

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, FEBRUARY 12, 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 January 08, 2025

<u>I.</u>	<u>ADMINISTRATIVE</u>	<u>Page</u>
(a)	Amendment to Resolution No. 2025-02, Adopted on January 8, 2025, 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	(1)
(b)	Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(3)
<u>II.</u>	<u>DEVELOPMENT</u>	
(a)	Point Breeze Urban Renewal Area Innova Redevelopment, LLC 1721 Tasker Street Amend Resolution No. 2014-03, Adopted on January 8, 2014	(7)
(b)	Hyman Korman, Inc. 2905 S. 67th Street Release of Redevelopment Agreement and Certain Deed Covenants	(22)

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, January 08, 2025, commencing at 4:01 P.M., in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

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

The following member of the Board of Directors was not present: Jessie Lawrence, Vice Chair.

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

Also in attendance: Fran McDade, IBEW Local 98; Tyrice Harvey, Resident and Erlancia Savilos, Resident.



MINUTES

Mr. Thomas called for a motion to approve the minutes of the November 13, 2024 Board meeting.

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



ADMINISTRATIVE

Mr. Braden presented "Item I (a) – Appointment of Board of Directors of RT HeadHouse Development Corporation" in substance 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. 2025-01

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.

Voting for the foregoing resolution: Mr. Thomas, 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.

Additional Comments and Discussion

Mr. Thomas asked if these properties were intended to be part of the Turn the Key program. Mr. Rodriguez replied that they were. Mr. Rodriguez noted that the various properties listed under the 4th Councilmanic District were formerly part of the 5th Councilmanic District. Mr. Rodriguez stated that the boundaries were adjusted such that the 4th District now includes 33rd Street and Ridge Avenue.

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. 2025-02

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	

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



Mr. Rodriguez presented "Item I (c) – Conveyance of Title to 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. 2025-03

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 Property

7401 Wheeler Street
2444 Island Avenue

4th Councilmanic District Property

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

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



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

Additional Comments and Discussion

Mr. Thomas asked about the MBE/WBE ranges for the project. Mr. LaBrum replied that the EOP goals for all projects are now a total of 35%. Mr. Rodriguez explained that the aggregate percentage is 35%, but not for each category. Mr. Thomas replied that there had been some confusion pertaining to compliance ranges, etc.

Mr. LaBrum stated that Matthew Tharakan, DHCD's Deputy Director of Monitoring and Compliance had provided him with goals of 20% MBE and 10% WBE for the project, but that Alberta Benn confirmed him that all design and construction projects call for a total of 35% between MBE/WBE goals per the City's goals.

Mr. Thomas asked if the Authority had worked with Smith Construction in the past and if so where there were any issues. Mr. LaBrum responded that yes and there were no work issues.

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. 2025-04

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.

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



HOUSING FINANCE

Mr. Braden presented "Item II – Subordination and Modification of Existing Loans with Carl Mackley Houses Limited Partnership" in substance 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. 2025-05

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 PENNSYLVANIA 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.

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



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 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 4:21 P.M.

SECRETARY TO THE BOARD



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



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	



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



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



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

**END OF PRA BOARD MINUTES OF
JANUARY 08, 2025**



BOARD FACTSHEET

Meeting of February 12, 2025

Amendment to Resolution No. 2025-02, adopted

January 8, 2025

Conveyance of Title to City Properties through Philadelphia

Redevelopment Authority to Philadelphia Land Bank

NATURE OF TRANSACTION:

Amendment to Resolution No. 2025-02, adopted by the Philadelphia Redevelopment Authority (the "Authority") Board of Directors (the "Board") on January 8, 2025, to correct a certain property address incorrectly indicated on Exhibit "A" to such Resolution.

BACKGROUND:

Pursuant to Resolution No. 2025-02, adopted on January 8, 2025, the Board authorized the conveyance of title to certain City of Philadelphia Properties through the Authority to the Philadelphia Land Bank. Among the properties included on Exhibit "A" to such Resolution was one with an address indicated as "2170 W. Sterner Street." It was subsequently determined that the street number of such address was mistakenly inverted and should have been identified as "2710 W. Sterner Street."

REQUEST:

The Board is requested to authorize an amendment to Resolution 2025-02, adopted on January 8, 2025, to change the address of the property incorrectly indicated as "2170 W. Sterner Street" to "2710 W. Sterner Street." All other terms of Resolution No. 2025-02, adopted by the Board on January 08, 2025, not specifically amended as described herein, shall continue in full force and effect.

Proposed Resolution is attached.

Prepared by: Alex Braden

RESOLUTION NO.
(Amending Resolution No. 2025-02, Adopted on January 08, 2025)

**AMENDMENT TO RESOLUTION NO. 2025-02, ADOPTED ON JANUARY 8, 2025,
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, pursuant to Resolution No. 2025-02, adopted by the Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") on January 8, 2025, the Board authorized the Authority to accept title from the City of Philadelphia to certain properties with addresses identified on Exhibit "A" to said Resolution No. 2025-02, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank for such properties, without consideration, pursuant to Chapter – 16-700 of The Philadelphia Code.

WHEREAS, among the addresses identified on Exhibit "A" to said Resolution No. 2025-02 was "2170 W. Sterner Street."

WHEREAS, it was subsequently determined by the Authority that the street number of such address was mistakenly inverted on such Exhibit "A," and such address should have been identified as "2710 W. Sterner Street."

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that Resolution No. 2025-02, adopted on January 8, 2025, is hereby amended to change that certain address incorrectly identified as "2170 W. Sterner Street" to "2710 W. Sterner Street."

FURTHER RESOLVING, that except as amended hereby, all other terms of Resolution No. 2025-02, adopted on January 8, 2025, shall 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.



BOARD FACTSHEET

Meeting of February 12, 2025

Conveyance of PRA 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 5th Councilmanic District Office.

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).

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

EXHIBIT "A"

5th Councilmanic District Properties

1601-07 N. 9th Street

1600-16 N. 9th Street

1618-40 N. 9th Street

RESOLUTION NO.

