PHILADELPHIA REDEVELOPMENT AUTHORITY

1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107

BOARD MEETING
WEDNESDAY, AUGUST 11, 2021

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

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of July 14, 2021

I. EXECUTIVE DIRECTOR’S REPORT

II. ADMINISTRATIVE

(a) West Oak Lane Library Roof Replacement Project
    EDA Contractors, Inc.
    2000 East Washington Lane
    Approval of Construction Contract

(b) Conveyance of Title of City Properties Through
    the Philadelphia Redevelopment Authority to
    the Philadelphia Land Bank

(c) Conveyance of Philadelphia Redevelopment
    Authority Properties to the Philadelphia Land
    Bank

III. DEVELOPMENT

(a) Model Cities Urban Renewal Area
    Habitat for Humanity Philadelphia, Inc.
    1604-08, 1610, 1612, 1614, and 1615 Page Street
    Amendment to Resolution No. 2020-56, adopted on
    September 9, 2020

(b) Conveyance of Properties to the City of Philadelphia
    Department of Public Property
    Amendment to Resolution No. 2018-95, adopted on
    November 14, 2018
A virtual meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, July 14, 2021, commencing at 4:04 P.M., pursuant to proper notices being made.

ANNOUNCEMENTS

None.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chair; Maria Duque-Buckley, 2nd Vice Chair and Assistant Secretary; and Sabrina Maynard, Treasurer.

The following member of the Board of Directors not present: James Cuorato, Vice Chair; and Michael Rashid, Secretary.

The following assigned staff were present: Gregory Heller, Ryan D. Harmon, Esquire, Angel Rodriguez, Jessie Lawrence, Brian Romano, and Elizabeth Bonaccorso.

Also in attendance: Carolyn Terry, PHDC; Jacquie Sims, Maple Corporation; Shanda King; Stuart Lundy, Esq.; Johanna Ramos; LaRita Lee; nmatlock (name provided); Kimberly Lloyd; Prince Spells; Ella Bruce; Joyce Smith; and Sonya Nickerson.
MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of June 9, 2021.

Upon motion made and duly seconded, the minutes of June 9, 2021 were approved.

EXECUTIVE DIRECTOR'S REPORT

Mr. Heller indicated there is a Request for Proposals ("RFP") out now for a firm to assist with community engagement relating to the portfolio of properties that PRA owns in Germantown and Mt. Airy. RFP responses are due on July 29, 2021 and information is available on our website.

Mr. Heller stated the emergency rental assistance program has distributed over $40 million since April. Mr. Heller asked if everyone can help us spread the word to make sure that all eligible tenants and landlords can get assistance. This is especially crucial now that the eviction moratorium is expected to expire soon. Information can be found at PHLRentAssist.org.

ADMINISTRATIVE

Mr. Lawrence presented "Item II(a) – Conveyance of Title of City Properties Through the Philadelphia Redevelopment Authority to the Philadelphia Land Bank" in substance consistent with the Fact Sheet attached hereto.

Board Action

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

RESOLUTION NO. 2021-52

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 ("City") to create a land bank in accordance with the Land Bank Act; and

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

WHEREAS, Section 16-705 of the Philadelphia Code authorizes the City’s Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority ("Authority"), without consideration, for subsequent transfer to the Philadelphia Land Bank; and

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

WHEREAS, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the 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 Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and 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 Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, 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 Council District Properties

4919 W. Girard Avenue
4931 W. Girard Avenue
4933 W. Girard Avenue
4935 W. Girard Avenue
Mr. Lawrence presented "Item II(b) – Conveyance of Philadelphia Redevelopment Properties to the Philadelphia Land Bank” in substance consistent with the Fact Sheet attached hereto.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:
RESOLUTION NO. 2021-53

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 ("City") to create a land bank in accordance with the Land Bank Act; and

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

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

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

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

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

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
EXHIBIT "A"

Properties Owned by Philadelphia Redevelopment Authority to be Transferred to Philadelphia Land Bank

