PHILADELPHIA REDEVELOPMENT AUTHORITY

1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107

BOARD MEETING

WEDNESDAY, NOVEMBER 18, 2026

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

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of October 14, 2026

I. ADMINISTRATIVE

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(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, October 14, 2026, commencing at 4:00 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; Otis Bullock, 2nd vice Chair and Assistant Secretary; Sarah Novak, Treasurer; Ryan Boyer, Jr., Secretary.

The following assigned staff were present: Alex Braden, Angel Rodriguez, Sharla Russell, Rebecca Labov, Bob LaBrum, Brian Romano, and Elizabeth Bonaccorso.

Also in attendance: Alisha Davis, Philly Documenters; Kerry Robinson, Regional Housing Legal Services; and Willliam Carter, Jefferson Health.

MINUTES

Mr. Thomas called for a motion to approve the minutes of the September 09, 2026 Board meeting, as presented.

Upon motion made and duly seconded, the minutes of the September 09, 2026 Board meeting, as presented, 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. 2026-35

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
1352 S. Lindenwood Street

5th Councilmanic District Properties
1118 N. 4th Street
1918 Uber Street
1948 Uber Street
1950 Uber Street
1952 Uber Street
1913 N. 20th Street
1945 N. 20th Street
1947 N. 20th Street
1949 N. 20th Street
1937 W. Norris Street

8th Councilmanic District Properties
19 E. Bringhurst Street
1715 Belfield Avenue
1717 Belfield Avenue
1747 Belfield Avenue
1749 Belfield Avenue
4556 N. Bouvier Street
4558 N. Bouvier Street
1822 W. Rockland Street
1606 W. Mentor Street
1732 W. Courtland Street

Voting for the foregoing resolution: Mr. Thomas, Mr. Lawrence, Mr. Bullock, Ms. Novak, and Mr. Boyer.

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. 2026-36

PHILADELPHIA LAND BANK - RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY PROPERTIES 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 ("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 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"

5th Councilmanic District Properties

1912 Uber Street
1914 Uber Street
1946 Uber Street
1943 N. 20th Street
1901 W. Norris Street
1919 W. Norris Street

Voting for the foregoing resolution: Mr. Thomas, Mr. Lawrence, Mr. Bullock, Ms. Novak, and Mr. Boyer.



Mr. LaBrum presented "Item I – Approval of Construction Contract with Daniel J. Keating Company" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Rodriguez noted that the approval of the construction contract with the contractor was to be conditioned upon the Authority negotiating an acceptable indemnification provision in favor of the Authority in the subgrant agreement between PAID and the Authority.

Mr. Thomas asked how long the project was expected to take. Mr. LaBrum replied that it would take at least two years. Mr. Thomas asked if the Carousel House is closed, and Mr. LaBrum confirmed that it had been closed since the pandemic.

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. 2026-37

RESOLUTION APPROVING THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND MORTGAGE SATISFACTION FOR 2511 SEPVIVA STREET, LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 2016-100, adopted by the Philadelphia Redevelopment Authority (the "Authority") Board of Directors ("Board") on September 14, 2016, the Authority entered into a Redevelopment Agreement with George C. Dunson and Catherine Dunson (collectively, "Redeveloper") dated August 16, 2016 (the "Redevelopment Agreement") for that certain property located at 2511 Sepviva Street (the "Property") in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area.

WHEREAS, the Authority conveyed the Property to the Redeveloper by deed dated January 27, 2017 and subject to a Purchase Money Mortgage dated of even date therewith, from Redeveloper to the Authority ("Mortgage"), which Mortgage secured a self-amortizing promissory note, dated as of even date therewith in the amount of Fifteen Thousand Dollars ($15,000.00) ("Note").

WHEREAS, pursuant to the terms of the Redevelopment Agreement, Redeveloper was required to develop and maintain the Property as a side yard for a period of not less than ten (10) years from the date of settlement (the "Use Restriction").

WHEREAS, Catherine Dunson passed away in 2020, leaving George C. Dunson as the surviving individual constituting the Redeveloper.

