

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, JULY 10, 2024**

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

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of June 12, 2024

<b><u>I.</u></b>	<b><u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a)	Christy Recreation Center Phase 1 Renovations McDonald Building Company, LLC 728 S. 55 <sup>th</sup> Street <b>Approval of Construction Contract</b>	(1)
(b)	<b>Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank</b>	(5)
(c)	<b>Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank</b>	(9)
(d)	Freire Charter School 2025-29 Chestnut Street <b>Amendment to Lease</b>	(13)
<b><u>II.</u></b>	<b><u>DEVELOPMENT</u></b>	
	American Street Industrial Corridor Urban Renewal Area 1700 North American Street, LLC <b>Amended Resolution No. 2024-31 Adopted June 12, 2024, Third Amendment to Redevelopment Agreement</b>	(20)
<b><u>III.</u></b>	<b><u>HOUSING FINANCE</u></b>	
	Point Breeze Apartments Point Breeze Redevelopment, L.P. 1214 S. Bucknell Street, 1232 S. Bonsall Street, 1233 S. Bonsall Street, 1543 S. Chadwick Street,	(22)

## **AGENDA**

Board Meeting of July 10, 2024

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1821 S. Chadwick Street, 1508 Garnet Street, 1514 Garnet Street,  
1522 Garnet Street, 1443 Mole Street, 2018 Morris Street,  
1821 Reed Street, 2208 Reed Street, 1842 S. Ringgold Street,  
2129 Sears Street, 2131 Sears Street, 2114 Titan Street, 2339 Wharton  
Street, 1940 Wilder Street, and 1401 South 23rd Street

**Modification and Subordination of an Existing Authority  
Loan to Point Breeze Redevelopment, L.P.**

**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, June 12, 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; William Smith, Vice Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary and Kate McGlinchey, Treasurer.

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Jojy Varghese, Brian Romano, Mathen Pullukattu, and Elizabeth Bonaccorso.

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



## MINUTES

Mr. Thomas called for a motion to approve the minutes of the May 08, 2024 Board meeting.

Upon motion made and duly seconded, the minutes of the May 08, 2024 meeting were approved.



## ADMINISTRATIVE

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

### Additional Comments and Discussion

Mr. Braden informed the Chair, Mr. Thomas, that there would be one abstention on this vote.

Ms. Varghese made a request that the abstaining Board member identify herself for the record. Ms. McGlinchey stated that she was abstaining from the vote on this item as an employee of the City's Finance Department.

### **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- 27**

**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.

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

One abstention: Ms. McGlinchey



**Mr. Braden presented "Item I (b) – Approval of Amendment to Subgrant Agreement with the Philadelphia Authority for Industrial Development" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Thomas asked if today's requested action was simply for an extension of the term of the existing subgrant agreement. Mr. Braden responded that it was.

**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. 2024-28**

**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, 202, 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.

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



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

Additional Comments and Discussion

Mr. Thomas noted that Mr. Rodriguez had mistakenly recited 2542 N. 28<sup>th</sup> Street as 2842 N. 28<sup>th</sup> Street.

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss inquired about 149 Apsley Street in the 8<sup>th</sup> Councilmanic District. Mr. Rodriguez replied that this property was included in the next Board package on the agenda.

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

**RESOLUTION NO. 2024-29**

**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

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



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

*Additional Comments and Discussion*

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss began to ask a question related to "posting" but her connection was lost.

Mr. Rodriguez explained that the subject conveyances were being conducted as interagency transfers in accordance with the Philadelphia Code, and that therefore no posting was required.

Mr. Thomas asked if this answered Ms. Weiss' question. Mr. Rodriguez further elaborated that the disposition policy, as determined by City Law, considers only a conveyance from an agency to a third party to constitute a disposition.

Ms. Weiss asked if these properties were posted, who was aware of the transfers, how are the transfer decided, are these properties randomly selected at various times, and is there an effort to organize and transfer all these properties. Mr. Thomas asked Mr. Rodriguez to repeat what he said during the time Ms. Weiss was disconnected.

Mr. Rodriguez responded that with regards to posting this is not considered a disposition but an interagency transfer for which no posting is required. Mr. Rodriguez reiterated that only a transfer to a third party is considered a disposition requiring posting of notice.

Mr. Rodriguez then explained that the City's over-arching goal is to consolidate all vacant surplus residential land into the Land Bank. Mr. Rodriguez advised that staff has been engaged in this process for months as batches of properties are identified and processed through various land holding agencies in consultation with City Council offices prior to transfer.

