

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, AUGUST 14, 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 July 10, 2024

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Pennypack Park Universal Playground Torrado Construction Co., Inc. Rhawn Street & Holmehurst Avenue Approval of Construction Contract	(1)
(b) Philadelphia Central Library Rare Book Room Herman Goldner Co., Inc. 1901 Vine Street Approval of Construction Contract	(4)
(c) Renovations of the East Schuylkill Rive Wall Haines & Kibblehouse, Inc. Kelly Drive North of Columbia Bridge Approval of First Amendment to Construction Contract	(8)
(d) Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(11)
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PHILADELPHIA REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES

Prior to the start of the meeting, Mr. Braden made the announcement that due to the Philadelphia Redevelopment Authority's continued office closure due to the Covid-19 pandemic, today's Board meeting was being held electronically via an authorized communication device, was open to public attendees, and open for public comment. The Board meeting was being recorded and questions and comments could be entered using the Question & Answer box at the lower right-hand corner of the screen. Questions and/or comments would be read aloud and answered if needed. Mr. Braden stated that he provided his email address to the public for any issues with submitting questions and/or comments and for any issues with accessing the Board meeting remotely. Mr. Braden further stated there were no public comments received prior to the meeting.

*****MR. BRADEN ASKED EVERYONE TO PLEASE NOTE THAT THERE IS A QUESTION-AND-ANSWER PORTAL FOR PUBLIC ATTENDEES OF THIS BOARD MEETING. THE PUBLIC ATTENDANCE LIST AND THE SUBMITTED QUESTIONS AND ANSWERS, IF ANY, WILL BE ATTACHED TO THE MEETING MINUTES.**

A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, July 10, 2024, commencing at 4:00 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

None.



ROLL CALL

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

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

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Jojy Varghese, Robert LaBrum, Alberta Benn, Brian Romano, Mathen Pullukattu, Zena Holland, and Elizabeth Bonaccorso.

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



MINUTES

Mr. Thomas called for a motion to approve the minutes of the June 12, 2024 Board meeting.

Upon motion made and duly seconded, the minutes of the June 12, 2024 meeting were approved.



ADMINISTRATIVE

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

Additional Comments and Discussion

Mr. Thomas asked if this was the first project for which McDonald had been selected. Mr. LaBrum replied that it was the first Parks and Rec project involving McDonald, but that McDonald previously may have worked with the Authority on a housing finance development project. Mr. Thomas confirmed that was the case.

Mr. Thomas noted that this item had been presented as phase one of two, and asked if the Authority would be responsible for administering the eventual construction contract for phase two as well. Mr. LaBrum replied that the City was still deliberating as to whether it would send phase two through the Authority or if it would bid out the RFP itself.

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. 2024-32

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. 55TH 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. 55th 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.

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



Mr. Rodriguez presented "Item I (b) – 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. Rodriguez pointed out that the fact sheet for this item erroneously indicated the 5th Councilmanic District, but should have indicated the 2nd Councilmanic District, 3rd Councilmanic District, and the 4th Councilmanic District.

Mr. Thomas called for a motion on the resolution. Ms. Varghese advised Mr. Thomas that he forgot to ask if the public had any comment. Mr. Thomas asked if anyone from the public was in attendance. Mr. Rodriguez replied staff members are present as well as one person from the public. Mr. Thomas thanked Ms. Varghese for pointing this out to him.

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

RESOLUTION NO. 2024-33

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

EXHIBIT "A"

2nd Councilmanic District Property

2741 Latona Street
2743 Latona Street

3rd Councilmanic District Property

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

4th Councilmanic District Property

116 N. 58th Street

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



Mr. Rodriguez presented "Item I (c) – 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. 2024-34

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"

3rd Councilmanic District Property

620 N. 35th Street

4th Councilmanic District Property

129 N. 58th Street

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



Mr. Braden presented "Item I (d) – Amendment to Lease with Freire Charter School" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked if today’s action by the Board was strictly to modify the legal description, and that no changes to the terms and conditions to the existing lease would be made. Mr. Braden confirmed that was correct.

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. 2024-35

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.

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



DEVELOPMENT

Mr. Rodriguez presented "Item II – Amendment to Resolution No. 2024-31 Adopted June 12, 2024, Third Amendment to Redevelopment Agreement" in substance consistent with 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. 2024-36
(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.

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



HOUSING FINANCE

Ms. Holland presented "Item III – Modification and Subordination of an Existing Authority Loan to Point Breeze Redevelopment, L.P." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked if there was an income limitation associated with this project. Ms. Holland replied that the limit was 60% of AMI. Mr. Thomas asked if the affordability requirement would be extended along with the extension of the maturity date. Ms. Holland replied that it would be.

