

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, JUNE 12, 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 May 08, 2024

<b>I.</b>	<b><u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a)	<b>Approval of Fifth Amendment to Grant Agreement with the city of Philadelphia, Acting Through its Department of Public Property and its Finance Department</b>	(1)
(b)	<b>Approval of Amendment to Subgrant Agreement with the Philadelphia Authority for Industrial Development</b>	(5)
(c)	<b>Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank</b>	(8)
(d)	<b>Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank</b>	(14)
<b>II.</b>	<b><u>DEVELOPMENT</u></b>	
	<b>American Street Industrial Corridor Urban Renewal Area 1700 North American Street, LLC Third Amendment to Redevelopment Agreement</b>	(18)

**PHILADELPHIA REDEVELOPMENT AUTHORITY**  
**BOARD MEETING MINUTES**

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Prior to the start of the meeting, Mr. Braden made the announcement that due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting was being held electronically via an authorized communication device, was open to public attendees, and open for public comment. The Board meeting was being recorded and questions and comments could be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments would be read aloud and answered if needed. Mr. Braden stated that he provided his email address to the public for any issues with submitting questions and/or comments and for any issues with accessing the Board meeting remotely. Mr. Braden 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.**

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A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, May 8, 2024, commencing at 4:01 P.M., pursuant to proper notices being made.

**ANNOUNCEMENTS**

None.



**ROLL CALL**

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

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

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Bob LaBrum, Alberta Benn, Brian Romano, Mathen Pullukattu, James Brown, 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 April 10, 2024 Board meeting.

Upon motion made and duly seconded, the minutes of the April 10, 2024 meeting were approved.



## **ADMINISTRATIVE**

**Ms. Varghese presented "Item I (a) – Approval of an Agreement for Professional Services with Conner Strong & Buckelew Companies, LLC" 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 amended resolution was approved as follows:

### **RESOLUTION NO. 2024-22**

### **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.

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



**Mr. LaBrum presented "Item I (b) – Agreement to Purchase a Portland Loo with Madden Fabrication, Inc." in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Thomas asked Mr. LaBrum asked if plumbing and electrical subcontractors had been identified. Mr. LaBrum replied that the City had requested that the Authority proceed with the purchase of the loo, and that staff is currently assessing potential contractors for the job. Mr. Thomas suggested that staff convene to initiate the procurement process to ensure no opportunity was missed for contractors in the city.

Mr. Thomas asked if the Vernon Park loo had been operationalized. Mr. LaBrum replied that it was up and running.

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss asked if the cost of the Clark Park loo was lower than the Vernon Park loo, and whether there were consistent pricing practices for similar facilities purchased by the City compared to the Vernon Park Loo.

Ms. Weiss voiced her hope that the location of the Clark Park loo would be landscaped. Mr. Thomas stated that it is generally the City's responsibility to designate and identify suitable areas for such projects. Mr. Thomas pointed out that the Authority is a contractor/representative of the City.

Mr. LaBrum stated that the respective costs of the Vernon Park loo and the Clark Park loo were within about \$4,000 of each other, noting that Vernon Park was \$173,660 whereas the Clark Park loo was \$168,320. Ms. Weiss observed that the price had gone down. Mr. Thomas replied that

the differential could have to do with the varying locations of the two projects but that the difference was not too far off.

### **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. 2024-23**

#### **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.

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



**Mr. LaBrum presented "Item I (c) – Approval of Construction Contract with DJ Keating Company" in substance consistent with the Fact Sheet attached hereto.**

Additional Comments and Discussion

Mr. Thomas asked Mr. LaBrum to restate the participation levels. Mr. LaBrum replied that they were 31% MBE and 15.2% WBE.

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

**RESOLUTION NO. 2024-24**

**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. 27<sup>TH</sup> 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. 22<sup>nd</sup> 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.

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



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

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

**RESOLUTION NO. 2024-25**

**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"**

**5<sup>th</sup> 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

**9<sup>th</sup> Councilmanic District Property**

5019 N. Camac Street

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





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

**Board Action**

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

**RESOLUTION NO. 2024-26**

**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"**

**5<sup>th</sup> 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

**9<sup>th</sup> Councilmanic District Property**

5019 N. Camac Street

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



Mr. Thomas recognized Allision Weiss and invited her to speak. Due to technical difficulties, Ms. Weiss could not be heard. Mr. Thomas advised Ms. Weiss to type in her question/concern by using the chat feature.

Mr. Braden advised the Board regarding Item III(b) from the March 13, 2024 agenda, which was approved as Resolution No. 2024-15 concerning the transfer and assumption of an existing loan with Center in the Park. Mr. Braden reminded the Board that the requested approval was for the assumption by Maple Village Apartments of \$78,000 in existing Authority financing along with new funding in the amount of \$3.5 million dollars.

Mr. Braden stated that this structure would be revised in connection with the closing transactions such that rather than \$78,000 in existing financing being assumed, that amount would be paid back at closing, and the same amount would be added to the new funding. Mr. Braden explained that, in other words, the Authority would now be issuing new financing to the borrower in the aggregate amount of \$3.578 million. Mr. Braden further explained that this modification was being undertaken to accommodate certain federal tax considerations to ensure the preservation of anticipated LIHTC for this project. Mr. Braden confirmed that there would be no changes in the overall debt amount nor in the lien position of the Authority or any aspect in developing in itself.

Mr. Thomas asked if there were any questions or concerns from the Board related to this modification. None questions or concerns were raised. Mr. Thomas thanked Mr. Braden for bringing this matter to the Board's attention.

