

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JANUARY 08, 2025**

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

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of November 13, 2024

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(a) Appointment of Board of Directors of RT HeadHouse Development Corporation	(1)
(b) Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(3)
(c) Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(7)
(d) Fire Marine Unit 2 Sea Wall and Dock Improvements Smith Construction, Inc. Schuylkill River at Passyunk Avenue Approval of Construction Contract	(11)
II. <u>HOUSING FINANCE</u>	
Carl Mackley Apartments Carl Mackley Houses Limited Partnership 1401 E. Bristol Street Subordination and Modification of Existing Loans	(14)

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, November 13, 2024, commencing at 4:01 P.M., pursuant to proper notices being made.



ANNOUNCEMENTS

Mr. Thomas stated that on November 4th, he had received a letter from the Mayor of Philadelphia appointing Jessie Lawrence to the Authority's Board of Directors, and that Mr. Lawrence would serve the remainder of the term in the seat previously held by William Smith.



OATH OF OFFICE

At this time, Mr. Braden administered the Oath of Office to Mr. Lawrence. Mr. Thomas welcomed Mr. Lawrence to the Board.



ROLL CALL

The following members of the Board of Directors reported present: David S. Thomas, Chair; Jessie Lawrence, Vice Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary, Mark Lynch, Secretary; and Kate McGlinchey, Treasurer.

The following assigned staff were present: Alex Braden, Susan Varghese, Angel Rodriguez, Robert LaBrum, 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 October 9, 2024 Board meeting.

Upon motion made and duly seconded, the minutes of the October 9, 2024 meeting were approved.



ADMINISTRATIVE

Mr. LaBrum presented "Item I (a) – Approval of Construction Contract with Herman Goldner Co., Inc." in substance with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. LaBrum informed the Board that the EOP ranges indicated in the fact sheet submitted with resolution were incorrect, and the correct ranges set by the City were 20% MBE and 10% WBE.

Mr. Thomas asked Mr. Braden if it was necessary to call for an amendment to the resolution in light of this correction to the EOP percentages, Mr. Braden replied that it was not necessary to amend the resolution because the error occurred only in the Fact Sheet, but that the correction would be noted and accounted for.

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. 2024-53

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 PHILADELPHIA DEPARTMENT OF PRISONS, DETENTION CENTER HVAC PROJECT, LOCATED AT 8001 STATE ROAD

WHEREAS, The City of Philadelphia (the "City") solicited proposals seeking responses from qualified construction firms willing and capable of performing the Philadelphia Department of Prisons, Detention Center HVAC project, located at 8001 State Road (the "Project").

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract, as agent for the City, with Herman Goldner for the Project, with a maximum compensation not to exceed One Million Ninety-Eight Thousand Two Hundred Ninety-One Dollars and Seventy Cents (\$1,098,291.70) (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, Mr. Lawrence, Ms. McGlinchey, Ms. Buckley and Mr. Lynch.



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

Board Action

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

RESOLUTION NO. 2024-54

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

3rd Councilmanic District Property

719 S. 51st Street

5th Councilmanic District Properties

2406 N. 6th Street

2434 N. 6th Street

2440 N. 6th Street

2444 N. 6th Street

2425 N. 7th Street

2427 N. 7th Street

2434 N. Marshall Street

2438 N. Marshall Street

2440 N. Marshall Street

2445 N. Marshall Street

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



DEVELOPMENT

Ms. Varghese presented "Item II – First Amendment to Redevelopment Agreement with NewCourtland Apartments at Clearfield LP" in substance with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked Ms. Varghese if she saw any reason why the lenders on the project would have any objection to subordinating their loans to the amended redevelopment agreement. Ms. Varghese replied that they would not, explaining that the matter had been discussed with the lenders, who understood the issue and were willing to subordinate their liens to the amendment.

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. 2024-55

AUTHORIZATION TO ENTER INTO A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH NEWCOURTLAND APARTMENTS AT CLEARFIELD LP RE: A PORTION OF 3030 N. 20TH STREET (NOW KNOWN AS 2033 W. TORONTO STREET), LOCATED WITHIN THE TIOGA REDEVELOPMENT AREA, TIOGA URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution No. 2024-02, adopted by the Authority Board of Directors (the "Board") on January 10, 2024, the Board authorized the Philadelphia Redevelopment Authority (the "Authority") to enter into a Redevelopment Agreement with NewCourtland Apartments at Clearfield LP ("Redeveloper") dated February 9, 2024 (the "Redevelopment Agreement"), for the development of a portion of 3030 N. 20th Street (now known as 2033 W. Toronto Street) (the "Property"), located within the Tioga Redevelopment Area, Tioga Urban Renewal Area.

WHEREAS, the Redeveloper was authorized to construct on the Property an approximately forty-seven thousand two hundred and fifty (47,250) square foot four (4) story structure containing forty-eight (48) one bedroom units of senior affordable rental housing ("Units"), of which ten (10) Units would be rented to households at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), six (6) Units would be rented to households at or below thirty percent (30%) AMI, and thirty-two (32) Units would be rented to households at or below fifty percent (50%) AMI, and thirty-three (33) open air surface parking spaces.

WHEREAS, the Redeveloper accidentally provided the incorrect AMI requirement for five (5) of the Units and has requested that the Redevelopment Agreement be amended to reflect the correct AMI percentages for those five (5) Units so that there will be only five (5) Units at or below twenty percent (20%) AMI instead of ten (10) Units and there will be thirty-seven (37) Units at or below fifty percent (50%) AMI instead of thirty-two (32) Units. The six (6) Units at or below thirty percent (30%) AMI will remain the same.