3rd Council District Properties

4915 W. Girard Avenue
4917 W. Girard Avenue
4921 W. Girard Avenue
4923 W. Girard Avenue
4925 W. Girard Avenue
4927 W. Girard Avenue
4929 W. Girard Avenue
4939 W. Girard Avenue
4941 W. Girard Avenue
4945 W. Girard Avenue
4947 W. Girard Avenue
4949 W. Girard Avenue
4951 W. Girard Avenue
4957 W. Girard Avenue
4969 W. Girard Avenue
4971 W. Girard Avenue
4973 W. Girard Avenue
4981 W. Girard Avenue
4987 W. Girard Avenue
4997 W. Girard Avenue

5th Council District Properties

1625-41 N. 10th Street

Voting for the foregoing resolution: Ms. Fadullon, Ms. Maynard and Ms. Buckley.

Mr. Harmon presented "Item II(c) – Authorization to Extend the Maturity Date of Certain Loans to HeadHouse Retail Associates, L.P." in substance consistent with the Fact Sheet attached hereto.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:
RESOLUTION NO. 2021-54

RESOLUTION AUTHORIZING A MODIFICATION TO THE MATURITY DATE OF CERTAIN AUTHORITY LOANS MADE TO HEADHOUSE RETAIL ASSOCIATES L.P.

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority") provided certain financing to HeadHouse Retail Associates L.P., a Pennsylvania limited partnership, including, without limitation, the two (2) loans listed below (collectively, the "Loans").

<table>
<thead>
<tr>
<th>Borrower</th>
<th>Original Loan Amount</th>
<th>Current Loan Amount</th>
</tr>
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<td>$4,000,000.00</td>
<td>$3,973,042.58</td>
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<tr>
<td>HeadHouse Retail Associates L.P.</td>
<td>$7,891,000.00</td>
<td>$7,891,000.00</td>
</tr>
</tbody>
</table>

WHEREAS, the Loans were made in connection with the rehabilitation and conversion of the Reading Terminal HeadHouse into the 12th and Market HeadHouse Condominium (the "Project") located at 1113-31 Market Street.

WHEREAS, pursuant to Resolution No. 19,304, adopted April 10, 2012, the Authority authorized to extend the maturity date of the Loans from July, 2008 to December 1, 2018.

BE IT RESOLVED, by the Authority that the Authority is authorized to extend the maturity date of the Loans to December 1, 2023 pursuant to this Resolution.

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

FURTHER AUTHORIZING, that the Executive Director, 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: Ms. Fadullon, Ms. Maynard and Ms. Buckley.

Mr. Harmon presented "Item II(d) – Approval of Third Amendment to Grant Agreement with the City of Philadelphia, Acting Through its Department of Parks & Recreation and its Finance Department" in substance consistent with the Fact Sheet attached hereto.

Board Action

Ms. Fadullon called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:
RESOLUTION NO. 2021-55

RESOLUTION AUTHORIZING APPROVAL OF A THIRD AMENDMENT TO GRANT AGREEMENT WITH THE CITY OF PHILADELPHIA, ACTING THROUGH ITS DEPARTMENT OF PARKS & RECREATION AND ITS FINANCE DEPARTMENT, AS GRANTOR, AND THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS GRANTEE, INCREASING THE GRANT FUNDS AMOUNT AND EXTENDING THE TERM OF THE GRANT AGREEMENT, AS PREVIOUSLY AMENDED, TO FINANCE CAPITAL CONSTRUCTION AND IMPROVEMENT PROJECTS IN AND AROUND THE CITY

WHEREAS, pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City of Philadelphia ("City"), as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Seven Million Dollars ($7,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects");

WHEREAS, the Grant Agreement was executed by the Authority and the City on September 21, 2018, and was for a term of one (1) year;

WHEREAS, pursuant to Resolution No. 2019-83, adopted on December 11, 2019, the Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, wherein (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2019, and (ii) the Grant Funds were increased by an additional Five Million Dollars ($5,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, is Twelve Million Dollars ($12,000,000);

WHEREAS, the First Amendment was executed by the Authority and the City on December 20, 2019.

WHEREAS, pursuant to Resolution No. 2020-78, adopted on December 9, 2020, the Board authorized a Second Amendment to Grant Agreement ("Second Amendment") with the City, as grantor, wherein the term of the Grant Agreement was extended for one (1) year, effective September 21, 2020.