### **OLD BUSINESS**

Mr. Thomas recognized Allison Weiss and asked if she had old business. Ms. Weiss stated that her question was about the transfer of the Lower Germantown Properties to PHA. Ms. Weiss asked how the public can learn what PHA is attempting to do with those properties and who can the community contact, noting that no progress had been made regards to getting these properties back to some of the original tenants and offering to first-time homebuyers for those who might be interested in procuring them. Ms. Weiss pointed out that there were many existing PHA properties in Germantown already in poor condition, and shared her concern that the Authority was just adding to PHA's seemingly vast array of inventory that PHA are not making use of. Ms. Weiss stated that she gets calls regularly from people who have PHA properties on their block that are blighted, problematic, and vacant. Ms. Weiss asked how PHA will handle these properties so they are put back in use within a timely manner and the community is part of the process.

Mr. Thomas asked Ms. Weiss if she attended last month's meeting. Ms. Weiss replied that she had. Mr. Thomas asked if she heard when he committed to Yvonne Haskins along with the group that he would apprise everyone when he received more information from PHA. Ms. Weiss recalled that the transfer of the properties to PHA had been introduced at City Council, and asked

whether, once that happens, the Authority still has any say.

Mr. Thomas replied that nothing has changed and that the things that have taken place are required steps. Ms. Thomas further stated that he would keep Ms. Weiss apprised as the Authority has discussions with PHA. Ms. Weiss replied okay and stated the process by City Council is not finished. Mr. Thomas responded that the process with City Council is finished; however, the Authority has not concluded the business of transferring the properties to PHA. Mr. Weiss confirmed her understanding.

Mr. Thomas recognized Pamela Bracey and invited her to speak. Ms. Bracey stated that the process needs to be moved along so that people can get into homes and the community can stop talking without action about unhoused persons. Ms. Bracey noted that Philadelphia is the 5<sup>th</sup> or 6<sup>th</sup> largest city in the country and we have all these homeless individuals and people living in shelters. Ms. Bracey thanked the Board for listening to her.

Mr. Thomas replied that he appreciated Ms. Bracey's comments and entirely agreed with her. Mr. Thomas emphasized that the Authority is trying to accomplish this and get these properties repurposed as quickly as possible to achieve the desire of the community to maintain affordability.

Mr. Thomas invited all those in attendance to join the Turn the Key open house, calling attention to Ms. Bracey's and the Authority's intention to house people.

Ms. Bracey wished everyone a Happy Mother's Day and to people that have dual roles.

### **NEW BUSINESS**

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



### **ADJOURNMENT**

There being no further business to come before the Board, Mr. Thomas called for a motion to adjourn the meeting. Upon motion made and duly seconded, the meeting was adjourned at 4:28 P.M.

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SECRETARY TO THE BOARD

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

**PRA Board Meeting of May 08, 2024**

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>First Name</b>	<b>Last Name</b>
No	Jamila	Jamila	Davis
Yes	Robert Sherman	Robert	Sherman
Yes	Robert Sherman	Robert	Sherman
Yes	Robert Sherman	Robert	Sherman
Yes	Robert Sherman	Robert	Sherman
No	L	L	C
No	Lawrence	Lawrence	Macey
No	VEDA	VEDA	FLOYD
No	Jamal	Jamal	Wells
No	Jessica	Jessica	Castillo
No	Mark	Mark	Coriolan
No	Dawyna	Dawyna	Coleman
No	LuAn	LuAn	Gethers
No	Kevin	Kevin	Keller
No	Annette	Annette	Collier
Yes	Antonio Cerqueira	Antonio	Cerqueira
No	Keila	Keila	Cordova
No	Jim	Jim	Dragoni
No	Sherita	Sherita	Glenn
No	Tiffany	Tiffany	Chavous
No	Artafia	Artafia	Robertson
No	Sheree	Sheree	Burriss
No	Y	Y	E
No	Suzanne	Suzanne	Ponsen
No	Cornelia	Cornelia	Swinson
No	Andrew	Andrew	Zeygelshefer
No	Tiffany	Tiffany	Hodges
No	Kwame	Kwame	Gray
No	Emmanuel	Emmanuel	Stuppard
No	Greg	Greg	Paulmier
No	tony	tony	council
No	Martha	Martha	Udo-Inyang
No	Jamie	Jamie	Coleman
No	Elaine	Elaine	Thomas
Yes	a Weiss	a	Weiss
Yes	Pamela Bracey	Pamela	Bracey
No	Robert Sherman	Robert	Sherman
Yes	Todd Hestand	Todd	Hestand
Other Attended			
User Name	Join Time	Leave Time	Time in Session (minutes)

12159237130	5/8/2024 16:01	5/8/2024 16:29	28
12677844398	5/8/2024 15:59	5/8/2024 16:28	29



## 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





**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 25<sup>th</sup> 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



## BOARD FACTSHEET

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

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**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. 22<sup>nd</sup> 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



**BOARD FACTSHEET**

Meeting of May 8, 2024

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

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**NATURE OF TRANSACTION:** The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title to 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 5<sup>th</sup> Councilmanic District and 9<sup>th</sup> 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"**

**5<sup>th</sup> 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  
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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

**9<sup>th</sup> Councilmanic District Property**

5019 N. Camac Street



**BOARD FACTSHEET**

Meeting of May 08, 2024

Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank

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**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 1<sup>st</sup> and 5<sup>th</sup> 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"**

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

1900 E. Lehigh Avenue

**5<sup>th</sup> 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

**END OF PRA BOARD MINUTES OF  
MAY 08, 2024**



**BOARD FACTSHEET**

Meeting of June 12, 2024

Approval of Fifth Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department

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**NAME OF GRANTOR:** The City of Philadelphia, acting through its Department of Public Property and its Finance Department (the "City")

**BACKGROUND:** Pursuant to Resolution No. 2019-61, adopted on August 14, 2019, the Board authorized a Grant Agreement with the City, as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority (the "Authority"), as grantee, in the amount of Ten Million Dollars (\$10,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects"). The Grant Agreement was executed by the Authority and the City on October 23, 2019. The term of the Grant Agreement was for one (1) year.