Ms. Weiss asked how batches of properties are selected. Mr. Rodriguez replied that they are dealt with as staff have capacity to do so, noting that there is quite a bit of inventory.

**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. 2024-30**

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

149 Apsley Street

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



**DEVELOPMENT**

**Mr. Rodriguez presented "Item II – Third Amendment to Redevelopment Agreement with 1700 North American Street, LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Thomas asked if there is a reasonable expectation that the redeveloper will actually follow through with construction given all of the amendments that have been undertaken over the years. Mr. Rodriguez responded that he went to the site and that there is a lot of development taking

place in the area. Mr. Rodriguez stated he thinks that the redeveloper has a fair shot of building it and a climbing gym would be successful there. Mr. Rodriguez indicated there are some financial constraints and various hurdles related to approvals, but that staff are working to remove any such roadblocks. Mr. Rodriguez further stated that he expects the redeveloper to put a shovel in the ground by the end of this calendar year.

Mr. Thomas asked if Mr. Rodriguez felt confident that the Councilmember for the 7<sup>th</sup> District would introduce legislation in support of this project. Mr. Rodriguez responded that there was a high likelihood that it will be introduced. Mr. Rodriguez added that if that didn't happen, revestment would be the most likely alternative. Mr. Thomas pointed out that the redeveloper has had the parcel for twelve years.

Ms. Varghese advised that attorneys for the redeveloper had indicated that the redeveloper has the support of the 7<sup>th</sup> District Councilmember.

### **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. 2024-31**

**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.

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



### **OLD BUSINESS**

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss asked Mr. Rodriguez how the Land Bank maintains improved properties in its inventory. Mr. Rodriguez replied that any questions about a particular Land Bank property should be referred directly to Mr. Rodriguez, and that he would arrange for a member of the property management team to inspect and secure such property. Mr. Rodriguez further stated for the record that the Authority Board does not address Land Bank issues. Ms. Weiss responded okay, and the property she was inquiring about was being transferred.

Mr. Thomas recognized Andre Haynesworth and invited him to speak. Mr. Haynesworth stated that he was informed by his community leader to attend this meeting; however, Mr. Haynesworth stated he does not know if this is the right group. Mr. Haynesworth stated that he is a developer and is attempting to look for grants for his business to help build in Germantown. Mr. Thomas replied that he does not have any grant funding available to facilitate what Mr. Haynesworth is seeking out. Mr. Thomas advised Mr. Haynesworth to reach out to him and connect him with some other opportunities throughout the city. Mr. Thomas asked Mr. Haynesworth if he had his email address. Mr. Haynesworth replied that he did not. Mr. Thomas stated he would put this information in the chat feature.

Mr. Rodriguez stated there is more debt financing than grants. Mr. Haynesworth replied okay.

### **NEW BUSINESS**

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss stated that she guesses this would not be appropriate for the Authority since the property was transferred to PHA. Ms. Weiss apologized. Ms. Weiss stated she is withdrawing her hand because she's at the wrong meeting. Mr. Thomas advised Ms. Weiss that she could always reach out to him.



### **ADJOURNMENT**

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



P.M.

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SECRETARY TO THE BOARD

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

<b>PRA Board Meeting of June 12, 2024</b>			
<b>Attended</b>	<b>User Name (Original Name)</b>	<b>First Name</b>	<b>Last Name</b>
No	Frank	Frank	Nellom
No	Jamila	Jamila	Davis
No	Michael	Michael	Johnson
No	PATTY	PATTY	ALLEN
No	Renee	Renee	Cunningham
No	Desmond	Desmond	Kirton
Yes	Andre Haynesworth	Andre	Haynesworth
No	David	David	Ren
No	Evelyn	Evelyn	Woodley
No	William	William	Fennell
No	Johann	Johann	Meza
No	CAROL	CAROL	MAXWELL-REAVES
No	Floscelia	Floscelia	Dixon
No	Mark Frog	Mark Frog	Harris
No	Jacqueline	Jacqueline	Tobin
No	Eugene	Eugene	Tull
No	Tracie	Tracie	Jackson
No	Sophia	Sophia	Scott
No	Jeffrey	Jeffrey	Jones Jr
No	Eleanor	Eleanor	Womack
No	Keila	Keila	Cordova
No	Rasheen	Rasheen	Bethel
No	Al	Al	Williams
Yes	a Weiss	a	Weiss
Yes	a Weiss	a	Weiss
Yes	Todd Hestand	Todd	Hestand
Yes	Julian Rios	Julian	Rios