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

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

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

WHEREAS, under Section 2109(d)(3) of the Land Bank Act, 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 convey title from the Philadelphia Redevelopment Authority 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"

5th Councilmanic District Properties

1601-07 N. 9th Street

1600-16 N. 9th Street

1618-40 N. 9th Street



BOARD FACTSHEET

Meeting of February 12, 2025

Amend Resolution No. 2014-03 adopted January 8, 2014

Innova Redevelopment, LLC

1721 Tasker Street

NAME OF DEVELOPER/APPLICANT: Innova Redevelopment, LLC

BACKGROUND:

On January 8, 2014, pursuant to Resolution No. 2014-03, the Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") authorized the selection of Innova Redevelopment, LLC ("Redeveloper") as redeveloper of 1721 Tasker Street (the "Property"). Redeveloper and the Authority entered into a Redevelopment Agreement dated December 17, 2013 (the "Redevelopment Agreement") with respect to the Property, pursuant to which Redeveloper agreed to rehabilitate the existing vacant structure thereon into a single-family rental unit (the "Rehabilitation").

The Authority conveyed the Property to Redeveloper on June 16, 2014, pursuant to the terms of the Redevelopment Agreement. Thereafter, Redeveloper demolished the existing vacant structure on the Property but failed to proceed with the Rehabilitation as required per the Redevelopment Agreement, which failure constitutes a default thereunder.

Redeveloper contacted the Authority in November of 2024, citing internal business issues as the reason for its delay in completing the Rehabilitation, indicating that it was now ready to proceed, and requesting that the Rehabilitation now consist of the construction of a single-family home for sale at market value, rather than a rental unit.

NATURE OF TRANSACTION:

The Board is requested to authorize a resolution that approves an Amendment to the Redevelopment Agreement to provide for the following:

- New construction of a single-family home on the Property to be sold at fair market value.

- Extension of the deadline for completion of such construction to July 25, 2026.

The plans for the construction described herein have been approved by the Philadelphia Planning Commission, and an Equal Opportunity Plan will apply to such construction.

An administrative fee of \$1,500.00 has been paid, which amount constitutes 1% of the current appraised value of the parcel (\$150,000.00), in accordance with the Philadelphia Redevelopment Authority Services Fee Schedule, revised March 31, 2021.

PROPERTY INFORMATION:

Property Address: 1721 Tasker Street, Philadelphia, PA 19145

Description: 1,066 SF **Zoning:** RSA-5 **Use:** Residential

Proposed Resolution and supporting project information are attached.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

RESOLUTION NO.

POINT BREEZE REDEVELOPMENT AREA, POINT BREEZE URBAN RENEWAL AREA, RESOLUTION APPROVING A FIRST AMENDATORY AGREEMENT FOR 1721 TASKER STREET

WHEREAS, on January 8, 2014, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") adopted Resolution No. 2014-03, selecting Innova Redevelopment, LLC ("Redeveloper") as redeveloper of the property located at 1721 Tasker Street (the "Property"), located within the Point Breeze Redevelopment Area, Point Breeze Urban Renewal Area.

WHEREAS, Redeveloper and the Authority entered into that certain Redevelopment Agreement, dated December 17, 2013 (the "Redevelopment Agreement"), pursuant to which Redeveloper agreed to rehabilitate the vacant structure on the Property into a single-family rental unit (the "Rehabilitation").

WHEREAS, on June 16, 2014, the Authority conveyed the Property to Redeveloper pursuant to the terms of the Redevelopment Agreement.

WHEREAS, following the conveyance of the Property, Redeveloper demolished the existing vacant structure thereon but failed to proceed with the Rehabilitation in accordance with the terms of the Redevelopment Agreement.

WHEREAS, Redeveloper's failure to complete the Rehabilitation constitutes a default under the Redevelopment Agreement.

WHEREAS, Redeveloper has requested the Authority's approval to cure the default caused by Redeveloper's failure to complete the Rehabilitation by amending the Redevelopment Agreement (i) to provide for Redeveloper's construction of one (1) new single-family home on the Property to be sold at fair market value, and (ii) to extend the deadline for completion of construction of said single-family home to July 25, 2026.

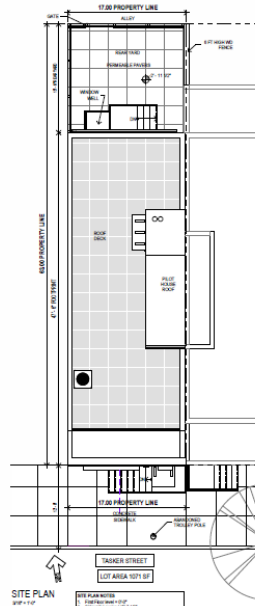
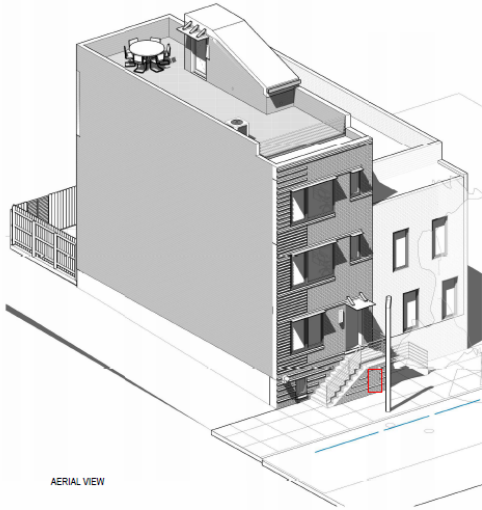
WHEREAS, the Authority has carefully considered Redeveloper's request and the factors giving rise thereto.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an Amendatory Agreement with Innova Redevelopment, LLC with respect to the Redevelopment Agreement for the property located at 1721 Tasker Street, Philadelphia Pennsylvania, (i) to provide for Redeveloper's construction of one (1) new single-family home on the Property to be sold at fair market value, and (ii) extend the deadline for completion of construction of said single-family home to July 25, 2026, for an administrative fee of One Thousand Five Hundred Dollars (\$1,500.00).

