

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, APRIL 9, 2025**

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

AGENDA

APPROVAL OF BOARD MINUTES

Meeting of March 12, 2025

I. <u>ADMINISTRATIVE</u>	<u>Page</u>
(a) Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank	(1)
(b) Conveyance of Title to Philadelphia Redevelopment Authority Properties to the Philadelphia Land Bank	(5)
(c) Logan Triangle 11th Street to the West, Loudon Street to the North, W. Wingohocking to the South and Roosevelt Boulevard and N. Marshall Street to the East Christopher Bunch, individually and Doing Business as Paving the Way Landscaping Approval of a 1-year extension to Agreement for Landscape Maintenance Services	(9)
(d) Eastwick Parcels bounded by Island Avenue to the North and the Heinz Wildlife Refuge to the South Christopher Bunch, individually and Doing Business as Paving the Way Landscaping Approval of a 1-year extension to Agreement for Landscape Maintenance Services	(13)

AGENDA

Board Meeting of April 9, 2025

Page -2-

II. DEVELOPMENT

Isaac Robert Pitts, Executor of the Estate of
Ronald J. Pugh (16)
636-638 N. 39th Street
Release of Rehabilitation Agreement

III. HOUSING

Neumann North Preservation (20)
Neumann North, L.P.
1741 Frankford Avenue and 1729-55 Frankford Avenue
**Assignment of Philadelphia Redevelopment Authority Loan
to the Philadelphia Housing Development Corporation**

PHILADELPHIA REDEVELOPMENT AUTHORITY
BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, March 12, 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; Jessie Lawrence, Vice Chair; Kate McGlinchey, Treasurer; and Mark Lynch, Secretary.

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

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

Also in attendance: Jerome Barmore, Christian Tabernacle Church; Paul Woodson, Resident; Brenda Arthur, Citizen; and Jamila Davis, DHCD.



MINUTES

Mr. Thomas called for a motion to approve the minutes of the February 12, 2025 Board meeting.

Upon motion made and duly seconded, the minutes of the February 12, 2025 meeting were approved.



ADMINISTRATIVE

Mr. Rodriguez presented "Item I (a) – Conveyance of Title to City Properties through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank" 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. 2025-10

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

3rd Councilmanic District Properties

5417 Florence Avenue
5425 Florence Avenue
813 Union Street
6130 Ellsworth Street
4910 Kingsessing Avenue

7th Councilmanic District Properties

2323-31 N. 5th Street
2322 N. Orkney Street
2324 N. Orkney Street
2326 N. Orkney Street
2328 N. Orkney Street
2330 N. Orkney Street

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



Mr. Rodriguez presented "Item I (b) – 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. 2025-11

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

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

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

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

WHEREAS, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act.

WHEREAS, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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

EXHIBIT "A"

2nd Councilmanic District Property

1225 S. 17th Street

3rd Councilmanic District Property

5108 Chester Avenue

5th Councilmanic District Property

2002 N. 20th Street

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



DEVELOPMENT

Mr. Romano presented "Item II – Release of Deed Covenants – 2156 E. Orleans Street and 211 E. Auburn Street" in substance with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked if eligibility for Turn the Key was up to 100% of AMI. Mr. Rodriguez replied that it was.

Mr. Rodriguez pointed out the issue was that PHDC did not develop the properties and instead transferred the properties to Land Bank. The Land Bank then awarded the properties to BMK for development.

Mr. Rodriguez stated that TTK is averaging 59% AMI, comprising predominantly single women with families, and earning \$45,000.

Mr. Thomas recognized Paul Woodson and invited him to speak. Mr. Woodson asked if Turn the Key is 100% AMI and asked if income limitation is a factor. Mr. Rodriguez explained 100% AMI was the maximum annual income threshold for prospective homeowners. Mr. Rodriguez added that the level is set by HUD annually.

Mr. Woodson stated that Mr. Rodriguez mentioned something about \$59,000. Mr. Rodriguez responded that he was referring to the average income level of TTK applicants at 59% AMI.

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. 2025-12

RESOLUTION AUTHORIZING THE RELEASE OF COVENANTS CONTAINED IN THE DEED FOR 2156 E. ORLEANS STREET AND 2111 E. AUBURN STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that with respect to 2156 E. Orleans Street and 2111 E. Auburn Street (collectively, the "Property"), the covenants contained in that certain deed from the Philadelphia Redevelopment Authority to the Philadelphia Housing Development Corporation, dated December 8, 1992, may be released.

