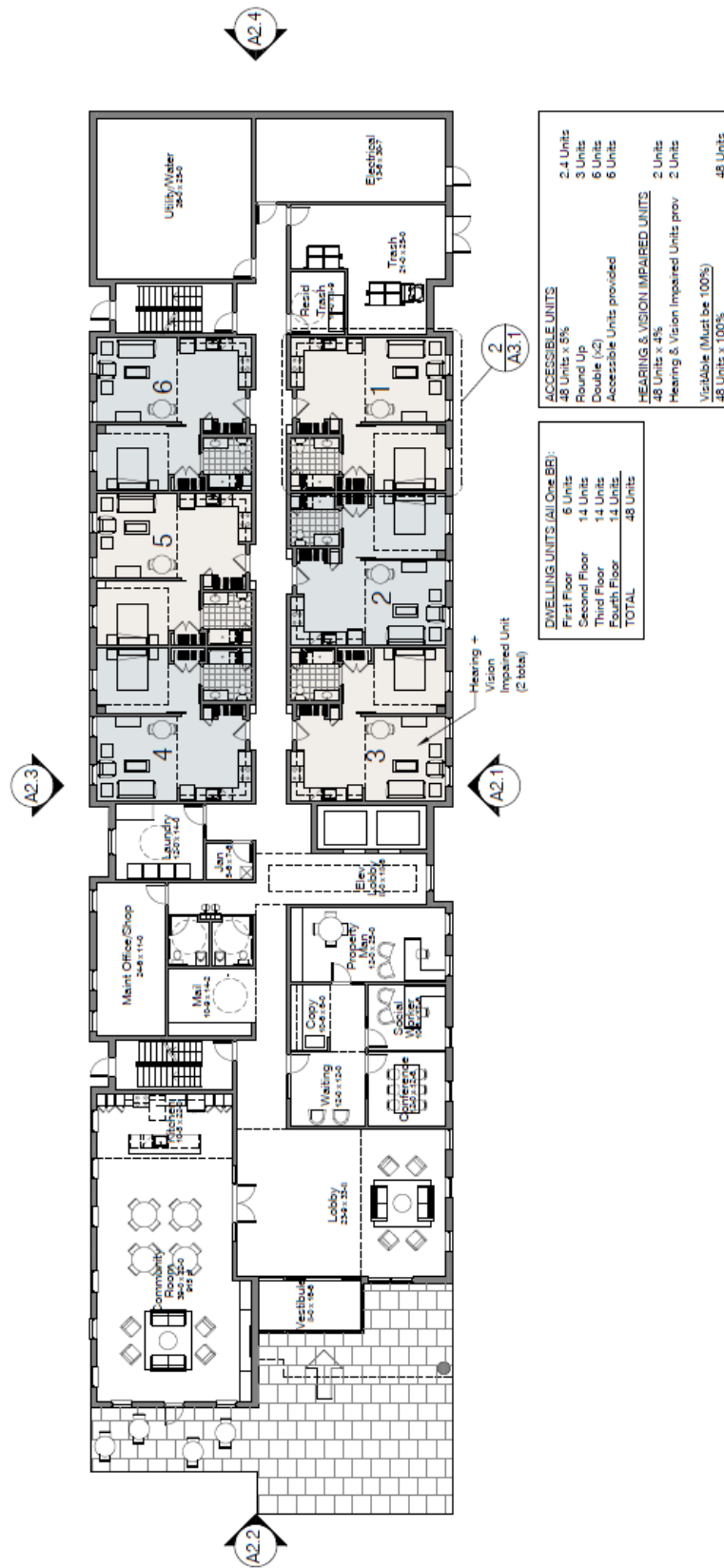
1 PERSPECTIVE VIEW ALONG W TORONTO ST
NOT TO SCALE

cecil baker + partners
architects
254 Market Street, 4th Floor
Philadelphia, Pennsylvania 19106
(215) 520-6202
www.cecilbakerpartners.com
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Clearfield Apartments
3030 N. 20th Street
Philadelphia, PA 19132
Perspective View along W Toronto St
DATE: 06.15.2022 SCALE: Not to Scale