**Q & A - June 12, 2024**

<b>#</b>	<b>Question</b>	<b>Asker Name</b>	<b>Answer</b>	<b>Answer Name</b>
1	I don't see the email	Andre Haynesworth	dave.thomas@phdc.phila.gov	Angel Rodriguez



## 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

**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



## 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





**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



**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



## 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



**END OF PRA BOARD MINUTES OF  
JUNE 12, 2024**



**BOARD FACTSHEET**

Meeting of July 10, 2024

Approval of Construction Contract

McDonald Building Company, LLC

Christy Recreation Center, Phase 1 Renovations

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**NATURE OF TRANSACTION:**

The approval of a construction contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and McDonald Building Company, LLC ("McDonald") for the Christy Recreation Center, Phase 1 Renovations project, located at 728 S. 55<sup>th</sup> Street (the "Project").

The Project contemplates the renovation of the Christy Recreation Center. This is Phase 1 of a two phased renovation project. The renovation will make significant modifications to the site surrounding the building, upgrade the building entrance area, and replace existing windows. The work consists of, but is not limited to: selective demolition; concrete work; landscape planting, grading and paving; playground equipment; interior partition modifications; interior and exterior painting; doors, frames, and hardware; storefront, windows and electrical, HVAC and plumbing work.

**SELECTION PROCESS:**

On May 22, 2024, the Authority solicited bids for the Project. We received three (3) proposals from qualified contractors. McDonald was the lowest qualified bidder.

**McDonald Building Company, LLC**

910 E. Main Street

Norristown, PA 19401

Total Base Bid, plus Allowances and Add Alternate 1, 2 and 3: \$3,515,089.00

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

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH MCDONALD BUILDING COMPANY, LLC, FOR THE CHRISTY RECREATION CENTER, PHASE 1 RENOVATIONS PROJECT, LOCATED AT 728 S. 55<sup>TH</sup> STREET**

**WHEREAS**, The Philadelphia Redevelopment Authority (the "Authority") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Christy Recreation Center, Phase 1 Renovation project, located at 728 S. 55<sup>th</sup> Street. (the "Project").

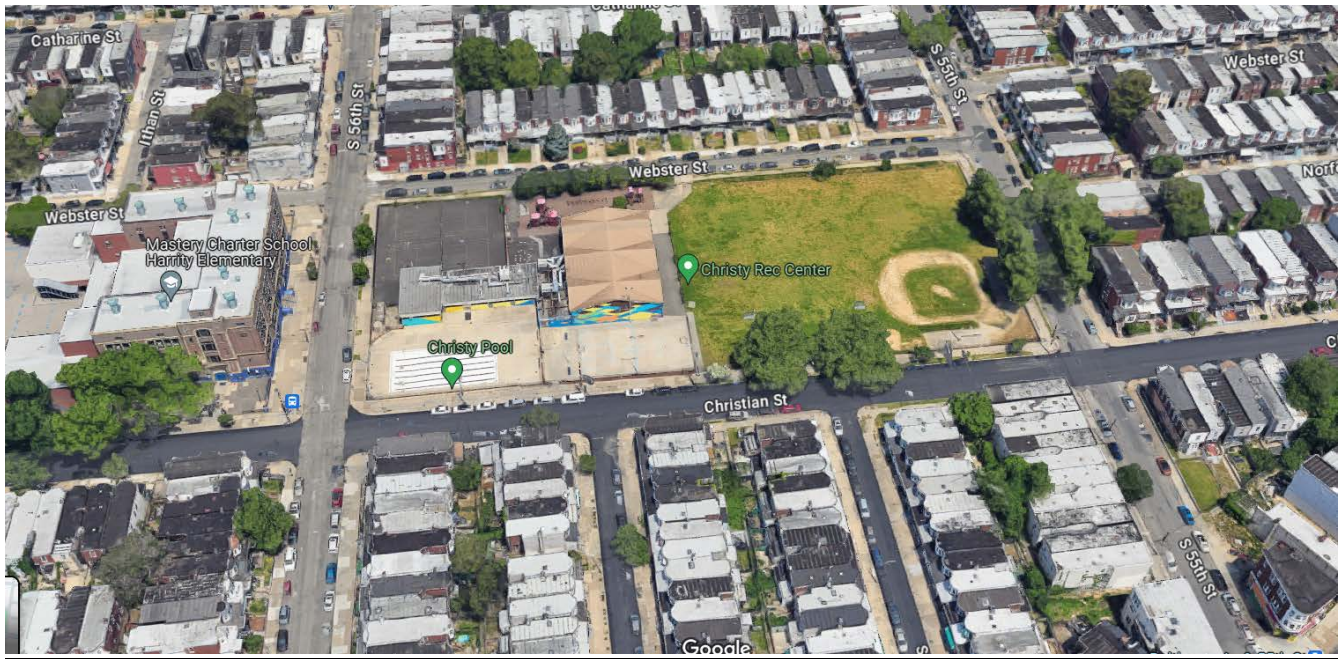
**WHEREAS**, McDonald Building Company, LLC ("McDonald") submitted its response to the Authority, outlining its extensive experience. McDonald was the lowest, qualified bidder.

