

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, JUNE 11, 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 May 14, 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)
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PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, May 14, 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; Jessie Lawrence, Vice Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Kate McGlinchey, Treasurer.

The following member of the Board of Directors was not present: Mark Lynch, Secretary.

The following assigned staff were present: Alex Braden, Angel Rodriguez, Susan Varghese, Jojy Varghese, Joanna Joye, James Brown, Kenneth Mathen Pullukattu, and Elizabeth Bonaccorso.

Also in attendance: Elizabeth Way, Hawthorne Garden; and Jamila Davis, DHCD.



MINUTES

Mr. Thomas called for a motion to approve the minutes of the April 09, 2025, Board meeting.

Upon motion made and duly seconded, the minutes of the April 09, 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 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. 2025-20

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

Voting for the foregoing resolution: Mr. Thomas, Mr. Lawrence, 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.

Additional comments and Discussion

Mr. Thomas asked if any of the mentioned properties were going to the Turn The Key program.

Mr. Rodriguez replied that the 3rd Councilmanic properties were designated for unsolicited bids, the 5th Councilmanic properties were being made available per Request for Proposals (RFP), the 7th Councilmanic properties were being assigned as either side yards or gardens, and the 8th Councilmanic properties were being conveyed to PHA. Mr. Rodriguez added that out of five RFPs issued, two have been closed, two remain open, and one has been awarded.

Mr. Lawrence stated that it was good to see movement in the 5th Councilmanic District. Mr. Thomas agreed and added that it will be good when the properties are developed.

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. 2025-21

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

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



HOUSING

Mr. Brown presented "Item II – Amendment to Resolution No. 2023-37, Adopted May 17, 2023" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas explained that the additional loan funding was being requested because it appeared that some items pertaining to renovations initially might have been overlooked, as sometimes occurs when converting an old building. Mr. Thomas noted that these projects have been extremely challenging but that the developer could have done a better job of estimating costs. Mr. Thomas reminded the Board that the Authority still owns the property. Mr. Thomas added that a portion of the building is occupied by residents, and the other portion is used by a charter school, and it is therefore imperative that the two portions are adequately separated.

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. 2025-22 (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.

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



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 introduced and welcomed Joanna Joye as PHDC's new Director of Multi-Family Development.

Mr. Thomas asked if there was any new business for the Board. Mr. Thomas recognized Elizabeth Way and invited her to speak. Ms. Way explained that she was the new director of Hawthorne Garden and wanted to discuss the three gardens (Hawthorne Garden, Summer Winter and Wiota Street), which were approved for disposition in October of 2024. Ms. Way asked why the draft mortgage, note, and declaration of restrictive covenants for those gardens were not given to NGT because it's holding up the process. Mr. Thomas replied that staff had provided draft documents to NGT but that NGT has not yet sent its comments back to the Authority.

Ms. Varghese confirmed that the Redevelopment Agreement was sent to NGT in March, 2025 for review and comment but that she had not yet heard back from NGT with any comments. Ms. Way asked how this can be expedited. Ms. Varghese responded that at this time, Summer Witner Garden can move forward only if NGT returns the necessary information back to the Authority in a timely manner.

Ms. Way asked if the mortgage and note could be sent to NGT and if NGT turned it around, could all three gardens make this session.

Mr. Braden replied that NGT has the majority of the relevant documents, and the ball is in their court. Mr. Braden noted that the last relevant document, the declaration of restrictive covenants, was being drafted and would be circulated to NGT, but there was no reason that NGT could not provide comments or approval of the other documents in the meantime.

Mr. Rodriguez stated that he spoke with Jenny Greenberg of NGT who confirmed receipt of documents. Ms. Varghese pointed out that the mortgage and note were approved and in legal form. Ms. Varghese reiterated that the Summer Winter Garden can be submitted to City Council for introduction, only if the necessary information is received in a timely manner. Ms. Varghese added that the other garden dispositions would have to wait for the fall session.