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

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

Item II (a)



CONTRACTOR'S PROFILE

1721 Tasker Street
Philadelphia, PA

3-Story row construction conforming with all applicable codes and laws

Address: Phil Thompson Co.,
2000 Market St.,
Philadelphia, PA 19103
PH: 215-592-1000

Owner: 1721 Tasker Street
1721 Tasker St.,
Philadelphia, PA 19103

Design/Construct: 1721 Tasker St. Design/Construct
1721 Tasker St.,
Philadelphia, PA 19103

Building Code: Philadelphia Building Code
ICC 2015 with Amendments

Architect	Blupath	Project Number	BLUPATH-2023-001
Architect	Blupath	Project Number	BLUPATH-2023-001
Architect	Blupath	Project Number	BLUPATH-2023-001
Architect	Blupath	Project Number	BLUPATH-2023-001
Architect	Blupath	Project Number	BLUPATH-2023-001
Architect	Blupath	Project Number	BLUPATH-2023-001

GENERAL NOTES

1. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC) as adopted by the City of Philadelphia.

2. The contractor shall be responsible for obtaining all necessary permits from the City of Philadelphia.

3. The contractor shall maintain access to all adjacent properties at all times.

4. The contractor shall be responsible for protecting all existing utilities and structures on the site.

5. The contractor shall be responsible for the safety of all workers and the public.

6. The contractor shall be responsible for the cleanliness of the site at all times.

7. The contractor shall be responsible for the disposal of all waste materials.

8. The contractor shall be responsible for the protection of all trees and landscaping on the site.

9. The contractor shall be responsible for the protection of all historic structures on the site.

10. The contractor shall be responsible for the protection of all archaeological resources on the site.

PROJECT DESCRIPTION

1721 Tasker Street, Philadelphia, PA

3-Story row construction conforming with all applicable codes and laws

1. Lot: 1721 Tasker Street, Philadelphia, PA 19103

2. Owner: 1721 Tasker Street, Philadelphia, PA 19103

3. Architect: Blupath, Philadelphia, PA 19103

4. Contractor: Phil Thompson Co., Philadelphia, PA 19103

5. Design/Construct: 1721 Tasker St. Design/Construct, Philadelphia, PA 19103

6. Building Code: Philadelphia Building Code, ICC 2015 with Amendments

7. Project Number: BLUPATH-2023-001

8. Issue Date: 10-4-23

9. Revision: 1

10. Scale: 1/8" = 1'-0"

SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date
01	COVER SHEET	10-4-23
02	GENERAL NOTES	10-4-23
03	FOUNDATION	10-4-23
04	FLOOR SLAB	10-4-23
05	WALLS	10-4-23
06	ROOF	10-4-23
07	MECHANICAL	10-4-23
08	ELECTRICAL	10-4-23
09	PLUMBING	10-4-23
10	PAINT	10-4-23
11	LANDSCAPE	10-4-23
12	CONCRETE	10-4-23
13	WOOD	10-4-23
14	IRON	10-4-23
15	COPPER	10-4-23
16	ALUMINUM	10-4-23
17	GLASS	10-4-23
18	STEEL	10-4-23
19	BRICK	10-4-23
20	CONCRETE BLOCK	10-4-23
21	CEMENT BOARD	10-4-23
22	INSULATION	10-4-23
23	MEMBRANE	10-4-23
24	FLASHING	10-4-23
25	TRIM	10-4-23
26	DOORS	10-4-23
27	WINDOWS	10-4-23
28	ROOFING	10-4-23
29	MECHANICAL	10-4-23
30	ELECTRICAL	10-4-23
31	PLUMBING	10-4-23
32	PAINT	10-4-23
33	LANDSCAPE	10-4-23
34	CONCRETE	10-4-23
35	WOOD	10-4-23
36	IRON	10-4-23
37	COPPER	10-4-23
38	ALUMINUM	10-4-23
39	GLASS	10-4-23
40	STEEL	10-4-23
41	BRICK	10-4-23
42	CONCRETE BLOCK	10-4-23
43	CEMENT BOARD	10-4-23
44	INSULATION	10-4-23
45	MEMBRANE	10-4-23
46	FLASHING	10-4-23
47	TRIM	10-4-23
48	DOORS	10-4-23
49	WINDOWS	10-4-23
50	ROOFING	10-4-23

BLUPATH

Blupath Architects
1721 Tasker Street
Philadelphia, PA 19103
PH: 215-592-1000

Project Number: BLUPATH-2023-001

Issue Date: 10-4-23

Revision: 1

Scale: 1/8" = 1'-0"

ISSUE FOR PERMIT 10-4-23

ROWHOUSE 2.0 - PH

1721 Tasker Street
Philadelphia, PA 19103

Owner: 1721 Tasker Street
1721 Tasker St.,
Philadelphia, PA 19103

Project Number: BLUPATH-2023-001

Issue Date: 10-4-23

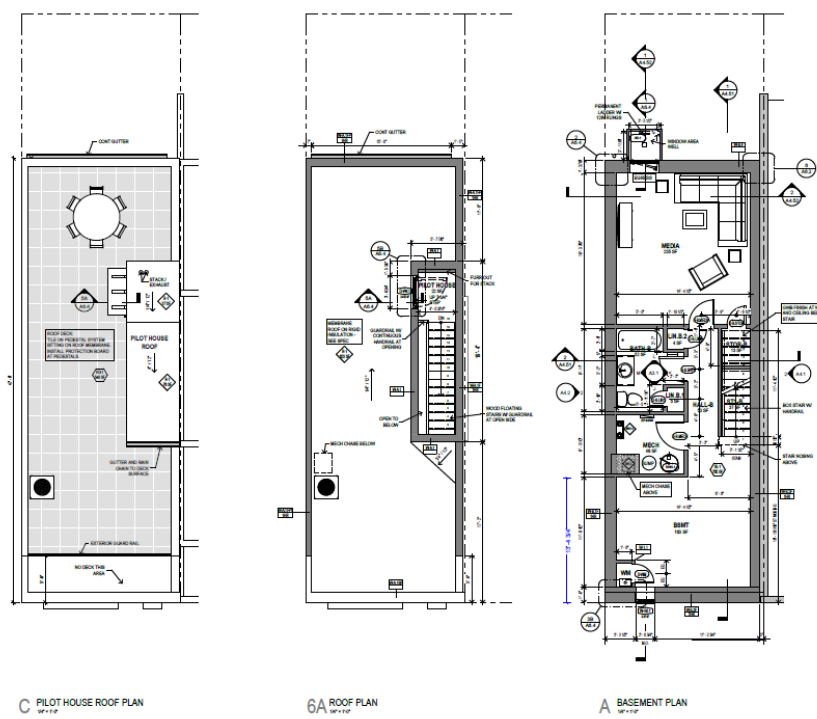
Revision: 1

Scale: 1/8" = 1'-0"