**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 McDonald for the Project, with a maximum compensation not to exceed Three Million Eight Hundred Sixty-Six Thousand Five Hundred Ninety-Seven Dollars and Ninety Cents (\$3,866,597.90) (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.

**Christy Recreation Center**  
**Phase 1 Renovations**  
**728 S. 55<sup>th</sup> Street**





**BOARD FACTSHEET**

Meeting of July 10, 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 5<sup>th</sup> Councilmanic District.

**PROPERTY INFORMATION:**

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

**EXHIBIT "A"**

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

2741 Latona Street  
2743 Latona Street

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

3958 Parrish Street  
3900 Reno Street  
3972 Reno Street  
844 Hutton Street  
855 N. 43rd Street

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

116 N. 58th 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.

**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.

**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.

**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.

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

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

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

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



**EXHIBIT "A"**

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

2741 Latona Street  
2743 Latona Street

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

3958 Parrish Street  
3900 Reno Street  
3972 Reno Street  
844 Hutton Street  
855 N. 43rd Street

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

116 N. 58th Street



**BOARD FACTSHEET**

Meeting of July 10, 2024

Conveyance of PRA Property to Philadelphia Land Bank

---

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

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

**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).

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

**EXHIBIT "A"**

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

620 N. 35th Street

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

129 N. 58th 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.

**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.

**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.

**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.

**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**

620 N. 35th Street

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

129 N. 58th Street


**BOARD FACTSHEET**

Meeting of July 10, 2024

Amendment to Lease

2025-29 Chestnut Street

Freire Charter School

**NAME OF TENANT:** Freire Charter School Foundation ("Tenant" or "Freire"), a Pennsylvania nonprofit corporation

**BACKGROUND:** By Lease dated October 15, 2003 (the "Freire Lease"), the Philadelphia Redevelopment Authority (the "Authority") leased to Freire Charter School, L.P. ("FCS LP") the second and third floors, the basement and a portion of the first floor of the building (the "Freire Premises") located at 2025-29 Chestnut Street, Philadelphia, Pennsylvania (the "Property"). By Assignment and Assumption of Lessee's Interest in Lease executed and delivered in October, 2010 (the "Lease Assignment"), FCS LP assigned all of its rights under the Lease to Tenant, and Tenant assumed all of FCS LP's obligations under the Lease, in each case arising from and after the date of the Assignment.

The Authority and Mid-City Residential Associates, L.P. ("Mid-City LP"), as tenant, entered into a certain Amended and Restated Lease dated February 12, 1998, and made effective as of February 26, 1998 (the "Mid-City Lease"), for the fourth through seventh floors plus a portion of the first floor of the building (the "Mid-City Premises") located at the Property. The Mid-City Lease was thereafter assigned by Mid-City LP to 1260 Housing Development Corporation ("1260 HDC") pursuant to that certain Assignment, Assumption and Consent Agreement dated June 28, 2016, and made effective July 1, 2016. The Lease was further assigned by 1260 HDC to MF Mid City LLC ("MF Mid City") pursuant to that certain Lease Amendment, Assignment and Assumption Agreement, effective as of July 12, 2023 (the "MF Lease Assignment"). Among the provisions of the MF Lease Assignment, is an amendment to the Mid-City Lease to correct the legal description of the portion of the first floor of the building comprising part of the Mid-City Premises).

**NATURE OF REQUEST:** In light of the correction to the legal description of the portion of the first floor of the building comprising part of the Mid-City Premises, Freire has requested the Authority's consent to make a corresponding amendment to the Freire Lease to correct the corresponding

legal description of the portion of the first floor of the building comprising the Freire Premises, as reflected on that certain legal description and that certain Existing Condition Survey, dated May 20, 2024, each as prepared by Eustace Surveyors (the "Corrected Legal Description").

The Board is requested to approve an amendment to the Freire Lease to reflect the Corrected Legal Description. No other modifications are contemplated to be made to the Freire Lease.