FURTHER AUTHORIZING, the execution, delivery and recording of a Release for the Property and the preparation, execution, and delivery of all other 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 and Mr. Lynch.



HOUSING FINANCE

Mr. Brown presented "Item III – Assignment of Philadelphia Authority Loans to Philadelphia Housing Development Corporation – 6250 Walnut Street" in substance consistent with the fact sheet hereto.

Additional Comments and Discussion

Mr. Thomas summarized that today's requested action involved the transfer of debt from the Authority to Philadelphia Housing Development Corporation ("PHDC"), and explained that PHDC is providing new financing. Mr. Brown advised the members of the Board that the new AMI level is 60% AMI, which is lower than 80% AMI; therefore, it's more affordable. Mr. Brown pointed out that the new financing extends affordability for 42 years.

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. 2025-13

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO (I) ASSIGN TO THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION TWO LOANS MADE BY THE AUTHORITY TO WALNUT PARK PLAZA LLC AND (II) TERMINATE A DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

WHEREAS, on June 18, 2012, the Philadelphia Redevelopment Authority (the "Authority") made a mortgage loan to Walnut Park Plaza LLC ("Walnut Park") in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) with a term of thirty-two (32) years at zero percent (0%) interest and no principal or interest payments required until maturity of the loan (the "Preservation Loan").

WHEREAS, the proceeds of the Preservation Loan were used to preserve a nine (9) story apartment building containing two hundred twenty-seven (227) units of affordable senior rental housing (the "Project") located at 6250 Walnut Street (the "Property") in West Philadelphia.

WHEREAS, on May 27, 2021, the Authority made a second mortgage loan to Walnut Park in the amount of Four Hundred Thousand Dollars (\$400,000.00) with a term of thirty (30) years at zero percent (0%) interest and no principal or interest payments required until the maturity of the loan (the "CDBG Loan," and together with the Preservation Loan, the "Authority Loans").

WHEREAS, the proceeds of the CDBG Loan were used to make further improvements to the Property via emergency masonry repairs to stop water infiltration.

WHEREAS, each of the Authority Loans is secured by a mortgage encumbering the Property, and the Project is subject to a Declaration of Restrictive Covenants, Conditions and Restrictions made by Walnut Park in connection with the CDBG Loan (the "Declaration").

WHEREAS, Walnut Park intends to further preserve and rehabilitate the Project using Low-Income Housing Tax Credits (the "LIHTC Transaction"), and in connection therewith, to convey the Property to a new single purpose entity ("New Borrower").

WHEREAS, in connection with the LIHTC Transaction, the Philadelphia Housing Development Corporation ("PHDC") intends to make a mortgage loan to New Borrower in the amount of Three Million Dollars (\$3,000,000.00) (the "PHDC Loan").

WHEREAS, to facilitate the LIHTC Transaction and the PHDC Loan, Walnut Park has requested that (i) the Authority Loans be assigned from the Authority to PHDC (the "Assignment") such that, once assigned, the combined balance of the Authority Loans in the amount of One Million Nine Hundred Thousand Dollars (\$1,900,000.00) may be aggregated with the PHDC Loan into a single debt obligation to PHDC in the amount of Four Million Nine Hundred Thousand Dollars (\$4,900,000.00), and (ii) in connection with the Assignment, the Declaration be terminated.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to take the following actions:

- Assign to the Philadelphia Housing Development Corporation all right, title, and interest in, and to, the Authority Loans and all associated loan documents including, without limitation, all mortgages and collateral documents; and
- Terminate the Declaration.

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. 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 4:17 P.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET

Meeting of March 12, 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 & 7th 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

5417 Florence Avenue
5425 Florence Avenue
813 Union Street
6130 Ellsworth Street
4910 Kingsessing Avenue

7th Councilmanic District Properties

2323-31 N. 5th Street
2322 N. Orkney Street
2324 N. Orkney Street
2326 N. Orkney Street
2328 N. Orkney Street
2330 N. Orkney Street

**BOARD FACTSHEET**

Meeting of March 12, 2025

Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank

NATURE OF TRANSACTION:

The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title of 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, 3rd and 5th Councilmanic District Offices.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

EXHIBIT "A"

2nd Councilmanic District Property

1225 S. 17th Street

3rd Councilmanic District Property

5108 Chester Avenue

5th Councilmanic District Property

2002 N. 20th Street



BOARD FACTSHEET

Meeting of March 12, 2025

Release of Deed Covenants

2156 E. Orleans Street and 2111 E. Auburn Street

NAME OF DEVELOPER/APPLICANT: Philadelphia Housing Development Corporation ("Redeveloper")

NATURE OF TRANSACTION:

The Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") is asked to authorize the release of certain deed covenants that the Authority included in its deed to Redeveloper dated December 8, 1992 (the "Deed"), with respect to 2156 E. Orleans Street and 2111 E. Auburn Street, Philadelphia, PA (collectively, the "Property").

