

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, MAY 08, 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 April 10, 2024

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Approval of an Agreement for Professional Services with Conner Strong & Buckelew Companies, LLC	(1)
(b) Clark Park Madden Fabrication, Inc. 4300 Baltimore Avenue Agreement to Purchase Portland Loo	(3)
(c) Vincent G. Panati Playground DJ Keating Company 3101-27 N. 22 nd Street Approval of Construction Contract	(6)
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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, April 10, 2024, 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; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; William Smith, Vice Chair; and Kate McGlinchey, Treasurer.

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Jojy Varghese, Bob LaBrum, Brian Romano, Zena Holland, 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 March 13, 2024 Board meeting.

Upon motion made and duly seconded, the minutes of the March 13, 2024 meeting were approved.



ADMINISTRATIVE

Mr. Rodriguez presented "Item I (a) – 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.

Additional Comments and Discussion

Mr. Thomas recognized Yvonne Haskins and invited her to speak. Ms. Haskins stated that she was confused about the property listing. Ms. Haskins stated that when she attended the prior Philadelphia Land Bank board meeting, the public had been informed that the formerly owned Germantown Settlement properties were going to be conveyed. Mr. Thomas replied that the Germantown Settlement properties were to be addressed in board item I(b).

Mr. Thomas recognized Suzanne Posen and asked if her concerns were related to Item I(a) or Item I (b). Ms. Posen replied that her questions related to Item I (b).

Mr. Thomas recognized Alison Weiss and invited her to speak. Ms. Weiss asked how these properties would be disposed of once in Land Bank'ss inventory, and how and when the community would be informed when the properties became available, along with the purpose. Mr. Rodriguez replied that the 3rd District properties were part of the prior Land Bank meeting agenda for the PHA Choice Neighborhood Initiative in West Park. Mr. Rodriguez indicated it had been determined that certain of the properties were remnants without addresses, and having worked with the city to create addresses, the properties would not be transferred to PHA with clear legal title.

Mr. Rodriguez noted that the 5th District property was a side yard, the 8th District properties had been identified for Turn the Key, and that an RFP would be posted shortly. Ms. Weiss asked if the RFP would be posted on the PHDC website. Mr. Rodriguez replied that it would be. Ms. Weiss asked if the RCOs would be notified of the posting. Mr. Rodriguez replied that there was an extensive mailing list, and if the RCOs were signed up to the mailing list they would receive an email with notice of the RFP posting.

Mr. Thomas recognized Greg Paulmier and invited him to speak. Mr. Paulmier did not respond. Mr. Thomas stated that he would come back to Mr. Paulmier.

Mr. Thomas recognized Emaleigh Doley and invited her to speak. Ms. Doley asked if there was a scenario in which these properties that were to be conveyed for inclusion in the Turn the Key program would not actually end up being included in Turn the Key. Mr. Rodriguez replied that the properties would be posted in an RFP for Turn the Key to be developed for affordable homeownership.

Mr. Thomas recognized Craig Stevens and asked if his concern was related to item I(a) or Item(b). Mr. Stevens asked if the homes included in the Turn the Key program were intended for homeownership or if a developer could do whatever they want with them. Mr. Thomas replied that those properties were for affordable homeownership.

Mr. Stevens asked who issues and announces the RFP. Mr. Rodriguez responded that PHDC would issue an RFP, which would be posted on the PHDC website. Mr. Rodriguez explained that the RFP would set forth definite affordability requirements, including the applicable AMI. Mr. Stevens asked if the AMI will actually be in accordance with the Germantown area rather than higher income levels reflecting suburban AMI figures. Mr. Rodriguez stated that staff use HUD AMI income levels. Mr. Stevens replied that the HUD AMI levels are regional. Mr. Rodriguez reiterated that staff use the HUD AMI income levels. Mr. Thomas stated that the majority of the people that purchase properties under the Turn the Key Program have been about 80% or below AMI. Mr. Stevens asked if that was based on \$100,00 income. Mr. Rodriguez replied, no, and explained that the average income of a Turn the Key was about \$47,000.00, reflecting an income of about 57% of AMI recipients.

Mr. Rodriguez stated that these properties are geared toward affordable housing/homeownership. Mr. Stevens asked if some of the recipients would receive assistance with closing costs, etc. Mr. Thomas replied that was correct. Mr. Stevens indicated his satisfaction with that information, and stated that people would have to get onto the Land Bank's list to be informed and to monitor who was receiving these properties. Mr. Thomas asked Mr. Stevens if he was with an RCO. Mr. Stevens replied that he was not, but that he was a community member. Mr. Thomas reiterated that PHDC would send out an e-blast to all RCOs on the mailing list, and it would then be left to those RCOs to notify community members.

Mr. Thomas recognized Nate Holt and invited him to speak. Mr. Holt asked who identified these properties and initiated the sequence of putting them through the process. Mr. Rodriguez replied that he and his staff initiated the process. Mr. Holt asked if staff collaborates or communicates with elected officials during the process of identifying the properties. Mr. Rodriguez replied that, as it states in the resolution, staff talks with each council member for the district in which the relevant properties are situated, and that all title transactions require a city council resolution. Mr. Rodriguez elaborated to say that each district council member has been consulted and is aware of the transfers. Mr. Holt again asked whether the initiation and identification of these specific properties originated from Mr. Rodriguez' agency. Mr. Rodriguez responded that was correct.

Board Action

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

RESOLUTION NO. 2024-16

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

3rd Councilmanic District Property

4419R Market Street
4310R Haverford Avenue

5th Councilmanic District Property

928 French Street

8th Councilmanic District Property

49 E. Earlham Street
207 E. Penn Street
313 E. Bringhurst Street
292 E. Bringhurst Street
278 E. Bringhurst Street
260 E. Bringhurst Street
226 E. Bringhurst Street
5222 Wakefield Street
429 E Ashmead Street
5514 Morton Street
5515 Morton Street
5608 Heiskell Street
5642 Morton Street
53 E. Pastorius Street
261 E. Sharpnack Street
263 E. Sharpnack Street
112 E. Springer Street
111 E. Springer Street
4925 Wakefield Street
326 Shedaker Street
342 Shedaker Street
4951 Sheldon Street
4957 Sheldon Street
4961 Sheldon Street
4975 Sheldon Street

4635 Germantown Avenue
44 Reger Street
42 Reger Street
4946 Keyser Street
1532 W. Loudon Street

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



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

Additional Comments and Discussion

Mr. Rodriguez pointed out to the Board members that there were certain discrepancies between the ATLAS information and the deed information with respect to six of the properties proposed for transfer, and that the resolution must be amended to accurately reflect those addresses as: 117 W. Manheim Street; 50 Collom Street; 101 E. Collom Street; 6657-59 Blakemore Street and 530-34 Vernon Road; 83 Church Lane; and 85 Church Lane.

Mr. Rodriguez stated that the last six properties listed in the resolution were being conveyed to the Land Bank for disposition as part of the Turn the Key RFP, and that the addresses preceding those are all Germantown Settlement properties.

Mr. Thomas called for a motion to amend the resolution to correct the addresses that Mr. Rodriguez had indicated. Upon motion made and duly seconded, the motion to amend the resolution was approved.

Mr. Thomas recognized Yvonne Haskins and invited her to speak. Ms. Haskins asked if she could go at the end of the public discussion to make certain that all of the community issues were raised. Ms. Haskins then proceeded to state that she would appreciate knowing about the properties being excluded from going to the Philadelphia Housing Authority, but reiterated that she would like to be heard at the end of the discussion. Mr. Thomas replied that he would come back to Ms. Haskins at that time.

Mr. Thomas recognized Ann Doley and invited her to speak. Ms. Doley stated her affiliation with The Friends for the Restoration of Germantown YWCA Building. Ms. Doley asked why the Authority was transferring the Germantown Settlement properties after we spent most of 2022 in Germantown involved with extensive and expensive community engagement process and came up with clear recommendations for these properties. Ms. Doley asked how the community's priorities will be protected in terms of what came about from the steering committee, adding that community members attended various meetings including in-person, ZOOM, and a meeting with RCOs. Ms. Doley also asked if the transfer had anything to do with

the Act 135 lawsuit concerning the Germantown YWCA. Ms. Doley noted this was relevant because PHA is exempt from Act 135. Ms. Doley asked what was the total number of properties that Mr. Rodriguez read aloud connected to Germantown Settlement. Ms. Doley asked how many of these units were occupied currently and how will former tenants be contacted. Ms. Doley stated that these two issues were priorities that came about from the engagement process. Ms. Doley further asked whether the tenants currently living in the houses will have the opportunity to purchase and whether the former tenants return to these rental properties.

Mr. Thomas asked Mr. Rodriguez to address Mr. Doley's question about tenants purchasing the properties in which they reside. Mr. Rodriguez replied that these tenants are not in a position at this point in time to purchase the properties in terms of what it would take from a financial capacity to rehabilitate the properties. Mr. Thomas affirmed that the individuals were assessed, the properties were assessed, and unfortunately no one was deemed eligible to acquire the property, and that it would be bad public service for the Authority to transfer a property to an individual who could not maintain it. Mr. Rodriguez replied that was correct. Mrs. Doley asked if staff checked with all the current residents. Mr. Thomas replied, yes.

Mr. Thomas then addressed Ms. Doley's question regarding community engagement efforts, emphasizing that those efforts were not being lost as part of the proposed transfer to PHA. Mr. Thomas emphasized that one of the the things staff was trying to address was the community's request to ensure that the properties remain affordable and be preserved for affordability. Mr. Thomas stated that although an RFP was issued for those properties, none of the proposals received were viable, and he did not want to find himself in the same position he'd found himself in with respect to another building in Germantown. Mr. Thomas emphasized that he wanted to see these properties repurposed sooner rather than later; therefore, a decision was made after months of discussions with PHA, and it would be in the community's best interest to move forward with PHA because it has the resources and would be able to rehabilitate these properties.