Survey, Legal Description and Proposed Resolution are attached.

Prepared by: Alex Braden

**RESOLUTION NO.****AMENDMENT TO LEASE WITH FREIRE CHARTER SCHOOL FOUNDATION TO CORRECT PREMISES LEGAL DESCRIPTION**

**WHEREAS**, by Lease dated October 15, 2003 (the "Lease"), the Philadelphia Redevelopment Authority (the "Authority") leased to Freire Charter School, L.P. ("FCS LP") the second and third floors, the basement and a portion of the first floor of the building (the "Leased Premises") located at 2025-29 Chestnut Street, Philadelphia, Pennsylvania (the "Property"). By Assignment and Assumption of Lessee's Interest in Lease executed and delivered in October, 2010 (the "Lease Assignment"), FCS LP assigned all of its rights under the Lease to Freire Charter School Foundation ("Tenant"), and Tenant assumed all of FCS LP's obligations under the Lease, in each case arising from and after the date of the Lease Assignment.

**WHEREAS**, it has been determined that the legal description of the Leased Premises attached to the Lease does not accurately describe the portion of the first floor of the Leased Premises actually occupied and used by Tenant under the Lease (the "First Floor Space"), as reflected on that certain Existing Condition Survey, dated May 20, 2024, as prepared by Eustace Surveyors (the "First Floor Plan").

**WHEREAS**, the parties to the Lease (as the same has been previously amended and assigned) seek to amend the Lease to reflect the correct legal description of the First Floor Space, as depicted on the First Floor Plan and the updated legal description of the First Floor Space as prepared by Eustace Surveyors (the "Corrected Legal Description").

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the legal description of the Leased Premises attached to the Lease, along with any applicable provisions of the Lease that make reference to the legal description, square footage or dimensions of the Leased Premises, will be amended to reflect the Corrected Legal Description.

**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 this Resolution necessary or desirable to carry out its purposes and intents.







Description of Freire LEASEHOLD ESTATE

**LEASEHOLD ESTATE:**

**ALL THAT CERTAIN** lot and parcel of ground lying between a horizontal plane, 35.50 feet above the Philadelphia city datum and a horizontal plane 43.90 feet above Philadelphia city datum and beginning at a point on an interior wall, said point being located the two (2) following courses and distances from the intersection of the Northerly right-of-way line of Chestnut Street (60 foot wide right-of-way) with the common dividing line between Lot 28 (2025-29 Chestnut Street) and Lot 73 (2017-23 Chestnut Street):

- a. North 10 degrees 59 minutes 00 seconds East, a distance of 1.48 feet to a point, thence;
- b. North 79 degrees 01 minutes 00 seconds West, a distance of 1.30 feet to a point, thence;
- c. North 78 degrees 43 minutes 31 seconds West, a distance of 23.75 feet to the true point and place of **BEGINNING**.

**THE following forty (40) courses and distances:**

1. South 11 degrees 16 minutes 29 seconds West, a distance of 1.07 feet to a point, thence;
2. North 78 degrees 43 minutes 31 seconds West, a distance of 32.75 feet to a point, thence;
3. North 11 degrees 16 minutes 29 seconds East, a distance of 1.33 feet to a point, thence;
4. South 78 degrees 43 minutes 31 seconds East, a distance of 0.38 feet to a point, thence;
5. North 11 degrees 16 minutes 29 seconds East, a distance of 19.10 feet to a point, thence;
6. North 78 degrees 43 minutes 31 seconds West, a distance of 0.32 feet to a point, thence;
7. North 11 degrees 16 minutes 29 seconds East, a distance of 26.67 feet to a point, thence;
8. South 78 degrees 43 minutes 31 seconds East, a distance of 1.59 feet to a point, thence;
9. North 11 degrees 16 minutes 29 seconds East, a distance of 7.54 feet to a point, thence;