WHEREAS, the Second Amendment was executed by the Authority and the City on December 23, 2020, made effective September 21, 2020.

WHEREAS, the City and the Authority now seek authorization to (i) extend the term of the Grant Agreement, as previously amended, for one (1) year, effective September 21, 2021, and (ii) to amend the Grant Agreement, as previously amended, to increase the Grant Funds by Ten Million Dollars ($10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twenty-Two Million Dollars ($22,000,000).
NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to enter into a Third Amendment to Grant Agreement with the City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City"), as grantor, to (i) extend the term of the Grant Agreement for one (1) year, effective September 21, 2021, and (ii) amend the Grant Agreement to increase the Grant Funds by Ten Million Dollars ($10,000,000) such that the total Grant Funds to be issued under the Grant Agreement, as amended, will now be Twenty-Two Million Dollars ($22,000,000).

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

FURTHER AUTHORIZING, that the Executive Director, 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: Ms. Fadullon, Ms. Maynard and Ms. Buckley.

DEVELOPMENT

Mr. Lawrence presented "Item III – Issuance of Certificate of Completion and Settlement of Monetary Obligations Under the Redevelopment Agreement" in substance consistent with the Fact Sheet attached hereto.

Board Action

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

RESOLUTION NO. 2021-56

RESOLUTION AUTHORIZING THE SETTLEMENT OF CERTAIN MONETARY OBLIGATIONS UNDER THE REDEVELOPMENT AGREEMENT WITH HAINES EASTBURN STENTON CORPORATION AND THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND THE RELEASE OF CERTAIN COVENANTS AND RESTRICTIONS FOR 2215-17 STENTON AVENUE, 2219 STENTON AVENUE, 2128-38 HAINES STREET AND 2136-46 HAINES STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that in accordance with the attached Fact Sheet, the Redevelopment Agreement between the Authority and Haines Eastburn Stenton Corporation dated September 2, 1999 ("Redevelopment Agreement"), and certain
covenants contained in the deed dated September 2, 1999, may be released from 2215-17 Stenton Avenue, 2219 Stenton Avenue, 2128-38 Haines and Street and 2136-46 Haines Street (the "Property").

**FURTHER RESOLVING**, that the Philadelphia Redevelopment Authority is authorized to accept a lump sum payment of Two Hundred Fifty Thousand Dollars ($250,000) to satisfy the outstanding monetary obligations due under the Redevelopment Agreement.

**FURTHER AUTHORIZING**, the preparation, execution, and delivery of a Release for the Property and all other documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

**FURTHER RESOLVING**, that the Executive Director, 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: Ms. Fadullon, Ms. Maynard and Ms. Buckley.

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**OLD BUSINESS**

Ms. Fadullon inquired if there was any old business for the Board. No old business was presented to the Board.

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**NEW BUSINESS**

Ms. Fadullon inquired 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, Ms. Fadullon declared the meeting adjourned at 04:24 P.M.

SECRETARY TO THE BOARD
[PUBLIC ATTENDANCE LIST AND TRANSCRIPT OF QUESTIONS AND RESPONSES THERETO, IF ANY, ARE ATTACHED ON FOLLOWING PAGE]
<table>
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<tr>
<th>Attended</th>
<th>User Name (Original)</th>
<th>First Name</th>
<th>Last Name</th>
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<tr>
<td>No</td>
<td>Shanda King</td>
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<td>King</td>
<td><a href="mailto:shandak7@gmail.com">shandak7@gmail.com</a></td>
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<td></td>
<td><a href="mailto:slundy@lbmlaw.com">slundy@lbmlaw.com</a></td>
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<td>Yes</td>
<td>Carolyn Terry - PHDC</td>
<td>Carolyn</td>
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<td><a href="mailto:Carolyn.Terry@phdc.phila.gov">Carolyn.Terry@phdc.phila.gov</a></td>
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<td>No</td>
<td>Johanna Ramos</td>
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<td>Ramos</td>
<td><a href="mailto:johanna.ramos@phila.gov">johanna.ramos@phila.gov</a></td>
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<td>Yes</td>
<td>Jacquie Sims-The Maple Corporation</td>
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<td><a href="mailto:jacquelyn@maplehousing.org">jacquelyn@maplehousing.org</a></td>
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<td>Kimberly Lloyd</td>
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<td>Nickerson</td>
<td><a href="mailto:sonya@maplehousing.org">sonya@maplehousing.org</a></td>
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<td>#</td>
<td>Question</td>
<td>Asker Name</td>
<td>Asker Email</td>
<td>Answer(s)</td>
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<td>1</td>
<td>With regard to the RFP for community engagement, the questions submitted, when should those interested expect to see the responses posted?</td>
<td>Jacquie Sims-The Maple Corporation</td>
<td><a href="mailto:jacquelyn@maplehousing.org">jacquelyn@maplehousing.org</a></td>
<td>Q/A responses should be posted tomorrow.</td>
</tr>
</tbody>
</table>
**Nature of Transaction:** The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("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 the conveyance to the Philadelphia Land Bank in collaboration with the 3rd District Council Office and 5th Council District Office.