Mr. Thomas then addressed Ms. Doley's question regarding the Germantown Y. Mr. Thomas explained that the proposed transfer of these properties to PHA did not relate to the Germantown Y but acknowledged that she was astute in observing that PHA is exempt from Act 135. Mr. Thomas explained that the Authority's actions with PHA began before Mr. Weinstein's actions with Germantown YWCA. Ms. Doley stated asked if the previous tenants would get priority to return if they choose to, noting this was one of the things that came of the engagement sessions. Ms. Doley asked what the total number of properties that Mr. Rodriguez read connected to Germantown Settlement and the number of units within those. Mr. Rodriguez replied that there were twenty-seven property addresses, of which seventeen properties were occupied at the time. Mr. Thomas added that the number of units was around one hundred four or something to that extent. Ms. Doley replied this information was helpful, and asked for clarification as to whether certain units were currently occupied. Mr. Thomas responded that currently there are sixteen occupied units.

Ms. Varghese informed Mr. Thomas for clarification purposes that the total number of property addresses is twenty-eight.

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss asked if the tenants living in these properties prior to foreclosure would be given an opportunity to relocate back to their former residences. Mr. Thomas responded that was a conversation that could be had, and indicated he was under the impression that most such tenants had been relocated by PHA. Mr. Thomas further stated that he had spoken with some of these tenants, some of whom have expressed interest in returning, while others have not.

Ms. Weiss asked about a timeline for the transfer and renovation of the properties, noting that there have been surveys, reports, and a lot of money put into these reviews, and a lot of time has been spent. Mr. Thomas responded that unfortunately he cannot give a specific timeframe and it would be wrong to do so. Mr. Thomas stated that he is comfortable saying these properties will get repurposed much sooner with PHA overseeing than any other potential option.

Ms. Weiss asked about the reference to the Land Bank statute in the resolution. Mr. Thomas responded that it was standard language, indicating the statutory basis under which the properties were to be conveyed from the Authority to the Land Bank. Mr. Thomas confirmed that there were no caveats to be aware of.

Mr. Thomas recognized Jim Dragoni and invited him to speak. Mr. Dragoni stated that he lives at 69 Church Lane and that his property is attached to 67 Church Lane. Mr. Dragoni stated that he'd been present while Germantown Settlement had taken over these properties and let them run down. Mr. Dragoni asked what was the best way to understand the process and what will happen moving forward. Mr. Dragoni noted that he is very invested, having lived in this environment for 40 years for better or for worse and a lot of it has been worse. Mr. Dragoni mentioned the stress related to the constant activity in the neighborhood involving development, and asked if there was any more available information in terms of procedures, timing and process.

Mr. Thomas stated it was the Authority's hope and desire for the people living at 67 Church Lane to be better served with upkeep, renovation and bringing the properties up to repair. Mr. Thomas added that the Authority is not equipped to perform those tasks but that PHA is, and the goal will be to create better conditions for the people living in the property over the long term. Mr. Dragoni asked if the residents would be renters or owners following the transfer to PHA. Mr. Thomas replied that they would be renters because no one has met the qualifications necessary to take ownership of the homes, and the Authority is unable to convey the properties without people being able to care for the properties. Mr. Dragoni replied that he agreed with Mr. Thomas and understood people must be capable and able to manage what being a homeowner encompasses. Mr. Dragoni pointed out that these properties were built in 1825 and there is always some major thing or expensive thing, which often has to be done.

Mr. Dragoni explained that his concern is not so much 67 Church Lane but the half dozen or so houses on his block and around the corner on Lena Street, and asked what would happen to those. Mr. Dragoni asked if there was some documentation that anyone could point him to. Mr. Thomas responded there was not, but that if Mr. Dragoni wanted to leave his information, Mr. Thomas would be glad to reach back out to him when there is more clarity as to those specific addresses that Mr. Dragoni made reference to. Mr. Thomas replied that he would put his contact information in the chat.

Mr. Rodriguez noted there was a question in the chat requesting an overview of the Turn the Key program. Mr. Rodriguez explained that the Turn the Key Program is a secondary mortgage program and is tied to the disposition of publicly owned land. Mr. Rodriguez explained that the Land Bank will issue an RFP describing a bundle of properties as well as establish the AMI either at 100% AMI or 80% AMI. Mr. Rodriguez stated that the properties have to be independently financed and completed, and sufficiently capitalized to meet the threshold for development. Mr. Rodriguez explained that the next step is to post the RFP for a minimum of 30 days, then vet responses based on the legislated disposition policy, and score all submissions according to the legislative scoring rubric. Mr. Rodriguez stated that the selected developer must agree to a declaration of restrictive covenants that would not only cover but maintain affordability for the properties and land moving forward. Mr. Rodriguez stated the next step in the process is an internal housing counseling session that qualifies homebuyers to receive a Turn the Key soft second mortgage, noting that there was a list of 13 approved banking partners working with Turn the Key.

By way of example, Mr. Rodriguez stated that an individual gets a mortgage of \$75,000 at the high end if the property is sold at \$280,000; however, if sold lower it's pro-rated. Mr. Rodriguez noted that a homebuyer qualified under Turn the Key is also qualified for Philly First Home, which provides an additional \$10,000 in closing cost assistance, which, when combined with closing assistance from partner banks, can total as much as \$95,000 in total assistance. Mr. Rodriguez noted that the average buyer has income of about \$45,000 or 57% of AMI and a credit score of around 600. Mr. Rodriguez explained that the average total mortgage payment is around \$1,300 per month with the average interest rate for a long-term mortgage is 6.68%. Mr. Rodriguez further stated that the Turn the Key mortgage is not debt-serviced; rather, the money sits there for 20 years then from 16 to 20 years it amortizes to zero.

Mr. Thomas recognized Yvonne Haskins and invited her to speak. Ms. Haskins indicated that she was very concerned about the shift from what the community was told six years ago in 2018 about the provision of homeownership, stating that the community were told that the Authority needed to do an existing conditions survey, which the Authority paid a considerable amount of money to determine how much subsidy would be provided to assist people to get into these properties. Ms. Haskins further stated that there seemed to be no consistency now and now a tenant has to be able to repair a property, which sounded like a shift in the Authority's commitment to homeownership.

Mr. Thomas asked which subsidy was being referenced.

Ms. Haskins stated that this was in reference to the subsidy mentioned at the May 2018 meeting, when the Board Chair indicated the Authority had made a mistake in the Board's staff approval of Freeman's application and intended to correct this mistake. Ms. Haskins asserted it was stated that tenants would receive assistance, either in becoming homeowners or returning as renters. Ms. Haskins expressed disappointment in the shift in messaging.

Mr. Thomas clarified that it was not intended to help purchase properties, but rather to maintain them after conveyance.

Ms. Haskins then indicated the Authority has not appropriately investigated this matter, and that if someone is under the Turn the Key Program and paying rent, then they could also easily pay a mortgage.

Mr. Rodriguez stated there were two issues here.

Mr. Thomas asked not to debate this matter at the time.

Ms. Haskins pointed out that other Board members speak at these meetings, save Mr. Thomas and Mr. Rodriguez. Mr. Thomas clarified that Mr. Rodriguez is not a board member. Ms. Haskins asked the Board members to hear the community's needs and its unique history. She expressed concern that the Authority had been negotiating with the PHA for the last six months. Mr. Thomas clarified that it has been several months. Ms. Haskins expressed that there was no community engagement during this process and asked for assurance from Mr. Thomas to put a reverter clause in the transfer. She referenced Mr. Rodriguez's statements at the Land Bank meeting confirming PHA's ability to move swiftly on this matter. Ms. Haskins expressed concern at the Authority hiring PHA to manage these properties.

Mr. Thomas responded that PHA was not hired, but that they were involved with initial hopes of their taking ownership of the properties; this, however, did not materialize. Mr. Thomas stated that PHA could not have managed them without title to them.

Ms. Haskins expressed concern about PHA's ability to manage properties, as evidenced by the fire. Ms. Haskins pointed to the experience of Ms. Doley, present on the Zoom meeting, and her negative experiences with PHA's capacity. Ms. Haskins reiterated her request for a reverter clause and that the properties revert to the Authority. She stated that three years is ample time for such action. Mr. Thomas responded that the Authority would raise this with PHA. Ms. Haskins requested to know the outcome of this conversation, to which Mr. Thomas agreed.

Ms. Haskins reiterated her strong objections to this outcome and her longstanding difficulties with PHA. Mr. Thomas stated that he understood her concerns. He further stated that he could not ignore existing conservatorship laws, nor can he overlook the possibility of losing these properties to a conservatorship, which would result in the community's loss of affordable housing. Mr. Thomas stated that the Authority must get these properties repurposed sooner rather than later.

Ms. Haskins stated that the Authority is able to determine how these properties get developed. Mr. Thomas responded that the Authority can determine how properties such as the YWCA can get developed, but that it is a question of timing and maintaining affordability. Mr. Thomas recognized Sterling Scott, but there were technical issues. Mr. Thomas stated that he would return to Mr. Scott later. Mr. Thomas then recognized Colleen Floyd Carroll. Due to her technical issues, she typed her question in the chat.