CS.1





1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

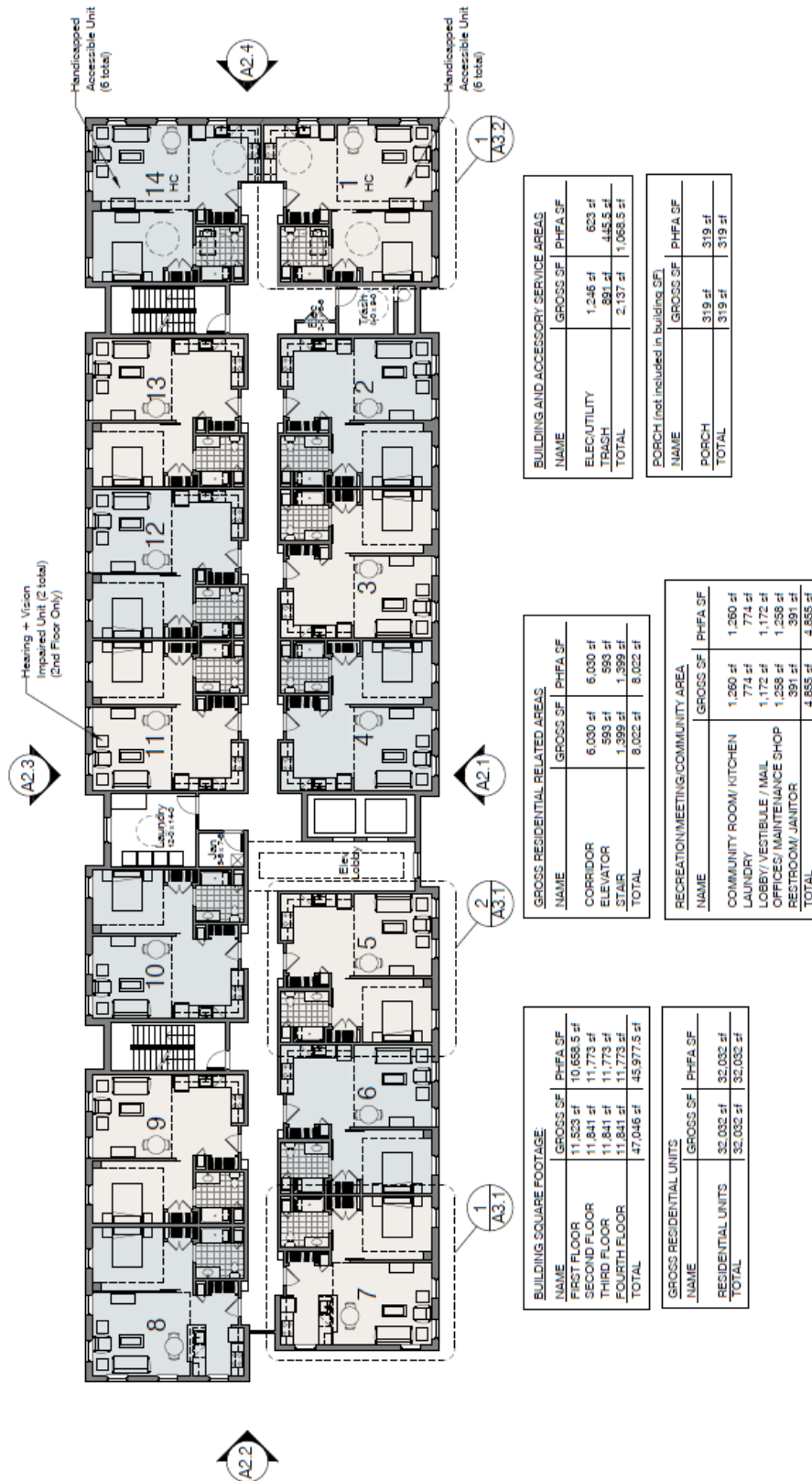


0 8' 16'

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Clearfield Apartments
3030 N. 20th Street
Philadelphia, PA 19132
Proposed First Floor Plan
DATE: 06.15.2022 SCALE: 1/16" = 1'

A1.1



1

PROPOSED SECOND - FOURTH FLOOR PLAN

1/16" = 1' 0"