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. 2024-37

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 23rd 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.

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



OLD BUSINESS

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

NEW BUSINESS

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss inquired about a property located at 6661-63 Germantown Avenue that had been transferred by the City to the Authority and then to a CDC. Ms. Weiss indicated her belief that that deed included a reversionary clause, but that the CDC subsequently sold the property to an individual without having made any of the requirements improvements, and asked how this could have happened.

Upon investigation, Mr. Rodriguez advised Ms. Weiss that the property had been conveyed to Next Generation Development Corporation. Ms. Weiss replied that this entity had recently sold the property.

Ms. Varghese noted that this property had been conveyed to the Authority by the City. Mr. Rodriguez asked if it was a VPRC transfer. Ms. Varghese replied that it probably was and therefore, this would be an issue for the City. Ms. Varghese advised Ms. Weiss that the Authority acts as an agent for the city in these types of transfers and these issues would need to be addressed by the City.

Mr. Rodriguez stated that the property was initially conveyed in 2000 and the City typically only puts ten years deed restrictions on properties, in which case the 2023 transfer to Tameka S. Caldwell that Ms. Weiss happened well past the expiration of the compliance period. Mr. Rodriguez further stated that the transfer would have had to go through the City Law Department to receive their release from any kind of development obligations, and emphasized that the transfer is totally legal, with the deed restrictions coming off after 10 years. Mr. Rodriguez added that he assumed if there was a development obligation it would have been completed.

Mr. Thomas asked if this answered Ms. Weiss's question. Ms. Weiss stated that the property is not in great condition, and that she guessed the question would be in the future what should be done to prevent a property conveyed by the city to a redeveloper and then it just sits there, and nothing happens to it. Ms. Weiss asked who this should be reported to. Mr. Rodriguez replied to Ms. Weiss explaining there was a contractual obligation, and there was a sunset time period that

was met. Therefore, when the transfer occurs to revert or release, Next Generation to convey to the next property owner. Mr. Rodriguez reiterated that the City law department would have vetted that conveyance and released developer of any obligations from the initial transfer. Mr. Rodriguez emphasized that at this point, it's up to the new property owner to maintain the property. Ms. Weiss replied okay. Ms. Weiss observed that there are checks and balances by the City and Mr. Rodriguez replied that was correct.



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.

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 July 10, 2024

Attended	User Name (Original Name)	First Name	Last Name
No	Jamila	Jamila	Davis
No	Andre	Andre	Haynesworth
No	Tim	Tim	Stewart
No	Claudia	Claudia	Gale
No	David	David	Ren
No	Gulnora	Gulnora	Seyfatova
No	Regina	Regina	Ragsdale
No	Julie	Julie	Barber
No	Stephany	Stephany	Santos
No	Jacquelyn	Jacquelyn	Sims
No	Dominic	Dominic	Chacon
No	Martha	Martha	Udo-Inyang
No	Renee	Renee	Cunningham
No	Shelvia	Shelvia	Williams
Yes	Andrew Pierre Saint	Andrew	Pierre Saint
No	Mark Frog	Mark Frog	Harris
No	Jacqueline	Jacqueline	Tobin
No	Jihad	Jihad	Ali
Yes	Daniel Davis	Daniel	Davis
No	K. Michelle	K. Michelle	Savage
No	LR	LR	Cross
No	Donna	Donna	Price
No	Sterling	Sterling	Scott
No	CAROL	CAROL	MAXWELL-REAVES
No	K	K	Slaughter
No	Eugene	Eugene	Tull
No	Lorraine	Lorraine	Ginyard
Yes	Todd Hestand	Todd	Hestand
Yes	Carolyn Terry	Carolyn	Terry
Yes	A. Weiss	A.	Weiss
Yes	A. Weiss	A.	Weiss
Other Attended			
User Name	Join Time	Leave Time	Time in Session (minutes)
12677844398	7/10/2024 15:59	7/10/2024 16:28	30



BOARD FACTSHEET

Meeting of July 10, 2024

Approval of Construction Contract

McDonald Building Company, LLC

Christy Recreation Center, Phase 1 Renovations

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. 55th 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



BOARD FACTSHEET

Meeting of July 10, 2024

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

NATURE OF TRANSACTION: The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title 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 5th 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"

2nd Councilmanic District Property

2741 Latona Street
2743 Latona Street

3rd Councilmanic District Property

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

4th 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 1st and 5th 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"

3rd Councilmanic District Property

620 N. 35th Street

4th 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



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


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

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



BOARD FACTSHEET

Meeting of August 14, 2024

Approval of Construction Contract

Torrado Construction Co., Inc.