The City appropriated the Grant Funds to be granted to the Authority. The City has granted the Grant Funds in accordance with individual Project requirements, and the Authority has managed, overseen, and carried out the Projects.

Pursuant to Resolution No. 2020-77, adopted on December 9, 2020, the Board authorized a First Amendment to Grant Agreement (the "First Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2020. The First Amendment was executed by the Authority and the City on December 23, 2020, and made effective as of October 23, 2020.

Pursuant to Resolution No. 2021-71, adopted on October 13, 2021, the Board authorized a Second Amendment to Grant Agreement (the "Second Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for an additional one (1) year, effective October 23, 2021, and the Grant Funds were increased by Seven Million Six Hundred Thousand Dollars (\$7,600,000). The Second Amendment was executed by the Authority and the City on November 4, 2021, and made effective as of October 23, 2021.



Pursuant to Resolution No. 2022-42, adopted on July 13, 2022, the Board authorized a Third Amendment to Grant Agreement (the "Third Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2022, and the Grant Funds were increased by Ten Million Dollars (\$10,000,000). The Third Amendment was executed by the Authority and the City on August 1, 2022.

Pursuant to Resolution No. 2023-29, adopted on May 17, 2023, the Board authorized a Fourth Amendment to Grant Agreement (the "Fourth Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2023, and the Grant Funds were increased by Thirty Million Dollars (\$30,000,000). The Third Amendment was executed by the Authority and the City on August 1, 2022.

**NATURE OF REQUEST/TRANSACTION:** Authorization is now sought to (i) extend the term of the Grant Agreement, as previously amended, for an additional one (1) year, effective October 23, 2024, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Sixty-Seven Million Six Hundred Thousand Dollars (\$67,600,000).

The City will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in the amount of eight percent (8%) of the total costs and expenses which are actually incurred by the Authority relative to each Project.

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

Proposed Resolution is attached.

Prepared by: Alex Braden

**RESOLUTION NO.**

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

**WHEREAS**, pursuant to Resolution No. 2019-61, adopted on August 14, 2019, the Board authorized a Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department (the "City"), as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority (the "Authority"), as grantee, in the amount of Ten Million Dollars (\$10,000,000.00) ("Grant Funds") for use in capital construction and improvement projects in and around the City.

**WHEREAS**, the Grant Agreement was executed by the Authority and the City on October 23, 2019, and was for a term of one (1) year.

**WHEREAS**, pursuant to Resolution No. 2020-77, adopted on December 9, 2020, the Authority Board authorized a First Amendment to Grant Agreement (the "First Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2020.

**WHEREAS**, the First Amendment was executed by the Authority and the City on December 23, 2020, and made effective as of October 23, 2020.

**WHEREAS**, pursuant to Resolution No. 2021-71, adopted on October 13, 2021, the Authority Board authorized a Second Amendment to Grant Agreement (the "Second Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2021, and the Grant Funds were increased by Seven Million Six Hundred Thousand Dollars (\$7,600,000.00).

**WHEREAS**, the Second Amendment was executed by the Authority and the City on November 4, 2021, and made effective as of October 23, 2021.

**WHEREAS**, pursuant to Resolution No. 2022-42, adopted on July 13, 2022, the Authority Board authorized a Third Amendment to Grant Agreement (the "Third Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2022, and the Grant Funds were increased by Ten Million Dollars (\$10,000,000.00).

**WHEREAS**, the Third Amendment was executed by the Authority and the City on August 1, 2022.

**WHEREAS**, pursuant to Resolution No. 2023-29, adopted on May 17, 2023, the Authority Board authorized a Fourth Amendment to Grant Agreement (the "Fourth Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective October 23, 2023, and the Grant Funds were increased by Thirty Million Dollars (\$30,000,000.00).

**WHEREAS**, the Fourth Amendment was executed by the Authority and the City on May 23, 2023.

**WHEREAS**, the City and the Authority now seek authorization to (i) extend the term of the Grant Agreement, as previously amended, for one (1) year effective October 23, 2024, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000.00) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Sixty-Seven Million Six Hundred Thousand Dollars (\$67,600,000.00).

**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 Fifth Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Public Property and its Finance Department, as grantor, to (i) extend the term of the Grant Agreement for one (1) year effective October 23, 2024, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars (\$10,000,000.00) such that the total Grant Funds to be issued under the Grant Agreement, as previously amended, will now be Sixty-Seven Million Six Hundred Thousand Dollars (\$67,600,000.00).

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

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



## BOARD FACTSHEET

Meeting of June 12, 2024

Approval of First Amendment to Subgrant Agreement with the Philadelphia Authority for Industrial Development

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**NAME OF GRANTOR:** Philadelphia Authority for Industrial Development ("PAID")

**BACKGROUND:** Pursuant to Resolution No. 2023-39, adopted on June 13, 2023, the Board authorized a Subgrant Agreement (the "Subgrant Agreement") with PAID, as subgrantor, whereby PAID provides funding to the Philadelphia Redevelopment Authority (the "Authority") as subgrantee, for use in capital construction and improvement projects (each, a "Project," and collectively, the "Projects") in and around the City of Philadelphia (the "City"). The Projects are part of the Rebuilding Community Infrastructure Program ("Rebuild"). The funding for such Projects consist of the proceeds of tax-exempt bonds issued by PAID and capital funds received by PAID from tax-exempt City General Obligations Bonds (the "Grant Funds").

The City appropriated the Grant Funds to be granted to the Authority. The City has granted the Grant Funds in accordance with individual Project requirements, and the Authority has managed, overseen, and carried out the Projects (in certain cases via a construction management contract with a selected construction manager. The initial term of the Subgrant Agreement was for one (1) year, expiring on May 31, 2024.

