

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, MAY 14, 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 April 09, 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	(7)
II.	<u>HOUSING</u>	
	MF Mid City LLC 2025-29 Chestnut Street Amendment to Resolution No. 2023-37, Adopted May 17, 2023	(11)

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, April 9, 2025, commencing at 4:04 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; and Kate McGlinchey, Treasurer.

The following member of the Board of Directors were not present: Jessie Lawrence, Vice Chair; and Mark Lynch, Secretary.

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

Also in attendance: None.



MINUTES

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

Upon motion made and duly seconded, the minutes of the March 12, 2025, Board 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. 2025-14

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

1st Councilmanic District 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

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



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. 2025-15

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"

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

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



Mr. Pullukattu presented "Item I (c) - Approval of a one-year extension to the Agreement for Landscape Maintenance Services for Logan Triangle" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked if an RFP would be issued for the current year or 2026. Mr. Rodriguez responded that an RFP would be issued for a landscape services contract for next year, 2026. Mr. Rodriguez stated that the extension being requested was necessary due to a missed window to issue the RFP prior to the underlying contracts termination. Ms. Varghese noted that the RFP should be issued in the fall of 2025.

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. 2025-16

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.

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



Mr. Pullukattu presented "Item I (d) - Approval of a one-year extension to the Agreement for Landscape Maintenance Services for Eastwick" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas asked why there was a huge differential between Year 1 (\$118,256) and Year 2 (\$223,503). Mr. Pullukattu replied that the compensation during Year 1 of the contract reflected only a partial year of service.

Mr. Rodriguez stated that staff tend to receive more complaints when Eastwick's ground maintenance is up to date.

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. 2025-17

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.

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



DEVELOPMENT

Mr. Romano presented "Item II – Release of Rehabilitation Agreement of 636-638 N. 39th Street" 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. 2025-18

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.

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



HOUSING FINANCE

Mr. Braden presented "Item III – Assignment of Philadelphia Redevelopment Authority Loans to the Philadelphia Housing Development Corporation of Neumann North Preservation" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas pointed out that the existing debt along with the new financing in the amount of \$3,000,000.00 would extend the loan for an additional 42 years of affordability at 50% of 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. 2025-19

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.

Voting for the foregoing resolution: Mr. Thomas, Ms. and Ms. Buckley 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 4:22 P.M.

SECRETARY TO THE BOARD



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



BOARD FACTSHEET

Meeting of April 09, 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 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



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



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



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



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

**END OF PRA BOARD MINUTES OF
APRIL 09, 2025**



BOARD FACTSHEET

Meeting of May 14, 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 3rd, 5th, 7th, and 8th Councilmanic Districts.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu
Reviewed by: Angel Rodriguez

EXHIBIT "A"

3rd Councilmanic District Properties

1716 N. 42nd Street
4145 Leidy Avenue
4163 Leidy Avenue
4187 Leidy Avenue
4189 Leidy Avenue
4205 Leidy Avenue

5th Councilmanic District Properties

1816 N. Etting Street	2425 N. Stanley Street
1839 N. Etting Street	2513 N. Stanley Street
1841 N. Etting Street	2423 N. Stanley Street
1843 N. Etting Street	2506 N. Stanley Street
1845 N. Etting Street	2556 N. Stanley Street
1838 N. Etting Street	2437 N. Stanley Street
1848 N. Etting Street	2504 N. Stanley Street
1861 N. Etting Street	2438 N. Corlies Street
1866 N. Etting Street	2442 N. Corlies Street
1851 N. Etting Street	2456 N. Corlies Street
1862 N. Etting Street	2648 N. Corlies Street
1808 N. Bailey Street	2651 N. Corlies Street
1809 N. Bailey Street	2519 W. Oakdale Street
1810 N. Bailey Street	2544 W. Oakdale Street
1812 N. Bailey Street	2600 W. Oakdale Street
1819 N. Bailey Street	2611 W. Oakdale Street
2604 W. Montgomery Avenue	2710 W. Oakdale Street
2627 W. Montgomery Avenue	3019 W. Oakdale Street
2501 N. Stanley Street	3021 W. Oakdale Street
2517 N. Stanley Street	3027 W. Oakdale Street
2526 N. Stanley Street	3029 W. Oakdale Street
2539 N. Stanley Street	3031 W. Oakdale Street
2446 N. Stanley Street	3039 W. Oakdale Street
2516 N. Stanley Street	1400-20 N. 8th Street

7th Councilmanic District Property

2233 N. Leithgow Street

8th Councilmanic District Properties

1412 W. Clearfield Street
1709 W. Lippincott Street
1711 W. Lippincott Street
1713 W. Lippincott Street
2935 N. Hicks Street
2941 N. Sydenham Street
3152 N. Carlisle Street
3156 N. Carlisle Street
3157 N. Carlisle Street
3110 N. Rosewood Street
3116 N. Rosewood Street
3131 N. Chadwick Street
3127 N. Bancroft Street
3130 N. Bancroft Street
3106 N. 15th Street
3141 N. 15th Street
3035 N. 16th Street

RESOLUTION NO.