Pennypack Park Universal Playground

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 Torrado Construction Co., Inc. ("Torrado") for the Pennypack Park Universal Playground project, located at Rhawn Street and Holmehurst Avenue (the "Project").

The Project scope includes the construction of two active play zones, one for 2–5-year-olds and one for 5–12-year-olds, as well as a misting area for water/sensory play, a nature walk with musical play pieces; picnic area for gathering; improvements to the park entrance and a parking lot drop off to improve connectivity and promote multi-modal transportation; a new accessible path and bike racks.

SELECTION PROCESS:

On April 25, 2024, the Authority solicited bids for the Project. The Authority received three proposals from qualified contractors. Torrado was the lowest qualified bidder.

Torrado Construction Co., Inc.

3311 East Thompson Street

Philadelphia, PA 19134

Total Base Bid, plus Allowance No 1.: \$3,343,646.70

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 TORRADO CONSTRUCTION CO., INC., FOR PENNYPACK PARK UNIVERSAL PLAYGROUND PROJECT, LOCATED AT RHAWN STREET AND HOLMEHURST AVENUE

WHEREAS, The Philadelphia Redevelopment Authority (the "Authority") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Pennypack Park Universal Playground project, located at Rhawn Street and Holmehurst Avenue (the "Project").

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City of Philadelphia, with Torrado for the Project, with a maximum compensation not to exceed Three Million Six Hundred Seventy-Eight Thousand Eleven Dollars and Thirty-Seven Cents (\$3,678,011.37) (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.

Pennypack Park Universal Playground
Rhawn Street and Holmehurst Avenue





BOARD FACTSHEET

Meeting of August 14, 2024

Approval of Construction Contract

Herman Goldner Co., Inc.

Philadelphia Central Library Rare Book Room

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 Herman Goldner Co., Inc. ("Herman Goldner") for the Philadelphia Central Library Rare Book Room project, located at 1901 Vine Street (the "Project").

The Project includes a complete HVAC replacement for the Philadelphia Central Library Rare Book Room.

SELECTION PROCESS:

The City solicited public bids for the project in June of 2024. Herman Goldner was chosen by the City as the lowest qualified bidder.

Herman Goldner Co., Inc.

7777 Brewster Avenue

Philadelphia, PA 19153

Total Base Bid: 3,463,000.00

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 (photographs).

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 HERMAN GOLDNER CO., INC., FOR THE PHILADELPHIA CENTRAL LIBRARY RARE BOOK ROOM PROJECT, LOCATED AT 1901 VINE STREET

WHEREAS, the City of Philadelphia (the "City") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Philadelphia Central Library Rare Book Room project, located at 1901 Vine Street (the "Project").

WHEREAS, Herman Goldner Co., Inc. ("Herman Goldner") submitted its response to the City, outlining its extensive experience. Herman Goldner was selected by the City.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with Herman Goldner for the Project, with a maximum compensation not to exceed Three Million Eight Hundred Nine Thousand Three Hundred Dollars (\$3,809,300.00) (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.

Pennypack Park Universal Playground
Rhawn Street and Holmehurst Avenue







BOARD FACTSHEET

Meeting of August 14, 2024

Approval of First Amendment to Construction Contract

Haines & Kibblehouse, Inc.

Renovations of the East Schuylkill River Wall

NATURE OF TRANSACTION:

The approval of a First Amendment to the Construction Contract (the "Amendment") between the Authority, as agent for the City of Philadelphia (the "City"), and Haines & Kibblehouse, Inc. ("Haines") for the Renovations of the East Schuylkill River Wall project (the "Project"), located at Kelly Drive, North of Columbia Bridge.

The Amendment will extend the Contract (as defined below) completion date to July 31, 2025 and approve additional scope and additional compensation, not to exceed Two Million Seven Hundred Two Thousand Eight Hundred Ninety-Six Dollars (\$2,702,896.00).

On April 23, 2023, The Board approved Resolution 2023-01, approving a Construction Contract (the "Contract") between the Authority, as agent for the City, and Haines for the Project. The Contract was executed on June 22, 2023.

The additional scope includes the replacement of additional seawall; Installation of cofferdams; demolition of a portion of the concrete grandstands and installation of tie-backs; installation of additional timber piles in the compromised areas; grout injection in portion of existing wall; and landscape and sidewalk restoration.