**NATURE OF REQUEST/TRANSACTION:** Authorization is now sought to extend the term of the Subgrant Agreement, as previously amended, for an additional one (1) year term, effective June 1, 2024.

The City, through PAID, will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in accordance with the fee schedule attached to the Subgrant Agreement

Each of PAID and PRA may terminate the Subgrant Agreement with thirty (30) days' advance written notice to the other party.

Proposed Resolution is attached.

Prepared by: Alex Braden

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL OF AN AMENDMENT TO SUBGRANT AGREEMENT BETWEEN THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, AS SUBGRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS SUBGRANTEE, TO EXTEND THE TERM OF THE SUBGRANT AGREEMENT, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT PROJECTS IN AND AROUND THE CITY UNDER THE REBUILDING COMMUNITY INFRASTRUCTURE PROGRAM**

**WHEREAS**, pursuant to Resolution No. 2023-39, adopted on June 13, 2022, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized that certain Subgrant Agreement (the "Subgrant Agreement") with the Philadelphia Authority for Industrial Development ("PAID"), as subgrantor, to finance capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects") related to the Rebuilding Community Infrastructure Program.

**WHEREAS**, the initial one (1) year term of the Subgrant Agreement expired on May 31, 2024.

**WHEREAS**, the Authority now seeks authorization to extend the term of the Subgrant Agreement for one (1) year, effective as of June 1, 2024.

**NOW THEREFORE BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to given to the Authority's Deputy Executive Director of Real Estate to enter into an Amendment to Subgrant Agreement with the Philadelphia Authority for Industrial Development, as subgrantor, to extend the term of the Grant Agreement for one (1) year effective June 1, 2024.

**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 June 12, 2024

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2<sup>nd</sup> 3<sup>rd</sup> 4<sup>th</sup> 5<sup>th</sup> and 7<sup>th</sup> Councilmanic Districts.

**PROPERTY INFORMATION:**

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

**EXHIBIT "A"**

**2<sup>nd</sup> Councilmanic District Property**

1501-17 Point Breeze Avenue

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

839 N. 39th Street

3938 Mount Vernon Street

3940 Mount Vernon Street

3944 Mount Vernon Street

3907 Wallace Street

3930 Wallace Street

3833 Brown Street

3902 Brown Street

3912 Brown Street

3922 Brown Street

908 N. Holly Street

910 N. Holly Street

3948 Parrish Street

4117 Pennsgrove Street

4119 Pennsgrove Street

4121 Pennsgrove Street

4146 Pennsgrove Street

3814 Reno Street

3816 Reno Street

3850 Reno Street

3852 Reno Street

3947 Reno Street

3949 Reno Street

3960 Reno Street

3962 Reno Street

3964 Reno Street

666 Union Street

674 Union Street

803 Union Street

**4<sup>th</sup> Councilmanic District Property**

138 N. 58th Street

6214 Vine Street

3212 N. 33rd Street



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

2409 N. 19th Street  
2413 N. 19th Street  
2416 N. 19th Street  
2418 N. 19th Street  
2443 N. 19th Street  
2559 N. 28th Street  
2552 N. 28th Street  
2542 N. 28th Street  
2503 N. 28th Street  
2605 N. 29th Street  
2607 N. 29th Street  
2608 N. 29th Street  
2610 N. 29th Street

**7<sup>th</sup> Councilmanic District Property**

1766-72 N. Bodine Street  
2244 Hope Street  
2246 Hope Street

**RESOLUTION NO.**

**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"**

**2<sup>nd</sup> Councilmanic District Property**

1501-17 Point Breeze Avenue

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

839 N. 39th Street

3938 Mount Vernon Street

3940 Mount Vernon Street

3944 Mount Vernon Street

3907 Wallace Street

3930 Wallace Street

3833 Brown Street

3902 Brown Street

3912 Brown Street

3922 Brown Street

908 N. Holly Street

910 N. Holly Street

3948 Parrish Street

4117 Pennsgrove Street

4119 Pennsgrove Street

4121 Pennsgrove Street

4146 Pennsgrove Street

3814 Reno Street

3816 Reno Street

3850 Reno Street

3852 Reno Street

3947 Reno Street

3949 Reno Street

3960 Reno Street

3962 Reno Street

3964 Reno Street

666 Union Street

674 Union Street

803 Union Street

**4<sup>th</sup> Councilmanic District Property**

138 N. 58th Street

6214 Vine Street

3212 N. 33rd Street

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

2409 N. 19th Street  
2413 N. 19th Street  
2416 N. 19th Street  
2418 N. 19th Street  
2443 N. 19th Street  
2559 N. 28th Street  
2552 N. 28th Street  
2542 N. 28th Street  
2503 N. 28th Street  
2605 N. 29th Street  
2607 N. 29th Street  
2608 N. 29th Street  
2610 N. 29th Street

**7<sup>th</sup> Councilmanic District Property**

1766-72 N. Bodine Street  
2244 Hope Street  
2246 Hope Street



**BOARD FACTSHEET**

Meeting of June 12, 2024

Conveyance of PRA Properties to Philadelphia Land Bank

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The Authority-owned properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3<sup>rd</sup>, 4<sup>th</sup> and 8<sup>th</sup> Councilmanic Districts.