0 8 16

North

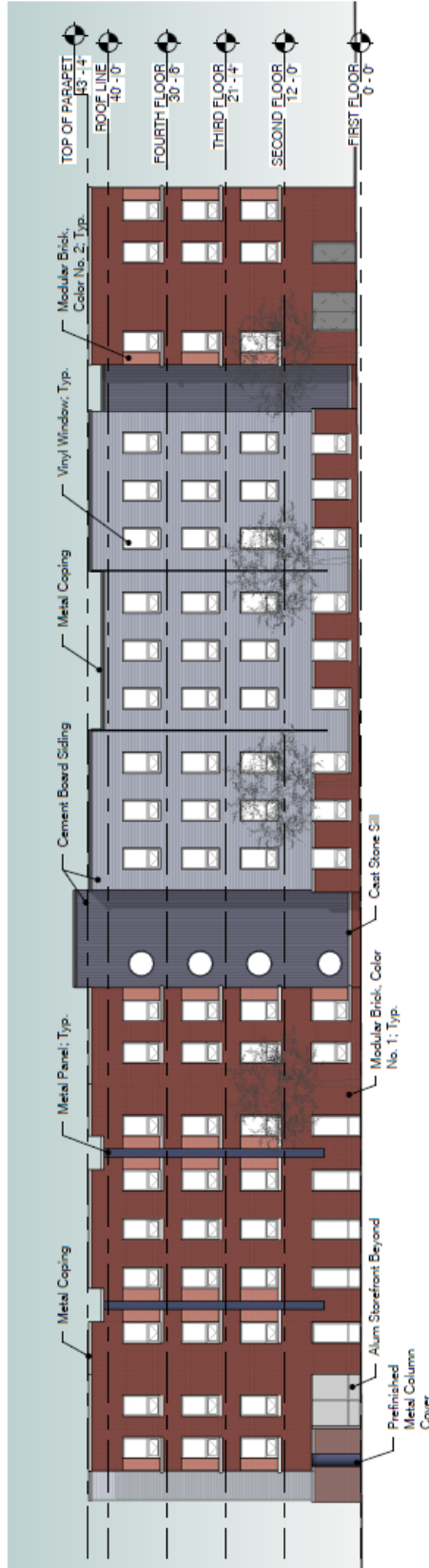
A1.2

Clearfield Apartments
3030 N. 20th Street
Philadelphia, PA 19132

Proposed Second - Fourth Fl Plan
DATE: 06.15.2022 SCALE: 1" = 16'

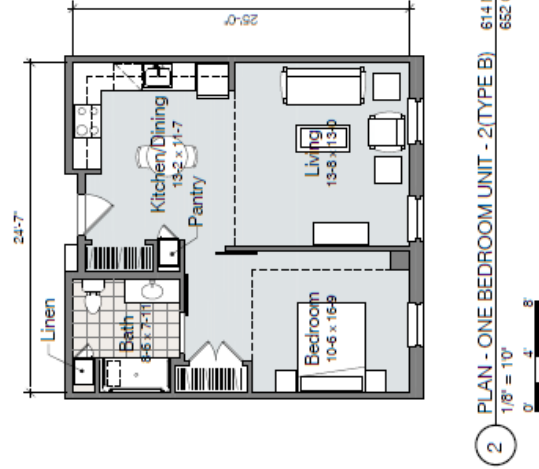
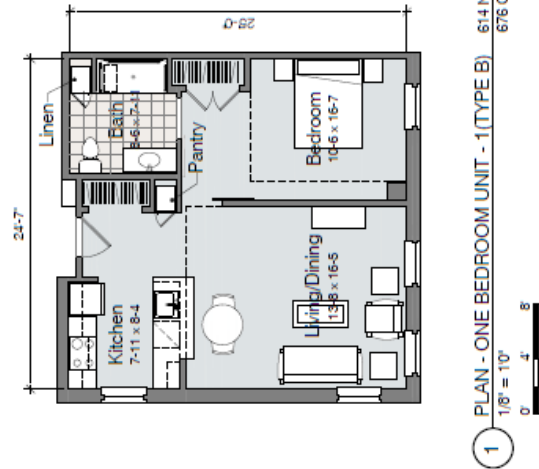
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① EAST ELEVATION
1/16" = 1'-0"

<p>cecil baker + partners ARCHITECTS</p> <p>234 Market Street, 4th Floor Philadelphia, PA 19106 (215) 928-0202</p> <p>copyright © 2021</p>	<p>Clearfield Apartments</p> <p>3030 N. 20th Street Philadelphia, PA 19132</p> <p>East Elevation DATE: 06.15.2022</p> <p>SCALE: 1" = 16'</p>	<p>A2.1</p>
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cecil baker + partners ARCHITECTS 234 Market Street, 4th Floor Philadelphia, Pennsylvania 19106 (215) 928-0002 www.cecilbakerpartners.com COPYRIGHT © 2022	Clearfield Apartments 3030 N. 20th Street Philadelphia, PA 19132 Proposed Unit Plans DATE: 06.15.2022 SCALE: 1" = 8'	A3.1
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Address(s): Portion of 3030 N. 20th Street