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 FIRST AMENDMENT TO CONSTRUCTION CONTRACT WITH HAINES & KIBBLEHOUSE, INC. FOR THE RENOVATIONS TO THE EAST SCHUYLKILL RIVER WALL PROJECT, LOCATED AT KELLY DRIVE, JUST NORTH OF COLUMBIA BRIDGE**

WHEREAS, pursuant to Resolution 2023-20, adopted on April 12, 2023, the Philadelphia Redevelopment Authority (the "Authority"), authorized the execution of a Construction Contract (the "Contract") between the Authority, as agent for the City of Philadelphia (the "City") and Haines & Kibblehouse, Inc. ("Haines") with respect to certain contemplated renovations to the East Schuylkill River Wall located at Kelly Drive, just north of Columbia Bridge (the "Project").

WHEREAS, the maximum compensation payable to Haines under the Contract was an amount not to exceed Two Million Seven Hundred Three Thousand Dollars (\$2,703,000.00).

WHEREAS, the City has determined to increase the scope of the Project to include the replacement of additional seawall; installation of cofferdams; demolition of a portion of the concrete grandstands and installation of tie-backs; installation of additional timber piles in the compromised areas; grout injection in portion of existing wall; and landscape and sidewalk restoration (collectively, the "Additional Work") at an additional cost not to exceed Two Million Seven Hundred Two Thousand Eight Hundred Ninety-Six Dollars (\$2,702,896.00). "Additional Compensation").

WHEREAS, it has been determined that the Contract completion date should be extended be extended to July 31, 2025, to complete the Project.

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 First Amendment to the Construction Contract to (i) provide that Haines perform the Additional Work, (ii) extend the Contract completion date to July 31, 2025, and (iii) approve additional compensation payable to Haines for the Additional Work in an amount not to exceed Two Million Seven Hundred Two Thousand Eight Hundred Ninety-Six Dollars (\$2,702,896.00).

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 and Construction Contract necessary or desirable to carry out its purposes and intents.

Renovations to the East Schuylkill River Wall
Kelly Drive, Just North of Columbia Bridge





BOARD FACTSHEET

Meeting of August 14, 2024

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

NATURE OF TRANSACTION: The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title to 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 1st, 2nd, 3rd, 5th, 7th & 8th Councilmanic Districts.

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”

1st Councilmanic District Property

2134-36 E. Clearfield Street

2nd Councilmanic District Property

1911 Mountain Street

3rd Councilmanic District Properties

884 N. 41st Street

948 N. 42nd Street

950 N. 42nd Street

1001 N. 43rd Street

948 N. 43rd Street

922 N. 43rd Street

854 N. 45th Street

866 N. 45th Street

960 N. 45th Street

838 N. 46th Street

1015 N. 46th Street

832 N. Holly Street

864 N. Holly Street

4201 Mantua Avenue

4207 Mantua Avenue

4219 Mantua Avenue

4521 Merion Street

4517 Merion Street

4610 Merion Street

4606 Merion Street

4514 Merion Street

4222 Otter Street

4227 Otter Street

4123 Pennsgrove Street

4135 Pennsgrove Street

877 N. Preston Street

818 N. Preston Street

4637 Westminister Street

5039 Market Street

5045 Market Street

5047 Market Street

5234 Walnut Street

1205 N 41st Street

1207 N 41st Street

1110 State Street

1112 State Street

1113 State Street

1118 State Street

1128 State Street

3900 Wyalusing Avenue

3902 Wyalusing Avenue

3911 Wyalusing Avenue

3912 Wyalusing Avenue

3919 Wyalusing Avenue

3926 Wyalusing Avenue

3909 Pennsgrove Street

3924 Cambridge Street

5th Councilmanic District Properties

2403 N. Dover Street	3027 W. Oakdale Street
2411 N. Dover Street	3029 W. Oakdale Street
2413 N. Dover Street	3031 W. Oakdale Street
2416 N. Dover Street	3039 W. Oakdale Street
2418 N. Dover Street	2423 N. Stanley Street
2427 N. Dover Street	2425 N. Stanley Street
2432 N. Dover Street	2437 N. Stanley Street
2436 N. Dover Street	2446 N. Stanley Street
2442 N. Dover Street	2468 N. Stanley Street
2452 N. Dover Street	2469 N. Stanley Street
2458 N. Dover Street	2501 N. Stanley Street
2462 N. Dover Street	2506 N. Stanley Street
2518 N. Dover Street	2513 N. Stanley Street
2525 N. Dover Street	2516 N. Stanley Street
2530 N. Dover Street	2517 N. Stanley Street
2544 W. Oakdale Street	2526 N. Stanley Street
2600 W. Oakdale Street	2539 N. Stanley Street
2611 W. Oakdale Street	2556 N. Stanley Street
2710 W. Oakdale Street	2609 N. Stanley Street
2837 W. Oakdale Street	2620 N. Stanley Street
3019 W. Oakdale Street	2621 N. Stanley Street
3021 W. Oakdale Street	2625 N. Warnock Street