WHEREAS, the Authority has carefully considered this request and the factors giving rise thereto.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a First Amendment to Redevelopment Agreement (the "First Amendment") to revise the AMI requirements for the Units such that there will be five (5) Units at or below twenty percent (20%) AMI, six (6) Units at or below thirty

percent (30%) AMI, and thirty-seven (37) Units at or below fifty percent (50%) AMI, contingent upon the following:

- 1) All other parties, including all lenders, agree to enter into subordination agreements (the "Subordination Agreements") to subordinate all of their various recorded documents to the First Amendment and a First Amendment to the Authority's Declaration of Restrictive Covenants, Restrictions and Conditions (the "Amended Declaration"), such that the Redevelopment Agreement, as amended by the First Amendment, and the Authority's Declaration of Restrictive Covenants, Restrictions and Conditions, as amended by the Amended Declaration, will retain their respective priorities over the recorded documents of those other parties.
- 2) Redeveloper agrees to execute the Amended Declaration.
- 3) The First Amendment, the Amended Declaration, and the Subordination Agreements will be recorded in the City of Philadelphia's Department of Records, which recording costs will be paid by the Redeveloper.

FURTHER RESOLVING, 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 which are necessary or desirable to carry out its purposes and intents.

Ms. Varghese asked Mr. Lawrence if he had voted for the resolution. Mr. Lawrence replied that he had voted to approve the resolution.

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



HOUSING FINANCE

Mr. Braden presented "Item III – Forgiveness of Loan in Connection with Property Conveyance to Philadelphia Housing Authority" in substance with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked for confirmation that the forgiveness of the loan was predicated upon the actual conveyance of the subject property to PHA and would not be forgiven except upon such conveyance. 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. 2024-56

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO FORGIVE THE OUTSTANDING PRINCIPAL BALANCE OF A LOAN ORIGINALLY SECURED BY A MORTGAGE ENCUMBERING 2309-33 CARPENTER STREET, 923-29, 924-30 S. BONSALL STREET, 2303, 2307-19, 2327-29, 2335, 2339, 2343-45, 2302, 2310-2346 MONTROSE STREET, 930 S. 23RD STREET AND 913-919 S. 24TH STREET

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") provided financing to St. Anthony's Senior Residences Associates, L.P ("Borrower") secured by two mortgages (the "St. Anthony Mortgages") in connection with the St. Anthony's Senior Residences project, a low-income housing project containing thirty-eight (38) units in a rehabilitated historic school for the elderly and fifteen (15) townhome units (the "Project"), located at 2309-33 Carpenter Street, 923-29, 924-30 S. Bonsall Street, 2303, 2307-19, 2327-29, 2335, 2339, 2343-45, 2302, 2310-2346 Montrose Street, 930 S. 23rd Street And 913-919 S. 24th Street (the "Property").

WHEREAS, the Authority provided two loans to Borrower secured by the St. Anthony Mortgages on the Property as evidenced by the following two notes dated April 13, 1999: (i) a loan in the principal amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) at zero percent (0%) interest, payable in yearly installments beginning in year thirty-one (31) until fully amortized in year forty (40) (the "First Loan"), and (ii) a loan in the principal amount of One Hundred Fifty Thousand Dollars (\$150,000.00) at five point six seven percent (5.67%) interest, due and payable in forty (40) years (the "Second Loan," and together with the First Loan, collectively, the "Authority Loans").

WHEREAS, in 2021, Ingerman Regis Corporation ("Ingerman"), the sponsor of the Project, subdivided the parcel containing the thirty-eight (38) senior housing units to build a market rate townhome development and secured for the new townhome development that includes ten (10) homes on Bonsall Street and one (1) stand-alone home on the northeast corner of 24th Street with the intent to apply for zoning to build five (5) additional townhomes on Montrose Street (the "Parcel A Development").

WHEREAS, in connection with the Parcel A Development, Borrower requested that the Authority release the portion of the Property comprising the Parcel A Development from the St. Anthony Mortgages (the "Partial Release").

WHEREAS, as consideration for the Partial Release, Ingerman agreed to partially prepay the Authority Loans in the aggregate amount of One Million Dollars (\$1,000,000.00) (the "Prepayment Amount"); and

WHEREAS, pursuant to Resolution No. 2021-76, adopted on November 10, 2021, the Authority Board approved the Partial Release, and thereafter Borrower submitted the Prepayment Amount to the Authority, of which One Hundred Fifty Thousand Dollars (\$150,000.00) was applied to payment in full of the outstanding principal balance of the Second Loan, Three Hundred Seventy-Three Thousand Eight Hundred Twenty-Five Dollars (\$373,825.00) was applied to payment in full of the accrued interest on the Second Loan, and Four Hundred Seventy-Six Thousand One Hundred Seventy-Five Dollars (\$476,175.00) was applied to a partial prepayment of the principal balance of the First Loan.

WHEREAS, Borrower has now entered into an agreement to convey the Project to the Philadelphia Housing Authority ("PHA"), subject to applicable due diligence rights and other conditions, for a purchase price not to exceed Five Million Eight Hundred Ten Thousand Dollars (\$5,810,000.00) (the "PHA Conveyance").

WHEREAS, Pursuant to a resolution adopted by the Board of Directors of PHA on July 18, 2024 authorizing the PHA Conveyance, PHA's acquisition of the Project "will provide for the permanent affordability of the entire development in an area of the City that has experienced significant gentrification."

WHEREAS, In connection with the PHA Conveyance, Borrower has requested that the Authority forgive unpaid principal balance of the Loan in the amount of One Million Twenty-Three Thousand Eight Hundred Twenty-Five Dollars (\$1,023,825.00).

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the following action be authorized:

1. Only upon the consummation of the PHA Conveyance, forgive the unpaid principal balance of the First Loan in the amount of \$1,023,825.00 and release the remaining portion of the Property from the St. Anthony's Mortgage securing the First Loan.

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

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

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



OLD BUSINESS

Mr. Thomas recognized Yvonne Haskins and invited her to speak. Ms. Haskins noted that a ruling had been issued on the Germantown Y matter and indicated her hope that Mr. Thomas could now talk about the situation. Ms. Haskins asked if the Authority would be terminating KBK's reservation letter, which was set to expire in another month and a half. Ms. Haskins asserted that KBK had failed to comply with the Authority's requirements, having not provided evidence of its capacity to undertake the project. Mr. Thomas replied that he had scheduled a meeting with Keith Key, the principal of KBK, but that Mr. Key had been out of town so they had not yet met. Mr. Thomas also clarified that contrary to Ms. Haskins' statement, he was not at liberty to say much about the Germantown Y because the Act 135 petitioner had opted to appeal the judge's decision, and therefore the case was still in litigation.