Mr. Thomas recognized Alison Weiss and invited her to speak. Ms. Weiss stated that her concern was raised at the prior meeting when she mentioned the property located within the rear

of 85 & 87 Church Lane that does not have an address. Mr. Thomas replied that staff was addressing the matter since Ms. Weiss had previously raised it. Ms. Weiss raised the issue of maintenance, stating that PHA has not maintained properties. Ms. Weiss asked who the community contact is and how to reach them with concerns. Mr. Thomas replied that he did not have this information but would provide it to Ms. Weiss when he is able.

Ms. Weiss raised another concern about the renovated properties at 85 & 87 Church Lane, where the window size was reduced without permits. Mr. Thomas replied that he was aware of this and that he intended to address these matters, but he did not know the current status of the issue.

Mr. Thomas recognized Jihad Ali and invited him to speak. Mr. Ali stated that he is unaffiliated with PHA but believes that they have done positive things throughout the city and transformed neighborhoods, serving victims of systemic racism since the 1920's. Mr. Ali stated that there are many renters who take care of rental properties as well as homeowners. Mr. Ali stated that he would ask an additional question about Turn the Key at a later time.

Mr. Thomas recognized Ann Doley and invited her to speak. Ms. Doley asked whether these houses might become part of the housing voucher/Section 8 program. Mr. Thomas replied no; they would be part of PHA's inventory and not Section 8. Ms. Doley asked whether they would be sold to private developers. Mr. Thomas said there is no current plan to sell these to private developers. Ms. Doley then referenced PHA's non-responsiveness to crime in her neighborhood, which included 12 Section 8 houses.

Mr. Thomas recognized Sterling Scott and invited him to speak.

Mr. Scott stated that many houses in Nicetown were abandoned properties and asked about rentals in Juniata and Nicetown. Mr. Thomas invited Mr. Scott to email him to discuss this matter further.

Mr. Thomas recognized Colleen Floyd Carroll and invited her to speak. Ms. Floyd raised concerns about PHA's ability to manage properties, pointing to PHA's history of over-occupancy and tenants with criminal/disruptive behavior and the lack of turnover on properties. Ms. Floyd asked for information about how the Land Bank, PHA, and PHDC would move swiftly on this matter. Mr. Thomas reiterated the Authority's commitment to preserving affordability and stated that PHA shares this goal. Mr. Thomas stated that he was unable to provide specifics about any future development plans but that he would keep Ms. Floyd updated as more information became available. Ms. Floyd stated that she, like Ms. Haskins, would like to hear from other Board members and referred to Ms. Buckley's involvement with many low-income housing developments in the city. Ms. Floyd stated again she would love to see such initiatives in Germantown. She hoped to see the Authority not enrich developers, but rather return public land to the public good and reflect the local AMI. Ms. Floyd invited the community to participate in this discussion.

Mr. Thomas recognized Pamela Bracey and invited her to speak. Ms. Bracey stated that she is a longtime resident of Germantown and has attended several of these meetings. Ms. Bracey requested a press release to local media about these matters so the community could understand

that these issues were to be addressed. Ms. Bracey pointed out discussions from two to 3 years ago were still unresolved. Ms. Bracey expressed concern that Germantown does not receive the same attention as other neighborhoods and deals with issues related to violence.

Mr. Thomas recognized Dennis Barnebey and invited him to speak. Mr. Barnebey replied that he had not asked a question.

Board member Mr. Smith asked Mr. Thomas if he could speak. Mr. Smith stated that he has lived and worked in Germantown. Mr. Smith further stated that Board members discuss Germantown prior to every Board meeting, and that the Board is united and committed to hearing the needs of the community.

Board Action

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

RESOLUTION NO. 2024-17 (Amended)

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

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

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

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

WHEREAS, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

WHEREAS, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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

EXHIBIT "A"

8th Councilmanic District Property

117 W. Manheim Street
36 E. Wister Street
38 E. Wister Street
40 E. Wister Street
42 E. Wister Street
44 E. Wister Street
46 E. Wister Street
63 E. Wister Street
45 E. Garfield Street
47 E. Garfield Street
51 E. Garfield Street
50 Collom Street
56 E. Collom Street
60-74. Collom Street
101 E. Collom Street
6657-59 Blakemore Street and 530-34 Vernon Road
5423-27 Lena Street
5429-43 Lena Street
4949 Germantown Avenue
4951 Germantown Avenue
6526-34 Germantown Avenue
5417 Lena Street
5513 Lena Street
5515 Lena Street
67 E. Church Lane
83 Church Lane

85 Church Lane
87 E. Church Lane
320-32 Mechanic Street
346 Mechanic Street
6672 Musgrave Street
248 E. Phil Ellena Street
227 E. Sharpnack Street
423-27 E. Ashmead Street

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



Mr. LaBrum presented "Item I (c) - Approval of Construction Contract with A.P. Construction, Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas recognized Jihad Ali and invited him to speak. Mr. Ali indicated that he was familiar with A.P. Construction and explained that he is heavily involved in the construction industry, in terms of advocating on behalf of MBE/WBE to be included in both the workforce and in the award of contracts. Mr. Ali noted that the Authority used to list previous participation goals and provide information on past performances of selected contractors. Ms. Ali asked if staff would implement this moving forward in the future and asked who is monitoring this project. Mr. Thomas responded that what Mr. Ali stated is typically what staff does, and that this particular vendor/contractor was selected by the City of Philadelphia, with the Authority acting as an agent for the city. Mr. Ali asked if it still requires responsibility. Mr. Thomas responded that the Authority would be overseeing the construction activity. Mr. Ali stated that he would send a follow-up email to Mr. Thomas.

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

RESOLUTION NO. 2024-18

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH A.P. CONSTRUCTION, INC. FOR THE FIRE MARINE UNIT 2, NEW FLOATING DOCK PROJECT, LOCATED AT SCHUYLKILL RIVER AT PASSYUNK AVENUE

WHEREAS, The City of Philadelphia ("City") solicited a proposal from A.P. Construction, Inc. for performing the Fire Marine Unit 2, New Floating Deck project, located at Schuylkill River at Passyunk Avenue (the "Project"); and

WHEREAS, A.P. Construction, Inc. ("AP") submitted its response to the City, outlining its extensive experience. AP was recommended by the City.

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 AP for the Project, with a maximum compensation not to exceed Two Hundred Forty-Eight Thousand Two Hundred One Dollars and Eighty Cents (\$248,201.80) (total Base Bid plus 10% Contingency).

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

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

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



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

Additional Comments and Discussion

Mr. Thomas recognized Jihad Ali and invited him to speak. Mr. Ali stated that he is heavily involved in the construction industry and Torrado is an outstanding contractor. Mr. Ali stated Torrado often achieves greater MBE/WBE ranges as Mr. LaBrum pointed out. Mr. Ali indicated that Torrado Construction has been doing construction work since Mayor Street was in office before the Rebuild Program even existed. Mr. Ali further stated that he is glad to see the Authority recognizing Torrado Construction.

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

RESOLUTION NO. 2024-19

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH TORRADO CONSTRUCTION CO., INC., FOR THE NICETOWN PARK RENOVATION PROJECT, LOCATED AT 4301 GERMANTOWN AVENUE

WHEREAS, The Philadelphia Redevelopment Authority (the "Authority") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Nicetown Park Renovation project, located at 4301 Germantown Avenue (the "Project"); and

WHEREAS, Torrado Construction Co., Inc. ("Torrado") submitted its response to the Authority, outlining their extensive experience. Torrado was the lowest, qualified bidder.

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 Torrado for the Project, with a maximum compensation not to exceed Three Million Thirteen Thousand Seven Hundred Twenty-Six Dollars and Ten Cents (\$3,013,726.10) (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. Buckley, Ms. McGlinchey, and Mr. Smith



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

Additional Comments and Discussion

Mr. Thomas asked when this project is anticipated to be completed. Mr. LaBrum responded this project is on the smaller side and it has been a while since the Authority advertised one this small. Mr. LaBrum stated that he does not see any long lead times, possibly looking at three (3)

months at the most for this project. Mr. LaBrum further stated that there is going to be some coordination with St. Joe's University, which owns the property behind the library. Mr. LaBrum added that there will be communication between the contractor and St. Joe's regarding timing issues and when construction can commence.

Mr. Thomas recognized Jihad Ali and invited me him to speak. Mr. Ali pointed out that he is heavily involved in the construction industry. Mr. Ali stated this was the first time that he had ever heard of this firm, and noted that it was interesting when Mr. LaBrum said this firm was not the lowest or qualified bid and was chosen by that organization or system. Mr. Ali indicated that he was shocked that a project would come before the Board with 0% WBE participation. Mr. Ali stated his belief that the Authority should push back and make the firm include WBE goals. Mr. Ali pointed out that African American women could be owners, Hispanic or white women. Mr. Ali further stated that he believed no project should come before this Board with a zero percentage in any column. Mr. Thomas responded that he appreciated Mr. Ali's comments.

Mr. Smith made a request to amend the resolution with regard to the inclusion of WBE participation. Mr. Thomas stated that Mr. Smith is asking the Board to consider a resolution requesting the developer/contractor incorporate WBE participation in the event there is a possibility to do so. Mr. Smith responded that is correct and it would compel them to make a best faith effort.

Mr. Thomas called for the resolution to be amended to incorporate what Mr. Smith is asking to be added and asked for a motion to approve the resolution as amended. Mr. Braden informed Mr. Thomas that the Board members must vote to approve the amendment itself before voting on the actual amended resolution.

Mr. Thomas called for a motion to approve the amendment to the resolution as proposed by Mr. Smith. Upon motion made and duly seconded, the amendment was approved.