**PROPERTY INFORMATION:**

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

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

**EXHIBIT "A"**

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

3731 Aspen Street  
3539 Aspen Street  
3940 Aspen Street  
3903 Brown Street  
3906 Brown Street  
3915 Brown Street  
3936 Brown Street  
735 N. DeKalb Street  
773 Sloan Street  
612 Union Street  
642 Union Street  
647 Union Street  
658 Union Street  
661 Union Street  
663 Union Street  
811 Union Street  
817 Union Street  
819 Union Street  
765 N. 38th Street

**4<sup>th</sup> Councilmanic District Property**

3148 N. 24th Street  
134 N. 58th Street  
2942 W. Wishart Street

**8<sup>h</sup> Councilmanic District Property**

149 Apsley 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"**

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

3731 Aspen Street  
3539 Aspen Street  
3940 Aspen Street  
3903 Brown Street  
3906 Brown Street  
3915 Brown Street  
3936 Brown Street  
735 N. DeKalb Street  
773 Sloan Street  
612 Union Street  
642 Union Street  
647 Union Street  
658 Union Street  
661 Union Street  
663 Union Street  
811 Union Street  
817 Union Street  
819 Union Street  
765 N. 38th Street

**4<sup>th</sup> Councilmanic District Property**

3148 N. 24th Street  
134 N. 58th Street  
2942 W. Wishart Street

**8<sup>th</sup> Councilmanic District Property**

149 Apsley Street





## BOARD FACTSHEET

Meeting of June 12, 2024

Third Amendment to Redevelopment Agreement  
1700 North American Street, LLC

**NAME OF DEVELOPER/APPLICANT:** 1700 North American Street, LLC (the "Redeveloper")

**NATURE OF TRANSACTION:** Resolution authorizing a third amendment to Redevelopment Agreement (as defined below) to change schematic plans and extend construction completion date, as more fully described herein below.

**BACKGROUND:** Pursuant to Resolution No. 18,208, adopted on May 23, 2006 the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized the selection of Global Building Group, LLC ("Global") as redeveloper, and the execution of a redevelopment agreement with the Global (as subsequently amended, the "Redevelopment Agreement"), with respect to the following parcels:

- Parcel 8 -1700-26 N. American Street,
- Parcel 9 -1730-34 N. American Street, 1703-69 N. Bodine Street, and 229-33 Cecil B. Moore Avenue,
- Parcel 10 - 1728 N. American Street

for the development of an expansion to its existing HVAC business consisting of a new 10,000 SF building and 50,000 SF for related office/warehouse space and parking, for a purchase price of \$200,000.00.

Pursuant to Resolution No. 18,287, adopted on October 10, 2006, the Authority authorized the assignment of all development rights under the Redevelopment Agreement from Global to the Redeveloper.

Pursuant to Resolution No. 18,445, adopted on June 12, 2007, the Authority approved an Amendatory and Parcelization Agreement (the "First Amendment") to amend the Redevelopment Agreement as follows:

- Revise Parcel 9 to reflect the removal of certain properties that were never condemned by the Authority.

- Consolidate Parcel 8 and 10 to create a new parcel to be identified as Revised Parcel 8.
- Amend the project development plans and disposition supplement to reflect the change in the development site.
- Amend the disposition price to \$125,500 to reflect the deletion of the aforementioned properties.

The Redeveloper and the Authority went to settlement for the original parcels (as revised pursuant to the First Amendment) on January 11, 2008.

Pursuant to Resolution No. 19,448, adopted on May 8, 2013, the Authority authorized a Second Amendment to the Redevelopment Agreement (the "Second Amendment") to further amend the Redevelopment Agreement as follows:

- To include 1736-54 N. American Street for conveyance to the Redeveloper (the "1736-54 Parcel"). (The "1736-54 Parcel") was acquired in the American Street Industrial Corridor Condemnation No. 4 to complete the original anticipated site assemblage for the project. The disposition price for this parcel was \$75,000.)
- To allow redevelopment under the Redevelopment Agreement to be undertaken in two phases: Phase I – to consist of two warehouse units and a parking and staging area; Phase II – to build out the remaining ten warehouse units.
- To ensure that the Phase II portion of the site will be maintained as green open space from the commencement of construction of the Phase I improvements until the commencement of the Phase II improvements.

The Redeveloper and the Authority went to settlement for the 1736-54 Parcel on November 6, 2013 to complete the assemblage. On September 5, 2023, the Redeveloper contacted the Authority and explained that it did not commence construction due to the ongoing improvements made by the City of Philadelphia Streets Department to the American Street Industrial Corridor. As a result of those ongoing improvements and the COVID-19 pandemic in 2020, the Redeveloper encountered significant hardship in its efforts to locate a suitable industrial tenant for the assembled property. Further, the Redeveloper has been approached by a prospective non-industrial tenant and has now requested changes to the schematic plans that utilize the property for assembly and entertainment purposes and/or personal service purposes to better align with the current character of the neighborhood.

The Board is now asked to authorize a Third Amendment to the Redevelopment Agreement for the following:

- A 41,000+/- square foot building will be constructed to be used as an indoor climbing gym and facility with required parking and stormwater management facilities. The building is by-right and has already received zoning and building permit approval.
- The building and climbing gym will be operated by The Cliffs, which already has another location on Callowhill Street. The project is expected to bring permanent jobs, as well as community amenities which are not otherwise readily available in the area.
- A completion deadline of April 30, 2026 to complete construction.

An administrative fee of \$78,700.00 (equal to one percent (1%) of the appraised value of the land as of March, 2024) will apply, in accordance with the Philadelphia Redevelopment Authority Services Fee Schedule, revised March 31, 2021.

**MAILING ADDRESS:** 740 Sansom Street, Philadelphia, PA 19106

**Description:** 65,562 SF    **Zoning:** ICMX                      **Use:** Commercial

Proposed Resolution and supporting project information are attached (site map).