7th Councilmanic District Property

2271 N. Philip Street

8th Councilmanic District Property

2248 Ruffner 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 RESOLVING, that the Deputy Executive Director of Real Estate, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

EXHIBIT "A"

1st Councilmanic District Property

2134-36 E. Clearfield Street

2nd Councilmanic District Property

1911 Mountain Street

3rd Councilmanic District Properties

884 N. 41st Street

948 N. 42nd Street

950 N. 42nd Street

1001 N. 43rd Street

948 N. 43rd Street

922 N. 43rd Street

854 N. 45th Street

866 N. 45th Street

960 N. 45th Street

838 N. 46th Street

1015 N. 46th Street

832 N. Holly Street

864 N. Holly Street

4201 Mantua Avenue

4207 Mantua Avenue

4219 Mantua Avenue

4521 Merion Street

4517 Merion Street

4610 Merion Street

4606 Merion Street

4514 Merion Street

4222 Otter Street

4227 Otter Street

4123 Pennsgrove Street

4135 Pennsgrove Street

877 N. Preston Street

818 N. Preston Street

4637 Westminister Street

5039 Market Street

5045 Market Street

5047 Market Street

5234 Walnut Street

1205 N 41st Street

1207 N 41st Street

1110 State Street

1112 State Street

1113 State Street

1118 State Street

1128 State Street

3900 Wyalusing Avenue

3902 Wyalusing Avenue

3911 Wyalusing Avenue

3912 Wyalusing Avenue

3919 Wyalusing Avenue

3926 Wyalusing Avenue

3909 Pennsgrove Street

3924 Cambridge Street

5th Councilmanic District Properties

2403 N. Dover Street	3027 W. Oakdale Street
2411 N. Dover Street	3029 W. Oakdale Street
2413 N. Dover Street	3031 W. Oakdale Street
2416 N. Dover Street	3039 W. Oakdale Street
2418 N. Dover Street	2423 N. Stanley Street
2427 N. Dover Street	2425 N. Stanley Street
2432 N. Dover Street	2437 N. Stanley Street
2436 N. Dover Street	2446 N. Stanley Street
2442 N. Dover Street	2468 N. Stanley Street
2452 N. Dover Street	2469 N. Stanley Street
2458 N. Dover Street	2501 N. Stanley Street
2462 N. Dover Street	2506 N. Stanley Street
2518 N. Dover Street	2513 N. Stanley Street
2525 N. Dover Street	2516 N. Stanley Street
2530 N. Dover Street	2517 N. Stanley Street
2544 W. Oakdale Street	2526 N. Stanley Street
2600 W. Oakdale Street	2539 N. Stanley Street
2611 W. Oakdale Street	2556 N. Stanley Street
2710 W. Oakdale Street	2609 N. Stanley Street
2837 W. Oakdale Street	2620 N. Stanley Street
3019 W. Oakdale Street	2621 N. Stanley Street
3021 W. Oakdale Street	2625 N. Warnock Street

7th Councilmanic District Property

2271 N. Philip Street

8th Councilmanic District Property

2248 Ruffner Street



BOARD FACTSHEET

Meeting of August 14, 2024

Conveyance of Philadelphia Redevelopment Authority
Properties to Philadelphia Land Bank

NATURE OF TRANSACTION: The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title 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 3rd, 5th, and 8th 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"

3rd Councilmanic District Properties

4510 Ogden Street
4512 Ogden Street
4514 Ogden Street
4511 Ogden Street

5th Councilmanic District Properties

2603 W. Oakdale Street
2640 W. Oakdale Street

8th Councilmanic District Properties

1520-40 W. Venango Street
1600-20 W. Venango 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"

3rd Councilmanic District Properties

4510 Ogden Street
4512 Ogden Street
4514 Ogden Street
4511 Ogden Street

5th Councilmanic District Properties

2603 W. Oakdale Street
2640 W. Oakdale Street

8th Councilmanic District Properties

1520-40 W. Venango Street
1600-20 W. Venango Street