NewCourtland Apartments at Clearfield LP Portion of 3030 N. 20th Street Project

Item II (a)



- Legend
- Street Centerline
 - Parcels



BOARD FACTSHEET

Meeting of January 10, 2024

Selection of Redeveloper

644-46, 818, 827, 830, 843, 847, 849, 851, 865 and 867 N. 40th Street

NAME OF DEVELOPER/APPLICANT: North 40th Street LP

Nature of Transaction: Selection of North 40th Street LP as Redeveloper to construct a project (the "Project") consisting of eight structures, totaling 50,150 square feet, and containing forty (40) affordable rental housing units, comprising eleven (11) one-bedroom units, twenty (20) two-bedroom units and nine (9) three-bedroom units (collectively, the "Units"). Four (4) of the Units will be leased to tenants with household incomes at or below thirty percent (30%) of the area median family income, as determined by the U.S. Department of Housing and Urban Development ("AMI"), and thirty-six (36) of the Units will be leased to tenants with household incomes at or below fifty percent (50%) AMI. The properties comprising the Project are located within the 44th and Aspen, Mantua and Sarah Allen Urban Renewal Areas.

Legal Entity/Other Partners (if applicable):

North 40th Street LP – 100%

- MVM North 40th Street Inc. – 0.0051% General Managing Partner
 - Mount Vernon Manor Community Development Corporation, Inc. – 100% shareholder
 - Michael Thorpe – Manager
 - Belinda Mayo – President
 - Karim Purdie – Treasurer
 - Jeaneen P. Chambers – Secretary
- PEC North 40th Street Inc. – 0.0049% General Partner
 - HopePHL (formerly Peoples Emergency Center CDC) – 100% shareholder
 - Kathy Desmond – Manager
 - Bernadine Hawes – Chair
 - Dr. Neva White – Co-Vice Chair
 - Devon Caudle – Treasurer/Secretary
- A joint venture entity formed by Mount Vernon Manor CDC and HopePHL– 99% Limited Partner*

*To be replaced at settlement by Red Stone Equity Partners LLC (or an affiliate thereof) as Equity Investor Limited Partner

Mailing Address: 631 N 39th St Philadelphia, PA 19104

PROPERTY DESCRIPTION: 644-46 N. 40th Street – 5,694 sq. ft.
818 N. 40th Street – 2,094 sq. ft.
827 N. 40th Street – 2,373 sq. ft.
830 N. 40th Street – 1,885 sq. ft.
843 N. 40th Street – 2,277 sq. ft.
847 N. 40th Street – 2,289 sq. ft.
849 N. 40th Street – 1,130 sq. ft.
851 N. 40th Street – 1,146 sq. ft.
865 N. 40th Street – 2,326 sq. ft.
867 N. 40th Street – 2,290 sq. ft.
(collectively, the “Properties”)

Zoning: RM-1

Use: Residential

Disposition Value: Nominal (\$10.00)

The City of Philadelphia's (the "City") Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, as part of the financing for the Project, there will also be a Declaration of Restrictive Covenants, Restrictions and Conditions recorded against the Properties requiring the Units be leased to low-income individuals and/or families at or below fifty percent (50%) AMI.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 20% and WBE – 15%.

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

Prepared by: Tracy Pinson-Reviere, Project Manager II

Reviewed by: Jessie Lawrence, Director of Real Estate

RESOLUTION NO.