**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.

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence
EXHIBIT "A"

3rd Council District Properties

4919 W. Girard Avenue
4931 W. Girard Avenue
4933 W. Girard Avenue
4935 W. Girard Avenue
4937 W. Girard Avenue
4943 W. Girard Avenue
4953 W. Girard Avenue
4955 W. Girard Avenue
4967 W. Girard Avenue
4983 W. Girard Avenue
4985 W. Girard Avenue
4989 W. Girard Avenue
4989 ½ W. Girard Avenue
4991 W. Girard Avenue
4991 ½ W. Girard Avenue
4993 ½ W. Girard Avenue
4995 W. Girard Avenue
4997 ½ W. Girard Avenue

5th Council District Properties

1414 N. 27th Street
1426 N. 27th Street
1428 N. 27th Street
1430 N. 27th Street
1432 N. 27th Street
1511 N. 28th Street
1513 N. 28th Street
1521 N. 28th Street
1523 N. 28th Street
1525 N. 28th Street
1532 N. 28th Street
1559 N. Marston Street
1561 N. Marston Street
2705 Jefferson Street
2815 Jefferson Street
**Nature of Transaction:** The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the PRA to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3rd Council District Office and 5th Council District Office.

**Property Information:**

**PRA Conveyance:** The PRA 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).

Prepared by: Wendolyne David
Reviewed by: Jessie Lawrence
EXHIBIT "A"

3rd Council District Properties

4915 W. Girard Avenue
4917 W. Girard Avenue
4921 W. Girard Avenue
4923 W. Girard Avenue
4925 W. Girard Avenue
4927 W. Girard Avenue
4929 W. Girard Avenue
4939 W. Girard Avenue
4941 W. Girard Avenue
4945 W. Girard Avenue
4947 W. Girard Avenue
4949 W. Girard Avenue
4951 W. Girard Avenue
4957 W. Girard Avenue
4969 W. Girard Avenue
4971 W. Girard Avenue
4973 W. Girard Avenue
4981 W. Girard Avenue
4987 W. Girard Avenue
4997 W. Girard Avenue

5th Council District Properties

1625-41 N. 10th Street
BACKGROUND:
The Philadelphia Redevelopment Authority (the "Authority") provided financing for the rehabilitation and conversion of the Reading Terminal HeadHouse into the 12th and Market HeadHouse Condominium (the "Project"), located at 1113-31 Market Street. The Project consists of three condominium units (hotel, retail, public area). The hotel unit is owned by a Marriott limited partnership. The retail and public area condominium units are owned by HeadHouse Retail Associates, L.P. ("HRA"), a Pennsylvania limited partnership created by the Authority. The Authority provided certain financing to HRA including, without limitation, the loans listed below (the "Loans").

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<td>HeadHouse Retail Associates L.P.</td>
<td>$7,891,000.00</td>
<td>$7,891,000.00</td>
</tr>
</tbody>
</table>

Pursuant to Resolution No. 19,304, adopted April 10, 2012, the Authority's Board authorized to extend the maturity date of the Loans from July, 2008, to December 1, 2018.