WHEREAS, in January of 2025, George C. Dunson contacted the Authority to request a Certificate of Completion ("CoC") and pay the outstanding balance of the Note in order to obtain a satisfaction of the Mortgage ("Mortgage Satisfaction"). Mr. Dunson also submitted a payment to the Authority in the amount of Three Thousand Dollars ($3,000.00) comprising the outstanding balance of the Note and the recording fees for the (i) Mortgage Satisfaction and (ii) CoC.

WHEREAS, in February of 2025, due to a misunderstanding between the Authority and Redeveloper, the Redeveloper proceeded to sell the Property without having received from the Authority an executed Mortgage Satisfaction, CoC or consent to sell letter.

WHEREAS, the purchaser of the Property (the "Current Owner") proceeded to develop a single-family home on the Property prior to the expiration of the Use Restriction set forth in the Redevelopment Agreement, Mortgage and Note.

WHEREAS, the Current Owner has requested the Authority to proceed with the issuance of a Mortgage Satisfaction and CoC for the Property, notwithstanding the technical default under the Redevelopment Agreement, Mortgage and Note. The Use Restriction has expired.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized to issue (i) a Certificate of Completion certifying the completion of the development at 2511 Sepviva Street in accordance with the Redevelopment Agreement and (ii) a Mortgage Satisfaction with respect to the Mortgage.

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, Mr. Bullock, Ms. Novak, and Mr. Boyer.

DEVELOPMENT

Mr. Romano presented "Item II (a) – Certificate of Completion and Satisfaction of Mortgage" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas noted the redeveloper's payment toward the outstanding note balance and recording fees in January 2025 and asked whether a Certificate of Completion had been requested. Mr. Romano confirmed it had not.

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

RESOLUTION NO. 2026-38

RESOLUTION APPROVING THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND MORTGAGE SATISFACTION FOR 2511 SEPVIVA STREET, LOCATED IN THE

NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 2016-100, adopted by the Philadelphia Redevelopment Authority (the "Authority") Board of Directors ("Board") on September 14, 2016, the Authority entered into a Redevelopment Agreement with George C. Dunson and Catherine Dunson (collectively, "Redeveloper") dated August 16, 2016 (the "Redevelopment Agreement") for that certain property located at 2511 Sepviva Street (the "Property") in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area.

WHEREAS, the Authority conveyed the Property to the Redeveloper by deed dated January 27, 2017 and subject to a Purchase Money Mortgage dated of even date therewith, from Redeveloper to the Authority ("Mortgage"), which Mortgage secured a self-amortizing promissory note, dated as of even date therewith in the amount of Fifteen Thousand Dollars ($15,000.00) ("Note").

WHEREAS, pursuant to the terms of the Redevelopment Agreement, Redeveloper was required to develop and maintain the Property as a side yard for a period of not less than ten (10) years from the date of settlement (the "Use Restriction").

WHEREAS, Catherine Dunson passed away in 2020, leaving George C. Dunson as the surviving individual constituting the Redeveloper.

WHEREAS, in January of 2025, George C. Dunson contacted the Authority to request a Certificate of Completion ("CoC") and pay the outstanding balance of the Note in order to obtain a satisfaction of the Mortgage ("Mortgage Satisfaction"). Mr. Dunson also submitted a payment to the Authority in the amount of Three Thousand Dollars ($3,000.00) comprising the outstanding balance of the Note and the recording fees for the (i) Mortgage Satisfaction and (ii) CoC.

WHEREAS, in February of 2025, due to a misunderstanding between the Authority and Redeveloper, the Redeveloper proceeded to sell the Property without having received from the Authority an executed Mortgage Satisfaction, CoC or consent to sell letter.

WHEREAS, the purchaser of the Property (the "Current Owner") proceeded to develop a single-family home on the Property prior to the expiration of the Use Restriction set forth in the Redevelopment Agreement, Mortgage and Note.

WHEREAS, the Current Owner has requested the Authority to proceed with the issuance of a Mortgage Satisfaction and CoC for the Property, notwithstanding the technical default under the Redevelopment Agreement, Mortgage and Note. The Use Restriction has expired.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Deputy Executive Director of Real Estate is hereby authorized to issue (i) a Certificate of Completion certifying the completion of the development at 2511 Sepviva Street in

accordance with the Redevelopment Agreement and (ii) a Mortgage Satisfaction with respect to the Mortgage.

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, Mr. Bullock, Ms. Novak, and Mr. Boyer.