Ms. Haskins noted that in July of 2024 the Authority had received notice that KBK had been denied tax credits by PHFA. Mr. Thomas confirmed that was correct. Ms. Haskins asserted that Mr. Thomas had then stated he would meet with Mr. Key to discuss the denial of tax credits, but that no meeting took place. Mr. Thomas corrected Ms. Haskins and explained that he had in fact met with Mr. Key, who indicated that he was developing an alternative financing plan for the project. Ms. Haskins asked to know what that plan was, and Mr. Thomas stated that staff has not yet accepted it, so there wasn't anything of substance to report.

Ms. Haskins asked for confirmation that KBK did not have a financing commitment. Mr. Thomas confirmed that was correct. Ms. Haskins asked whether, if KBK is not able to show a financing commitment by the next board meeting, the reservation letter would be terminated. Mr. Thomas responded that he could not say definitively, but that would likely be the case.

Ms. Haskins asked if the Authority would issue a new RFP if the reservation letter with KBK was terminated. Mr. Thomas replied that would be his desire. Ms. Haskins asked for confirmation that the Authority wouldn't receive another non-competitive bid from KBK. Mr. Thomas replied that he couldn't speak about one particular developer but he couldn't say that a non-compete couldn't be submitted because that was a legislative situation.

Ms. Haskins stated that the community trusts Mr. Thomas's professional judgement as well as the professional judgement of staff, especially with Mr. Lawrence being on the Board. Ms. Haskins welcomed Mr. Lawrence. Ms. Haskins emphasized that she was trying to get an understanding of the Authority's standards, policies, and whether the community could count on that regardless of what Mr. Thomas called a legislative situation. Mr. Thomas replied that what Ms. Haskins could count on right now is that he would personally apprise her as soon as a decision had been made. Ms. Haskins replied okay. Ms. Haskins asked if Mr. Thomas would stand by the Authority's policies. Mr. Thomas replied he would hope that the Authority always stands by its policies. Ms. Haskins replied okay.

Ms. Haskins asked for an update on the Lower Germantown properties. Mr. Thomas responded that PHA was still doing its needs assessment and indicated his belief that PHA had gone through the majority of the properties but perhaps not all of them yet. Mr. Thomas stated that things were moving at the proper pace, that he did not believe there were any hiccups, and hopefully the due diligence would be resolved sooner rather than later. Ms. Haskins asked if the Authority was able to mention to PHA what the community had proposed and recommended to the Authority. Mr. Thomas replied that he had not yet met with Kelvin Jeremiah at PHA because he was waiting for them to complete their needs assessment. Ms. Haskins replied that she wanted to keep this matter on the front burner with Mr. Thomas. Mr. Thomas responded that he would not forget.

Mr. Thomas recognized Suzanne Ponsen and invited her to speak. Ms. Ponsen stated that she was the President of West Central Germantown Neighbors, and that her comments related to the Germantown Y. Ms. Ponsen stated that she sat through all three court hearings and of course was disappointed with the decision the judge made. Ms. Ponsen stated it became abundantly clear although the words were not used, as Mr. Thomas and Mr. Rodriguez testified that their hands were tied because of the ugly practice of councilmanic prerogative, and the Authority is being prevented from doing the job that by law the Authority is supposed to do, which is to develop properties, rehabilitate properties, and so forth. Ms. Ponsen stated that she appreciated and understood the dilemma the Authority had and would like to make a personal notation on the record that councilmanic prerogative can work in good ways, but in this case it's prevented a capable developer to develop the property as the community had requested as well as allowing someone who is unable to produce over such a long period of time. Ms. Ponsen further stated that she appreciated and understood the Authority's dilemma but did not like it. Mr. Thomas replied that he appreciated Ms. Ponsen's comments.

Mr. Thomas stated that he did not believe his nor Mr. Rodriguez' testimony spoke to councilmanic prerogative though it could have been inferred. Mr. Thomas stated that the Authority had the responsibility to work with all elected officials.

Mr. Thomas recognized Allison Weiss and invited her to speak. Ms. Weiss stated she apologized for not being as proactive as she should have been with regard to 85 and 87 Church Lane. Mr. Thomas replied that she was proactive enough. Ms. Weiss stated it seemed that nothing could be done. Mr. Thomas responded that she would be surprised and that the Authority had made more progress than Ms. Weiss would have thought. Ms. Weiss alluded to the construction occurring at the rear of the properties facing Lena Street. Mr. Thomas replied that the Authority was well aware of the situation. Ms. Weiss asked when it might be resolved. Mr. Thomas replied that he did not have an answer in terms of a definitive timeframe, but that the situation was being addressed. Ms. Weiss thanked Mr. Thomas and told him she would take his word on it. Mr. Thomas further stated that Ms. Weiss would be happy soon enough. Mr. Weiss responded that she appreciated it.



NEW BUSINESS

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



ADJOURNMENT

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

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 November 13, 2024

Attended	User Name (Original Name)	First Name	Last Name
No	Jamila	Jamila	Davis
No	Donna Tiffany	Donna Tiffany	Tull
No	Robert	Robert	Sherman
No	Bryant	Bryant	Tull
No	Lawrence	Lawrence	Macey
No	Stephen	Stephen	Miller
No	Wadeea	Wadeea	Walton
No	Eugene	Eugene	Tull
Yes	Renee Cunningham	Renee	Cunningham
No	Michelle	Michelle	Lewis
Yes	Suzanne Ponsen	Suzanne	Ponsen
No	Maleek	Maleek	Smith
No	Ilesha	Ilesha	Massey
No	Katherine	Katherine	Underwood
No	Chalon	Chalon	Downs
No	Julie	Julie	Stapleton Carroll
No	Quyasia	Quyasia	Clemons
Yes	Essie Middlebrooks	Essie	Middlebrooks
No	Sterling	Sterling	Scott
No	DWAYNE	DWAYNE	HILLIAN
No	Yolanda	Yolanda	Lewis
No	Elliot	Elliot	Adler
Yes	Emily Previti	Emily	Previti
Yes	Ann Doley	Ann	Doley
Yes	a Weiss	a	Weiss
Yes	Yvonne Haskins	Yvonne	Haskins
Yes	Carolyn Terry	Carolyn	Terry
Yes	Joey Varghese	Joey	Varghese
Yes	Brian Romano	Brian	Romano
Yes	Israel dafils	Israel	dafils
No	Mathen	Mathen	Pullukattu
Yes	Mathen Pullukattu	Mathen	Pullukattu