NATURE OF RESOLUTION:
The Authority has determined that it would beneficial to extend the maturity date of the Loans from December 1, 2018 to December 1, 2023. Therefore, the Board is requested to authorize a resolution extending the maturity date of the Loans to December 1, 2023. All other terms of the Loans will remain the same.

A proposed Resolution is attached.

Prepared By: Steve Cusano, Esq.
Reviewed By: Ryan D. Harmon, Esq.
NAME OF GRANTOR: The City of Philadelphia, acting through its Department of Parks & Recreation and its Finance Department (the "City")

Additional Grant Amount: $10,000,000

Background: Pursuant to Resolution No. 2018-59, adopted on August 8, 2018, the Board authorized a Grant Agreement with the City, as grantor, wherein the City agreed to provide funding to the Philadelphia Redevelopment Authority ("Authority"), as grantee, in the amount of Seven Million Dollars ($7,000,000) ("Grant Funds") for use in capital construction and improvement projects in and around the City (each, a "Project," and collectively, the "Projects"). The Grant Agreement was executed by the Authority and the City on September 21, 2018. The term of the Grant Agreement was for one (1) year.

Pursuant to Resolution No. 2019-83, adopted on December 11, 2019, the Board authorized a First Amendment to Grant Agreement ("First Amendment") with the City, as grantor, wherein (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2019, and (ii) the Grant Funds were increased by an additional Five Million Dollars ($5,000,000) such that the total Grant Funds available under the Grant Agreement, as amended, is Twelve Million Dollars ($12,000,000). The First Amendment was executed by the Authority and the City on December 20, 2019.

Pursuant to Resolution No. 2020-78, adopted on December 9, 2020, the Board authorized a Second Amendment to Grant Agreement ("Second Amendment") with the City, as grantor, wherein (i) the term of the Grant Agreement was extended for one (1) year, effective September 21, 2020. The Second Amendment was executed by the Authority and the City on December 23, 2020, made effective September 21, 2020.

Nature of Request/Transaction: Authorization is now sought to (i) extend the term of the Grant Agreement, as previously amended, for an additional one (1) year, effective September 21, 2021, and (ii) amend the Grant Agreement, as previously amended, to increase the Grant Funds by an additional Ten Million Dollars ($10,000,000) such that the total Grant Funds to be issued under the Grant
Agreement, as previously amended, will now be Twenty-Two Million Dollars ($22,000,000).

The City will continue to provide a scope of work for each phase of a Project by sending the Authority a work order form, which the Authority will review and approve. The Authority will continue to receive an administrative fee in the amount of seven percent (7%) of the total costs and expenses which are actually incurred by the Authority relative to each Project.

The City may terminate the Grant Agreement with thirty (30) days' advance written notice.

Proposed Resolution is attached.

Prepared by: Ryan Harmon
NAME OF DEVELOPER/APPLICANT: Haines Eastburn Stenton Corporation ("Redeveloper")

NATURE OF TRANSACTION: The Board is asked to authorize a Resolution authorizing the issuance of a Certificate of Completion releasing certain covenants and restrictions for 2215-17 Stenton Avenue, 2219 Stenton Avenue, 2128-38 Haines Street, and 2136-46 Haines Street (collectively, the "Property") and to settle certain monetary obligations of Redeveloper as set forth in the Agreement (as defined below).

BACKGROUND: Pursuant to a Redevelopment Agreement dated September 2, 1999 ("Agreement"), the Philadelphia Redevelopment Authority (the "Authority") conveyed the Property to Redeveloper. Amoco Oil Company is the owner of the adjacent property and entered into a ground lease agreement with STENAMc Partners, L.P. ("STENAMc") for that adjacent property. The Redeveloper entered into a ground lease with Amoco Oil Company wherein Amoco agreed to lease the Property to STENAMc for the construction of a combined service station, convenience store and restaurant in conjunction with the STENAMc premises that is owned by Amoco Oil Company. The purpose of the Agreement was to eliminate blight and develop a McDonald's/Amoco integrated retail facility (the "Project").