RESOLUTION SELECTING NORTH 40TH STREET LP AS REDEVELOPER OF 644-46, 818, 827, 830, 843, 847, 849, 851, 865 and 867 N. 40TH STREET LOCATED IN THE 44TH AND ASPEN REDEVELOPMENT AREA, 44TH AND ASPEN URBAN RENEWAL AREA, SARAH ALLEN REDEVELOPMENT AREA, SARAH ALLEN URBAN RENEWAL AREA AND WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that North 40th Street LP (the "Redeveloper") is hereby selected as redeveloper of 644-46, 818, 827, 830, 843, 847, 849, 851, 865 and 867 N. 40th Street located in the 44th and Aspen Redevelopment Area, 44th and Aspen Urban Renewal Area, Sarah Allen Redevelopment Area, Sarah Allen Urban Renewal Area and West Philadelphia Redevelopment Area, Mantua Urban Renewal Area (collectively, the "Property"), and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a nominal disposition price of Ten Dollars (\$10.00); determining that the Redeveloper possesses the qualifications financial resources necessary to acquire and develop the Property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the Property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

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

Applicant: North 40th Street LP
 Property Address: 600 and 800 Blocks of N 40th St

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt				
Subordinate Debt	Yes	\$850,000.00	5%	
Developer Equity	Yes	\$411,825.00	2%	Fee for SS Reserve, Energy Rebate
Other - describe to the right	Yes	\$14,248,575.00	84%	LIHTC Tax Credit Equity
Other - describe to the right	Yes	\$748,000.00	4%	FHLB Pgh or Deferred Fee
Other - describe to the right	Yes	\$749,925.00	4%	PA State Housing Tax Credit Equity
TOTAL SOURCE OF FUNDS		\$17,008,325.00	100%	

USE OF FUNDS**HARD COSTS**

	Cost	% Total
ACQUISITION		
Property Acquisition	\$11.00	0.00%
Closing Costs	\$8,560.00	0.05%
Other - describe in space to the right	\$0.00	0.00%
UNIT CONSTRUCTION		
Complete the table below	\$11,864,086.25	69.76%
OTHER CONSTRUCTION		
Landscaping	\$0.00	0.00%
Permits	\$60,000.00	0.35%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	\$588,951.00	3.46%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL HARD COSTS	\$12,521,608.25	73.62%

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$142,464.00	0.84%
Architecture & Engineering	\$337,943.00	1.99%
Legal	\$80,000.00	0.47%
Consultant	\$0.00	0.00%
Survey	\$26,300.00	0.15%
Market Study	\$10,000.00	0.06%
Environmental	\$2,200.00	0.01%
Organization Expense	\$90,000.00	0.53%
Other Consultants	\$101,460.00	0.60%
FINANCE COSTS		
Construction Loan Interest	\$406,000.00	2.39%
Construction Origination	\$147,500.00	0.87%
Appraisal	\$5,000.00	0.03%
Construction Insurance	\$29,500.00	0.17%
Property Taxes	\$2,801.00	0.02%
OTHER SOFT COSTS		
Holding Costs		0.00%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$2,079,750.00	12.23%
Other - describe in space to the right	\$227,000.00	1.33%
Other - describe in space to the right	\$241,912.00	1.42%
Other - describe in space to the right	\$556,657.00	3.27%
TOTAL SOFT COSTS	\$4,486,487.00	26.38%
TOTAL DEVELOPMENT COST	\$17,008,095.25	100.00%

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	New Construction	50,125	\$236.69	\$11,864,086.25	1	\$11,864,086.25	50,125	100.00%
2		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
3		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
#		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$11,864,086.25	1	\$11,864,086.25	50,125	100.00%



Address: 644-46 N. 40th Street



Address: 818 N. 40th Street



Address: 827 N. 40th Street



Address: 830 N. 40th Street



Address: 843 N. 40th Street



Address: 847 N. 40th Street



Address: 849 N. 40th Street



Address: 851 N. 40th Street



Address: 865 N. 40th Street



Address: 867 N. 40th Street



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Item II (b)

COVER SHEET

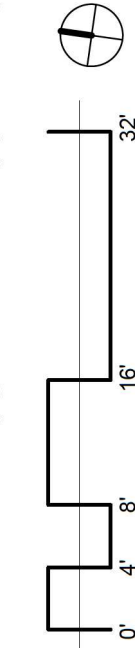
Project number	21066	CS-1	Scale
Date	21 March 2023		
Drawn by	SNSP		
Checked by	IMT		

No.	Description	Date

North 40th Street LP
644-46 N. 40th Street
Philadelphia, PA 19104
Apartments at 40th Street Place