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

RESOLUTION NO. 2024-20 (Amended)

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH OCEAN CONSTRUCTION, LLC FOR THE WYNNEFIELD LIBRARY COURTYARD RENOVATIONS PROJECT AT 5325 OVERBROOK AVENUE

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia ("The City"), issued a Request for Proposals ("RFP") seeking responses from

qualified contractors willing and capable of performing the Wynnefield Library Courtyard Renovations project at 5325 Overbrook Avenue (the "Project"); and

WHEREAS, Ocean Construction, LLC ("Ocean") submitted its response to the RFP, outlining its extensive experience; and

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with Ocean for the Project, with a maximum compensation not to exceed Five Hundred Sixty-Six Thousand Six Hundred Eighty-One Dollars and Fifty Cents (\$566,681.50) (total Base Bid plus 10% Contingency); provided that, and without otherwise limiting Minority, Women, Disabled and Disadvantaged Business Enterprise goals, Ocean shall undertake all best and good faith efforts to provide meaningful and representative opportunities for Women Business Enterprises in the Project.

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. Buckley, Ms. McGlinchey, and Mr. Smith



HOUSING FINANCE

Ms. Holland presented "Item II - Sale, Modification of Loan Terms, Assumption, and Subordination of Loans with Kings Highway Phase II and Associates" 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. 2024-21

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO (i) CONSENT TO THE SALE OF KINGS HIGHWAY II TO KINGS HIGHWAY APTS LLC, AN AFILIFATE OF ODIN PROPERTIES LLC, (ii) PERMIT THE ASSUMPTION AND MODIFICATION OF EXISTING AUTHORITY DEBT, AND (iii) ENTER INTO A SUBORDINATION AGREEMENT WITH KINGS HIGHWAY APTS LLC, MERIDAN BANK, AND THE PENNSYLVANIA HOUSING FINANCE AGENCY

WHEREAS, pursuant to Resolution No. 16,375 adopted on February, 22, 2000, the Philadelphia Redevelopment Authority (the "Authority") provided two (2) loans to Kings Highway Phase II & Associates (the "Seller") secured by two (2) mortgages and evidenced by two (2) notes, consisting of (i) a HOME loan in the amount of Three Hundred Forty-One Thousand Dollars (\$341,000.00) (the "HOME Loan") and (ii) a CDBG loan in the amount of Eight Hundred Thirty-Two Thousand Nine Hundred Thirty-Two Dollars (\$832,932.00) (the "CDBG Loan," and together with the HOME Loan, the "Kings Highway Loan"); and

WHEREAS, the proceeds of the Kings Highway Loan were used to assist with the new construction and rehabilitation of a low-income housing tax credit project consisting of thirty-one (31) permanent rental housing units for low-income residents located in twenty-three (23) buildings (the "Project") that were to be located at 2927-45, 2940-56, 2953, 2957, 2971, 2973, 3002-3010, 3024, 3026, 3044-3048 Frankford Avenue, 2004, 2006, 2008 E. Stella Street (collectively, the "Property"); and

WHEREAS, pursuant to Resolution No. 16,382 adopted on March 14, 2000, the Authority authorized the modification of the Kings Highway Loan to remove 3044-48 Frankford Avenue from the Project; and

WHEREAS, (i) the HOME Loan was secured in a third (3rd) mortgage lien position on the Property; and (ii) the CDBG Loan was secured in a fourth (4th) mortgage lien position on the Property behind the Pennsylvania Housing Finance ("PHFA") permanent mortgage loan in the amount of Six Hundred Twenty-Seven Thousand Seven Hundred Fifty Dollars (\$627,750.00) (the "PHFA Loan"); and

WHEREAS, the Seller now seeks to sell the Property to Kings Highway Apts LLC (the "Buyer"), a special purpose entity created by Odin Properties, LLC, to serve as the purchaser of the Property (the "Sale"); and

WHEREAS, the Buyer and the Seller have requested that the Authority consent to (i) the Sale, (ii) the assumption by the Buyer of the Kings Highway Loan, (iii) certain modifications to the Kings Highway Loan, and (iv) and the subordination of the Kings Highway Loan to certain other financing, all as set forth herein and as more particularly described in the Fact Sheet accompanying this resolution.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to take the following actions, contingent upon the Buyer being compliant with the City of Philadelphia Department of Revenue:

1. Forgive accrued interest in the amount of \$1,301,505.67 owed on the Kings Highway Loan.
2. Permit the transfer of the Property from the Seller to the Buyer.
3. Permit the assumption of the Kings Highway Loan in the aggregate principal amount of \$1,173,932.00 by the Buyer.
4. Modify the interest rate on the HOME Loan to zero percent (0%) interest.
5. Extend the maturity date of the Kings Highway Loan for an additional twenty (20) years.
6. Execute and deliver subordination agreements in favor of Meridian Bank and PHFA Loan.

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

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

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



OLD BUSINESS

Mr. Thomas asked if there was any old business to present to the Board. Mr. Thomas recognized Alison Weiss and invited her to speak. Ms. Weiss indicated that her concern was related to the PHA transfer. Ms. Weiss recalled the community's past experience with PHA involving a housing project at 301 W. Queen Lane and the community's inability for over a decade to have a meeting with regards to the potters field associated with the property. Ms. Weiss went on to explain that members of the community wrote emails, letters, phone calls, and tried to attend board meetings to ask questions, but that PHA was unresponsive. Ms. Weiss indicated her hope that the Authority would be able to facilitate a better relationship between PHA and the Germantown community, which has not had a good relationship to date. Mr. Thomas replied that he understood the situation.

Mr. Thomas recognized Jihad Ali and invited him to speak. Mr. Ali stated that he wanted to follow up on his comments from earlier in the meeting when Mr. Rodriguez was explaining the Turn the Key Program. Mr. Ali indicated that it would be more appropriate to send an email to Mr. Thomas and requested Mr. Thomas to respond to his email. Mr. Thomas replied that he would.

Mr. Ali thanked Mr. Thomas and Mr. Smith for voicing concern because that is what the public wants to see from Board members. Mr. Ali noted that today's action showed that the Board members are actually thinking and listening to public comments because the Board members are policing this organization. Mr. Ali stated that when the Board has the opportunity to examine something this is how changes occur because just as this developer came along and asked for 0% WBE another developer in the future could come along and ask for 0% MBE. Mr. Ali further stated that Mr. Smith's comments were wise.



NEW BUSINESS

Mr. Thomas asked if there was any new business for the Board. Mr. Thomas recognized Karen Weeks and invited her to speak. Ms. Weeks stated that she is the President of an HOA that was established in July of 1996 by Poplar Enterprise. Ms. Weeks explained that within the development there are now 174 homes, with a common area known as located at 851 N. 13th Street, aka "13 Street Square". Ms. Weeks stated that she was trying to locate a missing Exhibit "B" to the HOA's by-laws and Declaration of Covenants. Ms. Weeks indicated that she spoke with some at the Authority back in 2022 but has not received any feedback or any information pertaining to her request. Ms. Weeks stated what she is trying to do is find out what role the Authority plays with regard to this property, specifically with respect to fencing, trees, and upkeep. Ms. Weeks asked if someone could give her some type of feedback.

Mr. Thomas asked if this was a public space. Ms. Weeks stated that the common area was for her community and it states in the by-laws that it was for community use only. Mr. Thomas indicated his recollection that there was a community agreement that the park was to be maintained and managed by the community members. Ms. Weeks agreed with Mr. Thomas' recollection, noting that the community has been maintaining the area for the last 28 years. Ms. Weeks mentioned some language in the by-laws about Philadelphia Parks & Rec. Ms. Weeks stated that she contacted Parks & Rec, and they had no knowledge of the HOA at all. Ms. Weeks stated that she just spoke with someone prior to today's meeting and found out that the trees in the cul-de-sac have addresses attached. Ms. Weeks further stated she wanted to know what role the Authority plays in helping to maintain those areas. Mr. Thomas asked Mr. Rodriguez to respond.

Mr. Rodriguez stated that he was familiar with this matter and mentioned that there was a resolution for to transfer the park at Nehemiah over to Parks & Rec, but the transfer never occurred. Mr. Rodriguez stated that a couple of months prior, staff met with the Commissioner of Public Property and the head of Capital Assets for Parks & Rec about transferring these

properties of Nehemiah Park to the city for management. Mr. Rodriguez further stated that due to the change in leadership, Public Property agreed to take the properties to maintain them; however, with the recent change in leadership there is a new interim Director/Commissioner. Mr. Rodriguez stated that staff will have a meeting, but this could be affected by the change. Mr. Rodriguez stated that as far as property maintenance of the trees is concerned, staff could work with Ms. Weeks and PHS for tree trimming in the area.

Ms. Weeks asked if it was at all possible to send her the verbiage of everything Mr. Rodriguez mentioned. Ms. Weeks stated that the HOA has insurance for the park, but the trees have not been pruned in 28 years. Mr. Thomas suggested that this be taken offline, and that Ms. Weeks and Mr. Rodriguez discuss and coordinate future communications. Mr. Rodriguez stated that he put his contact information into the meeting chat.



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 5:30 P.M.