10. North 78 degrees 43 minutes 31 seconds West, a distance of 2.88 feet to a point, thence;
11. North 11 degrees 16 minutes 29 seconds East, a distance of 18.98 feet to a point, thence;
12. South 78 degrees 43 minutes 31 seconds East, a distance of 0.24 feet to a point, thence;
13. North 11 degrees 16 minutes 29 seconds East, a distance of 15.03 feet to a point, thence;
14. North 56 degrees 16 minutes 29 seconds East, a distance of 1.60 feet to a point, thence;
15. North 11 degrees 16 minutes 29 seconds East, a distance of 6.32 feet to a point, thence;
16. North 33 degrees 43 minutes 31 seconds West, a distance of 2.50 feet to a point, thence;
17. North 11 degrees 16 minutes 29 seconds East, a distance of 59.76 feet to a point, thence;
18. South 78 degrees 43 minutes 31 seconds East, a distance of 5.37 feet to a point, thence;
19. South 11 degrees 16 minutes 29 seconds West, a distance of 8.77 feet to a point, thence;
20. South 78 degrees 43 minutes 31 seconds East, a distance of 11.28 feet to a point, thence;
21. North 36 degrees 36 minutes 21 seconds East, a distance of 8.54 feet to a point, thence;
22. South 78 degrees 43 minutes 31 seconds East, a distance of 1.57 feet to a point, thence;
23. North 11 degrees 16 minutes 29 seconds East, a distance of 1.05 feet to a point, thence;
24. South 78 degrees 43 minutes 31 seconds East, a distance of 37.09 feet to a point, thence;
25. South 11 degrees 16 minutes 29 seconds West, a distance of 13.44 feet to a point, thence;
26. South 36 degrees 44 minutes 54 seconds West, a distance of 0.58 feet to a point, thence;
27. South 11 degrees 16 minutes 29 seconds West, a distance of 44.76 feet to a point, thence;

- 28. South 43 degrees 42 minutes 53 seconds West, a distance of 2.00 feet to a point, thence;
- 29. South 11 degrees 16 minutes 29 seconds West, a distance of 10.70 feet to a point, thence;
- 30. South 59 degrees 46 minutes 30 seconds East, a distance of 1.40 feet to a point, thence;
- 31. South 11 degrees 16 minutes 29 seconds West, a distance of 45.91 feet to a point, thence;
- 32. North 78 degrees 43 minutes 31 seconds West, a distance of 0.80 feet to a point, thence;
- 33. South 11 degrees 26 minutes 02 seconds West, a distance of 13.19 feet to a point, thence;
- 34. North 78 degrees 43 minutes 31 seconds West, a distance of 7.58 feet to a point, thence;
- 35. North 11 degrees 16 minutes 29 seconds East, a distance of 13.19 feet to a point, thence;
- 36. North 78 degrees 43 minutes 31 seconds West, a distance of 6.75 feet to a point, thence;
- 37. South 11 degrees 16 minutes 29 seconds West, a distance of 3.77 feet to a point, thence;
- 38. South 56 degrees 16 minutes 29 seconds West, a distance of 11.16 feet to a point, thence;
- 39. North 78 degrees 43 minutes 31 seconds West, a distance of 1.52 feet to a point, thence;
- 40. South 11 degrees 16 minutes 29 seconds West, a distance of 27.41 feet to a point, being the place and point of beginning.

**CONTAINING** 8,200 square feet or 0.18825 acre.



A handwritten signature in black ink, appearing to read "Dennis R. Dierolf, Jr." with a stylized flourish at the end.

Dennis R. Dierolf, PLS



## BOARD FACTSHEET

Meeting of July 10, 2024

Amendment to Resolution No. 2024-31, adopted June 12, 2024

1700 North American Street, LLC

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

**BACKGROUND:** The Board is requested to amend Resolution No. 2024-31, adopted on June 12, 2024, which authorized the Philadelphia Redevelopment Authority (the "Authority") to enter into a Third Amendment to the Redevelopment Agreement with the Redeveloper to permit the following:

- amend the development project to construction of an approximately forty-one thousand (41,000) square foot building to be used as an indoor climbing gym at 1700-34 N. American Street, 1703-69 N. Bodine Street, including 229-33 Cecil B. Moore Avenue, and 1736-54 N. American Street (collectively, this "Property").
- extend the construction completion date to April 30, 2026.

Yishai Kedar, the sole member of the Redeveloper, transferred a portion of his ownership interest in the Redeveloper to PRDC Properties, LLC without the Authority's permission. Mr. Kedar transferred forty-nine percent (49%) of the ownership interest in the Redeveloper to PRDC Properties, LLC ("PRDC") in order for PRDC to assist him in the development of this Property. PRDC is a real estate developer with experience developing properties in the Philadelphia and surrounding areas. Mr. Kedar and David Perlman, CEO of PRDC, are the co-managers of the Redeveloper.

The Board is requested to formally consent to: (i) the transfer of the forty-nine percent (49%) ownership interest in the Redeveloper to PRDC such that the revised ownership structure of the Redeveloper is fifty-one percent (51%) owned by Yishai Kedar and forty-nine percent (49%) owned by PRDC; and (ii) Mr. Kedar and Mr. Perlman acting as the co-managers of the Redeveloper.