COVER SHEET

.AG1.1

Item II (a)



PLAN NOTES
 1. All floor areas are 1/4" = 1'-0" unless otherwise noted.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the center of the member unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the center of the member unless otherwise noted.
 6. All dimensions are to the center of the member unless otherwise noted.
 7. All dimensions are to the center of the member unless otherwise noted.
 8. All dimensions are to the center of the member unless otherwise noted.
 9. All dimensions are to the center of the member unless otherwise noted.
 10. All dimensions are to the center of the member unless otherwise noted.

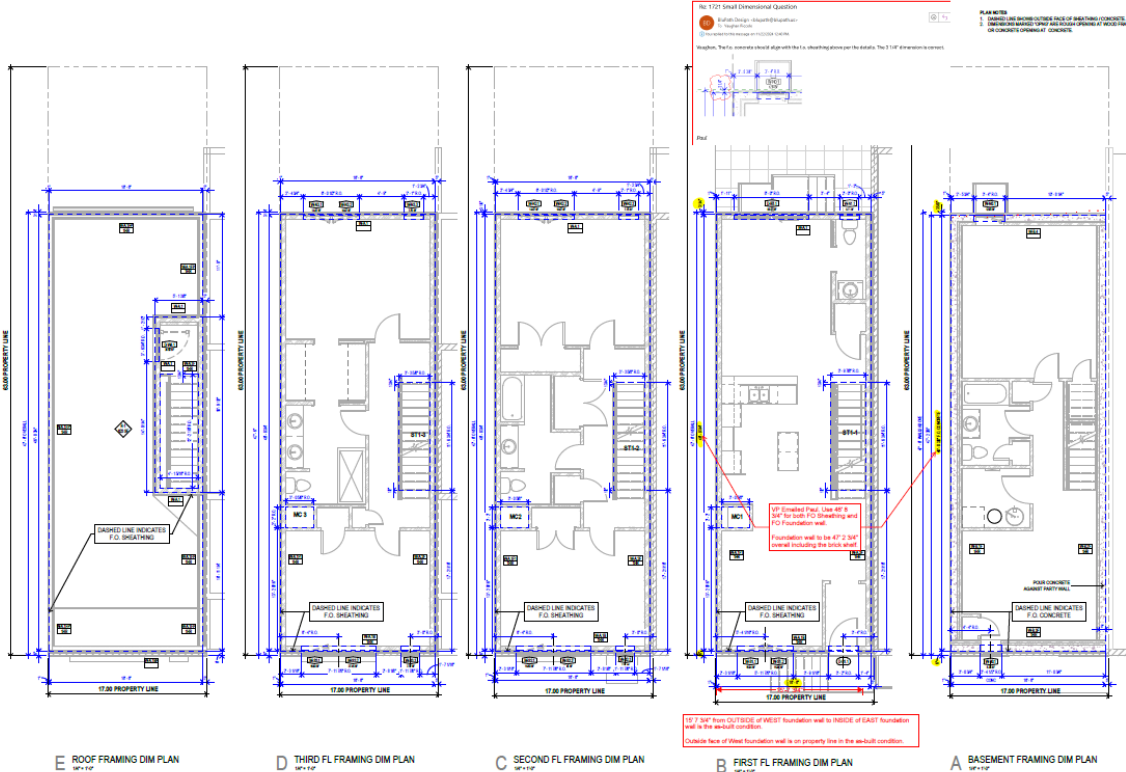
BLUPATH

Project: ROWHOUSE 2.0 - PH
 1011 Taylor Street
 Philadelphia, PA 19108

Issue For Permit: 10-4-23

Architect: ARCH PLANS

A1.2



PLAN NOTES
 1. 3/4" x 3/4" x 3/4" Small Dimensional Question
 2. 3/4" x 3/4" x 3/4" Small Dimensional Question
 3. 3/4" x 3/4" x 3/4" Small Dimensional Question
 4. 3/4" x 3/4" x 3/4" Small Dimensional Question
 5. 3/4" x 3/4" x 3/4" Small Dimensional Question
 6. 3/4" x 3/4" x 3/4" Small Dimensional Question
 7. 3/4" x 3/4" x 3/4" Small Dimensional Question
 8. 3/4" x 3/4" x 3/4" Small Dimensional Question
 9. 3/4" x 3/4" x 3/4" Small Dimensional Question
 10. 3/4" x 3/4" x 3/4" Small Dimensional Question

BLUPATH

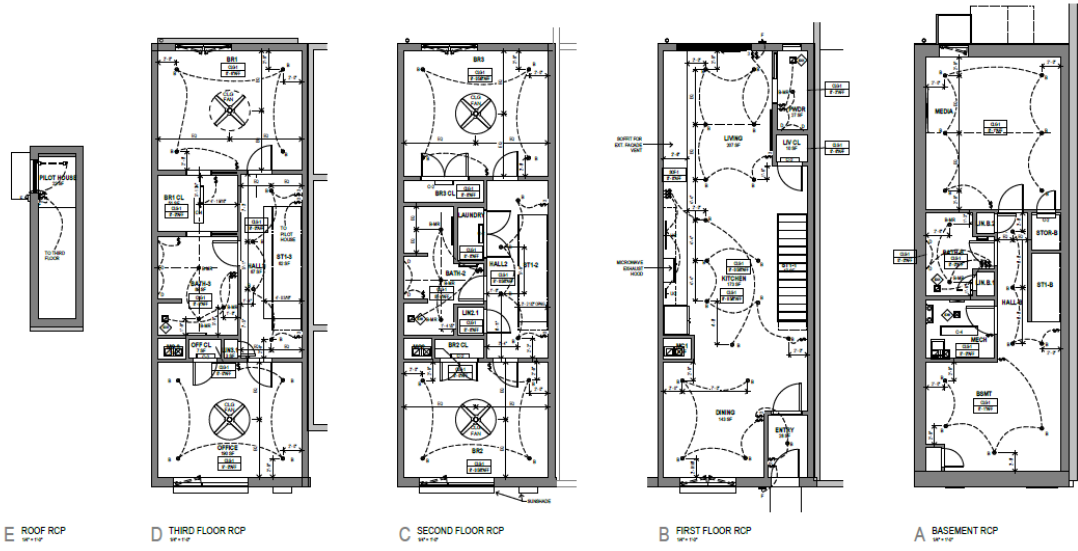
Project: ROWHOUSE 2.0 - PH
 1011 Taylor Street
 Philadelphia, PA 19108