PRA Board Meeting of November 13, 2024 - Q & A

#	Question	Asker Name	Answer	Answer Name
1	<p>Good afternoon, Re: The Germantown YWCA Building - now that the Judge has ruled in the Conservatorship case for the Y, would PRA please provide information about next steps for the YWCA: After KBK's LIHTC denial I understand that they submitted a revised proposed funding plan to PRA. 1. What are the updated parts of the funding plan? 2. Has PRA accepted the plan? If so: will a new limited reservation letter be issued and what will the milestones and deadline for that letter be? If PRA does not accept KBK's plan: what are the next steps? Thank you, Renee Cunningham – Center in the Park</p>	<p>Renee Cunningham</p>	<p>Yes, the Judge has ruled but the matter is subject to further litigation so we will not be commenting on this matter as to any specifics.</p>	<p>Angel Rodriguez</p>

2	<p>Thank you. Acknowledging that PRA will not be commenting on specifics at this time, does this also mean that PRA will not be approving plans related to the building, or will those things move forward? Knowing that KBK's limited reservation letter was set to expire at the end of this year, are you able to say if this reservation is being extended?</p>	Renee Cunningham	As stated, before because the matter is subject to further litigation so we will not be commenting on this matter as to any specifics.	Angel Rodriguez
3	<p>I was directed to Mr. Thomas and Mr. Rodriguez respectively by the City council person in my district.</p> <p>If as a first-time homebuyer, in the City, you find yourself in a situation where the seller was in breach of contract, and you are released from ownership of that property, how can you have your First Time Homeowner status Reinstated? City grants and land bank property is involved.</p> <p>If the homeowner did not cause the breach</p>	Essie Middlebrooks	Ms. Middlebrooks - this a PRA Board meeting and a public meeting, the PRA is not related to this situation that you are referring to. It is our understanding that you have reached out to the General Counsel of PHDC, they will be responding to you.	Angel Rodriguez

	<p>of contract that forced the recent first home purchase to come under scrutiny, the new homeowner should not be punished for "three years", per FHA policy. Is there a way to override or discuss unique situations like this?</p> <p>Thank you for your feedback.</p>			
4	<p>Considering KBK's late and un-qualifying application for state LIHTC, following prior rejections for historic tax credits, we, Friends for the Restoration of the Germantown YWCA Building, have zero confidence in this out-of-town, out-of-state developer who originally committed to be finished this project in 2019. It's been 8 years now. You have said publicly, their chances of getting funding are not promising since this was 50% of their planned financial package. We insist on a new developer!</p>	Ann Doley		

5	<p>I have not reached out to anyone in the City except Councilman Young's office. I have requested you and Mr. Thomas's contact information and have not received that either. I have received nothing but obstacles and misinformation with this unfortunate situation that should have been a celebrated time in my family's legacy.</p>	<p>Essie Middlebrooks</p>	<p>angel.b.rodriguez@phdc.phila.gov</p>	<p>Angel Rodriguez</p>
6	<p>Can I have contact information to reach you and Mr. Thomas?</p>	<p>Essie Middlebrooks</p>		



BOARD FACTSHEET

Meeting of November 13, 2024

Approval of Construction Contract

Herman Goldner Co., Inc.

Philadelphia Department of Prisons, Detention Center HVAC

NATURE OF TRANSACTION:

Approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Herman Goldner Co., Inc. ("Herman Goldner") for the Philadelphia Department of Prisons, Detention Center HVAC project, located at 8001 State Road (the "Project").

The Project includes the installation of HVAC cooling units for the Philadelphia Department of Prisons, Detention Center dormitory area.

SELECTION PROCESS:

The City solicited public bids for the project in August 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: \$998,447.00

EOP Ranges: 10% MBE; 10% 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 November 13, 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 3rd & 5th 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"

3rd Councilmanic District Property

719 S. 51st Street

5th Councilmanic District Properties

2406 N. 6th Street

2434 N. 6th Street

2440 N. 6th Street

2444 N. 6th Street

2425 N. 7th Street

2427 N. 7th Street

2434 N. Marshall Street

2438 N. Marshall Street

2440 N. Marshall Street

2445 N. Marshal Street



BOARD FACTSHEET

Meeting of November 13, 2024

First Amendment to Redevelopment Agreement

NewCourtland Apartments at Clearfield LP

A portion of 3030 N. 20th Street (now known as 2033 W. Toronto Street)

NAME OF DEVELOPER/APPLICANT: NewCourtland Apartments at Clearfield LP ("Redeveloper")

NATURE OF TRANSACTION: Authorization to enter into a First Amendment to the Redevelopment Agreement (the "First Amendment") to amend the Redevelopment Agreement between the Philadelphia Redevelopment Authority (the "Authority") and the Redeveloper dated February 9, 2024 (the "Redevelopment Agreement") for a portion of 3030 N. 20th Street (now known as 2033 W. Toronto Street) (the "Property"), located in the Tioga Redevelopment Area, Tioga Urban Renewal Area, in order to modify the average median income required for five (5) of the rental housing units.

BACKGROUND:

Pursuant to Resolution No. 2024-02, adopted by the Board on January 10, 2024, the Authority was authorized to enter into the Redevelopment Agreement for the Redeveloper to construct on the Property an approximately forty-seven thousand two hundred and fifty (47,250) square foot four (4) story structure containing forty-eight (48) one bedroom units of senior affordable rental housing ("Units"), of which ten (10) Units would be rented to households at or below twenty percent (20%) of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development ("AMI"), six (6) Units would be rented to households at or below thirty percent (30%) AMI, and thirty-two (32) Units would be rented to households at or below fifty percent (50%) AMI, and thirty-three (33) open air surface parking spaces.