BACKGROUND:

By Resolution No. 14,206 adopted on October 13, 1992, the Board authorized the conveyance of the Property to Redeveloper for Redeveloper to either rehabilitate the Property or convey the Property to a grantee who would be required to rehabilitate the Property. The Property was conveyed to Redeveloper by the Deed, which contained covenants regarding the required development, use, transfer, encumbrance, and occupancy of the Property (collectively, the "Deed Covenants"). The rehabilitation of the Property either by Redeveloper or a subsequent grantee never occurred.

Per the Deed, Redeveloper was required to convey the Property back to the Authority when it was unable to complete the rehabilitation of the Property or find a buyer for the Property. However, Redeveloper inadvertently failed to take notice of such Deed provisions and conveyed the Property to the Philadelphia Land Bank (the "Land Bank") on December 9, 2015 for nominal consideration. The Land Bank recently entered into a Purchase and Development Agreement with BMK Properties, LLC ("BMK") that requires BMK to develop the Property as part of an affordable housing development that will consist of 47 units of which 31 will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be sold to eligible homebuyers whose household income will not exceed one hundred (100%) of the area median income. In connection with its anticipated acquisition of the

Property in connection with the foregoing transaction, BMK has requested that the Authority release the Deed Covenants.

Because Redeveloper is a non-profit housing corporation incorporated by officials of the City of Philadelphia, which conveyed the Property for nominal consideration to the Land Bank, a public body and a body corporate and politic, which has in turn has imposed a development obligation on BMK with respect to the Property, the Board is requested to authorize the release of the Deed Covenants.

Proposed Resolution is attached.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez



BOARD FACTSHEET

Meeting of March 12, 2025

Assignment of Philadelphia Redevelopment Authority Loans to the Philadelphia Housing Development Corporation
Walnut Park Plaza Apartments

NATURE OF TRANSACTION:

Authorization for the Philadelphia Redevelopment Authority (the "Authority") to assign to the Philadelphia Housing Development Corporation ("PHDC") the Authority's interest, as lender, in two loans made by the Authority to Walnut Park Plaza LLC ("Walnut Park") to support the preservation and rehabilitation of 227 affordable senior rental housing units.

BACKGROUND:

The Authority, as lender, previously made the following mortgage loans in the aggregate amount of \$1,900,000.00 to Walnut Park:

1. A HOME funded loan made on July 18, 2012, in the amount of \$1,500,000.00, having a term of 32 years at zero percent interest with no principal or interest payments required until maturity of the Loan (the "Preservation Loan").
2. A CDBG funded loan made on May 27, 2021, in the amount of \$400,000.00, having a term of 30 years at zero percent interest with no principal or interest payments required until the term expires (the "CDBG Loan," and together with the Preservation Loan, the "Authority Loans").

The proceeds of the Authority Loans were used to preserve a nine-story apartment building containing 227 units of affordable senior rental housing (the "Project") located at 6250 Walnut Street (the "Property") in West Philadelphia.

As a condition to the CDBG Loan, the Project was made subject to a Declaration of Restrictive Covenants, Conditions and Restrictions with a term of 30 years and a requirement that residents of the Project have incomes not exceeding 80% of the Area Median Income ("AMI").

PROPOSED PROJECT:

Walnut Park now seeks to further preserve and rehabilitate the Project with improvements that include modernizing the building's systems, enhancing accessibility to meet current standards, and improving both the overall internal and external appearance of the Project. Walnut Park intends to undertake the improvements using Low-Income Housing Tax Credits (the "LIHTC Transaction"), and in connection therewith, to convey the Property to a new single purpose entity ("New Borrower").