Issue For Permit: 10-4-23

Architect: ARCH PLANS

A1.3

Item II (a)



E ROOF RCP
10' x 10'

D THIRD FLOOR RCP
10' x 10'

C SECOND FLOOR RCP
10' x 10'

B FIRST FLOOR RCP
10' x 10'

A BASEMENT RCP
10' x 10'

LIGHT FIXTURE SCHEDULE			
Type	Quantity	Wattage	Comments
1	1	100	RECESSED DOWNLIGHT
2	1	100	RECESSED DOWNLIGHT
3	1	100	RECESSED DOWNLIGHT
4	1	100	RECESSED DOWNLIGHT
5	1	100	RECESSED DOWNLIGHT
6	1	100	RECESSED DOWNLIGHT
7	1	100	RECESSED DOWNLIGHT
8	1	100	RECESSED DOWNLIGHT
9	1	100	RECESSED DOWNLIGHT
10	1	100	RECESSED DOWNLIGHT

BLUPATH

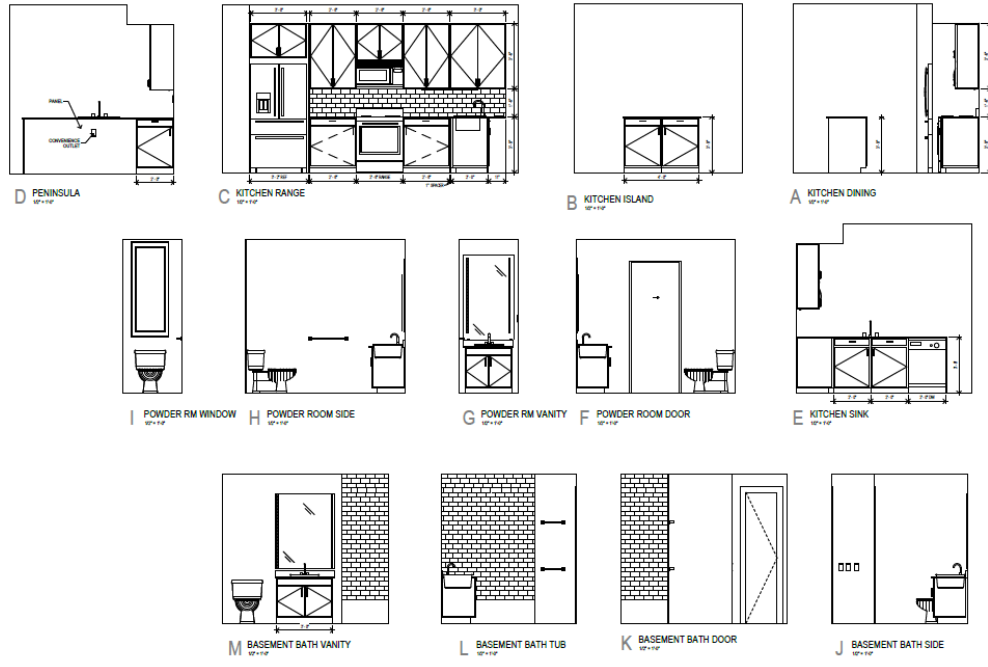
BLUPATH DESIGN, INC.
1000 N. 10TH ST., SUITE 100
PHILADELPHIA, PA 19107
TEL: 215-595-1000
WWW.BLUPATH.COM

PROJECT: ROWHOUSE 2.0 - PH
1000 N. 10TH ST., SUITE 100
PHILADELPHIA, PA 19107

DATE: 10-4-23

ISSUE FOR PERMIT

A2.1



D PENINSULA
10' x 10'

C KITCHEN RANGE
10' x 10'

B KITCHEN ISLAND
10' x 10'

A KITCHEN DINING
10' x 10'

I POWDER RM WINDOW
10' x 10'

H POWDER ROOM SIDE
10' x 10'

G POWDER RM VANITY
10' x 10'

F POWDER ROOM DOOR
10' x 10'

E KITCHEN SINK
10' x 10'

M BASEMENT BATH VANITY
10' x 10'

L BASEMENT BATH TUB
10' x 10'

K BASEMENT BATH DOOR
10' x 10'

J BASEMENT BATH SIDE
10' x 10'