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

3rd Councilmanic District Properties

1716 N. 42nd Street
4145 Leidy Avenue
4163 Leidy Avenue
4187 Leidy Avenue
4189 Leidy Avenue
4205 Leidy Avenue

5th Councilmanic District Properties

1816 N. Etting Street	2425 N. Stanley Street
1839 N. Etting Street	2513 N. Stanley Street
1841 N. Etting Street	2423 N. Stanley Street
1843 N. Etting Street	2506 N. Stanley Street
1845 N. Etting Street	2556 N. Stanley Street
1838 N. Etting Street	2437 N. Stanley Street
1848 N. Etting Street	2504 N. Stanley Street
1861 N. Etting Street	2438 N. Corlies Street
1866 N. Etting Street	2442 N. Corlies Street
1851 N. Etting Street	2456 N. Corlies Street
1862 N. Etting Street	2648 N. Corlies Street
1808 N. Bailey Street	2651 N. Corlies Street
1809 N. Bailey Street	2519 W. Oakdale Street
1810 N. Bailey Street	2544 W. Oakdale Street
1812 N. Bailey Street	2600 W. Oakdale Street
1819 N. Bailey Street	2611 W. Oakdale Street
2604 W. Montgomery Avenue	2710 W. Oakdale Street
2627 W. Montgomery Avenue	3019 W. Oakdale Street
2501 N. Stanley Street	3021 W. Oakdale Street
2517 N. Stanley Street	3027 W. Oakdale Street
2526 N. Stanley Street	3029 W. Oakdale Street
2539 N. Stanley Street	3031 W. Oakdale Street
2446 N. Stanley Street	3039 W. Oakdale Street
2516 N. Stanley Street	1400-20 N. 8th Street

7th Councilmanic District Property

2233 N. Leithgow Street

8th Councilmanic District Properties

1412 W. Clearfield Street
1709 W. Lippincott Street
1711 W. Lippincott Street
1713 W. Lippincott Street
2935 N. Hicks Street
2941 N. Sydenham Street
3152 N. Carlisle Street
3156 N. Carlisle Street
3157 N. Carlisle Street
3110 N. Rosewood Street
3116 N. Rosewood Street
3131 N. Chadwick Street
3127 N. Bancroft Street
3130 N. Bancroft Street
3106 N. 15th Street
3141 N. 15th Street
3035 N. 16th Street



BOARD FACTSHEET

Meeting of May 14, 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 3rd, 4th, 5th, 7th, and 8th Councilmanic District Offices.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

EXHIBIT "A"

3rd Councilmanic District Properties

3712 Wallace Street
3810 Haverford Avenue

4th Councilmanic District Property

140 N. 58th Street

5th Councilmanic District Properties

2603 W. Oakdale Street
2640 W. Oakdale Street
1842 N. Etting Street
1849 N. Etting Street
1854 N. Etting Street
1824 N. Bailey Street
1828 N. Bailey Street
1837 N. Bailey Street
1838 N. Bailey Street
1832 N. 26th Street

7th Councilmanic District Properties

2214 N. 3rd Street
2212 N. Leithgow Street

8th Councilmanic District Properties

92 Collum Street
98 Collum Street
5128 Wakefield Street

RESOLUTION NO.

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

3rd Councilmanic District Properties

3712 Wallace Street
3810 Haverford Avenue

4th Councilmanic District Property

140 N. 58th Street

5th Councilmanic District Properties

2603 W. Oakdale Street
2640 W. Oakdale Street
1842 N. Etting Street
1849 N. Etting Street
1854 N. Etting Street
1824 N. Bailey Street
1828 N. Bailey Street
1837 N. Bailey Street
1838 N. Bailey Street
1832 N. 26th Street

7th Councilmanic District Properties

2214 N. 3rd Street
2212 N. Leithgow Street

8th Councilmanic District Properties

92 Collum Street
98 Collum Street
5128 Wakefield Street



BOARD FACTSHEET

Meeting of May 14, 2025

Amendment to Resolution No. 2023-37, Adopted May 17, 2023

MF Mid City LLC

NATURE OF TRANSACTION:

Authorization for the Philadelphia Redevelopment Authority (the "Authority") to amend Resolution No. 2023-37, adopted on May 17, 2023, to increase the amount of the Authority Loan (defined below) by Seven Hundred Fifty Thousand Dollars (\$750,000.00) (the "Additional Loan Amount"), from Six Million Seven Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$6,794,161.00) to Seven Million Five Hundred Forty-Four Thousand One Hundred Sixty-One Dollars (\$7,544,161.00).

BACKGROUND:

Pursuant to Resolution No. 2023-37, adopted on May 17, 2023, the Authority Board authorized, among other things, a non-recourse construction/permanent loan to MF Mid City LLC (the "Borrower") in the amount of Six Million Seven Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$6,794,161.00) (the "Authority Loan"), secured by a mortgage encumbering 2025-29 Chestnut Street (the "Property"), to assist with the acquisition of the Property and the conversion and rehabilitation of forty-eight (48) single room occupancy units into forty-one (41) efficiency units, and the rehabilitation of twelve (12) one-bedroom units. Closing of the Authority Loan occurred on July 12, 2023.