Mr. Rodriguez presented "Item II (b) – Recission of Resolution No. 18,370, Adopted on February 27, 2007" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Thomas noted that the action would rescind Resolution No. 18,370, adopted on February 27, 2007, and asked whether the Board's 2006 resolution would remain in effect. Mr. Rodriguez confirmed that it would.

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. 2026-39

RESCISSION OF RESOLUTION NO. 18,370, ADOPTED ON FEBRUARY 27, 2007, WHICH AUTHORIZED THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO AN ASSIGNMENT AGREEMENT WITH ST. IGNATIUS NURSING HOME

WHEREAS, pursuant to Resolution No. 18,284, adopted on October 10, 2006 (the "Redeveloper Selection Resolution"), the Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") approved the selection of St. Ignatius Senior Housing

I, L.P. (the "Redeveloper") as the redeveloper of Parcel No. 105 (626-30 N. 44th Street) (the "Property"), located within the 44th and Aspen Redevelopment Area, 44th and Aspen Urban Renewal Area.

WHEREAS, pursuant to Resolution No. 18,370, adopted on February 27, 2007 (the "Assignment Resolution"), the Board approved (i) St. Ignatius Nursing Home (the "Assignee") as the assignee to develop the Property instead of the Redeveloper and (ii) the execution of an assignment agreement between the Authority and the Assignee.

WHEREAS, in the process of re-syndicating its low-income housing tax credits to renovate the adjacent affordable housing development, it was discovered that the Property had never been transferred to the Assignee by the Authority nor was an assignment agreement ever executed.

WHEREAS, the Property has been developed by the Redeveloper into open space on which the Redeveloper installed landscaping, a sign, lamp post and a fence, and constructed part of a driveway on the former Wallace Street.

WHEREAS, the Redeveloper has requested that the Authority rescind the Assignment Resolution and, pursuant to the authorization given by the Redeveloper Selection Resolution, proceed with an updated redevelopment agreement with the Redeveloper as neither the Authority nor the Redeveloper have a copy of an executed redevelopment agreement from that time period.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that Resolution No. 18,370, adopted on February 27, 2007, is hereby rescinded in its entirety and affirming, for the avoidance of doubt, that Resolution No. 18,284, adopted on October 10, 2006, shall remain in full force and effect in all respects.

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, Mr. Bullock, Ms. Novak, and Mr. Boyer.

HOUSING FINANCE

Mr. Braden presented "Item III – Amendment to Resolution NO. 2026-32, Adopted on September 9, 2026 – Assignment of Authority Loans to PHDC" in substance consistent with the fact sheet attached hereto.

Additional Comments and Discussion

Mr. Braden clarified that the resolution adopted at the September meeting contained an incorrect dollar amount and that today's action would correct it to $397,037.00. Mr. Lawrence noted that the discrepancy had been raised at the previous meeting.

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. 2026-40

AMENDMENT TO RESOLUTION 2026-32, ADOPTED ON SEPTEMBER 9, 2026, AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO (I) ASSIGN TO THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION CERTAIN LOANS MADE BY THE AUTHORITY TO AVONDALE PARTNERS L.P., RUBY HOUSING, L.P., AND WOODCREST HOUSING LP; (II) TERMINATE CERTAIN DECLARATIONS OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS; AND (III) ACCEPT A PAYMENT OF $100,000.00 TOWARD ACCRUED INTEREST AND FORGIVENESS OF THE REMAINING ACCRUED INTEREST ON SUCH LOANS

WHEREAS, pursuant to Resolution 2026-32, adopted on September 9, 2026, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") approved the following matters:

- The assignment by the Authority to the Philadelphia Housing Development Corporation of all right, title, and interest in, and to, certain loans originally made by the Authority (the "Authority Loans") to certain predecessors-in-interest of 1260 Housing Development Corporation in connection with the rehabilitation and preservation of (forty) 40 units of affordable rental housing located at scattered sits in West Philadelphia (the "Project");
- The termination of certain Declarations of Restrictive Covenants, Conditions and Restrictions encumbering the Project; and

- The acceptance of a One Hundred Thousand Dollar ($100,000.00) payment at closing of the LIHTC Transaction (as such term is defined in Resolution 2026-32) to be applied to accrued interest on the Authority Loans and forgive the remaining accrued interest in the amount of approximately Two Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($297,037.00) (calculated through December 31, 2026), such amount subject to change based up on the actual closing date of the transaction (the "Forgiven Interest").