SECRETARY TO THE BOARD

**[PUBLIC ATTENDANCE LIST AND TRANSCRIPT OF QUESTIONS AND
RESPONSES THERETO, IF ANY, ARE ATTACHED ON FOLLOWING PAGES]**

PRA Board Meeting of April 10, 2024

Attended	User Name (Original Name)	First Name	Last Name
Yes	Jamila Davis	Jamila	Davis
No	Cayla	Cayla	Huppert
No	Annette	Annette	Collier
No	Monique	Monique	King
No	Kiana	Kiana	Gonzalez
No	Gladys	Gladys	Peoples
No	Donna	Donna	Price
No	Markens	Markens	Coriolan
Yes	JENNIFER POWELL-FOLKS	JENNIFER	POWELL-FOLKS
No	EVA	EVA	HAYES
No	Maxine	Maxine	Davis Cummings
No	Corey	Corey	Adderley
No	Leland	Leland	Morroccos
No	Gregory	Gregory	Benjamin
No	Mike	Mike	Tomasetti
No	GERMAINE	GERMAINE	MCCRAY-MCDONALD
No	Hillel	Hillel	tsarfati
No	Charlotte	Charlotte	Bradley
No	Daniel	Daniel	Davis
Yes	Antonio Cerqueira	Antonio	Cerqueira
No	Debra	Debra	Kessler
No	Cornelia	Cornelia	Swinson
No	Michael	Michael	Holloway
No	Demetre	Demetre	Pough
No	Aaron	Aaron	Turkson
Yes	Justin Kaplan	Justin	Kaplan
Yes	Karen weeks	Karen	weeks
No	Aisha	Aisha	B
No	Viola	Viola	Tehmeh
No	Greg	Greg	DeLozier
No	Deborah	Deborah	Reed
No	Randy	Randy	Washington
No	Kelly	Kelly	Buchanan
No	libra	libra	Reece
No	Yahia	Yahia	Akarkar
No	Garrison	Garrison	Hines
No	CAROL	CAROL	MAXWELL-REAVES
No	Lenora	Lenora	Jackson-Evans
No	NIGAR	NIGAR	Marin

No	Tanja	Tanja	Carter
No	Shanay	Shanay	Casper
No	Jerry	Jerry	Boyce
No	Karen	Karen	Minor
No	James	James	Friel
No	Anderson	Anderson	Hargrove
Yes	Carla Cain	Carla	Cain
No	Yolanda	Yolanda	Mack
No	Shirley M	Shirley M	Kitchen
No	Lawrence	Lawrence	Macey
No	MARketa	MARketa	Kirkland
Yes	Devon Caudle	Devon	Caudle
Yes	Devon Caudle	Devon	Caudle
Yes	Devon Caudle	Devon	Caudle
Yes	Devon Caudle	Devon	Caudle
Yes	Devon Caudle	Devon	Caudle
Yes	Devon Caudle	Devon	Caudle
No	Rhonda	Rhonda	Sharif
No	Xiomara	Xiomara	Santiago
No	Michael	Michael	Bell
Yes	Akshar Patel	Akshar	Patel
Yes	Akshar Patel	Akshar	Patel
No	Rayonne	Rayonne	Grizzle
No	Stacey	Stacey	White
No	Joan	Joan	Kaczmar
No	Edward	Edward	Johnson
Yes	Jim Dragoni	Jim	Dragoni
No	Percy	Percy	Hammond
No	Charles	Charles	Perkins
Yes	George Baker	George	Baker
Yes	George Baker	George	Baker
No	Frances	Frances	Bowens-Thomas
Yes	Robert Kwait	Robert	Kwait
Yes	Yvonne Haskins	Yvonne	Haskins
Yes	Julie Stapleton Carroll	Julie	Stapleton Carroll
Yes	Colleen Floyd-Carroll	Colleen	Floyd-Carroll
Yes	Colleen Floyd-Carroll	Colleen	Floyd-Carroll
Yes	Dennis Barnebey	Dennis	Barnebey
Yes	Charisma P	Charisma	P
Yes	Charisma P	Charisma	P
Yes	Tim Brown	Tim	Brown
Yes	Janet Dennis	Janet	Dennis
No	Pela	Pela	McFee

No	Carol	Carol	Butler Dredden
Yes	Sterling Scott	Sterling	Scott
Yes	Sterling Scott	Sterling	Scott
Yes	Sterling Scott	Sterling	Scott
Yes	craig stevens	craig	stevens
No	Clinton	Clinton	Barnes
No	Cody	Cody	Worthington
Yes	Sarah Ghantous	Sarah	Ghantous
Yes	Charlotte Eaddy	Charlotte	Eaddy
No	Eleanor	Eleanor	Womack
Yes	Greg Paulmier	Greg	Paulmier
Yes	Greg Paulmier	Greg	Paulmier
Yes	Greg Paulmier	Greg	Paulmier
No	Pamela	Pamela	Bracey
Yes	Jihad Ali	Jihad	Ali
Yes	Jihad Ali	Jihad	Ali
Yes	Cokettia Rawlerson	Cokettia	Rawlerson
No	Steve	Steve	Fillmore
Yes	Carolyn Sullivan	Carolyn	Sullivan
Yes	Ann Doley	Ann	Doley
Yes	a Weiss	a	Weiss
Yes	Min Kyung Lee	Min Kyung	Lee
No	Barbara	Barbara	Dowdall
Yes	Carla Robinson	Carla	Robinson
Yes	P Bracey	P	Bracey
Yes	iPhone	iPhone	
Yes	Nate Holt	Nate	Holt
Yes	Bob Lane	Bob	Lane
Yes	Xeyah Martin	Xeyah	Martin
Yes	Suzanne Ponsen	Suzanne	Ponsen
Yes	Carolyn Booker	Carolyn	Booker
Yes	Todd Hestand	Todd	Hestand
Yes	Emaleigh Doley	Emaleigh	Doley
Yes	GLORIA PRESLEY	GLORIA	PRESLEY
Yes	Ariel Presley	Ariel	Presley
Yes	Gloria Presley	Gloria	Presley
Yes	Donald Stevenson (Tioga United)	Donald	Stevenson (Tioga United)
Yes	Lynn Harris	Lynn	Harris
Yes	Patricia Burks	Patricia	Burks
Other Attended			
User Name	Join Time	Leave Time	Time in Session (minutes)
12158821025	4/10/2024 15:55	4/10/2024 17:31	96

Board Meeting of April 10, 2024 - Q & A

#	Question	Asker Name	Answer	Answer Name
1	<p>Shame on the PRA for yet again disregarding the Germantown community's interest in serving our residents and poorest constituents.</p> <p>We were asked to trust you.</p> <p>My question is: how many properties has Cindy Bass conveyed to the Land Bank since its inception?</p>	Julie Stapleton Carroll		
2	<p>This is Ann Marie Doley from Friends for the Restoration of the Germantown YWCA Building</p> <p>Why are you transferring the Germantown Settlement properties after we spent most of 2022 in Germantown involved in an extensive and expensive Community Engagement Process that came up with clear recommendations surrounding these properties? What is the rationale? How will the community's priorities be protected?</p>	Ann Doley		
3	<p>My question goes with item 2. The last part is: Does this have anything to do with the ACT 135 lawsuit concerning the Germantown YWCA. This is relevant because PHA is exempt from ACT 135.</p>	Ann Doley		
4	<p>What is the AMI that HUD determines for Philadelphia</p>	Yvonne Haskins	HUD set AMI annually based on the MSA and the are set as a scale from 1 person households to 9.	Angel Rodriguez
5	<p>Can anyone sign up to receive the landbank info? please</p>	a Weiss	https://phdcphila.org/stay-informed/	Angel Rodriguez

	convey that info			
6	If I don't speak it's because I don't know how to unmute.	Ann Doley		
7	PS How many of these Germantown properties are occupied currently? How will former rental tenants be contacted?	Ann Doley		
8	What was the total number of properties that Angel read out connected to Germantown Settlement? Thank You.	Ann Doley		
9	Regarding the transfer of city properties formerly owned by Gemantown Settlement in the 8th Councilmanic district to the Land Bank. Without any consultation with the community you are making this transfer. We strongly urge you to put some safeguards in to make sure the Land Bank acts speedily, transparently and requires that community input be part of the process.	Suzanne Ponsen		
10	I completely support the transfer of the Germantown Settlement Properties to PHA. Thanks much for helping to make it happen.	Greg Paulmier		
11	Can a board member summarize the Turn Key Program and how the properties are redeveloped?	Emaleigh Doley		
12	Angel: Can you give a specific number for 100% AMI like you did for 80% AMI. I did not ask HOW HUD does its calculation.	Yvonne Haskins	HUD 2023 numbers are as follows: 100% AMI for a single person is \$80,137; 80% AMI for a single person is \$ 62,560	Angel Rodriguez

13	Are programs or referrals provided to residents/community members helping them get prepared to purchase ahead of sales, rather than just accepting that we ask if they are presently ready understanding they may need that lead support to become ready to purchase and stay in their neighborhood?	JENNIFER POWELL-FOLKS		
14	Angel: Are most of the Land Bank properties vacant land...how many have benefited from the turn key program you just described?	Yvonne Haskins	we have approved approximately 700 units of development; we have approximately 225 under construction and approximately 75 people have closed on houses	Angel Rodriguez
15	I very much appreciate the work that the Philadelphia Redevelopment Authority does and thank each of the men and women that participate on the Board in the process.	Greg Paulmier		
16	Are 2751-2061 Hope Street available for purchase? I am in the process of applying for it online by filling out the application but I want to make sure that these properties are available. Thank you for your time.	Akshar Patel	Your Address range spans several blocks that includes privately owned properties therefore we cannot address your question.	Angel Rodriguez
17	What are the websites to get all information ? And how do we get in touch with any of you.	iPhone	https://phdcphila.org/land/buy-land/ https://phdcphila.org/residents-and-landlords/homebuyers-and-renters/turn-the-key/	Angel Rodriguez