The purchase price to be paid by the Redeveloper for the Property under the Agreement was Three Hundred Twenty-Five Thousand Dollars ($325,000). The Redeveloper and/or STENAMc was obligated to pay annually towards the total purchase price of Three Hundred Twenty-Five Thousand Dollars ($325,000) under a Contribution Agreement that was entered into between the Redeveloper, STENAMc and Amoco. The Redeveloper was obligated under the Agreement to pay the purchase price if STENAMc didn't make payments to the Authority. To date, the Authority received no payment towards the purchase price. Two (2) default notices were sent to Redeveloper and STENAMc requesting payment. The Redeveloper and the Authority have agreed to settle outstanding purchase price for a lump-sum payment of Two Hundred Fifty Thousand Dollars ($250,000).

There is no evidence that the EOP and Prevailing Wage obligations were ever monitored or complied with despite the fact that the Project was completed in the early 2000's. Redeveloper has now requested a Certificate of Completion. The permanent restrictions relating to non-discrimination will not be removed.
Proposed Resolution and supporting information are attached (site map).

Prepared by: Brian Romano
Reviewed by: Jessie Lawrence
June 7, 2021

Michael Rashid

Michael.Rashid@phila.gov

Dear Michael,

This letter is to officially reappoint you to the Philadelphia Redevelopment Authority Board of Directors. Your term will end June 8, 2026. The citizens of this city and I are grateful to you for taking on this very important task and work. Thank you for your continued dedication and service.

If you have any questions about your appointment, please contact Deborah Mahler, Director of Boards & Appointments at deborah.mahler@phila.gov.

Thank you for your willingness to serve. Together, we can make this city realize its full potential.

Regards, James F. Kenney

Mayor
NATURE OF TRANSACTION:

The approval of a Construction Contract between the Philadelphia Redevelopment Authority (the "Authority"), as agent of the City of Philadelphia ("City"), and EDA Contractors, Inc. ("EDA") for the West Oak Lane Library roof replacement project (the "Project"), located at 2000 East Washington Lane. This Project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

The Project includes the demolition of existing roof and the installation of new roof insulation, blocking at roof edge, curbs, new metal fascia, counter flashings, with a new multi-ply modified bitumen roofing system. Also included is the replacement of roof drains and the installation of a safety-rail system around the roof hatch.

SELECTION PROCESS:

On June 24, 2021, the Authority advertised a Request for Proposals ("RFP") for the Project. The Authority received two (2) proposals. EDA's proposal was selected by the Project review team.

EDA Contractors, Inc.
633 Dunksferry Road
Bensalem, PA 19020
Total Base Bid: $594,236.50
EOP: 30-35% MBE; 15-20% WBE

FINANCING:

The Project will be funded with bond proceeds as outlined in the Subgrant Agreement between the Authority, the City and the Philadelphia Authority for Industrial Development ("PAID"). The Subgrant Agreement allows for funds to be transferred to the Authority for Rebuild projects.

Proposed Resolution and supporting project information are attached (site map and photographs).

Prepared by: Robert LaBrum
Reviewed by: Ryan Harmon
RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY, AS AGENT FOR THE CITY OF PHILADELPHIA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH EDA CONTRACTORS, INC., FOR THE WEST OAK LANE LIBRARY ROOF REPLACEMENT PROJECT AT 2000 EAST WASHINGTON LANE

WHEREAS, the Philadelphia Redevelopment Authority (the "Authority"), as agent for the City of Philadelphia (the "City"), issued a Request for Proposals ("RFP") seeking responses from qualified contractors willing and capable of performing the West Oak Lane Library roof replacement project (the "Project") at 2000 East Washington Lane.

WHEREAS, EDA Contractors, Inc. ("EDA") submitted its response to the RFP, outlining its extensive experience.

WHEREAS, EDA's proposal was selected by the Project review team.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Deputy Executive Director of Real Estate to enter into a Construction Contract with EDA for the Project, with a maximum compensation not to exceed Six Hundred Fifty-Three Thousand Six Hundred Sixty and 15/100 Dollars ($653,660.15) (total Base Bid plus 10% Contingency).

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

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution and Construction Contract necessary or desirable to carry out its purposes and intents.
WEST OAK LANE LIBRARY
ROOF REPLACEMENT PROJECT
2000 EAST WASHINGTON LANE
Nature of Transaction: The Philadelphia Redevelopment Authority ("Authority") will facilitate the conveyance of title of properties owned by the City of Philadelphia ("City") to the Philadelphia Land Bank.