WHEREAS, following the adoption of Resolution 2026-32, it was determined that the amount of the Forgiven Interest was misstated in said Resolution; the correct amount of the Forgiven Interest being Three Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($397,037.00).

WHEREAS, the Authority seeks to amend Resolution 2026-32 to correct the amount of the Forgiven Interest to Three Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($397,037.00).

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that Resolution 2026-32, adopted on September 9, 2026, is hereby amended to restate the amount of the remaining accrued interest to be forgiven in connection with the closing of the LIHT Transaction as Three Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($397,037.00).

FURTHER RESOLVING, that except for the amendment set forth hereinabove, Resolution 2026-32, adopted on September 9, 2026, shall remain unmodified and in full force and effect in all respects.

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, Mr. Bullock, Ms. Novak, and Mr. Boyer.

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.

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SECRETARY TO THE BOARD

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of October 14, 2026
Conveyance of Title to City Properties through Philadelphia Redevelopment Authority to Philadelphia Land Bank

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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& 8th Councilmanic District.

PROPERTY INFORMATION:

The City properties indicated on the list 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: Angel Rodriguez

EXHIBIT "A"

3rd Councilmanic District
1352 S. Lindenwood Street

5th Councilmanic District
1118 N. 4th Street
1918 Uber Street
1948 Uber Street
1950 Uber Street
1952 Uber Street
1913 N. 20th Street
1945 N. 20th Street
1947 N. 20th Street
1949 N. 20th Street
1937 W. Norris Street

8th Councilmanic District
19 E. Bringhurst Street
1715 Belfield Avenue
1717 Belfield Avenue
1747 Belfield Avenue
1749 Belfield Avenue
4556 N. Bouvier Street
4558 N. Bouvier Street
1822 W. Rockland Street
1606 W. Mentor Street
1732 W. Courtland Street

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of October 14, 2026
Conveyance of Philadelphia Redevelopment Authority Properties to Philadelphia Land Bank

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NATURE OF TRANSACTION:

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

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

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Angel Rodriguez

EXHIBIT "A"

5th Councilmanic District

1912 Uber Street
1914 Uber Street
1946 Uber Street
1943 N. 20th Street
1901 W. Norris Street
1919 W. Norris Street

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of October 14, 2026
Approval of Construction Contract
Daniel J. Keating Company
Carousel House Site and Building Improvements

NATURE OF TRANSACTION: The approval of a Construction Contract (the "Construction Contract") between the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), and Daniel J. Keating Company ("Keating") for the Carousel House Site and Building Improvements project, located at 1701 Belmont Avenue, Philadelphia, PA 19131 (the "Project"). The Project is part of the City's Rebuilding Community Infrastructure Program (the "Rebuild Program").

The Project includes an adaptive re-use and renovation of the existing Carousel House building, as well as two new additions for the new natatorium and gymnasium. Interior renovations will include ADA accessibility updates, a new gathering area, a two-court gym, a lap pool & activity pool, an art & ceramics room, a fitness room, two multi-purpose rooms, a computer room, state of the art mechanical, electric and plumbing systems, new finishes, and restrooms. Exterior improvements include an expanded parking lot, new playground, loading and bus drop-off area, site fencing, and new landscaping.

SELECTION PROCESS: On July 5, 2026, the Authority, as agent for the City, advertised a Request for Proposals for the Project. The Authority received four proposals. Keating's proposal was selected by the Project review team.

Daniel J. Keating Company
134 North Narberth Avenue
Narberth, PA 19072
Total Base Bid, including Allowances 1-4: $37,742,502.00

FINANCING: The Project will be funded in accordance with the terms of that certain Subgrant Agreement between the Authority and the Philadelphia Authority for Industrial Development. The Subgrant Agreement allows for funds to be transferred to the Authority for Rebuild projects.

CONDITION PRECEDENT: As a condition precedent to the Authority's execution of the Construction Contract, the Authority will require that the City indemnify the Authority or otherwise satisfactorily limit the Authority's liability for claims made pursuant to or in connection with the Construction Contract or any future construction contract entered into by the Authority under the Rebuild Program.