18	<p>Colleen Floyd-Carrroll - my echo is addressed. Questions: How will section 8 who will live in these homes? Who will monitor who lives in houses regardless of lease. There has been drug, petty and violent crime and overcrowding for years on W. Rockland St in Germantown. There has been poor screening of tenants. Took neighbors 3 years to get criminal tenants evicted. Followed by second set of tenants that had 14-24 residents at all times despite a lease for 7. Next tenants were moved out for safety reasons. Nightmare situation with overcrowding and too many on one block. How can that be reconciled?</p>	Colleen Floyd-Carroll		
19	Sorry 2751-2761	Akshar Patel	Please reach out to Carolyn.Terry@phdc.phila.gov to assess the availability of these properties.	Angel Rodriguez
20	<p>We don't see the information, and are having trouble communicating Thank You. We have been waiting a very long time in the Nicetown area. We definitely are being taken advantage of. We absolutely know the Board is working on . We live here and are not being informed. Looking forward to partnering with anyone.</p>	iPhone		

21	David: The proposal I made about including a reverter clause would insure that the commitment on timeliness be documented as a contractual obligation. If this will be in the minutes, does that mean that the PRA is now obligated to work toward the objectives you have stated will be achieved.	Yvonne Haskins		
22	Why didn't you amend and include in the motion that a reverter clause be a part of the transaction?	Yvonne Haskins		
23	Why have social impact developers not been brought in for Germantown Settlement. This feels like a performance to hear from and then brush aside community concerns...	Colleen Floyd-Carroll		
24	I also have an objection for 1 - E No	iPhone		
25	Where do the people in rentals being rehabbed live while their house or apartment are being worked on? Thanks .	Ann Doley		
26	Hello Mr. Chairman and the Board of Directors,	Karen weeks		



BOARD FACTSHEET

Meeting of April 10, 2024

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

NATURE OF TRANSACTION: The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title of this property owned by the City to the Philadelphia Land Bank:

- The conveyance of this property will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3rd, 5th & 8th Councilmanic Districts.

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: Mathen Pullukattu
Reviewed by: Angel Rodriguez

EXHIBIT "A"

3rd Councilmanic District Property

4419R Market Street
4310R Haverford Avenue

5th Councilmanic District Property

928 French Street

8th Councilmanic District Property

49 E. Earlham Street
207 E. Penn Street
313 E. Bringhurst Street
292 E. Bringhurst Street
278 E. Bringhurst Street
260 E. Bringhurst Street
226 E. Bringhurst Street
5222 Wakefield Street
429 E. Ashmead Street
5514 Morton Street
5515 Morton Street
5608 Heiskell Street
5642 Morton Street
53 E. Pastorius Street
261 E. Sharpnack Street
263 E. Sharpnack Street
112 E. Springer Street
111 E. Springer Street
4925 Wakefield Street
326 Shedaker Street
342 Shedaker Street
4951 Sheldon Street
4957 Sheldon Street
4961 Sheldon Street
4975 Sheldon Street
4635 Germantown
Avenue

44 Reger Street
42 Reger Street
4946 Keyser Street
1532 W. Loudon Street



BOARD FACTSHEET

Meeting of April 10, 2024

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The Authority-owned properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 8th Councilmanic District Office.

PROPERTY INFORMATION:

Authority 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).

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

EXHIBIT "A"

8th Councilmanic District Property

117 Manheim Street
36 E. Wister Street
38 E. Wister Street
40 E. Wister Street
42 E. Wister Street
44 E. Wister Street
46 E. Wister Street
63 E. Wister Street
45 E. Garfield Street
47 E. Garfield Street
51 E. Garfield Street
50 E. Collom Street
56 E. Collom Street
60-74. Collom Street
101 Collom Street
6657-59 Blakemore Street
5423-27 Lena Street
5429-43 Lena Street
4949 Germantown Avenue
4951 Germantown Avenue
6526-34 Germantown Avenue
5417 Lena Street
5513 Lena Street
5515 Lena Street
67 E. Church Lane
83 E. Church Lane
85 E. Church Lane
87 E. Church Lane
320-32 Mechanic Street
346 Mechanic Street
6672 Musgrave Street
248 E. Phil Ellena Street
227 E. Sharpnack Street
423-27 E. Ashmead Street



BOARD FACTSHEET

Meeting of April 10, 2024

Approval of Construction Contract

A.P. Construction, Inc.

Fire Marine Unit 2, New Floating Dock

NATURE OF TRANSACTION: Approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and A.P. Construction, Inc. ("AP") for the Fire Marine Unit No. 2, New Floating Dock project, located at Schuylkill River at Passyunk Avenue (the "Project").

The Project includes the installation of new pilings and concrete for a new floating dock.

SELECTION PROCESS:

The City of Philadelphia solicited and has recommended A.P. Construction, Inc. for the Project.

A.P. Construction, Inc.

Navy Yard Corporate Center
 One Crescent Drive, Suite 104
 Philadelphia, PA 19112
 Total Base Bid: \$225,638
 EOP:18% MBE; 7% WBE

BACKGROUND/FINANCING:

The Project will be funded with City Capital funds as outlined in the executed Grant Agreement between the Authority and the City. The Grant Agreement allows for funds to be transferred to the Authority for City projects.

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

Prepared by: Robert LaBrum
 Reviewed by: Alex Braden



BOARD FACTSHEET

Meeting of April 10, 2024
 Approval of Construction Contract
 Torrado Construction Co., Inc.
 Nicetown Park Renovations

NATURE OF TRANSACTION: Approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Torrado Construction Co., Inc. ("Torrado") for the Nicetown Park Renovations project, located at 4301 Germantown Avenue (the "Project").

The Project includes the demolition and construction of new walkways, a new stage with canopy structure, stormwater management, planting, site furnishings, lighting, and new restrooms.

SELECTION PROCESS:

On February 14, 2024, the Authority solicited bids for the Project. Five (5) proposals from qualified contractors. Torrado was the lowest qualified bidder.

Torrado Construction Co., Inc.

3311 East Thompson Street
 Philadelphia, PA 19134

Total Base Bid, plus Allowances and Add Alternate: \$2,739,751.00

EOP Ranges: 18% MBE; 7% WBE

BACKGROUND/FINANCING:

The project will be funded with City Capital funds as outlined in the executed Grant Agreement between the Authority and the City. The Grant Agreement allows for funds to be transferred to the Authority for City projects.

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

Prepared by: Robert LaBrum
 Reviewed by: Alex Braden



BOARD FACTSHEET

Meeting of April 10, 2024

Approval of Construction Contract

Ocean Construction, LLC

Wynnefield Library Courtyard Renovations

NATURE OF TRANSACTION: Approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia (the "City"), and Ocean Construction, LLC. ("Ocean") for the Wynnefield Library Courtyard Renovations project, located at 5325 Overbrook Avenue (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the construction of paving, walls, stairs, handrails, guardrails, egress gates, trellis, lighting, site furnishings, and planting.

SELECTION PROCESS:

On June 20, 2023, the Authority advertised a Request for Proposals, as agent for the City, for the Project. The Authority received five (5) proposals. Ocean's proposal was selected by the Project review team.

Ocean Construction, LLC

822 Glassboro Road

Williamstown, NJ 08094

Total Base Bid, including Allowances and Add/Alternate No. 3: \$515,165.00

EOP Ranges approved by Rebuild: 73% MBE; 0% WBE

BACKGROUND/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 April 10, 2024

Sale, Modification of Loan Terms, Assumption, and Subordination of Loans with Kings Highways Phase II & Associates

NATURE OF TRANSACTION: Authorization for the Philadelphia Redevelopment Authority (the "Authority") to consent to the sale, assumption, modification, and subordination of existing Authority debt in connection with Kings Highways Phase II (the "Project").

BACKGROUND INFORMATION/PROJECTION DESCRIPTION: On February 22, 2000, the Authority provided two loans to Kings Highway Phase II & Associates (the "Seller") secured by two mortgages and evidenced by two notes: (i) a HOME loan in the amount of \$341,000.00 (the "HOME Loan") structured at an Applicable Federal Rate ("AFR") interest rate of 6.75% at the initial loan closing date of March 7, 2000 compounded annually, with the payment of interest and principal beginning on the 31st anniversary of the initial closing of the HOME Loan, and (ii) a CDBG loan in the amount of \$832,932.00 (the "CDBG Loan," and together with the HOME Loan, the "Kings Highway Loan") structured with 0% interest, with the payment of the principal balance and interest in equal annual installments beginning on the 31st anniversary of the initial closing of the CDBG Loan and fully amortized by the 40th anniversary of the closing of the CDBG Loan. The proceeds of the Kings Highway Loan were used to assist with the new construction and rehabilitation of a low-income housing tax credit project consisting of thirty-one (31) permanent rental housing units for low-income residents located in twenty-three (23) buildings (the "Project") that were to be located at 2927-45, 2940-56, 2953, 2957, 2971, 2973, 3002-3010, 3024, 3026, 3044-3048 Frankford Avenue, 2004, 2006, 2008 E. Stella Street.

On March 14, 2000, the Authority authorized the modification of the Kings Highway Loan by removing 3044-48 Frankford Avenue from the Project. The property addresses were modified to be located at 2927-45, 2940-56, 2953, 2957, 2971, 2973, 3002-3010, 3024, 3026 Frankford Avenue, 2004, 2006, 2008 E. Stella Street (collectively, the "Property").

PROPOSAL: The Seller has requested the Authority's consent to sell the Property to Kings Highway Apts LLC (the "Buyer"), a special purpose entity created by Odin Properties, LLC ("Odin") to serve as the purchaser of the Property. In addition, the Seller has requested forgiveness of accrued interest

in the amount of \$1,301,505.67 (the "Accrued Interest") on the Kings Highway Loan and has requested that the Authority consent the transfer of existing Authority debt in the aggregate principal amount of the of \$1,173,932.00 (the "Authority Debt") to the Buyer. The Buyer has also requested the reduction of the AFR interest rate on the HOME Loan to 0% and to extend the maturity date of the Kings Highway Loan for an additional 20 years.