The Authority Loan has a term of 42 years with interest at one percent (1.00%), compounded annually, and no principal or interest payments until maturity.

The Authority Loan consists of the following:

- (i) Assumed debt in the amount of Two Million Nine Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$2,994,161.00), comprising principal along with that portion of accrued interest that was not forgiven from two (2) prior Authority loans, which amount may not be drawn upon by the Borrower; and

- (ii) New financing in the amount of Three Million Eight Hundred Thousand Dollars (\$3,800,000.00), which amount may be drawn upon by the Borrower.

The Borrower is requesting that the Authority provide the Additional Loan Amount to address certain unforeseen and overlooked construction costs (the "Additional Construction Costs") arising from the following matters:

- Elevators: The original project scope called for elevator repairs. However, due to significant, ongoing problems with both elevators, full replacement of both elevators is now necessary.
- Sprinkler Lines: The City of Philadelphia Department of Licenses and Inspections determined that the existing sprinkler lines are undersized and must be replaced with larger lines to meet code requirements.
- Floor Leveling: During demolition, significant floor misalignment was discovered. Approximately 75% of each unit's floor space requires leveling.
- Horn Strobes: Installation of horn strobes in all bathrooms was overlooked but it is required to comply with the building code.
- Window Installation: Unanticipated repairs to drywall and framing are needed to properly install new windows.
- HVAC Condensate Pipes: Installation of condensate pipes for the mini-split systems is required due to unforeseen structural barriers that prevent the use of gravity-fed piping to the condensate risers.

Construction of the project is 80% complete and is expected to be 95% complete by the end of May. The remaining construction work consists of punch list items and replacement of the two elevators, which are scheduled for delivery in July and September to mitigate disruption to building access.

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

- Authorize the Authority to amend resolution No. 2023-37, adopted on May 17, 2023, to increase the Authority Loan by the Additional Loan Amount, from Six Million Seven Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$6,794,161.00) to Seven Million Five Hundred Forty-Four Thousand One Hundred Sixty-One Dollars (\$7,544,161.00) and permit the Borrower to draw upon the Additional Loan Amount to cover the Additional Construction Costs.

Proposed Resolution is attached.

Prepared by: James L. Brown, V
Reviewed by: Dave Thomas

RESOLUTION NO.
(Amending Resolution No. 2023-37, Adopted May 17, 2023)

MODIFICATION TO RESOLUTION NO. 2023-37, ADOPTED ON MAY 17, 2023, TO INCREASE THE LOAN AMOUNT TO MF MID CITY LLC

WHEREAS, pursuant to Resolution No. 2023-37, adopted on May 17, 2023, the Philadelphia Redevelopment Authority (the "Authority") Board authorized, among other things, a non-recourse construction/permanent loan to MF Mid City LLC (the "Borrower") in the aggregate amount of Six Million Seven Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$6,794,161) (the "Authority Loan"), secured by a mortgage encumbering 2025-2029 Chestnut Street (the "Property"), to facilitate the acquisition of the Property and the conversion and rehabilitation of forty-eight (48) single room occupancy units into forty-one (41) efficiency units, and the rehabilitation of twelve (12) one-bedroom units.

WHEREAS, closing of the Authority Loan occurred on July 12, 2023.

WHEREAS, the Authority Loan has a term of forty-two (42) years with interest at one percent (1%), compounded annually, and no principal or interest payments until maturity.

WHEREAS, the Authority Loan consists of the following:

- (i) Assumed debt in the amount of Two Million Nine Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$2,994,161.00), comprising principal along with that portion of accrued interest that was not forgiven from two (2) prior Authority loans, which amount *may not* be drawn upon by the Borrower; and
- (ii) New financing in the amount of Three Million Eight Hundred Thousand Dollars (\$3,800,000.00) of new financing, which amount *may* be drawn upon by the Borrower.

WHEREAS, due to certain unforeseen and overlooked construction costs, Borrower has requested an amendment to Resolution No. 2023-37, adopted on May 17, 2023, to increase the Authority Loan by Seven Hundred Fifty Thousand Dollars (\$750,000.00) (the "Additional Loan Amount"), from Six Million Seven Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$6,794,161.00) to Seven Million Five Hundred Forty-Four Thousand One Hundred Sixty-One Dollars (\$7,544,161.00).

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority that resolution No. 2023-37, adopted on May 17, 2023, is hereby amended to increase the Authority Loan to the Borrower by Seven Hundred Fifty Thousand Dollars (\$750,000.00), from Six Million Seven Hundred Ninety-Four Thousand One Hundred Sixty-One Dollars (\$6,794,161.00) to Seven Million Five Hundred Forty-Four Thousand One Hundred Sixty-One Dollars (\$7,544,161) and that the Borrower is permitted to draw upon the Additional Loan Amount to cover certain additional construction costs.

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.