REQUEST:

The Board is requested to authorize the Authority to enter into the First Amendment to revise the AMI requirements for five (5) of the Units.

The Redeveloper accidentally provided the incorrect AMI requirement for five (5) of the Units and has requested that the Redevelopment Agreement be amended to reflect the correct AMI percentages for those five (5) Units. There

will be only five (5) Units at or below twenty percent (20%) AMI instead of ten (10) Units and there will be thirty-seven (37) Units at or below fifty percent (50%) AMI instead of thirty-two (32) Units. The six (6) Units at or below thirty percent (30%) AMI will remain the same.

The Authority's Declaration of Restrictive Covenants, Restrictions and Conditions (the "Declaration") will also be amended to reflect the aforementioned changes (the "Amended Declaration").

Since settlement has already occurred on October 29, 2024, the execution of the First Amendment will be contingent upon the following:

- 1) All other parties, including all lenders, agree to enter into subordination agreements (the "Subordination Agreements") to subordinate all of their various recorded documents to the First Amendment and the Amended Declaration, such that the Redevelopment Agreement, as amended by the First Amendment, and the Declaration, as amended by the Amended Declaration, will retain their respective priorities over the recorded documents of those other parties.
- 2) Redeveloper agrees to execute the Amended Declaration.
- 3) The First Amendment, the Amended Declaration, and the Subordination Agreements will be recorded in the City of Philadelphia's Department of Records, which recording costs will be paid by the Redeveloper.

Proposed Resolution is attached.

Prepared by: Susan Varghese
Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of November 13, 2024

St. Anthony's Senior Residences

Forgiveness of Loan in Connection with Property Conveyance

St. Anthony's Senior Residences Associates, L.P

NAME OF SPONSOR: Ingerman Regis Corporation

NATURE OF TRANSACTION: Authorization for the Philadelphia Redevelopment Authority (the "Authority") to forgive the outstanding balance of a certain mortgage loan in the original principal amount of \$1,500,000.00 made to finance the St. Anthony's Senior Residences Project (as more particularly described below, the "Project") in connection with and subject to the conveyance of the Project by St. Anthony's Senior Residences Associates, L.P. ("Borrower") to the Philadelphia Housing Authority ("PHA").

BACKGROUND/PROJECT DESCRIPTION INFORMATION:

The Project is a low-income housing project containing 38 units in a rehabilitated historic school for the elderly and 15 townhome units, located at 2309-33 Carpenter Street, 923-29, 924-30 S. Bonsall Street, 2303, 2307-19, 2327-29, 2335, 2339, 2343-45, 2302, 2310-2346 Montrose Street, 930 S. 23rd Street And 913-919 S. 24th Street (the "Property").

To facilitate the development of the Project, on April 13, 1999, the Authority provided two loans to Borrower, each secured by a mortgage on the Property (together, the "St. Anthony Mortgages"): (i) a loan in the original principal amount of \$1,500,000.00 at zero percent interest, payable in yearly installments beginning in year 31 of the loan term until fully amortized in year 40 (the "First Loan"), and (ii) a loan in the principal amount of \$150,000.00 at 5.67% interest, due and payable in 40 years from origination (the "Second Loan," and together with the First Loan, collectively, the "Authority Loans").

In 2021, Borrower proposed to subdivide the portion of the Project containing the 38 senior housing units to build a market rate townhome development and secured zoning for the new townhome development that includes 10 homes on Bonsall Street and one stand-alone home on the northeast corner of 24th Street with the intent to apply for zoning to build five additional townhomes on Montrose Street (the "Parcel A Development"). In connection therewith, Borrower requested that the Authority release the portion of the Property

comprising the Parcel A Development from the St. Anthony Mortgages (the "Partial Release"). In consideration for the Partial Release, Borrower agreed to partially prepay the Authority Loans in the amount of \$1,000,000.00 (the "Prepayment Amount").

Pursuant to Resolution No. 2021-76, adopted on November 10, 2021, the Authority Board approved the Partial Release. Thereafter, Borrower submitted the Prepayment Amount to the Authority, of which \$150,000.00 was applied to payment in full of the outstanding principal balance of the Second Loan, \$373,825.00 was applied to payment in full of the accrued interest on the Second Loan, and \$476,175.00 was applied to a partial prepayment of the principal balance of the First Loan. Upon receipt of the Prepayment Amount, the Authority executed (i) a Satisfaction Piece with respect to the St. Anthony Mortgage securing the Second Loan, and (ii) a Partial Release of Mortgage with respect to the St. Anthony Mortgage securing the First Loan.

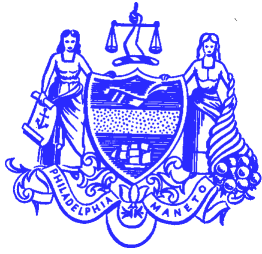
Borrower has now entered into an agreement to convey the Project to PHA, subject to applicable due diligence rights and other conditions, for a purchase price not to exceed \$5,810,000.00. (the "PHA Conveyance"). Pursuant to a resolution adopted by the Board of Directors of PHA on July 18, 2024 authorizing the PHA Conveyance, PHA's acquisition of the Project "will provide for the permanent affordability of the entire development in an area of the City that has experienced significant gentrification." In connection with the PHA Conveyance Borrower has requested that the Authority agree to forgive the unpaid principal balance of the First Loan to offset the purchase price contemplated to be paid by PHA.

BOARD ACTION:

1. Only upon the consummation of the PHA Conveyance, forgive the unpaid principal balance of the First Loan in the amount of \$1,023,825.00 and release the remaining portion of the Property from the St. Anthony's Mortgage securing the First Loan.