Proposed Resolution is attached.

Prepared by: Brian Romano

Reviewed by: Angel Rodriguez

**RESOLUTION NO.**  
**(Amending Resolution No. 2024-31, Adopted June 12, 2024)**

**MODIFICATION TO RESOLUTION NO. 2024-31, ADOPTED JUNE 12, 2024, TO APPROVE A TRANSFER OF A PORTION OF THE OWNERSHIP INTEREST IN THE REDEVELOPER, 1700 N. AMERICAN STREET, LLC**

**WHEREAS**, pursuant to Resolution No. 2024-31, adopted on June 12, 2024, the Philadelphia Redevelopment Authority ("Authority") authorized the Authority to enter into a Third Amendment to Redevelopment Agreement with 1700 North American Street, LLC ("Redeveloper") to permit the following:

1. amend the development project to construction of an approximately forty-one thousand (41,000) square foot building to be used as an indoor climbing gym.
2. extend the construction completion date to April 30, 2026.

**WHEREAS**, the Redeveloper has requested formal consent and approval of the transfer of a forty-nine percent (49%) ownership interest in the Redeveloper to PRDC Properties, LLC and for Yishai Kedar and David Perlman, CEO of PRDC, to act as co-managers of the Redeveloper.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Philadelphia Redevelopment Authority that Resolution No. 2024-31, adopted on June 12, 2024, is hereby amended to include the formal consent and approval of the Authority for: (i) the transfer of the forty-nine percent (49%) ownership interest in the Redeveloper to PRDC such that the revised ownership structure of the Redeveloper is fifty-one percent (51%) owned by Yishai Kedar and forty-nine percent (49%) owned by PRDC; and (ii) Mr. Kedar and Mr. Perlman to act as the co-managers of the Redeveloper.

**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 July 10, 2024

 Modification and Subordination of Loan  
 Point Breeze Redevelopment, L.P.

**NAME OF DEVELOPER/SPONSOR:** Octavia Hill Association ("OHA")

**NATURE OF REQUEST:** Authorization for the Philadelphia Redevelopment Authority (the "Authority") to consent to the modification and subordination of existing Authority debt in connection with the Point Breeze Apartments.

**BACKGROUND INFORMATION/PROJECT DESCRIPTION:** On March 17, 1993, the Philadelphia Housing Development Corporation ("PHDC") provided a loan to Point Breeze Redevelopment L.P. ("Owner") secured by a mortgage and evidenced by a note in the amount of \$715,000.00 (the "Loan"). Beginning 15 months from the loan closing date, the Loan bore interest at 1%. The proceeds of the Loan were used to assist with the rehabilitation of 19 properties developed into 22 permanent rental housing units for low-to-moderate income residents (the "Project") located at 1214 S. Bucknell Street, 1232 S. Bonsall Street, 1233 S. Bonsall Street, 1543 S. Chadwick Street, 1821 S. Chadwick Street, 1508 Garnet Street, 1514 Garnet Street, 1522 Garnet Street, 1443 Mole Street, 2018 Morris Street, 1821 Reed Street, 2208 Reed Street, 1842 S. Ringgold Street, 2129 Sears Street, 2131 Sears Street, 2114 Titan Street, 2339 Wharton Street, 1940 Wilder Street, and 1401 South 23rd Street (collectively, the "Property").

In April 1994, the Loan was assigned to the Authority.

In January 2009, the Authority approved Owner's request to, among other things, modify the terms of the Loan to permit payments to be paid in annual installments equal to 50% of "project cash flow" to be applied in the following order: accrued interest; current interest; and principal, beginning on April 30, 2010. As a condition of the Authority's consent to the foregoing modification, the Owner made a payment to the Authority in the amount of \$20,000.00 that was applied towards the accrued interest owed on the Loan.

PHDC's Finance Department confirmed no payments were made towards the principal balance of the Loan.

**NATURE OF TRANSACTION:** Owner has received a loan commitment from First Trust Bank in the amount of \$350,000.00 (the "First Trust Loan") for a term of 10 years. The proceeds of the First Trust Loan will be used to refinance the current loan with Fulton Bank and make capital improvements to the Property. The Owner has requested the Authority's consent (i) to forgive the accrued interest on the Loan through the date this transaction closes (as of June 30, 2024 accrued interest totaled \$261,149.00) (the "Accrued Interest"), (ii) to reduce the current 1% interest rate to 0%, (iii) to subordinate the Loan to the First Trust Loan, and (iv) to extend the maturity date of the Loan to coincide with the maturity date of the First Trust Loan.