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.


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.

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence
EXHIBIT "A"

3rd Council District Properties
610 S. 54th Street
1317 S. Melville Street
1328 S. Melville Street

4th Council District Properties
3438 W. Allegheny Avenue
533 N. Conestoga Street

5th Council District Properties
2316-50 N. 11th Street
1414 N. 27th Street
1426 N. 27th Street
1428 N. 27th Street
1430 N. 27th Street
1432 N. 27th Street
1511 N. 28th Street
1513 N. 28th Street
1521 N. 28th Street
1523 N. 28th Street
1525 N. 28th Street
1009-11 W. Dauphin Street
2705 Jefferson Street
2815 Jefferson Street
1532 N. Marston Street
1559 N. Marston Street
1561 N. Marston Street

7th Council District Properties
2955 N. 8th Street
508 E. Cambria Street
809 W. Firth Street
167 E. Lippincott Street
3217 Shelbourne 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 ("City") to create a land bank in accordance with the Land Bank Act; and

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

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

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

WHEREAS, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the 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 Section 2109 of the Land Bank Act, 68 Pa. C.S.A. §2109(d)(3), and 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 Executive Director and General Counsel.

FURTHER AUTHORIZING, that the Executive Director, 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 Council District Properties

610 S. 54th Street
1317 S. Melville Street
1328 S. Melville Street

4th Council District Properties

3438 W. Allegheny Avenue
533 N. Conestoga Street

5th Council District Properties

2316-50 N. 11th Street
1414 N. 27th Street
1426 N. 27th Street
1428 N. 27th Street
1430 N. 27th Street
1432 N. 27th Street
1511 N. 28th Street
1513 N. 28th Street
1521 N. 28th Street
1523 N. 28th Street
1525 N. 28th Street
1009-11 W. Dauphin Street
2705 Jefferson Street
2815 Jefferson Street
1532 N. Marston Street
1559 N. Marston Street
1561 N. Marston Street

7th Council District Properties

2955 N. 8th Street
508 E. Cambria Street
809 W. Firth Street
167 E. Lippincott Street
3217 Shelbourne Street
**Nature of Transaction:** The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the PRA to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.

- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 1st Council District Office and 7th Council District Office.

**PROPERTY INFORMATION:**

**PRA Conveyance:** The PRA 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).

Prepared by: Brian Romano  
Reviewed by: Jessie Lawrence
EXHIBIT "A"

1st Council District Properties

2612 S. 9th Street
2118 Bellmore Street
2250 E. William Street
2252 E. William Street

7th Council District Properties

262 W. York 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 ("City") to create a land bank in accordance with the Land Bank Act; and

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

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

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

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

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

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.
EXHIBIT "A"

Properties Owned by Philadelphia Redevelopment Authority to be Transferred to Philadelphia Land Bank

1st Council District Properties

2612 S. 9th Street
2118 Bellmore Street
2250 E. William Street
2252 E. William Street

7th Council District Properties

262 W. York Street
NAME OF DEVELOPER/APPLICANT: Habitat for Humanity Philadelphia, Inc.

Nature of Transaction: The Board is requested to modify Resolution No. 2020-56, adopted on September 9, 2020, selecting Habitat for Humanity Philadelphia, Inc. ("Habitat") as developer of 1604-08 Page Street located within the Model Cities Urban Renewal Area. The modification requested is to revise the approved addresses to include 1610, 1612, 1614 and 1616 Page Street. The aforementioned properties have been transferred from the Philadelphia Land Bank to the Philadelphia Redevelopment Authority ("Authority") to be included in the project. The modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street.

The Board is also requested to approve the change in the submitted plans that will increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units. Modified plans have been reviewed and approved for conformity by the Philadelphia City Planning Commission.

Legal Entity/Other Partners (if applicable): Habitat for Humanity Philadelphia, Inc.