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

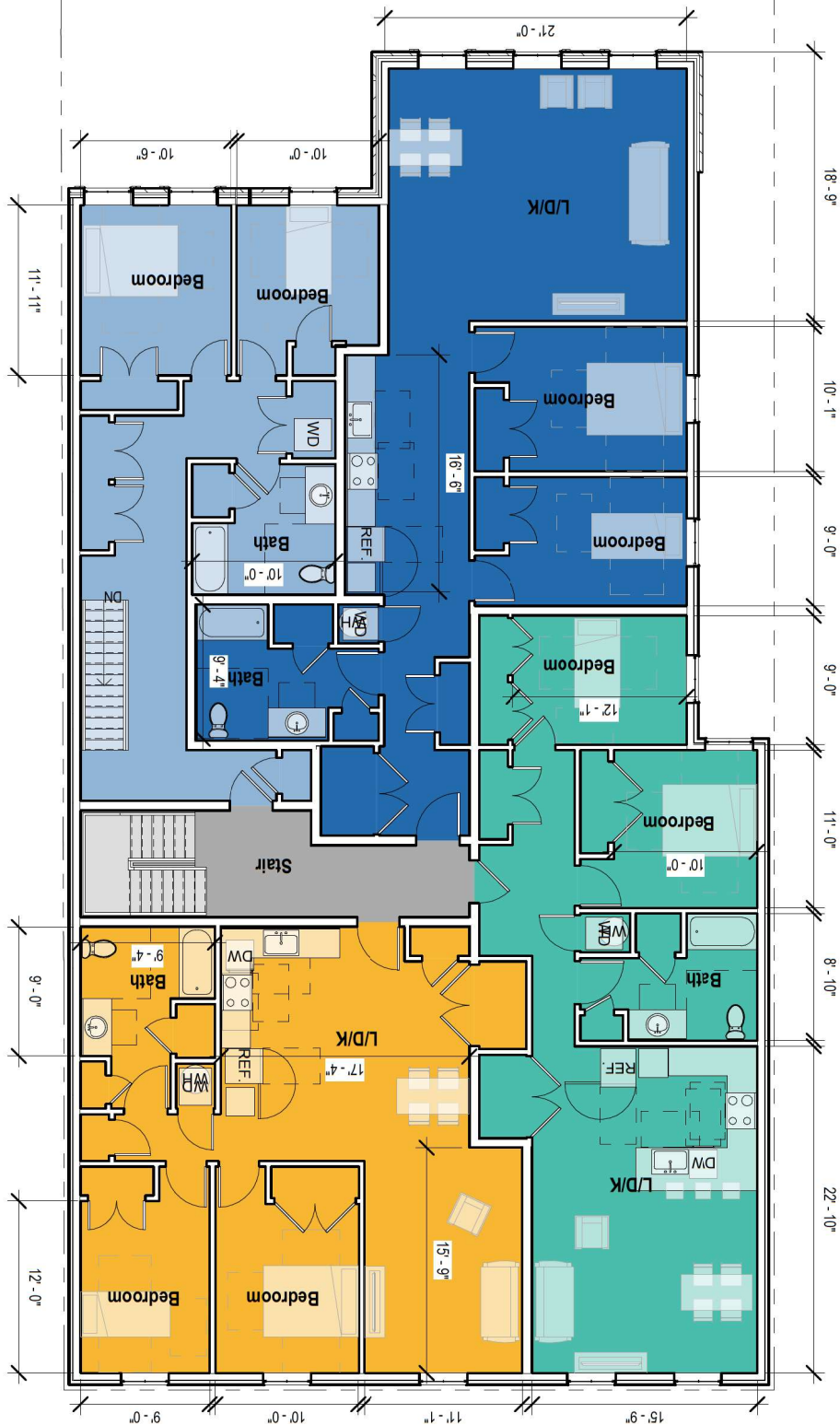
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Project number	21066
Date	21 March 2023
Drawn by	SNSP
Checked by	IMT

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Third Floor
1'-0" = 1'-0"

A1-1.3

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THIRD FLOOR PLAN

Project number	21066
Date	21 March 2023
Drawn by	SNRP
Checked by	IMT
Scale	1/8" = 1'-0"

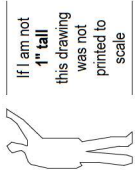
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North 40th Street LP
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Apartments at 40th Street Place

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COVER SHEET

Project number	21066
Date	21 March 2023
Drawn by	SNSP
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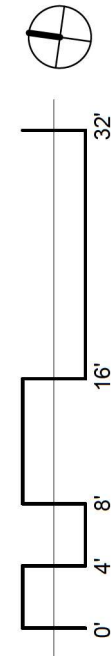
Scale