Prepared by:            Brian Romano  
Reviewed by:            Angel Rodriguez

**RESOLUTION NO.****NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA, RESOLUTION APPROVING A THIRD AMENDATORY AGREEMENT RE: REVISED PARCEL NO. 8 (1700-34 N. AMERICAN STREET), REVISED PARCEL NO. 9 (1703-69 N. BODINE STREET INCLUDING 229-33 CECIL B. MOORE AVENUE), AND PARCEL NO. 10A (1736-54 N. AMERICAN STREET)**

**WHEREAS**, pursuant to Resolution No. 18,208, adopted on May 23, 2006, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") selected Global Building Group, LLC ("Global") as redeveloper of Parcel No. 8 (1700-26 N. American Street), Parcel No. 9 (1703-69 N. Bodine Street including 229-33 Cecil B. Moore Avenue and 1730-34 N. American Street) and Parcel No. 10 (1728 N. American Street), located within the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area; although not identified by property address, Parcel No. 9 did contain property known as 1736-54 N. American Street;

**WHEREAS**, in connection with the selection of Global as redeveloper, the Authority and Global entered into a certain redevelopment agreement dated as of July 12, 2006 (as subsequently amended, the "Redevelopment Agreement"), Global entered into a Redevelopment Agreement which provided, among other things, that Global may assign its rights and obligations under the Redevelopment Agreement to an assignee for all portions of the project area upon certain conditions therein more fully set forth;

**WHEREAS**, pursuant to Resolution No. 18,287, adopted on October 10, 2006, the Authority authorized an Assignment Agreement assigning the Redevelopment Agreement and the redevelopment rights of the aforementioned parcels from Global to its newly created single purpose entity 1700 North American Street LLC (the "Redeveloper");

**WHEREAS**, pursuant to Resolution No. 18,445, adopted on June 12, 2007, the Authority authorized an Amendatory and Parcelization Agreement with respect to the Redevelopment Agreement, which reconfigured, deleted, and renamed certain parcels and property addresses subject to the Original Redevelopment Agreement (and excluded 1736-54 N. American Street);

**WHEREAS** on May 3, 2013, the Redeveloper entered into a Second Amendatory Agreement for the project area upon certain conditions therein more fully set forth;

**WHEREAS**, pursuant to Resolution No. 19,448, adopted on May 8, 2013, the Authority authorized a Second Amendatory Agreement with respect to the Redevelopment Agreement to provide for the following:

1. Include 1736-54 N. American Street into the project.
2. Convey 1736-54 N. American Street to the Redeveloper at the disposition price of \$75,000.
3. Allow the Improvements to be completed in two phases.

4. Extend the times for commencement and completion of the Improvements.
5. The Redeveloper shall maintain the Phase II portion of the site as green open space from commencement of construction of the Phase I Improvements until the commencement of the Phase II Improvements.

**WHEREAS**, the Redeveloper has requested a third amendment to the Redevelopment Agreement to (i) amend the overall project contemplated under the Redevelopment Agreement to construct a 41,000 square foot building to be used as a climbing gym, and (ii) amend the construction completion date under the Redevelopment Agreement to April 30, 2026, all as more particularly described in the fact sheet accompanying this Resolution.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Philadelphia Redevelopment Authority that authorization is given to enter in a third amendment to the Redevelopment Agreement between the Authority and the Redeveloper to provide for the following: (i) amend the overall project to construct a 41,000 square foot building to be used as an indoor climbing gym and (ii) amend the construction completion date to April 30, 2026, all as more particularly described in the fact sheet accompanying this Resolution, for an administrative fee of Seventy Eight Thousand Seven Hundred Dollars (\$78,700.00).

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

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

1700 NORTH AMERICAN STREET  
1700 N. AMERICAN STREET  
PHILADELPHIA, PA

ISSUED FOR PERMIT  
NOVEMBER 17th, 2021



1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102  
TEL: 215.626.4242  
WWW.CIPROPERTIES.COM

PROPERTIES, LLC

1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102

PROJECT NAME

WILLACE DESIGN COLLECTIVE

1700 N. AMERICAN STREET

PHILADELPHIA, PA 19102

ARCHITECT

WILLACE DESIGN COLLECTIVE

1700 N. AMERICAN STREET

PHILADELPHIA, PA 19102

DATE

NOVEMBER 17, 2021

SCALE

AS SHOWN

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE
1	COVER SHEET	
2	PROJECT TEAM	
3	LOCUS PLAN	
4	ARCHITECTURAL SITE PLAN	
5	MECHANICAL, ELECTRICAL, & PLUMBING	
6	STRUCTURAL	
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34	PERFORMANCE	
35	WATER	
36	SEWER	
37	STORMWATER	
38	TRASH	
39	BIODIVERSITY	
40	GREENHOUSE GAS EMISSIONS	
41	ENERGY	
42	PERFORMANCE	



PROJECT TEAM

**OWNER:**  
PROPERTIES, LLC  
1700 NORTH AMERICAN STREET  
PHILADELPHIA, PA 19102  
TEL: 215.626.4242

**ARCHITECT:**  
WILLACE DESIGN COLLECTIVE  
1700 NORTH AMERICAN STREET, SUITE 400  
PHILADELPHIA, PA 19102  
TEL: 215.626.4242

**CIVIL:**  
DRYER, COOK, & COMPANY, INC.  
100 SPRING GARDEN, STE 100  
PHILADELPHIA, PA 19102  
TEL: 215.627.7878

**STRUCTURAL:**  
WILLACE DESIGN COLLECTIVE  
1700 NORTH AMERICAN STREET  
PHILADELPHIA, PA 19102  
TEL: 215.626.4242

**MECHANICAL, ELECTRICAL, & PLUMBING:**  
WILLACE DESIGN COLLECTIVE  
1700 NORTH AMERICAN STREET  
PHILADELPHIA, PA 19102  
TEL: 215.626.4242