PROPOSED FINANCING:

The total rehabilitation cost involved with the LIHTC Transaction is estimated at \$89,934,962.00, funded primarily through approximately: (i) \$40,292,910.00 in equity from Berkadia Affordable Tax Credit Solutions; (ii) \$32,332,000.00 from a T.D. Bank construction loan (to be replaced post-construction with a permanent loan from Berkadia Mortgage); (iii) \$3,664,426.00 in reinvested developer fee; (iv) \$1,250,921.00 in deferred developer fee; (v) \$500,000.00 from a RACP grant; (vi) \$3,071,865.00 in investment earnings; (vii) \$1,500,000.00 from a seller note; (viii) \$2,390,831 in interim income, and (ix) a new mortgage loan from PHDC in the amount of \$3,000,000.00.

To facilitate the LIHTC Transaction and the PHDC Loan, Walnut Park has requested that (i) the Authority Loans be assigned from the Authority to PHDC (the "Assignment") such that, once assigned, the combined balance of the Authority Loans in the amount of \$1,900,000.00 may be aggregated with the PHDC Loan into a single debt obligation to PHDC in the amount of \$4,900,000.00, of which only the \$3,000,000.00 comprising the new PHDC financing may be drawn upon. Following the Assignment of the Authority Loans and their aggregation with the PHDC Loan, the PHDC Loan will have a 42 year term at zero percent interest, with no principal or interest payments required until Maturity of the Loan.

In connection with the Assignment, it is proposed that the Declaration be terminated. In line with its standard practices, PHDC will condition the PHDC Loan to the Project being subjected to a new declaration with a term of 42years and an occupancy requirement of 60% of Area Median Income.

BOARD ACTION: The Board is requested to consent to the following:

- Assignment to PHDC of all right, title, and interest in, and to, the Authority Loans and all associated loan documents including, without limitation, all mortgages and collateral documents.
- Termination of the Declaration.

Proposed Resolution is attached

Prepared by: James L. Brown, V

Reviewed by: Dave Thomas

**END OF PRA BOARD MINUTES OF
MARCH 12, 2025**



BOARD FACTSHEET

Meeting of April 09, 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 properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st & 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"

1st Councilmanic District Properties

2045 E. Auburn Street
2054 E. Auburn Street
2051 E. Rush Street
518 Pierce Street
2315 S. Marshall Street

5th Councilmanic District Property

3101 N. 8th Street

RESOLUTION NO.

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

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

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

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

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

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

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

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

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

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2045 E. Auburn Street
2054 E. Auburn Street
2051 E. Rush Street
518 Pierce Street
2315 S. Marshall Street

5th Councilmanic District Property

3101 N. 8th Street



BOARD FACTSHEET

Meeting of April 09, 2025

Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank

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

PROPERTY INFORMATION:

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"

1st Councilmanic District Property

2118 E. Monmouth Street

5th Councilmanic District Properties

1807 N. 8th Street

1809 N. 8th Street

1811 N. 8th Street

1813 N. 8th Street

1817 N. 8th Street

1819 N. 8th Street

1821 N. 8th Street

1823 N. 8th Street

1825 N. 8th Street

RESOLUTION NO.

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

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

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

EXHIBIT "A"

1st Councilmanic District Property

2118 E. Monmouth Street

5th Councilmanic District Properties

1807 N. 8th Street

1809 N. 8th Street

1811 N. 8th Street

1813 N. 8th Street

1817 N. 8th Street

1819 N. 8th Street

1821 N. 8th Street

1823 N. 8th Street

1825 N. 8th Street



BOARD FACTSHEET

Meeting of April 09, 2025

Approval of a one-year extension to the Agreement for Landscape Maintenance Services with Christopher Bunch, Individually and Doing Business as Paving the Way Landscaping Grounds Maintenance of PRA parcels in the Logan Section of Philadelphia

NAME OF PROVIDER: Paving the Way Landscaping

BACKGROUND:

Pursuant to Resolution No. 2022-14, adopted on March 9, 2022, the Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") authorized the selection of Christopher Bunch, individually and doing business as Paving the Way Landscaping ("Provider"), to provide grounds maintenance services (collectively, the "Services") at that certain Authority-owned property known as the "Logan Triangle," which comprises approximately 36 acres and is bounded by 11th Street to the west, Loudon Street to the north, W. Wingohocking to the south and Roosevelt Boulevard and N. Marshall Street to the east.

Thereafter, the Authority and Provider entered into that certain Agreement for Landscaping Maintenance Services, dated September 26, 2022 and effective as of May 1, 2022 (the "Agreement").

The Agreement provided for a term of one year, with options to renew for two additional years, to be exercised at the sole discretion of the Authority.