BLUPATH

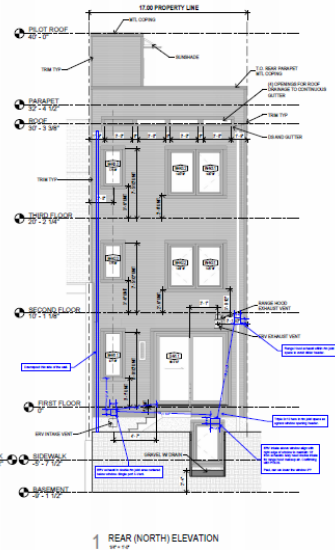
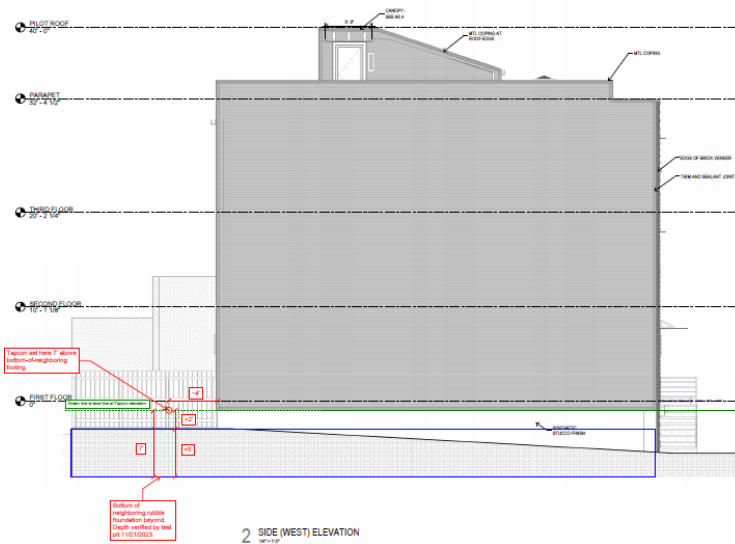
BLUPATH DESIGN, INC.
1000 N. 10TH ST., SUITE 100
PHILADELPHIA, PA 19107
TEL: 215-595-1000
WWW.BLUPATH.COM

PROJECT: ROWHOUSE 2.0 - PH
1000 N. 10TH ST., SUITE 100
PHILADELPHIA, PA 19107

DATE: 10-4-23

ISSUE FOR PERMIT

A3.1



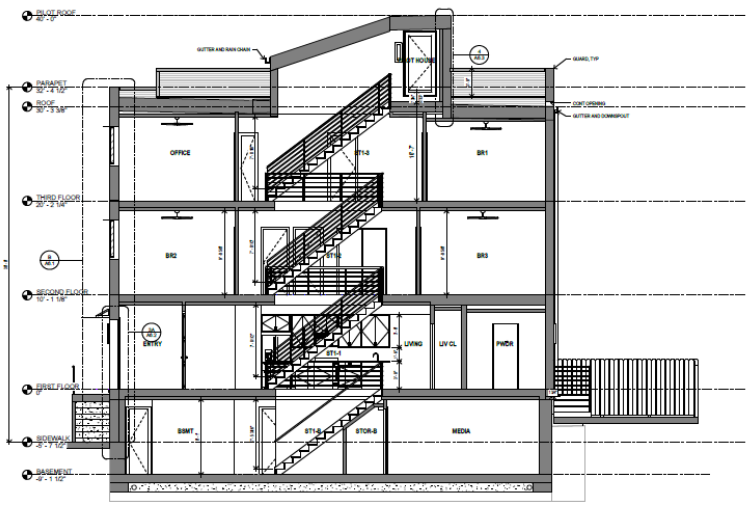
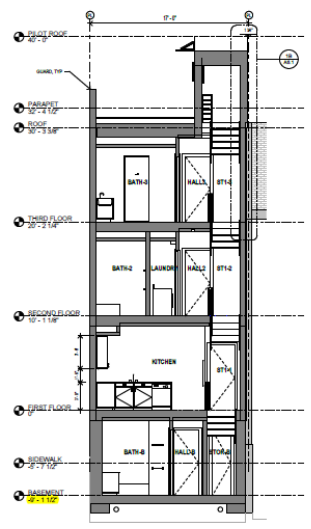
BLUPATH

Project: ROWHOUSE 2.0 - PH
 Project Address: 1311 Taylor Street, Philadelphia, PA 19108

Issue For Permit: 10-4-23

Scale: 1/8" = 1'-0"

A4.2



BLUPATH

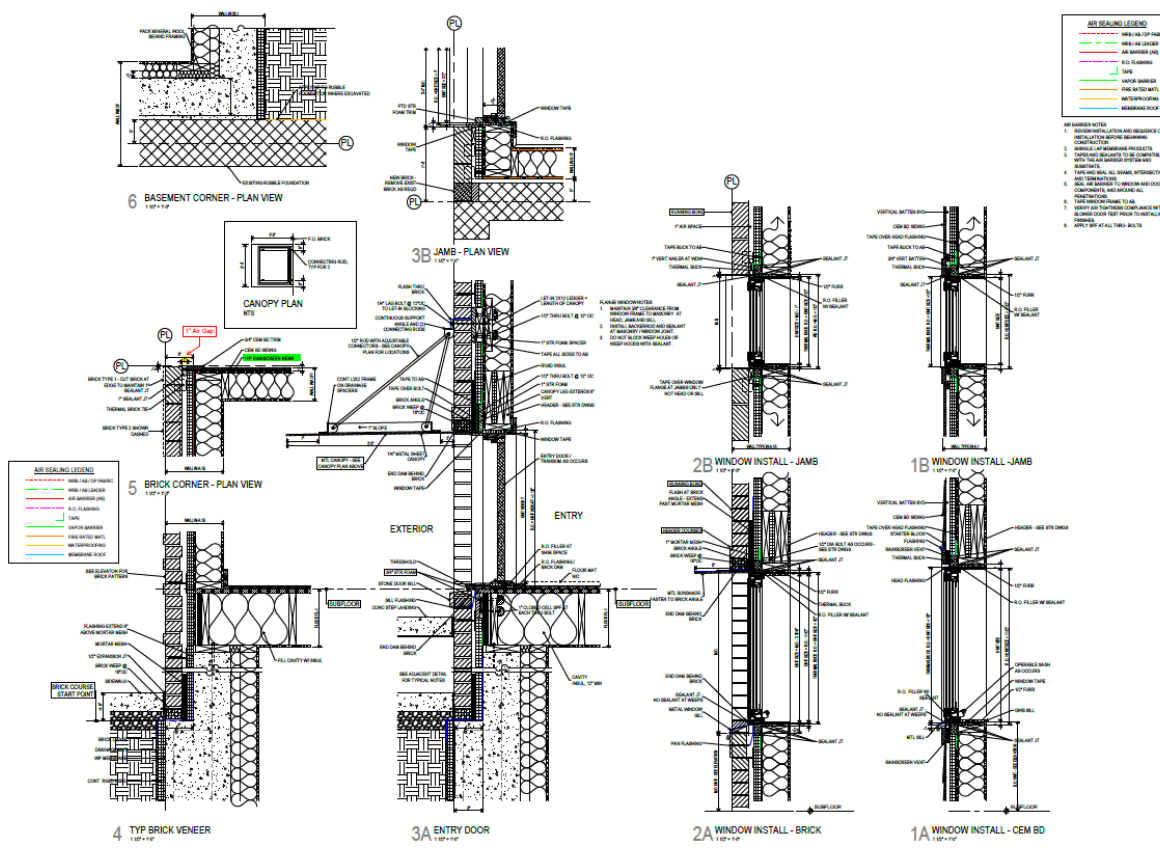
Project: ROWHOUSE 2.0 - PH
 Project Address: 1311 Taylor Street, Philadelphia, PA 19108