OHA is an affiliate of Owner and has been in business since June of 1896 (128 years) providing affordable housing in Philadelphia. OHA has committed to keeping the Project affordable for low to moderate income families under the current guidelines and will execute a new Declaration of Restrictive Covenants that will preserve affordability of the Property.

**BOARD ACTION:** The Board is asked to consent to the following modifications to the Loan:

- Forgiveness of the Accrued Interest on the Loan through the date of transaction closing.
- Modification of the interest rate on the Loan from 1% to 0%.
- Extension of the maturity date of the Loan to coincide with the maturity date of the First Trust Loan.
- Execution and delivery of a subordination agreement in favor of First Trust Bank.

**COMMENTS OR OTHER CONDITIONS:**

- Loan closing will be contingent upon Owner being compliant with City of Philadelphia Department of Revenue.
- Except for the modifications described herein, the terms of the Loan will remain unchanged and in full force and effect.

Proposed Resolution is attached.

Prepared by: Zena Holland, Senior Housing Development Officer



**RESOLUTION NO.****RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO PERMIT THE MODIFICATION OF AN EXISTING LOAN TO POINT BREEZE REDEVELOPMENT L.P., AND TO ENTER INTO A SUBORDINATION AGREEMENT WITH FIRST TRUST BANK**

**WHEREAS**, On March 17, 1993, the Philadelphia Housing Development Corporation ("PHDC") provided a loan to Point Breeze Redevelopment L.P. ("Owner") secured by a mortgage and evidenced by a note in the amount of Seven Hundred Fifteen Thousand Dollars (\$715,000.00) (the "Loan").

**WHEREAS**, Beginning fifteen (15) months from the date of closing of the Loan, the Loan bore interest of one percent (1%).

**WHEREAS**, the proceeds of the Loan were used to assist with the rehabilitation of nineteen (19) properties developed into twenty-two (22) permanent rental housing units for low-to-moderate income residents (the "Project") located at 1214 S. Bucknell Street, 1232 S. Bonsall Street, 1233 S. Bonsall Street, 1543 S. Chadwick Street, 1821 S. Chadwick Street, 1508 Garnet Street, 1514 Garnet Street, 1522 Garnet Street, 1443 Mole Street, 2018 Morris Street, 1821 Reed Street, 2208 Reed Street, 1842 S. Ringgold Street, 2129 Sears Street, 2131 Sears Street, 2114 Titan Street, 2339 Wharton Street, 1940 Wilder Street, and 1401 South 23<sup>rd</sup> Street (collectively, the "Property").

**WHEREAS**, on April 21, 1994, PHDC assigned the Loan to the Philadelphia Redevelopment Authority (the "Authority") by assignment of an Open-End Mortgage, Note, and Declaration.

**WHEREAS**, pursuant to Resolution No. 18,772 adopted on January 13, 2009, the Authority authorized Owner's request to, among other things, modify the terms of the Loan to permit payments to be paid on in annual installments equal to fifty percent (50%) of "project cash flow" to be applied in the following order: accrued interest; current interest; and principal, beginning on April 30, 2010, for which modifications Owner made a payment to the Authority in the amount of Twenty Thousand Dollars (\$20,000.00) which was applied to the outstanding accrued interest on the Loan.

**WHEREAS**, Owner has received a loan commitment from First Trust Bank in the amount of Three Hundred Fifty Thousand Dollars (\$350,000.00) (the "First Trust Loan") with a term of ten (10) years.

**WHEREAS**, the proceeds of the First Trust Loan will be used to refinance an existing from Fulton Bank to Owner, and to finance capital improvements to the Property.

**WHEREAS**, Owner has requested the Authority's consent to (i) to forgive accrued interest (the "Accrued Interest") on the Loan through the date of closing of the transactions described herein, (ii) reduce the current one percent (1%) interest rate of the Loan to zero percent

(0%), (iii) extend the maturity date of the Loan to coincide with the maturity date of the First Trust Loan; and (iv) subordinate the Loan to the First Trust Loan.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to take the following actions, contingent upon Owner's compliance with the City of Philadelphia Department of Revenue:

1. Forgiveness of the Accrued Interest owed on the Loan.
2. Modification of the interest rate on the Loan to zero percent (0%).
3. Extension of the maturity date of the Loan to coincide with the maturity date of the First Trust Loan.
4. Execution and delivery of a subordination agreement in favor of First Trust Bank with respect to the First Trust Loan.
5. All other terms and conditions of the Loan, as affected by prior resolutions, will remain in full force and effect.

**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.