Compensation for the Services under the Agreement was as follows:

	<u>Year 1:</u>	<u>Year 2:</u>	<u>Year 3:</u>
Paving the Way Landscaping	<u>ending</u>	<u>ending</u>	<u>ending</u>
	<u>03/31/23</u>	<u>03/31/24</u>	<u>03/31/25</u>
615 Wynnewood Road, Philadelphia, PA			
MBE Certified	\$64,116	\$67,322	\$70,688

The Authority exercised each of its renewal options under the Agreement, the second and final of which renewal terms expired on March 31, 2025. The Authority intends to issue a new Request for Proposals for landscape

maintenance services during the summer of 2025; however, with the growing season already in progress, an additional one-year extension of the term of the Agreement is necessary to maintain the Services at Logan Triangle on an uninterrupted basis, while affording sufficient time for the Authority to conduct a comprehensive and competitive procurement process for a long-term contract.

NATURE OF REQUEST:

The Board is requested to approve a resolution authorizing an amendment to the Agreement for Landscape Maintenance Services to provide for the following:

- Extension of the term of the Agreement, retroactive to April 1, 2025, for one additional year through March 31, 2026 (the "Additional Extension Term").
- The maximum Compensation payable to Provider during the Additional Extension Term will be \$70,688.00.

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

RESOLUTION NO.**RESOLUTION AUTHORIZING AN EXTENSION OF THE TERM OF THE AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES WITH CHRISTOPHER BUNCH, INDIVIDUALLY AND DOING BUSINESS AS PAVING THE WAY LANDSCAPING, TO PROVIDE LANDSCAPE MAINTENANCE SERVICES IN THE LOGAN TRIANGLE SECTION OF THE CITY OF PHILADELPHIA**

WHEREAS, pursuant to Resolution No. 2022-14, adopted on March 9, 2022, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized the selection of Christopher Bunch, individually and doing business as Paving the Way Landscaping ("Provider"), to provide grounds maintenance services (collectively, the "Services") at that certain Authority-owned property known as the "Logan Triangle," which comprises approximately thirty-six (36) acres and is bounded by 11th Street to the west, Loudon Street to the north, W. Wingohocking to the south and Roosevelt Boulevard and N. Marshall Street to the east.

WHEREAS, the Authority and Provider entered into that certain Agreement for Landscaping Maintenance Services, dated September 26, 2022 and effective as of May 1, 2022 (the "Agreement").

WHEREAS, the Agreement provided for a term of one (1) year, with options to renew for two (2) additional years, to be exercised at the sole discretion of the Authority.

WHEREAS, the Authority exercised each of its renewal options under the Agreement, the second and final of which renewal terms expired on March 31, 2025.

WHEREAS, the Authority and Provider now seek to enter into an amendment to the Agreement to provide for (i) an extension of the term thereof, retroactive to April 1, 2025, for one additional year through March 31, 2026, and (ii) maximum compensation payable to Provider during such extended term in an amount not to exceed Seventy Thousand Six Hundred Eighty-Eighty Dollars (\$70,688.00).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an amendment to the Agreement to provide for (i) an extension of the term thereof, retroactive to April 1, 2025, for one additional year through March 31, 2026, and (ii) maximum compensation payable to Provider during such extended term in an amount not to exceed Seventy Thousand Six Hundred Eighty-Eighty Dollars (\$70,688.00).

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

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



BOARD FACTSHEET

Meeting of April 09, 2025

Approval of a one-year extension to the Agreement for Landscape Maintenance Services with Christopher Bunch, Individually and Doing Business as Paving the Way Landscaping Grounds Maintenance of PRA parcels in the Eastwick Section of Philadelphia

NAME OF PROVIDER: Paving the Way Landscaping

BACKGROUND:

Pursuant to Resolution No. 2022-45, adopted on July 13, 2022, the Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") authorized the selection of Christopher Bunch, individually and doing business as Paving the Way Landscaping ("Provider"), to provide grounds maintenance services (collectively, the "Services") at that certain Authority-owned property known as "Eastwick," which comprises approximately 78 acres and is bounded Island Avenue to the north and the Heinz Wildlife Refuge to the south.

Thereafter, the Authority and Provider entered into that certain Agreement for Landscaping Maintenance Services, dated September 26, 2022 and effective as of July 1, 2022 (the "Agreement").

The Agreement provided for a term of one year, with options to renew for two additional years, to be exercised at the sole discretion of the Authority.