Proposed Resolution and supporting Project information (photograph) are attached.

Prepared by: Robert LaBrum
Reviewed by: Alex Braden

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of October 14, 2026
Certificate of Completion and Mortgage Satisfaction
2511 Sepviva Street

NAME OF DEVELOPER/APPLICANT: George C. Dunson and Catherine Dunson (collectively, "Redeveloper").

NATURE OF TRANSACTION: Authorization to issue a Certificate of Completion ("CoC") and Mortgage (defined below) satisfaction for 2511 Sepviva Street (the "Property"), located in the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area.

BACKGROUND: Pursuant to Resolution No. 2016-100, adopted by the Philadelphia Redevelopment Authority (the "Authority") Board of Directors ("Board") on September 14, 2016, the Authority entered into a Redevelopment Agreement with the Redeveloper dated August 16, 2016 (the "Redevelopment Agreement") for the Property to develop and maintain the Property as a side yard for a period of not less than 10 years from the date of settlement (the "Use Restriction"). The Authority conveyed the Property to the Redeveloper by deed dated January 27, 2017 and subject to a Purchase Money Mortgage dated of even date therewith from Redeveloper to the Authority ("Mortgage"), which Mortgage secured a self-amortizing promissory note, dated as of even date therewith in the amount of Fifteen Thousand Dollars ($15,000.00) ("Note").

Catherine Dunson passed away in December 2020, leaving George C. Dunson as the surviving individual constituting the Redeveloper.

In January of 2025, George C. Dunson contacted the Authority to request a CoC and pay the outstanding balance of the Note in order to obtain a satisfaction of the Mortgage ("Mortgage Satisfaction"). Mr. Dunson also submitted a payment to the Authority in the amount of Three Thousand Dollars ($3,000.00) comprising the outstanding balance of the Note and the recording fees for the (i) Mortgage Satisfaction and (ii) CoC. In February of 2025, due to a misunderstanding between the Authority and Redeveloper, the Redeveloper proceeded to sell the Property without having received from the Authority an executed Mortgage Satisfaction, CoC or consent to sell

letter. The purchaser of the Property (the "Current Owner") proceeded to develop a single-family home on the Property prior to the expiration of the Use Restriction set forth in the Redevelopment Agreement, Mortgage and Note. The Current Owner has requested the Authority to proceed with the issuance of the CoC and Mortgage Satisfaction for the Property.

Due to the technical default under the Redevelopment Agreement and Mortgage relating to the development of the Property as a single-family home prior to the expiration of the Use Restriction, the Authority cannot issue a Mortgage Satisfaction or a CoC without Board approval. A release of the Use Restriction under the Redevelopment Agreement is not required, as the restriction expired on January 27, 2027.

REQUEST: In light of the misunderstanding between the Redeveloper and the Authority and the Redeveloper's prior payment to the Authority of the amounts required to obtain a CoC and Mortgage Satisfaction, the Board is requested to authorize the Authority to issue such instruments with respect to the Property.

Proposed Resolution is attached.

Prepared by: Brian Romano
Reviewed by: Angel Rodriguez

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of October 14, 2026
Rescission of Resolution No. 18,370, adopted February 27, 2007
St. Ignatius Senior Housing I, L.P.

NAME OF DEVELOPER/APPLICANT: St. Ignatius Senior Housing I, L.P.

NATURE OF TRANSACTION: Authorization to rescind Resolution No. 18,370, adopted on February 27, 2007.

BACKGROUND: Pursuant to Resolution No. 18,284, adopted on October 10, 2006 (the "Redeveloper Selection Resolution"), the Board of Directors (the "Board") of the Philadelphia Redevelopment Authority (the "Authority") approved the selection of St. Ignatius Senior Housing I, L.P. (the "Redeveloper") as the redeveloper of Parcel No. 105 (626-30 N. 44th Street) (the "Property"), located within the 44th and Aspen Redevelopment Area, 44th and Aspen Urban Renewal Area.

Pursuant to Resolution No. 18,370, adopted on February 27, 2007 (the "Assignment Resolution"), the Board approved St. Ignatius Nursing Home ("Assignee") as the assignee to develop the Property instead of the Redeveloper and the execution of an assignment agreement between the Authority and the Assignee.