Issue For Permit: 10-4-23

Scale: 1/8" = 1'-0"

BUILDING SECTIONS

A4.51

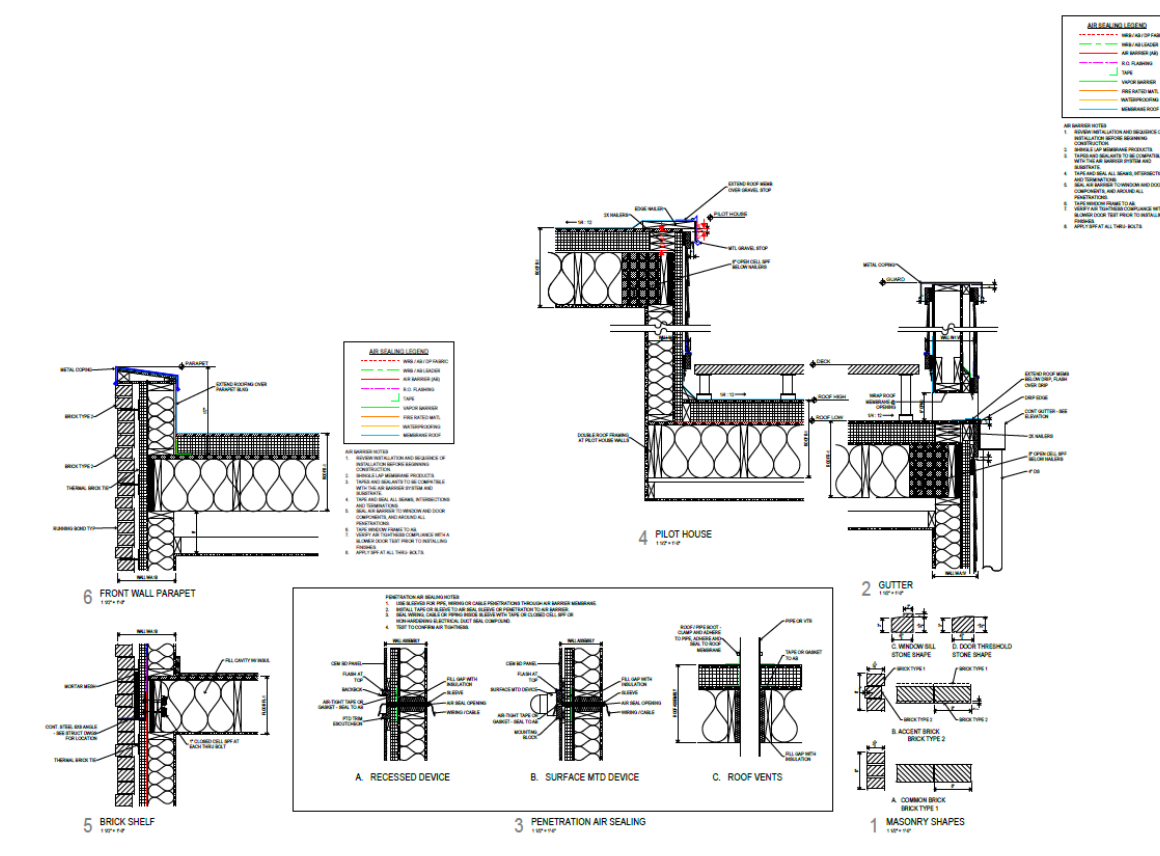


BLUPATH

ISSUE FOR PERMIT 10-4-23

ROWHOUSE 2.0 - PH

A6.2



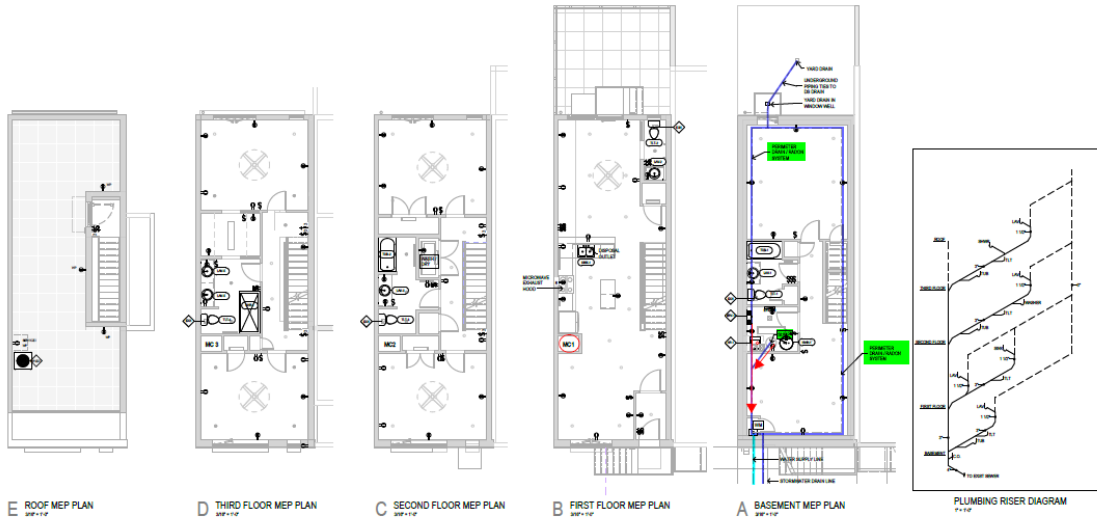
BLUPATH

ISSUE FOR PERMIT 10-4-23

ROWHOUSE 2.0 - PH

A6.3

Item II (a)



PLAN NOTES
 1. SEE OTHER MECHANICAL, ELECTRICAL, AND LIGHT PLANS FOR
 DETAILS AND THE EXISTING SYSTEM AND SEE ALSO
 THE OTHER PLAN SHEETS.