Compensation for the Services under the Agreement was as follows:

	<u>Year 1:</u>	<u>Year 2:</u>	<u>Year 3:</u>
Paving the Way Landscaping	<u>ending</u>	<u>ending</u>	<u>ending</u>
	<u>03/31/23</u>	<u>03/31/24</u>	<u>03/31/25</u>
615 Wynnewood Road, Philadelphia, PA			
MBE Certified	\$118,256	\$223,503	\$237,695

The Authority exercised each of its renewal options under the Agreement, the second and final of which renewal terms expired on March 31, 2025. The Authority intends to issue a new Request for Proposals for landscape

maintenance services during the summer of 2025; however, with the growing season already in progress, an additional one-year extension of the term of the Agreement is necessary to maintaining the Services at Eastwick on an uninterrupted basis, while affording sufficient time for the Authority to conduct a comprehensive and competitive procurement process for a long-term contract.

NATURE OF REQUEST:

The Board is requested to approve a resolution authorizing an amendment to the Agreement for Landscape Maintenance Services to provide for the following.

- Extension of the term of the Agreement, retroactive to April 1, 2025, for one additional year through March 31, 2026 (the "Additional Extension Term").
- The maximum Compensation payable to Provider during the Additional Extension Term will be \$237,695.00

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

RESOLUTION NO.**RESOLUTION AUTHORIZING AN EXTENSION OF THE TERM OF THE AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES WITH CHRISTOPHER BUNCH, INDIVIDUALLY AND DOING BUSINESS AS PAVING THE WAY LANDSCAPING, TO PROVIDE LANDSCAPE MAINTENANCE SERVICES IN THE EASTWICK SECTION OF THE CITY OF PHILADELPHIA**

WHEREAS, pursuant to Resolution No. 2022-45, adopted on July 13, 2022, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") authorized the selection of Christopher Bunch, individually and doing business as Paving the Way Landscaping ("Provider"), to provide grounds maintenance services (collectively, the "Services") at that certain Authority-owned property known as "Eastwick," which comprises approximately seventy-eight (78) acres and is bounded by Island Avenue to the north and the Heinz Wildlife Refuge to the south.

WHEREAS, the Authority and Provider entered into that certain Agreement for Landscaping Maintenance Services, dated September 26, 2022 and effective as of July 1, 2022 (the "Agreement").

WHEREAS, the Agreement provided for a term of one (1) year, with options to renew for two (2) additional years, to be exercised at the sole discretion of the Authority.

WHEREAS, the Authority exercised each of its renewal options under the Agreement, the second and final of which renewal terms expired on March 31, 2025.

WHEREAS, the Authority and Provider now seek to enter into an amendment to the Agreement to provide for (i) an extension of the term thereof, retroactive to April 1, 2025, for one additional year through March 31, 2026, and (ii) maximum compensation payable to Provider during such extended term in an amount not to exceed Two Hundred Thirty-Seven Thousand Six Hundred Ninety-Five Dollars (\$237,695.00).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an amendment to the Agreement to provide for (i) an extension of the term thereof, retroactive to April 1, 2025, for one additional year through March 31, 2026, and (ii) maximum compensation payable to Provider during such extended term in an amount not to exceed Two Hundred Thirty-Seven Thousand Six Hundred Ninety-Five Dollars (\$237,695.00).

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



BOARD FACTSHEET

Meeting of April 9, 2025

Release of a Rehabilitation Agreement

Isaac Robert Pitts, Executor of the Estate of Ronald J. Pugh,
Deceased

638 N. 39th Street

NAME OF DEVELOPER/APPLICANT: LEB Realty LLC (the "Current Owner")

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 Rehabilitation Agreement (the "Release") for 638 N. 39th Street (the "Property"), which includes Mantua Urban Renewal Plan (the "Plan") controls.

BACKGROUND:

The Authority condemned 636-638 N. 39th Street (the "Condemned Property") on February 26, 2004 from Ronald J. Pugh. Mr. Pugh passed on March 30, 2002 and Isaac Robert Pitts was appointed Executor of the Estate of Mr. Pugh on April 30, 2002.

Mr. Pitts requested the Authority to revest the Condemned Property to him as Executor of Mr. Pugh's Estate, which the Authority was authorized to do pursuant to Resolution No. 19,455, adopted by the Board on May 8, 2013. The authorization was subject to Mr. Pitts' agreement to rehabilitate the Condemned Property and use it for laundry facilities and other improvements as set forth in the Plan for twenty-five (25) years from the date the Authority revested the Condemned Property to him. On July 10, 2013, the Authority and Mr. Pitts entered into a Revestment Agreement and a Rehabilitation Agreement.