North 40th Street LP
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Apartments at 40th Street Place

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No.	Description	Date



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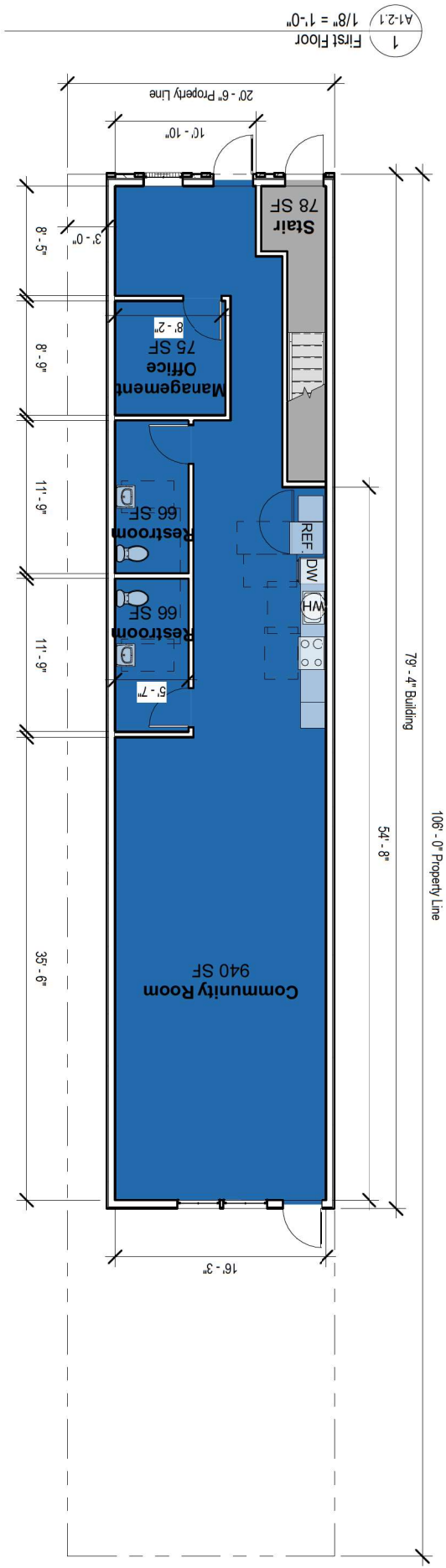


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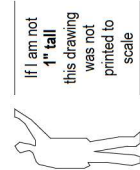
North 40th Street LP
818 N 40th Street
Philadelphia, PA 19104
Apartments at 40th Street Place

No.	Description	Date

FIRST FLOOR PLAN			
Project number	21066	Item II (b)	
Date	21 March 2023	A1-2.1	
Drawn by	SNSP	Scale 1/8" = 1'-0"	
Checked by	IMT		



1
A1-2.1
First Floor
1/8" = 1'-0"



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A1-2.2
Scale 1/8" = 1'-0"

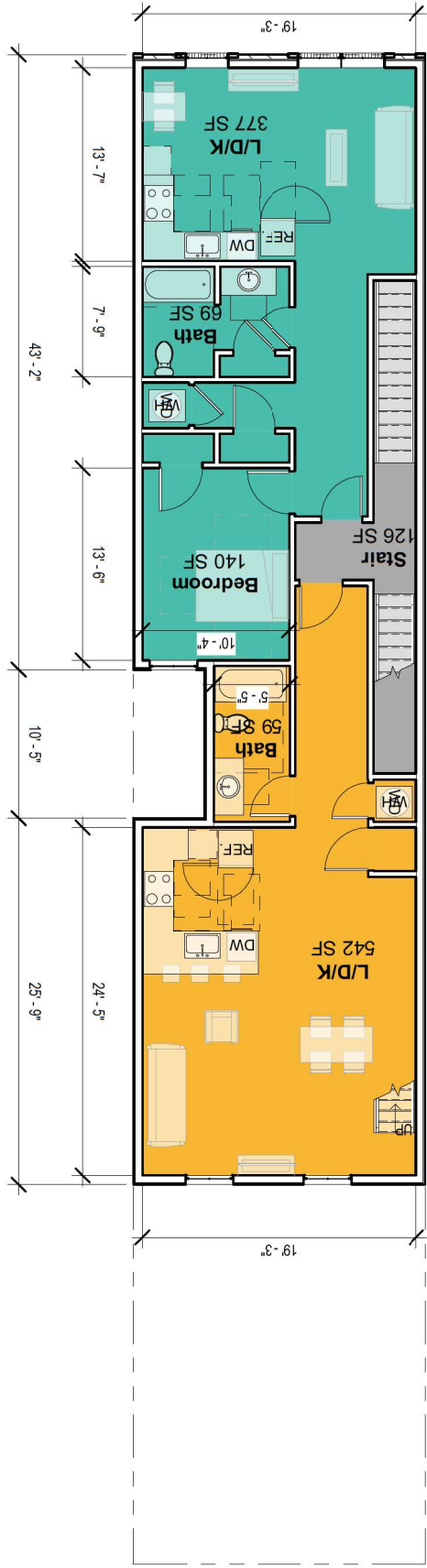
SECOND FLOOR PLAN			
Project number	21066		
Date	21 March 2023		
Drawn by	SNSP		
Checked by	IMT		