The proposed sale price of the Property is \$350,000.00. The Buyer received a loan commitment from Meridian Bank in the amount of \$1,255,000.00 (the "Meridian Loan"). The proceeds from the Meridian Loan will be used to fund the acquisition and rehabilitation of the Project. The Buyer has requested the Authority to agree to subordinate the Kings Highway Loan to the Meridian Loan, and to the existing Pennsylvania Housing Finance ("PHFA") loan in the amount of \$627,750.00 ("PHFA Loan") on the Property.

Mission First Housing Development Columbus Property Management & Development ("MF"), the current property manager of the Property, is owed approximately \$230,000.00, which consists of unreimbursed expenditures and deferred property management fees. If cash proceeds are received at the closing of the Meridian Loan, such proceeds will be used to pay MF. If no proceeds are available at loan closing, MF will write off the balance owed to it.

The Buyer plans to assume the principal amount of the Authority Debt and make the necessary repairs to maintain the Property's affordability for tenants with incomes at or below sixty percent (60%) of Area Median Income. The Buyer has committed to keeping the Project affordable under the current HOME and CDBG guidelines for an additional twenty (20) years. In addition, the Buyer has agreed to execute a new Declaration of Restrictive Covenants that will preserve affordability of the Project for an additional twenty (20) years. Odin will serve as the management agent for the Property.

Odin is a multi- family focused real-estate investment company whose multi-family buildings located in the Philadelphia portfolio currently include:

- Dorothy Lovell -1821-23 W. Diamond Street
- Tioga Gardens Apartments -1801 W. Tioga Street
- Edgewood Manor Apartments – 1510 W. Allegheny Avenue
- Eli Court Apartments -1418 Conlyn Street
- Willow Apartments – 1330 Foulkrod Street

BOARD ACTION:

The Board is asked to consent to the following:

- Forgive the Accrued Interest in the amount of \$1,301,505.67 owed on the Kings Highway Loan.
- Permit the transfer of the Property to the Buyer.
- Permit the assumption of the Kings Highway Loan in the aggregate principal amount of \$1,173,932.00 by the Buyer.
- Modify the interest rate on the HOME Loan to zero percent (0%) interest.
- Extend the maturity date of the Kings Highway Loan for an additional twenty (20) years.
- Execute and deliver subordination agreement(s) in favor of Meridian Bank and PHFA.

COMMENTS OR OTHER CONDITIONS:

- Loan closing will be contingent upon Borrower being compliant with City of Philadelphia Department of Revenue.

Proposed Resolution is attached.

Prepared by: Zena Holland, Senior Housing Development Officer

**END OF PRA BOARD MINUTES OF
APRIL 10, 2024**



BOARD FACTSHEET

Meeting of May 8, 2024

Approval of an Agreement for Professional Services with Conner Strong & Buckelew Companies, LLC

Request: Approval of an Agreement for Professional Services (the "Agreement") between the Authority and Conner Strong & Buckelew Companies, LLC ("CSB"), to provide insurance, risk management, safety and loss control, claims and administrative services.

Background: PHDC, as agent for the Authority, issued a Request for Proposals (the "RFP") from qualified insurance brokerage firms ("Brokers") to provide insurance, risk management, safety and loss control, claims and administrative services. Requests were sent to various Brokers inviting proposals from them and the RFP was advertised on the PHDC website.

PHDC received four (4) proposals, which were reviewed by a selection committee (the "Committee").

The Committee, after holding meetings with the top two (2) respondents, determined that CSB was the best qualified broker.

Contract Terms and Conditions: The term of the Agreement shall be one (1) year, which term may be extended at the sole discretion of the Authority for three (3) additional one (1) year terms.

CSB committed to using a M/W/DSBE subcontractor in its proposal who will perform various services and receive twenty-five percent (25%) of the annual compensation amount.

Contract Amount: The annual compensation amount is Fifty-Seven Thousand Dollars (\$57,000). The total compensation under the Agreement, if all of the renewal options are exercised, is Two Hundred and Twenty-Eight Thousand Dollars (\$228,000).

Proposed resolution is attached.

Prepared by: Susan Varghese

RESOLUTION NO.

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL SERVICES WITH CONNER STRONG & BUCKELEW COMPANIES, LLC

WHEREAS, PHDC, as agent for the Philadelphia Redevelopment Authority, issued a Request for Proposals seeking proposals from qualified insurance brokerage firms to provide insurance, risk management, safety and loss control, claims and administrative services (collectively, the "Insurance Services").

WHEREAS, the proposals were reviewed and evaluated by a selection committee (the "Committee").

WHEREAS, the Committee has selected Conner Strong & Buckelew Companies, LLC to perform the Insurance Services.

NOW THEREFORE BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Philadelphia Redevelopment Authority is authorized to enter into an Agreement for Professional Services with Conner Strong & Buckelew Companies, LLC for a one (1) year term with the option to elect three (3) successive one (1) year renewal terms for a total compensation amount of Two Hundred and Twenty-Eight Thousand Dollars (\$228,000) (through all renewal terms).

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 May 8, 2024

Agreement to Purchase Portland Loo

Madden Fabrication, Inc.

Clark Park

NATURE OF TRANSACTION: Approval of an Agreement to Purchase a Portland Loo between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia (the "City"), and Madden Fabrication, Inc. ("Madden") for the Clark Park project, located at 4300 Baltimore Avenue (the "Project").

The Portland Loo, a stand-alone, public restroom, will be installed on site by the PHDC Maintenance Department with the assistance of electrical and plumbing contractors. The complete scope and cost of the installation will be under a separate work order with the City.

Madden Fabrication, Inc.

2550 NW 25th Pl.

Portland, OR 97210

Total Purchase Price: \$168,320

FINANCING: The Project will be funded with City Capital funds as outlined in the executed Grant Agreement between the Authority and the City. The Grant Agreement allows for funds to be transferred to the Authority for City 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 AN AGREEMENT TO PURCHASE A PORTLAND LOO FROM MADDEN FABRICATION, INC. FOR THE CLARK PARK PROJECT AT 4300 BALTIMORE AVENUE

WHEREAS, The City of Philadelphia (the "City") solicited Madden Fabrication, Inc. seeking a quote for the purchase of a Portland Loo for the Clark Park project, located at 4300 Baltimore Avenue (the "Project").

WHEREAS, Madden Fabrication, Inc. ("Madden") submitted its proposal to the City, outlining its extensive experience.

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 an Agreement to Purchase a Portland Loo, as agent for the City, with Madden for the Project, with a maximum compensation not to exceed One Hundred Eighty-Five Thousand One Hundred Fifty-Two Dollars (\$185,152.00) (total Base Bid plus 10% Contingency).

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

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

CLARK PARK, PORTLAND LOO PROJECT
4300 BALTIMORE AVENUE





BOARD FACTSHEET

Meeting of May 8, 2024
 Approval of Construction Contract
 DJ Keating Company
 Vincent G. Panati Playground

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 DJ Keating Company for the Vincent G. Panati Playground project, located at 3101-27 N. 22nd Street (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes demolition of an existing one-story recreation center building and construction of a new one-story building and site improvements for the Panati Playground. The scope of the new building includes, but is not limited to, all building systems, including mechanical, electrical, plumbing, data and communications systems and equipment and video surveillance system.

SELECTION PROCESS: On February 9, 2024, the Authority advertised a Request for Proposals, as agent for the City, for the Project. The Authority received six (6) proposals. DJ Keating Company's proposal was selected by the Project review team.

DJ Keating Company

134 N. Narberth Ave.
 Narberth PA 19072

Total Base Bid, including Allowances and Add/Alternate No.3: \$6,146,800.00.
 EOP Ranges approved by Rebuild: 31.0% MBE; 15.2% 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 DJ KEATING COMPANY FOR THE VINCENT G. PANATI PLAYGROUND PROJECT AT 3101-27 N. 27TH STREET

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the Vincent G. Panati Playground project at 3101-27 N. 22nd Street (the "Project").

WHEREAS, DJ Keating Company submitted its response to the RFP, outlining its extensive experience.