Mr. Pitts failed to complete the rehabilitation, the Condemned Property has since been demolished and the Property has been sold three (3) times. The Current Owner acquired the Property in November, 2024 and contacted the Authority to request that the Property be released from the Rehabilitation Agreement, which includes the requirement to be in conformity with the Plan controls until July, 2038. The Property can no longer be used for laundry

facilities under the current zoning of RM-1. The Current Owner proposes to develop four (4) residential rental units on the Property, which is in conformity with the RM-1 zoning.

Since the Property is currently a vacant lot that has been sold numerous times and no longer can be used for laundry facilities, the Board is requested to approve the issuance of the Release solely for the Property.

The Current Owner will pay the Authority an administrative fee of five thousand dollars (\$5,000.00) and will be responsible for paying for any recording fees associated with the Release.

Proposed Resolution and supporting information (photograph) are attached.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

RESOLUTION NO.**RESOLUTION AUTHORIZING THE RELEASE OF A REHABILITATION AGREEMENT RE: 638 N. 39TH STREET**

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") condemned 636-638 N. 39th Street (the "Condemned Property") on February 26, 2004 from Ronald J. Pugh.

WHEREAS, Ronald J. Pugh passed on March 30, 2002 and Isaac Robert Pitts was appointed Executor of the Estate of Mr. Pugh on April 30, 2002.

WHEREAS, Mr. Pitts requested the Authority to revest the Condemned Property to him as Executor of Mr. Pugh's Estate, which the Authority was authorized to do pursuant to Resolution No. 19,455, adopted by the Board on May 8, 2013.

WHEREAS, the authorization was subject to Mr. Pitts' agreement to rehabilitate the Condemned Property and use it for laundry facilities and other improvements as set forth in the Mantua Urban Renewal Plan (the "Plan") for twenty-five (25) years from the date the Authority revested the Condemned Property to him.

WHEREAS, on July 10, 2013, the Authority and Mr. Pitts entered into a Revestment Agreement and a Rehabilitation Agreement.

WHEREAS, Mr. Pitts failed to complete the rehabilitation, the Condemned Property has since been demolished and 638 N. 39th Street (the "Property") has been sold three (3) times.

WHEREAS, the current owner, LEB Realty LLC, has requested that the Authority issue a release of the Rehabilitation Agreement (the "Release") for the Property, which includes the requirement to be in conformity with the Plan controls until July, 2038, in order to construct multi-family 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 Rehabilitation Agreement solely for 638 N. 39th Street, subject to payment by LEB Realty LLC of (i) of an administrative fee to the Authority in the amount of Five Thousand Dollars (\$5,000.00) and (ii) any recording fees associated with the Release.

FURTHER AUTHORIZING, the preparation, execution, and delivery of the 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.

636-638 N. 39th Street





BOARD FACTSHEET

Meeting of April 9, 2025

Assignment of Philadelphia Redevelopment Authority Loan to the Philadelphia Housing Development Corporation
Neumann North Preservation

NATURE OF TRANSACTION:

Authorization for the Philadelphia Redevelopment Authority (the "Authority") to assign to the Philadelphia Housing Development Corporation ("PHDC") the Authority's interest, as lender, in a loan made by the Authority to Neumann North, L.P. ("Original Borrower") to support the preservation and rehabilitation of 67 affordable rental housing units.

BACKGROUND:

The Authority, as lender, previously made a CDBG-funded mortgage loan to Original Borrower on May 20, 2005, in the amount of \$1,665,000.00, having a term of 30 years (with extension to 55 years if certain affordability requirements are maintained) at zero percent interest with no principal or interest payments required until maturity (the "Authority Loan").

The Authority Loan was used for the rehabilitation and preservation of 67 units of affordable rental housing located at 1741 Frankford Avenue and 1729-55 Frankford Avenue (the "Property") in North Philadelphia known as Neumann North (the "Project").

As a condition to the Authority Loan, the Property was subjected to a Declaration of Restrictive Covenants, Conditions and Restrictions with a term of 15 years and an affordability requirement to serve tenants with household incomes from 60% to 80% of the Area Median Income (the "Declaration").

PROPOSED PROJECT:

Pennrose PHL LLC ("Developer") now seeks to preserve and rehabilitate the Project using Low-Income Housing Tax Credits (the "LIHTC Transaction"), and in connection therewith, to convey the Property to a new single purpose entity ("New Borrower").