LOCUS PLAN



1700 N. AMERICAN ST.  
1700 N. AMERICAN ST.  
PHILADELPHIA, PA 19102  
CLIENT: PROPERTIES, LLC

PROJECT NAME  
WILLACE DESIGN COLLECTIVE  
1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102  
ARCHITECT  
WILLACE DESIGN COLLECTIVE  
1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102  
DATE  
NOVEMBER 17, 2021  
SCALE  
AS SHOWN  
COVER SHEET

T000

1700 N. AMERICAN STREET PHILADELPHIA, PA 19102



1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102  
TEL: 215.626.4242  
WWW.CIPROPERTIES.COM

PROPERTIES, LLC

1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102

PROJECT NAME

WILLACE DESIGN COLLECTIVE

1700 N. AMERICAN STREET

PHILADELPHIA, PA 19102

ARCHITECT

WILLACE DESIGN COLLECTIVE

1700 N. AMERICAN STREET

PHILADELPHIA, PA 19102

DATE

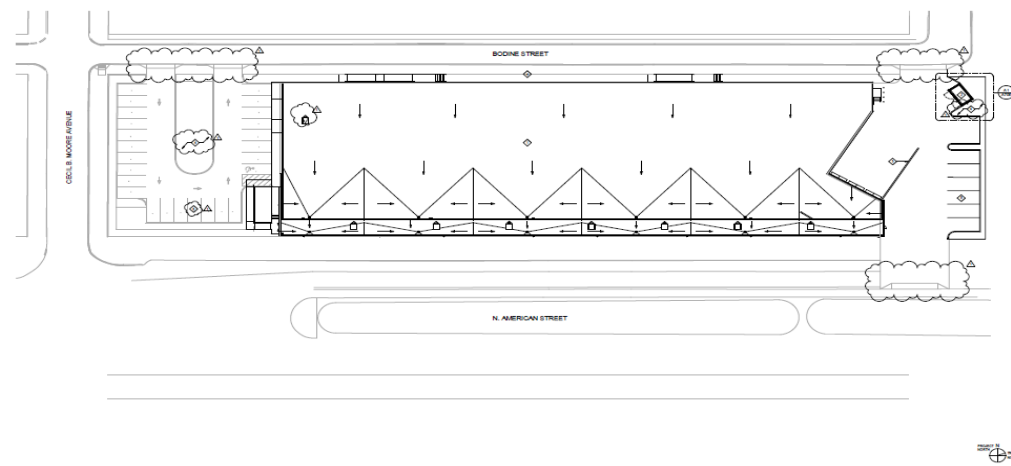
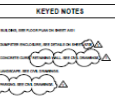
NOVEMBER 17, 2021

SCALE

AS SHOWN

**SITE PLAN GENERAL NOTES**

- SEE THE OWNER'S SITE SPECIFICATIONS
- SEE THE OWNER'S SITE SPECIFICATIONS
- SEE THE OWNER'S SITE SPECIFICATIONS
- SEE THE OWNER'S SITE SPECIFICATIONS
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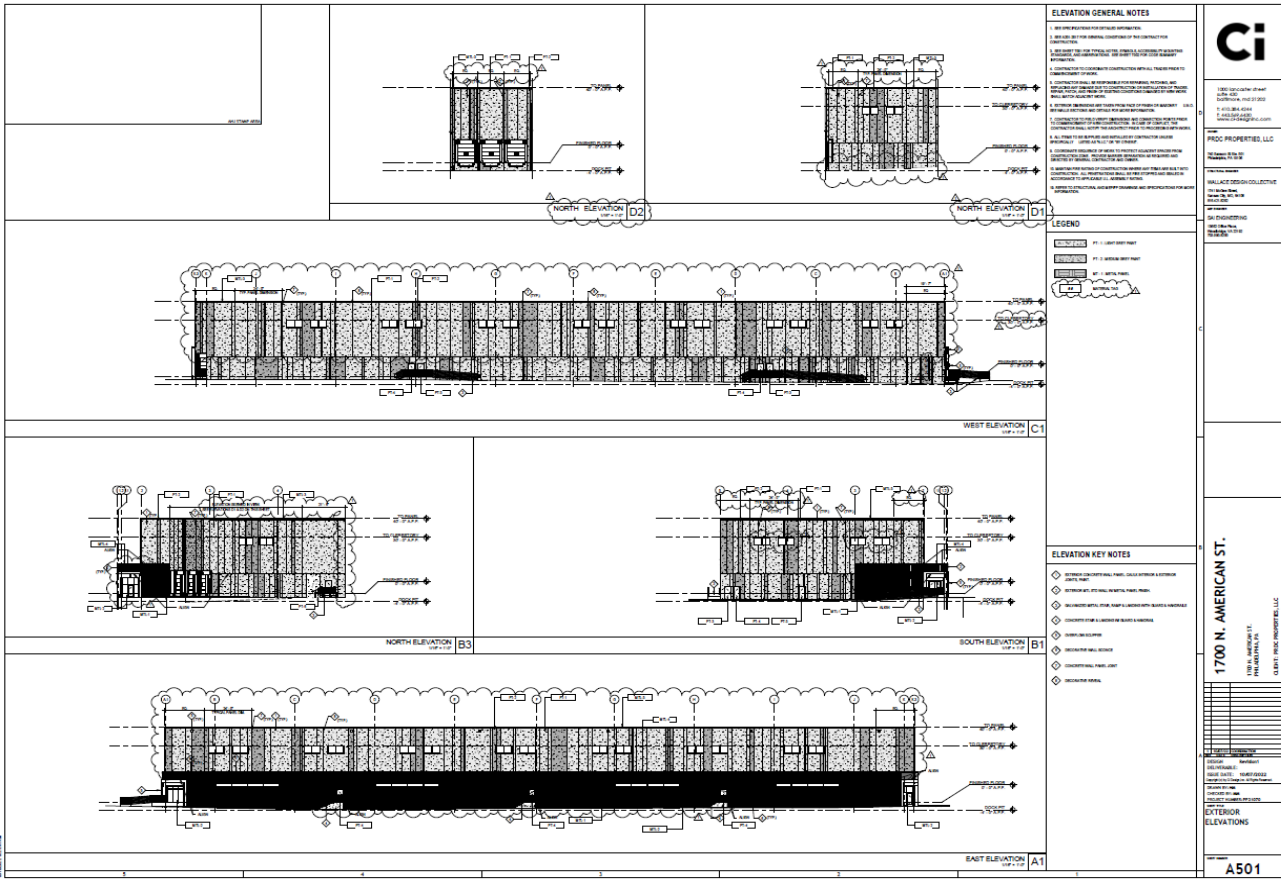
ARCHITECTURAL SITE PLAN A1