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

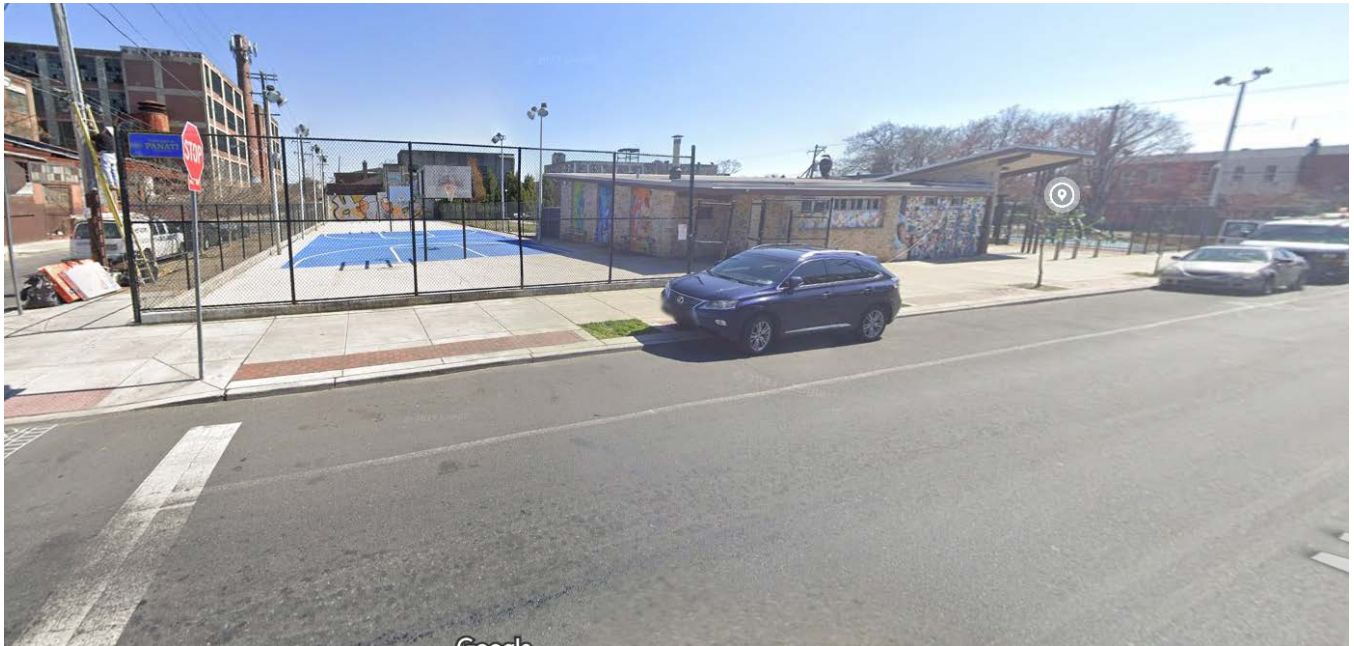
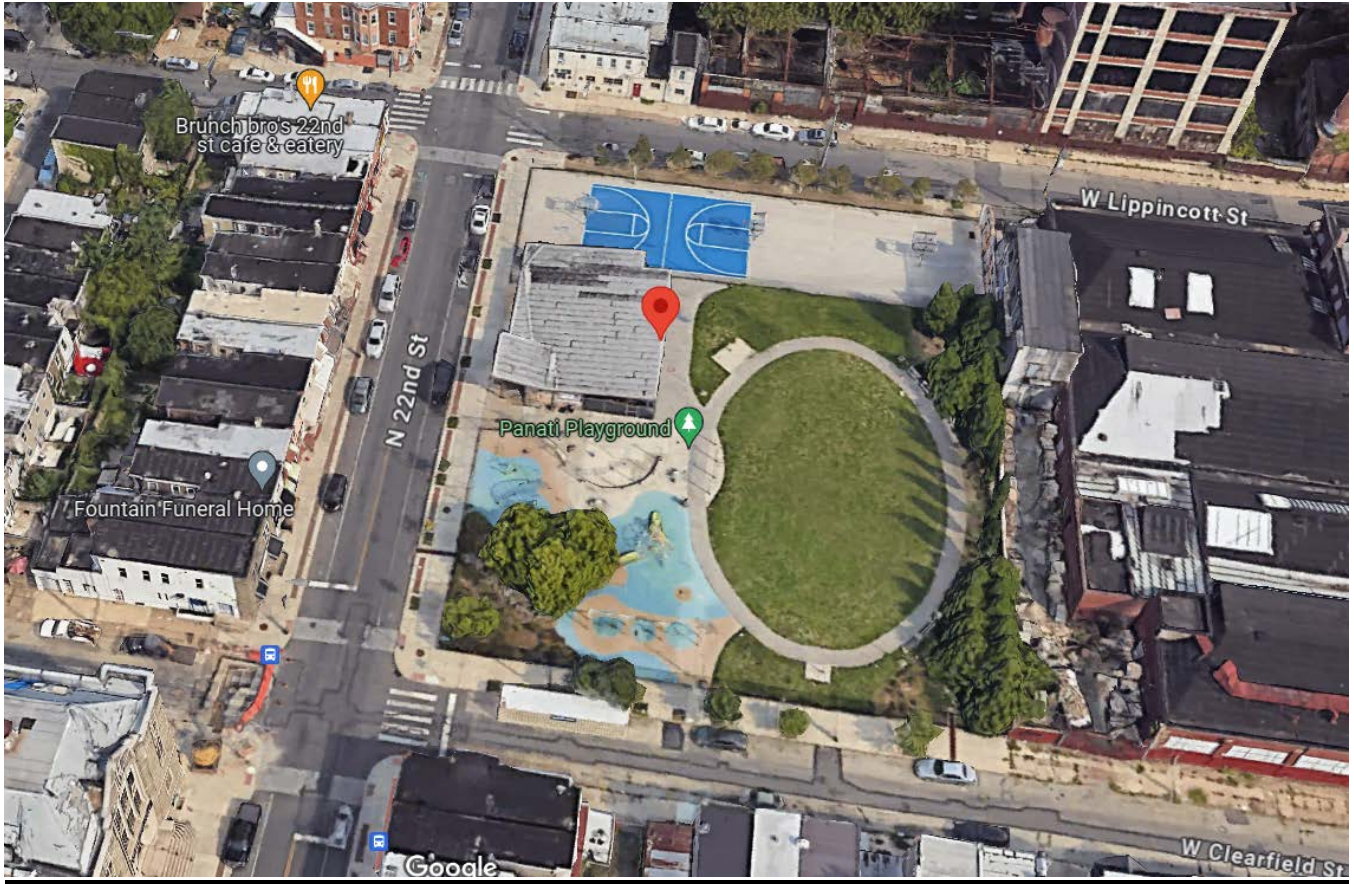
NOW THEREFORE BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with DJ Keating Company for the Project, with a maximum compensation not to exceed Six Million Seven Hundred Sixty-One Thousand Four Hundred Eighty Dollars (\$6,761,480.00) (total Base Bid plus 10% Contingency).

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

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

Vincent G. Panati Playground

3101-27 N. 22nd Street





BOARD FACTSHEET

Meeting of May 8, 2024

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 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 5th Councilmanic District and 9th Councilmanic District.

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).

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

EXHIBIT "A"

5th Councilmanic District Property

2224 N. 7th Street
2234 N. 7th Street
2236 N. 7th Street
2238 N. 7th Street
2301-03 N. 7th Street
1755 N. 31st Street
2268 Cadwallader Street
928 W. Dakota Street
2203 N. Delhi Street
2248 N. Delhi Street
902 W. Dauphin Street
2232 N. Franklin Street
2235 N. Franklin Street
2245 N. Franklin Street
2253 Germantown Avenue
2257 Germantown Avenue
2332 Germantown Avenue
3003 Clifford Street
3009 Clifford Street
3011 Clifford Street
911 W. Susquehanna Avenue
913 W. Susquehanna Ave

9th Councilmanic District Property

5019 N. Camac Street

RESOLUTION NO.

PHILADELPHIA LAND BANK - RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO CERTAIN PROPERTY 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 the properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment, and delivery of a deed 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 Executive Director and General Counsel.

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

EXHIBIT "A"

5th Councilmanic District Property

2224 N. 7th Street
2234 N. 7th Street
2236 N. 7th Street
2238 N. 7th Street
2301-03 N. 7th Street
1755 N. 31st Street
2268 Cadwallader Street
928 W. Dakota Street
2203 N. Delhi Street
2248 N. Delhi Street
902 W. Dauphin Street
2232 N. Franklin Street
2235 N. Franklin Street
2245 N. Franklin Street
2253 Germantown Avenue
2257 Germantown Avenue
2332 Germantown Avenue
3003 Clifford Street
3009 Clifford Street
3011 Clifford Street
911 W. Susquehanna Avenue
913 W. Susquehanna Ave

9th Councilmanic District Property

5019 N. Camac Street



BOARD FACTSHEET

Meeting of May 08, 2024

Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The Authority-owned properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st and 5th Councilmanic District Offices.

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

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

EXHIBIT "A"

1st Councilmanic District Property

1900 E. Lehigh Avenue

5th Councilmanic District Property

3104-10 Cecil B Moore Avenue

3107 Cecil B Moore Avenue

3115 Cecil B Moore Avenue

3109 Morse Street

2312 N. Marshall Street

2314 N. Marshall Street

1709 N. 31st Street

1713 N. 31st Street

1717 N. 31st Street

1719 N. 31st Street

1721 N. 31st Street

1727 N. 31st Street

1729 N. 31st Street

1731 N. 31st Street

1741 N. 31st Street

1748 N. 31st Street

1749-51 N. 31st Street

1750 N. 31st Street

1752 N. 31st Street

1753 N. 31st Street

1754-56 N. 31st Street

1759 N. 31st Street

1802-10 N. 31st Street

1814-22 N. 31st Street

RESOLUTION NO.

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

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

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

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

WHEREAS, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

WHEREAS, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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

EXHIBIT "A"

1st Councilmanic District Property

1900 E. Lehigh Avenue

5th Councilmanic District Properties

3104-10 Cecil B Moore Avenue

3107 Cecil B Moore Avenue

3115 Cecil B Moore Avenue

3109 Morse Street

2312 N. Marshall Street

2314 N. Marshall Street

1709 N. 31st Street

1713 N. 31st Street

1717 N. 31st Street

1719 N. 31st Street

1721 N. 31st Street

1727 N. 31st Street

1729 N. 31st Street

1731 N. 31st Street

1741 N. 31st Street

1748 N. 31st Street

1749-51 N. 31st Street

1750 N. 31st Street

1752 N. 31st Street

1753 N. 31st Street

1754-56 N. 31st Street

1759 N. 31st Street

1802-10 N. 31st Street

1814-22 N. 31st Street