Proposed Resolution is attached

Prepared by: Alex Braden



CITY OF PHILADELPHIA

Office of the Mayor
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

CHERELLE L. PARKER
Mayor

November 4, 2024

Jessie Lawrence
Commissioner Planning & Development
City of Philadelphia
Philadelphia, PA 19107

Dear Mr. Lawrence,

It is my great pleasure to appoint you to the Philadelphia Redevelopment Authority. You will fill out the remainder of the term of Bill Smith, which expires on March 28, 2027. You will serve as Vice Chair. The work that you will undertake by accepting this appointment will help to ensure that our city will become a safer, cleaner, greener Philadelphia – with economic opportunity for all.

I am committed to providing a government that Philadelphians can see, touch, and feel. The service you are committing to will inch us one step closer towards achieving these goals. Thank you for answering the call to serve our great city and its residents.

If you have any further questions regarding this appointment, please contact Sinceré Harris, Chief Deputy Mayor, at sincere.harris@phila.gov.

Congratulations and thank you for your willingness to serve.

Sincerely,

A handwritten signature in cursive script that reads "Cherelle L. Parker".

Cherelle L. Parker
Mayor
City of Philadelphia

CC: David S. Thomas, PRA Board Chair

**END OF PRA BOARD MINUTES OF
NOVEMBER 13, 2024**



BOARD FACTSHEET

Meeting of January 8, 2025

Appointment of the Board of Directors of RT HeadHouse
Development Corporation

ENTITY: RT HeadHouse Development Corporation

NATURE OF TRANSACTION: Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2025, or until the appointment is terminated by the Philadelphia Redevelopment Authority (the "Authority") Board:

David Thomas
April Samuels
Alberta Benn
Ryan Ambrose
Mathen Pullukattu

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

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

COMMENTS OR OTHER CONDITIONS:

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

Proposed Resolution is attached.

Prepared by: Susan Varghese
Reviewed by: Alex Braden

RESOLUTION NO.

RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION

BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 10, 2025, or until such time as the Authority shall terminate any such appointment:

David Thomas
April Samuels
Alberta Benn
Ryan Ambrose
Mathen Pullukattu

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

FURTHER 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.



BOARD FACTSHEET

Meeting of January 08, 2025

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

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

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City-owned properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3rd, 4th & 5th 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"**3rd Councilmanic District Properties**

1124 S. 56th Street
 1218 N. 41st Street

4th Councilmanic District Properties

2655 W. Seltzer Street	2705 W. Sterner Street
2820 N. Newkirk Street	2170 W. Sterner Street
2715 N. Dover Street	2711 W. Sterner Street
2720 N. 28 th Street	2714 W. Sterner Street
2758 N. 28 th Street	2715 W. Sterner Street
2719 N. 29 th Street	2717 W. Sterner Street
2731 N. 29 th Street	2723 W. Sterner Street
2623 W. Silver Street	2726 W. Sterner Street
2626 W. Silver Street	2731 W. Sterner Street
2628 W. Silver Street	2733 W. Sterner Street
2651 W. Silver Street	2749 W. Sterner Street
2655 W. Silver Street	2627 W. Lehigh Avenue
2738 W. Silver Street	2629-31 W. Lehigh Avenue
2602 W. Sterner Street	2647 W. Lehigh Avenue
2703 W. Sterner Street	5110 Harlan Street
623R N. 55 th Street	5122-24 Harlan Street

5th Councilmanic District Properties

1422 W. Hagert Street	2428 N. Sydenham Street
1437 W. Hagert Street	2433 N. Sydenham Street
2400 N. 15 th Street	1500 W. Cumberland Street
2403 N. 15 th Street	1507 W. Cumberland Street
2455 N. 15 th Street	2424 N. 16 th Street
1422 W. Letterly Street	2460 N. 16 th Street
1430 W. Letterly Street	2452 N. Mole Street
1509 W. Boston Street	1501-03 W. Firth Street
2418 N. Sydenham Street	1510 W. Firth Street
2419 N. Sydenham Street	2415 N. Bancroft Street
2421 N. Sydenham Street	

RESOLUTION NO.

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

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

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

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

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

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

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

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

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

EXHIBIT "A"**3rd Councilmanic District Properties**

1124 S. 56th Street
1218 N. 41st Street

4th Councilmanic District Properties

2655 W. Seltzer Street	2705 W. Sterner Street
2820 N. Newkirk Street	2170 W. Sterner Street
2715 N. Dover Street	2711 W. Sterner Street
2720 N. 28 th Street	2714 W. Sterner Street
2758 N. 28 th Street	2715 W. Sterner Street
2719 N. 29 th Street	2717 W. Sterner Street
2731 N. 29 th Street	2723 W. Sterner Street
2623 W. Silver Street	2726 W. Sterner Street
2626 W. Silver Street	2731 W. Sterner Street
2628 W. Silver Street	2733 W. Sterner Street
2651 W. Silver Street	2749 W. Sterner Street
2655 W. Silver Street	2627 W. Lehigh Avenue
2738 W. Silver Street	2629-31 W. Lehigh Avenue
2602 W. Sterner Street	2647 W. Lehigh Avenue
2703 W. Sterner Street	5110 Harlan Street
623R N. 55 th Street	5122-24 Harlan Street

5th Councilmanic District Properties

1422 W. Hagert Street	2428 N. Sydenham Street
1437 W. Hagert Street	2433 N. Sydenham Street
2400 N. 15 th Street	1500 W. Cumberland Street
2403 N. 15 th Street	1507 W. Cumberland Street
2455 N. 15 th Street	2424 N. 16 th Street
1422 W. Letterly Street	2460 N. 16 th Street
1430 W. Letterly Street	2452 N. Mole Street
1509 W. Boston Street	1501-03 W. Firth Street
2418 N. Sydenham Street	1510 W. Firth Street
2419 N. Sydenham Street	2415 N. Bancroft Street
2421 N. Sydenham Street	



BOARD FACTSHEET

Meeting of January 08, 2025

Conveyance of Title to 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 2nd, 4th & 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).