1700 N. AMERICAN ST.  
1700 N. AMERICAN ST.  
PHILADELPHIA, PA 19102  
CLIENT: PROPERTIES, LLC

PROJECT NAME  
WILLACE DESIGN COLLECTIVE  
1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102  
ARCHITECT  
WILLACE DESIGN COLLECTIVE  
1700 N. AMERICAN STREET  
PHILADELPHIA, PA 19102  
DATE  
NOVEMBER 17, 2021  
SCALE  
AS SHOWN  
ARCHITECTURAL SITE PLAN

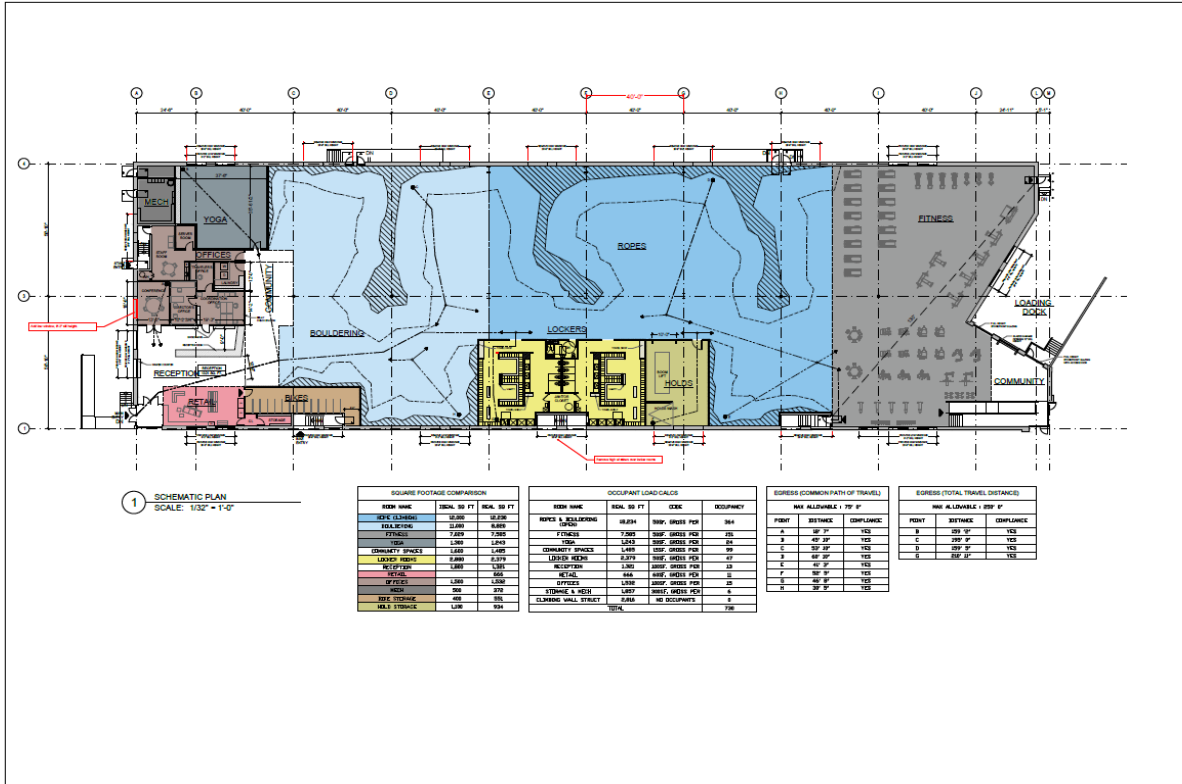
A100

1700 N. AMERICAN STREET PHILADELPHIA, PA 19102



COURTESY: CHICAGO ARCHITECTURAL PHOTOGRAPHY

**1700 N. AMERICAN ST.**  
 1700 N. AMERICAN ST.  
 CHICAGO, ILLINOIS 60610  
 PROJECT NO. 1700-0001  
 PROJECT NAME: 1700 N. AMERICAN ST. FITNESS CENTER  
 ARCHITECT: CHICAGO ARCHITECTURAL PHOTOGRAPHY  
 DATE: 08/2020  
 DRAWING NO.: 2000-0001-00  
 DRAWING TITLE: EXTERIOR ELEVATIONS  
**A501**



**COMBINED**  
 ARCHITECTURE AND INTERIORS  
 1700 N. AMERICAN ST. CHICAGO, ILLINOIS 60610  
 PHONE: (773) 555-5555  
 WWW.COMBINEDARCHITECTURE.COM  
 PROJECT NO. 1700-0001  
 PROJECT NAME: 1700 N. AMERICAN ST. FITNESS CENTER  
 DRAWING NO.: 2000-0001-00  
 DRAWING TITLE: SCHEMATIC PLAN  
 DATE: 08/2020  
**A-200.00**



# 1700 N. American Street