PROPOSED FINANCING:

The total rehabilitation cost involved with the LIHTC Transaction is estimated at \$23,473,424.00, funded primarily through approximately: (i) \$13,678,992.00 in equity from Redstone Equity Partners; (ii) \$9,500,000.00 from a TD Bank construction loan (to be replaced post-construction with a permanent loan from the Pennsylvania Housing Finance Agency ("PHFA") in the amount of \$3,888,281.00); (iii) a new PHARE mortgage loan from PHFA in the amount of \$608,558.00; (iv) \$316,963.00 in deferred developer fee; (v) \$47,098 in Existing Reserves; (vi) a new mortgage loan from PHDC in the amount of \$3,000,000.00 (the "PHDC Loan"); (vii) a new mortgage loan from the Philadelphia Housing Authority in the amount of \$1,283,532.00; and (viii) \$650,000.00 in Pennsylvania LIHTCs.

To facilitate the LIHTC Transaction, Developer has requested that (i) the Authority Loan be assigned from the Authority to PHDC (the "Assignment") such that, once assigned, the Authority Loan in the amount of \$1,665,000.00 shall be aggregated with the PHDC Loan into a single debt obligation to PHDC in the amount of \$4,665,000.00, of which only the new PHDC Loan in the amount of \$3,000,000.00 may be drawn upon. The PHDC Loan will have a 42-year term at zero percent interest, with no principal or interest payments required until maturity.

In connection with the Assignment, it is proposed that the Declaration will be terminated. In line with its standard practices, PHDC will condition the PHDC Loan on the Project being subject to a new declaration with a term of 42 years and an occupancy requirement of 50% of Area Median Income.

BOARD ACTION: The Board is requested to consent to the following:

- Assignment to PHDC of all right, title, and interest in, and to, the Authority Loan and all associated loan documents including, without limitation, all mortgages and collateral documents.
- Termination of the Declaration.

Proposed Resolution is attached.

Prepared by: Shaheedah Tinsley-Cobbs

Reviewed by: David Thomas

RESOLUTION NO.**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO (I) ASSIGN TO THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION A LOAN MADE BY THE AUTHORITY TO NEUMANN NORTH, L.P. AND (II) TERMINATE A DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

WHEREAS, on May 20, 2005, the Philadelphia Redevelopment Authority (the "Authority") made a mortgage loan to Neumann North, L.P. ("Original Borrower") in the amount of One Million Six Hundred Sixty-Five Dollars (\$1,665,000.00), having an initial term of thirty (30) years at zero percent (0%) interest with no principal or interest payments required until maturity ("Authority Loan").

WHEREAS, the proceeds of the Authority Loan were used to preserve and rehabilitate sixty-seven (67) units of affordable rental housing located at 1741 Frankford Avenue and 1729-55 Frankford Avenue (the "Property") in North Philadelphia known as Neumann North (the "Project").

WHEREAS, as a condition to the Authority Loan, the Property was made subject to a Declaration of Restrictive Covenants, Conditions and Restrictions with a term of fifteen (15) and an affordability requirement to serve tenants with household incomes from sixty percent (60%) to eighty percent (80%) of the Area Median Income (the "Declaration").

WHEREAS, Pennrose PHL, LLC ("Developer") now intends to preserve and rehabilitate the Project using Low-Income Housing Tax Credits (the "LIHTC Transaction"), and in connection therewith, to convey the Property to a new single purpose entity ("New Borrower").

WHEREAS, in connection with the LIHTC Transaction, the Philadelphia Housing Development Corporation ("PHDC") intends to make a loan to New Borrower in the amount of Three Million Dollars (\$3,000,000.00) (the "PHDC Loan").

WHEREAS, to facilitate the LIHTC Transaction and the PHDC Loan, the Developer has requested that (i) the Authority Loan be assigned from the Authority to PHDC, such that, once assigned, the Authority Loan in the amount of One Million Six Hundred Sixty-Five Thousand Dollars (\$1,655,000.00) shall be aggregated with the PHDC Loan into a single debt obligation to PHDC in the amount of Four Million Six Hundred Sixty-Five Thousand Dollars (\$4,655,000.00), and (ii) the Declaration be terminated.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that the Authority is authorized to take the following actions:

- Assign to the Philadelphia Housing Development Corporation all right, title, and interest in, and to, the Authority Loan and all associated loan documents including, without limitation, all mortgages and collateral documents; and
- Terminate the Declaration.

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.