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu
Reviewed by: Angel Rodriguez

EXHIBIT "A"

2nd Councilmanic District Properties

7401 Wheeler Street
2444 Island Avenue

4th Councilmanic District Properties

2734 N. Dover Street
2651 W. Seltzer Street
2621 W. Silver Street
2624 W. Silver Street
2746 W. Silver Street
2608 W. Sterner Street
2611 W. Sterner Street
2632 W. Sterner Street
2646 W. Sterner Street
2654 W. Sterner Street
2700 W. Sterner Street
2716 W. Sterner Street
2719 W. Sterner Street
2625 W. Lehigh Avenue

5th Councilmanic District Property

1435 W. Letterly 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"

2nd Councilmanic District Properties

7401 Wheeler Street
2444 Island Avenue

4th Councilmanic District Properties

2734 N. Dover Street
2651 W. Seltzer Street
2621 W. Silver Street
2624 W. Silver Street
2746 W. Silver Street
2608 W. Sterner Street
2611 W. Sterner Street
2632 W. Sterner Street
2646 W. Sterner Street
2654 W. Sterner Street
2700 W. Sterner Street
2716 W. Sterner Street
2719 W. Sterner Street
2625 W. Lehigh Avenue

5th Councilmanic District Property

1435 W. Letterly Street



BOARD FACTSHEET

Meeting of January 8, 2025

Approval of Construction Contract

Smith Construction, Inc.

Fire Marine Unit 2, Sea Wall & Dock Repair Project

NATURE OF TRANSACTION: The approval of Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Smith Construction, Inc. ("Smith") for the Fire Marine Unit No. 2, Sea Wall and Dock Repair project, located at Schuylkill River at Passyunk Avenue (the "Project").

The Project includes sea wall repair and stabilization; and dock improvements, including soil erosion, sediment control and concrete paving.

SELECTION PROCESS: The City solicited and has recommended Smith for the Project.

Smith Construction, Inc.

10400 Drummond Road

Philadelphia, PA 19154

Total Base Bid: \$880,953.05

EOP ranges set by the City: 20% MBE; 10% 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 SMITH CONSTRUCTION, INC. FOR THE FIRE MARINE UNIT 2, SEA WALL AND DOCK REPAIR PROJECT, LOCATED AT SCHUYLKILL RIVER AT PASSYUNK AVENUE

WHEREAS, The City of Philadelphia (the "City") solicited a proposal from Smith Construction, Inc. to perform the Fire Marine Unit 2, Sea Wall Repair and Dock Improvements project, located at Schuylkill River at Passyunk Avenue (the "Project").

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority (the "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 Smith for the Project, with a maximum compensation not to exceed Nine Hundred Sixty-Nine Thousand Forty-Eight Dollars and Thirty-Six Cents (\$969,048.36) (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.

Fire Marine Unit 2
Sea Wall Repair & Dock Improvements





BOARD FACTSHEET

Meeting of January 8, 2025

Carl Mackley Apartments

Modification and Subordination of Existing Authority Loans

NAME OF DEVELOPER/SPONSOR: Winn Companies

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 Carl Mackley Apartments.

BACKGROUND INFORMATION: In 1997 and 1998, the Authority provided two loans to CMH Development, L.P. ("CMH"), (i) in the amount of \$1,800,000.00 ("CMH Loan 1"); and (ii) in the amount of \$1,650,000.00 ("CMH Loan 2," and together with CMH Loan 1, the CMH Loans"). The proceeds of the CMH Loans assisted with the acquisition and substantial rehabilitation of 184 units of permanent rental housing for low-income residents (the "Project") located at 1401 E. Bristol Street (the "Property").

Pursuant to Resolution No. 2020-80, adopted on December 9, 2020, the Authority approved CMH's request to sell the Property to Carl Mackley Houses Limited Partnership ("Carl Mackley LP") an entity formed to purchase and further rehabilitate the Property (the "Rehabilitation"). In addition, CMH requested the Authority Board to permit the transfer, assumption, modification and subordination of the CMH Loans, and to provide new financing to Carl Mackley LP.

In connection with the sale of the Property from CMH to Carl Mackley LP, (i) CMH agreed to repay a portion of the principal balance of the CMH Loans in the aggregate amount of \$2,650,000.00 (the "Principal Repayment," constituting a sum equal to the aggregate original principal balance of the CMH Loans in the amount of \$3,450,000.00 less the amount of the Acquisition Loan (as defined below)), and (ii) Carl Mackley LP agreed to assume the outstanding accrued interest on the CMH Loans in the aggregate amount of \$3,290,039.00 (the "Assumed Loan").

On March 11, 2021, Carl Mackley executed in favor of the Authority (i) a note evidencing the Assumed Loan in the amount of \$3,290,039.00 (the "Assumed Loan Note"); (ii) a note (the "Acquisition Loan Note") evidencing an acquisition

loan in the amount of \$800,000.00 (the "Acquisition Loan"); (iii) a mortgage securing both the Assumed Loan Note and the Acquisition Loan Note; (iv) a note (the "New Mortgage Note") evidencing new financing from the Authority in the amount of \$2,000,000.00 (the "New Mortgage Loan," and together with the Assumed Loan and the Acquisition Loan, the "Authority Loan"); and (v) a mortgage securing the New Mortgage Note.

In connection with the foregoing, the Philadelphia Housing Development Corporation Finance Department confirmed receipt of the Principal Repayment from CMH in the amount of \$2,650,000.00.

The Authority Loan is structured with a term of 42 years at 0% interest from the date of the initial loan closing. The Acquisition Loan is currently structured with a term of 42 years with 0% interest with principal payments due annually in an amount equal to 50% ("Surplus Cash Payment") of Carl Mackley LP's available surplus cash, with any unpaid balance due and payable in 42 years.