BLUPATH

PROJECT: 8027470 - 0200
 1000 N. 10th St.
 Philadelphia, PA 19106
 PROJECT NO. 10-4-23

MECHANICAL ENGINEER: MICHAEL J. GIBLIN, P.E.
 2110 Locust Street
 Philadelphia, PA 19103
 MICHAEL.GIBLIN@BLUPATH.COM

MECHANICAL DESIGNER: MICHAEL J. GIBLIN, P.E.
 2110 Locust Street
 Philadelphia, PA 19103
 MICHAEL.GIBLIN@BLUPATH.COM

MECHANICAL CONTRACTOR: [Blank]

MECHANICAL CONTRACTOR: [Blank]



ISSUE FOR PERMIT 10-4-23

MEP1.1

Mark	Description	Manufacturer	Model	Comments
ME1	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME2	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME3	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME4	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME5	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME6	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME7	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME8	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME9	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS
ME10	MECHANICAL EQUIPMENT	TRANE	RTU	SEE OTHER PLAN SHEETS

- MEP1.1 NOTES
- PROVIDE BALANCED AIR FLOW SYSTEM EXHAUST CFM = SUPPLY CFM
 - INSTALL EXH. EXHAUST GRILLES IN BATHROOMS, STORAGE, LAUNDRY ROOM AND MECHANICAL ROOMS
 - INSTALL EXH. SUPPLY GRILLES IN LIVING ROOMS, BEDROOMS, OFFICES, MECH. PLANT HOUSE LANDING

Mark	Level	Description	Comments
ME1	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME2	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME3	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME4	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME5	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME6	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME7	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME8	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME9	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS
ME10	ROOF	MECHANICAL EQUIPMENT	SEE OTHER PLAN SHEETS

PROJECT: ROWHOUSE 2.0 - PH

MECHANICAL CONTRACTOR: [Blank]

MEP1.1

1721 Tasker Street





BOARD FACTSHEET

Meeting of February 12, 2025

Release of a Redevelopment Agreement and Certain Deed Covenants

Hyman Korman, Inc.
2905 S. 67th Street

NAME OF DEVELOPER/APPLICANT: Hyman Korman, Inc.

NATURE OF TRANSACTION:

The Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") is being asked to approve a resolution authorizing the issuance of a Release of a Redevelopment Agreement and certain deed covenants for that certain property located at 2905 S. 67th Street (the "Property").

BACKGROUND:

The Authority and the New Eastwick Corporation ("Eastwick Corporation") entered into a certain redevelopment agreement dated as of June 9, 1961 (the "Redevelopment Agreement"), with respect to the Eastwick Urban Renewal Area. On May 12, 1964, the Authority conveyed the Property via a deed (the "Deed") to Hyman Korman, Inc. ("Korman"), as nominee of Eastwick Corporation, to be used for open rear yard space appurtenant to certain houses adjacent to the Property. Korman thereafter conveyed the Property to George L. Boles and William Cooper, Trustees for Dorel Street Civic Association by deed dated May 1, 1965.

The Property became delinquent in the payment of property taxes and was sold at Sheriff's sale to 509 Investments LLC. 509 Investments LLC acquired the Property via a Sheriff's Deed dated August 19, 2024. 509 Investments LLC now seeks to construct housing on the Property and has requested that the Authority issue a release of a Redevelopment Agreement and certain deed covenants for the Property.

Since the redevelopment obligation of open rear yard space is from 1964 and 509 Investments LLC acquired the Property via Sheriff's Sale to construct housing on the Property, the Board is being asked to approve the issuance of a release of a Redevelopment Agreement and certain deed covenants for the

Property.

Should the Board approve this request, 509 Investments LLC has been made aware that the following restrictions set forth in the Deed will not be released:

1. That no person shall be deprived of the right to use any of the facilities therein, by reason of race, creed, color or national origin.
2. That there shall be no discrimination in the use, sale or lease of any part of the Project against any person because of race, color, religion or national origin.

Proposed Resolution and supporting information are attached (photographs).

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

RESOLUTION NO.

RESOLUTION APPROVING THE RELEASE OF A REDEVELOPMENT AGREEMENT AND CERTAIN COVENANTS CONTAINED IN THE DEED FOR 2905 S. 67TH STREET

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") and the New Eastwick Corporation ("Eastwick Corporation") entered into a certain redevelopment agreement dated as of June 9, 1961 (the "Redevelopment Agreement"), with respect to the Eastwick Urban Renewal Area.

WHEREAS, on May 12, 1964, the Authority conveyed that certain parcel located at 2905 S. 67th Street (the "Property") via a deed to Hyman Korman, Inc. ("Korman"), as nominee of Eastwick Corporation, to be used for open rear yard space appurtenant to certain houses adjacent to the Property.

WHEREAS, Korman conveyed the Property to George L. Boles and William Cooper, Trustees for Dorel Street Civic Association by deed dated May 1, 1965.

WHEREAS, the Property became delinquent in the payment of property taxes and was sold at Sheriff's sale to 509 Investments LLC who acquired the Property via a Sheriff's Deed dated August 19, 2024.

WHEREAS, 509 Investments LLC has requested that the Authority issue a release of a Redevelopment Agreement and certain deed covenants of the Property in order to construct housing on the Property.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that in accordance with the Fact Sheet presented, the Deputy Executive Director of Real Estate is hereby authorized to issue a Release of a Redevelopment Agreement and certain deed covenants contained in the deed dated May 12, 1964 for 2905 S. 67th Street (the "Property").

FURTHER AUTHORIZING, the preparation, execution, and delivery of a Release for the Property and 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.

2905 S. 67th Street