Ms. Way asked if the three sets of documents are the same for all three gardens. Ms. Varghese replied in the affirmative. Ms. Varghese explained that in addition to the central documents—the mortgage, note, redevelopment agreement and declaration of restrictive covenants—City Council Resolutions would also need to be prepared. Ms. Varghese further stated that, realistically, the other two gardens would go to City Council in the fall.

Ms. Thomas emphasized that the Authority is not withholding documents from NGT but is waiting for a response from NGT.

Mr. Rodriguez stated that staff have gone back and forth with NGT over the last two years, and that NGT was unwilling to agree to certain terms and conditions. Mr. Rodriguez added that five years ago, NGT pulled back and would not negotiate. Ms. Way noted that she was going with

the information given to her. Mr. Rodriguez stressed that the Authority has been working actively with NGT to move the dispositions forward and pointed out the staff is not renegotiating the mortgage or the note.

Ms. Varghese noted that NGT has hired a new law firm, Saul Ewing, and re-emphasized that the Authority has been negotiating in good faith and consistent with its desire to preserve community gardens. Ms. Varghese pointed out that if any of the gardens go into foreclosure or bankruptcy the Authority has the right to revert the property back into the Authority's inventory.

Mr. Thomas advised Ms. Way to reach out to NGT and encourage them to provide the Authority with the information required so the process can move forward.



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 4:32 P.M.

SECRETARY TO THE BOARD



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
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2627 W. Montgomery Avenue	3019 W. Oakdale Street
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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



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

**END OF PRA BOARD MINUTES OF
MAY 14, 2025**



BOARD FACTSHEET

Meeting of June 11, 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 and 5th Councilmanic Districts.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu
Reviewed by: Angel Rodriguez

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

832 N. Holly Street	877 N. Preston Street
864 N. Holly Street	818 N. Preston Street
4201 Mantua Street	4637 Westminister Street
4207 Mantua Street	884 N. 41st Street
4219 Mantua Street	948 N. 42nd Street
4521 Merion Street	950 N. 42nd Street
4517 Merion Street	1001 N. 43rd Street
4610 Merion Street	948 N. 43rd Street
4606 Merion Street	922 N. 43rd Street
4514 Merion Street	960 N. 45th Street
4222 Otter Street	854 N. 45th Street
4227 Otter Street	866 N. 45th Street
4123 Pennsgrove Street	838 N. 46th Street
4135 Pennsgrove Street	1015 N. 46th Street

5th Councilmanic District Properties

1726 N. 26th Street
 1735 N. 27th Street
 1747 N. 27th Street
 2611 Cecil B Moore Avenue

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

832 N. Holly Street	877 N. Preston Street
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4201 Mantua Street	4637 Westminister Street
4207 Mantua Street	884 N. 41st Street
4219 Mantua Street	948 N. 42nd Street
4521 Merion Street	950 N. 42nd Street
4517 Merion Street	1001 N. 43rd Street
4610 Merion Street	948 N. 43rd Street
4606 Merion Street	922 N. 43rd Street
4514 Merion Street	960 N. 45th Street
4222 Otter Street	854 N. 45th Street
4227 Otter Street	866 N. 45th Street
4123 Pennsgrove Street	838 N. 46th Street
4135 Pennsgrove Street	1015 N. 46th Street

5th Councilmanic District Properties

1726 N. 26th Street
1735 N. 27th Street
1747 N. 27th Street
2611 Cecil B Moore Avenue



BOARD FACTSHEET

Meeting of June 11, 2025

Conveyance of Philadelphia Redevelopment Authority Property
to Philadelphia Land Bank

NATURE OF TRANSACTION:

The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title of a certain property owned by the Authority to the Philadelphia Land Bank:

- The conveyance of this property will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The Authority-owned property listed below was approved for conveyance to the Philadelphia Land Bank in collaboration with the 5th Councilmanic District Office.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Mathen Pullukattu

Reviewed by: Angel Rodriguez

EXHIBIT "A"

5th Councilmanic District Property

1765 N. 27th Street

RESOLUTION NO.

PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF A CERTAIN PROPERTY 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 property 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 property 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 the property identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), and to obtain the appropriate councilmanic action.

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

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

EXHIBIT "A"

5th Councilmanic District Property

1765 N. 27th Street