PROPOSAL: The Rehabilitation incurred COVID-related construction delays, which resulted in cost increases that exceed the construction contingency resulting in a funding gap. The Developer advanced the funding to complete the necessary renovations. Carl Mackley LP has now obtained funding to cover the costs of such renovations from the Pennsylvania Housing Finance Agency ("PHFA") through its Development Cost Relief Program ("DCRP") in the amount of \$823,863.00 (the "PHFA DCRP Loan"). The terms of the PHFA DCRP Loan provide, among other things, for payments of principal to be paid annually in an amount equal to 50% of Carl Mackley LP's available surplus cash. Carl Mackley has therefore requested the Authority's consent to (i) enter into the PHFA DCRP Loan, (ii) subordinate the Authority Loan to the PHFA DCRP Loan, and (iii) subordinate the Surplus Cash Payment payable to the Authority under the Acquisition Loan to the PHFA DCRP Loan by reducing the amount of the Surplus Cash Payment from 50% to 25% of Carl Markley LP's surplus cash.

BOARD ACTION REQUESTED:

The Authority Board is asked to consent to the following:

- The PHFA DCRP Loan in the amount of \$823,863.00.
- The subordination of the Authority Loan to the PHFA DCRP Loan.
- The subordination of the Surplus Cash Payment to the PHFA DCRP Loan and the reduction of the Surplus Cash Payment from 50% to 25% annually of Carl Mackley LP's available surplus cash.

Proposed Resolution is attached.

Prepared by: David S. Thomas, President and CEO

RESOLUTION NO.**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO PERMIT THE MODIFICATION OF AN EXISTING LOAN WITH CARL MACKLEY HOUSE LIMITED PARTNERSHIP AND ENTER INTO A SUBORDINATION AGREEMENT WITH THE PENNSLVANIA HOUSING FINANCE AGENCY**

WHEREAS, in 1997 and 1998, the Authority provided two mortgage loans to CMH Development, L.P. ("CMH"), (i) in the amount of One Million Eight Hundred Thousand Dollars (\$1,800,000.00) ("CMH Loan 1"); and (ii) in the amount of One Million Six Hundred Fifty Thousand Dollars (\$1,650,000.00) ("CMH Loan 2," and together with CMH Loan 1, the CMH Loans"). The proceeds of the CMH Loans assisted with the acquisition and substantial rehabilitation of one hundred eighty-four (184) units of permanent rental housing for low-income residents (the "Project") located at 1401 E. Bristol Street (the "Property").

WHEREAS, pursuant to Resolution No. 2020-80, adopted on December 9, 2020, the Authority approved CMH's request to sell the Property to Carl Mackley Houses Limited Partnership ("Carl Mackley LP") an entity formed to purchase and further rehabilitate the Property (the "Rehabilitation").

WHEREAS, in connection with the sale of the Property from CMH to Carl Mackley LP, (i) CMH agreed to repay a portion of the principal balance of the CMH Loans in the aggregate amount of Two Million Six Hundred Fifty Thousand Dollars (\$2,650,000.00) (the "Principal Repayment," constituting a sum equal to the aggregate original principal balance of the CMH Loans in the amount of Three Million Four Hundred Fifty Thousand Dollars (\$3,450,000.00) less the amount of the Acquisition Loan (as defined below)), and (ii) Carl Mackley LP agreed to assume the outstanding accrued interest on the CMH Loans in the aggregate amount of Three Million Two Hundred Ninety Thousand and Thirty-Nine Dollars (\$3,290,039.00) (the "Assumed Loan").

WHEREAS, On March 11, 2021, Carl Mackley executed in favor of the Authority: (i) a note evidencing the Assumed Loan in the amount of Three Million Two Hundred Ninety Thousand and Thirty-Nine Dollars (\$3,290,039.00) (the "Assumed Loan Note"); (ii) a note (the "Acquisition Loan Note") evidencing an acquisition loan in the amount of Eight Hundred Thousand Dollars (\$800,000.00) (the "Acquisition Loan"); (iii) a mortgage securing both the Assumed Loan Note and the Acquisition Loan Note; (iv) a note (the "New Mortgage Note") evidencing new financing from the Authority in the amount of Two Million Dollars (\$2,000,000.00) (the "New Mortgage Loan," and together with the Assumed Loan and the Acquisition Loan, the "Authority Loan"); and (v) a mortgage securing the New Mortgage Note.

WHEREAS, the Authority Loan is structured with a term of forty-two (42) years at zero percent (0%) interest from the date of the initial loan closing.

WHEREAS, the Acquisition Loan is currently structured with a term of forty-two (42) years at zero percent (0%) interest with principal payments due annually in an amount equal to

fifty percent (50%) of Carl Mackley LP's available surplus cash (the "Surplus Cash Payment"), with any unpaid balance due and payable in 42 years.

WHEREAS, the Rehabilitation incurred COVID-related construction delays, which resulted in cost increases that exceed the construction contingency resulting in a funding gap and required Carl Mackley LP's parent company to advance funding to complete the necessary renovations.

WHEREAS, Carl Mackley LP has now obtained funding to cover the costs of such renovations from the Pennsylvania Housing Finance Agency ("PHFA") through its Development Cost Relief Program ("DCRP") in the amount of Eight Hundred Twenty-Three Thousand Eight Hundred Sixty-Three Dollars (\$823,863.00) (the "PHFA DCRP Loan"), the terms of which PHFA DCRP Loan provide, among other things, for payments of principal to be paid annually in an amount equal to fifty percent (50%) of Carl Mackley LP's available surplus cash.

WHEREAS, Carl Mackley LP has therefore requested the Authority's consent to (i) enter into the PHFA DCRP Loan, (ii) subordinate the Authority Loan to the PHFA DCRP Loan, and (iii) subordinate the Surplus Cash Payment payable to the Authority under the Acquisition Loan to the PHFA DCRP Loan by reducing the amount of the Surplus Cash Payment from fifty percent (50%) to twenty-five percent (25%) of Carl Markley LP's available surplus cash.

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

1. Consent to the PHFA DCRP Loan in the amount of Eight Hundred Twenty-Three Thousand Eight Hundred Sixty-Three Dollars (\$823,863.00).
2. Consent to the subordination of the Authority Loan to the PHFA DCRP Loan.
3. Consent to the subordination of the Surplus Cash Payment payable to the Authority under the Acquisition Loan to the PHFA DCRP Loan by reducing the amount of the Surplus Cash Payment from fifty percent (50%) to twenty-five percent (25%) of Carl Markley LP's surplus cash.

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.