No.	Description	Date

North 40th Street LP
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Apartments at 40th Street Place



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1
A1-2.2
1/8" = 1'-0"
Second Floor

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A1-2.3
Scale 1/8" = 1'-0"

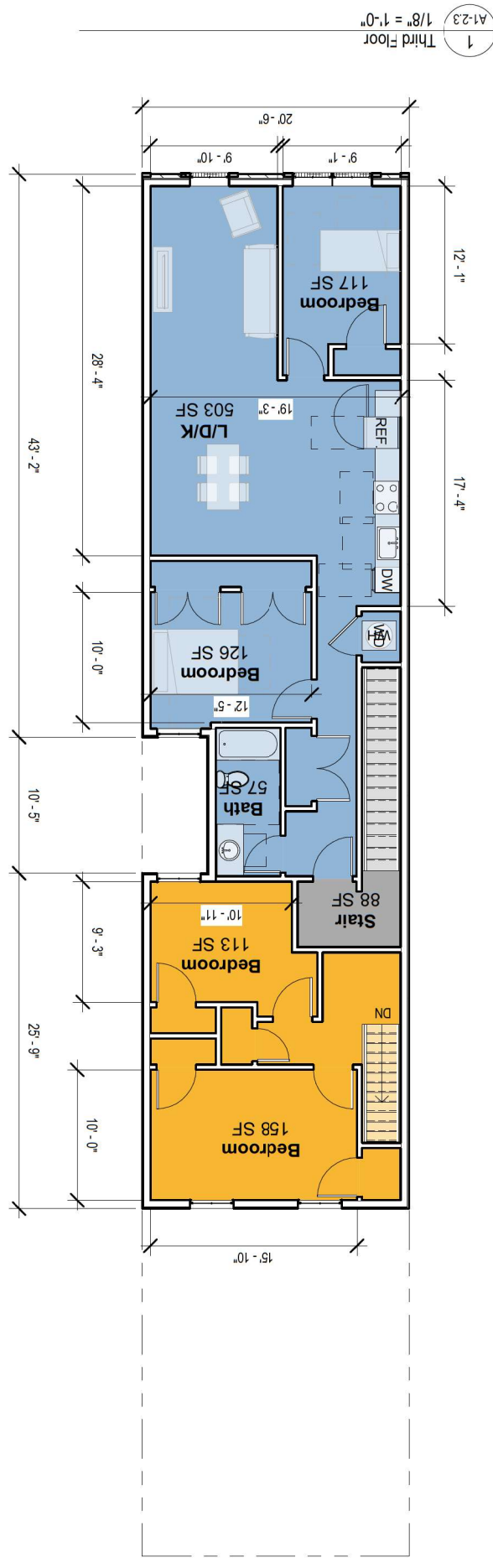
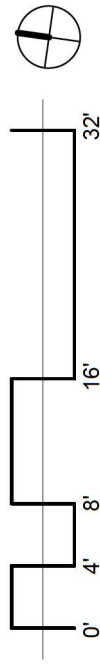
THIRD FLOOR PLAN	
Project number	21066
Date	21 March 2023
Drawn by	SNSP
Checked by	IMT

No.	Description	Date

North 40th Street LP
 818 N 40th Street
 Philadelphia, PA 19104
Apartments at 40th Street Place



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North 40th Street LP Project
644-46, 818, 830, 827, 843, 847, 849, 851, 865 and 867 N. 40th Street

Item II (b)