In the process of re-syndicating its low-income housing tax credits to renovate the adjacent affordable housing development, it was discovered that the Property had never been transferred to the Assignee by the Redeveloper nor was an assignment agreement ever executed.

The Property has been developed by the Redeveloper into open space on which the Redeveloper installed landscaping, a sign, lamp post, and a fence, and constructed part of a driveway on the former Wallace Street. The Redeveloper has requested that the Authority rescind the Assignment Resolution and pursuant to what was authorized under the Redeveloper Selection Resolution, proceed with an updated redevelopment agreement with the Redeveloper as neither the Authority nor the Redeveloper have a copy of an executed redevelopment agreement from that time period.

BOARD ACTION: The Board is requested to rescind Resolution No. 18,370, adopted February 27, 2007, in its entirety.

Proposed Resolution, site map and photos are attached.

Prepared by: Susan Varghese
Reviewed by: Angel Rodriguez

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of October 14, 2026
Amendment to Resolution, No. 2026-32, adopted Sept. 9, 2026
Assignment of Authority Loans to PHDC
West Philadelphia Preservation—Mission First

BACKGROUND: Pursuant to Resolution 2026-32, adopted on September 9, 2026, the Board of Directors of the Philadelphia Redevelopment Authority (the "Authority") approved the following matters:

- The assignment by the Authority to the Philadelphia Housing Development Corporation of all right, title, and interest in, and to, certain loans originally made by the Authority (the "Authority Loans") to certain predecessors-in-interest of 1260 Housing Development Corporation in connection with the rehabilitation and preservation of (forty) 40 units of affordable rental housing located at scattered sits in West Philadelphia (the "Project");
- The termination of certain Declarations of Restrictive Covenants, Conditions and Restrictions encumbering the Project; and
- The acceptance of a One Hundred Thousand Dollar ($100,000.00) payment at closing of the LIHTC Transaction (as such term is defined in Resolution 2026-32) to be applied to accrued interest on the Authority Loans and forgive the remaining accrued interest in the amount of approximately Two Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($297,037.00) (calculated through December 31, 2026), such amount subject to change based up on the actual closing date of the transaction (the "Forgiven Interest").

Following the adoption of Resolution 2026-32, it was determined that the amount of the Forgiven Interest was misstated in said Resolution; the correct amount of the Forgiven Interest being Three Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($397,037.00).

BOARD ACTION: The Board is requested to amend Resolution 2026-32, adopted September 9, 2026, to correct the amount of the Forgiven Interest to Three Hundred Ninety-Seven Thousand Thirty-Seven Dollars ($397,037.00).

Except for the amendment described hereinabove, Resolution 2026-32 shall remain unmodified and in full force and effect in all respects.

Proposed Resolution is attached.

Prepared by: Alex Braden

END OF PRA BOARD MINUTES OF

OCTOBER 14, 2026

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of November 18, 2026
Conveyance of Title to City Properties through Philadelphia Redevelopment Authority to Philadelphia Land Bank

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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 & 3rd Councilmanic Districts.

PROPERTY INFORMATION:

The City properties indicated on the list 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: Angel Rodriguez

EXHIBIT "A"

1st Councilmanic District Property
227 N. 11th Street

3rd Councilmanic District Properties
4222 Otter Street
4207 Mantua Street
4219 Mantua Street
4305 Mantua 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"

1st Councilmanic District Property
227 N. 11th Street

3rd Councilmanic District Properties
4222 Otter Street
4207 Mantua Street
4219 Mantua Street
4305 Mantua Street

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD FACTSHEET
Meeting of November 18, 2026
Conveyance of Philadelphia Redevelopment Authority Property to Philadelphia Land Bank

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NATURE OF TRANSACTION:

The Philadelphia Redevelopment Authority (the "Authority") will facilitate the conveyance of title to 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 8th Councilmanic District Office.

PROPERTY INFORMATION:

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

Proposed Resolution is attached.

Prepared by: Angel Rodriguez

EXHIBIT "A"

8th Councilmanic District Property

416 E. Bringhurst Street

RESOLUTION NO.

PHILADELPHIA LAND BANK - RESOLUTION AUTHORIZING THE CONVEYANCE OF 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 ("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 is owned by the Philadelphia Redevelopment Authority qualifies for transfer 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"

8th Councilmanic District Property

416 E. Bringhurst Street