- Phil Patrone – Chair
- Donald Moore – Treasurer, Chair-Elect
- Janice Wong – Secretary
- Tom Schneberger – Executive At-Large

Mailing Address: 1829 N. 19th Street, Philadelphia, PA, 19121

PROPERTY DESCRIPTION:
- 1604-08 Page Street – 2,481 sq. ft.
- 1610 Page Street – 819 sq. ft.
- 1612 Page Street – 809 sq. ft.
- 1614 Page Street – 844 sq. ft.
- 1616 Page Street – 804 sq. ft.

Zoning: RM-1 Use: Residential

Disposition Value: Nominal ($7.00)
The City of Philadelphia’s Land Disposition Policy allows for discounted pricing for projects that have a demonstrated community and social impact. In support of the project's community and social benefit impact, the Properties shall have a Declaration of Restrictive Covenants targeting households and/or families at or below 60% of Area Median Income (AMI).

FINANCING:

Habitat is purchasing the properties listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses. Habitat will also apply for additional funds from FHLB Pittsburgh to replenish its business funds that are being utilized for the proposed project.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start three (3) months after closing with construction completion within twenty-four (24) months thereafter.

Habitat is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City and Habitat will utilize a sweat equity model for development resulting in 0% MBE and 0% WBE participation.

Proposed resolution, site plan, photo and sources and uses are attached.

Prepared by: Tracy Pinson-Reviere, Project Manager II
Reviewed by: Jessie Lawrence, Director of Real Estate
RESOLUTION NO.
(Amendment to Resolution No. 2020-56, Adopted September 9, 2020)

MODIFICATION TO RESOLUTION NO. 2020-56, ADOPTED SEPTEMBER 9, 2020, TO INCLUDE ADDITIONAL PROPERTIES (1610, 1612, 1614 AND 1616 PAGE STREET) AND CHANGE IN PROJECT PLANS FOR PROPERTIES LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution No. 2020-56, adopted on September 9, 2020, the Philadelphia Redevelopment Authority ("Authority") approved the redeveloper selection of Habitat for Humanity Philadelphia, Inc. ("Habitat") as the redeveloper of 1604-1608 Page Street; and

WHEREAS, Habitat has requested to include the following additional properties - 1610, 1612, 1614 and 1616 Page Street - into the proposed project; and

WHEREAS, a revision is requested to approve the change in the submitted plans that will increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units; and

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution No. 2020-56, adopted on September 9, 2020, is hereby revised to reflect that the modified addresses will be known as: 1604-08, 1610, 1612, 1614 and 1616 Page Street; and approval of revised plans to increase the unit count from three (3) units to seven (7) single-family, two (2) story, three (3) bedroom affordable homeownership units and further authorizing the execution, delivery and recording of the Redevelopment Contract, Declaration of Restrictive Covenants and a Deed for the properties and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.
**DEVELOPMENT BUDGET/SOURCES AND USES OF FUNDS**

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

**Applicant:** Habitat for Humanity Philadelphia, Inc.

**Property Address:** 1604-1616 Page Street

### SOURCE OF FUNDS

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<tr>
<th>Committed (Y/N)</th>
<th>Source</th>
<th>% Total</th>
<th>Indicate Source and, if applicable, describe</th>
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<tr>
<td>Subordinate Debt</td>
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<td>Developer Equity</td>
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<td>HFHP Capital (Equity &amp; Fundraising)</td>
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<td><strong>TOTAL SOURCE OF FUNDS</strong></td>
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### USE OF FUNDS

#### HARD COSTS

**ACQUISITION**

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<td>Closing Costs</td>
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**UNIT CONSTRUCTION**

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<td>Complete the table below</td>
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**OTHER CONSTRUCTION**

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<tr>
<td>Landscaping</td>
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<td>Permits</td>
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<td>Clearance and Demolition</td>
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<td>Utility Connections &amp; Tap Fees</td>
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**INFRASTRUCTURE**

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<th>Cost</th>
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<td>Streets and Sidewalks</td>
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<td>Water and Sewer</td>
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<td>Stormwater &amp; Drainage</td>
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<tr>
<td>Impact Fees</td>
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**OTHER HARD COSTS**

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<td>Hard Cost Contingency</td>
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#### SOFT COSTS

**PROFESSIONAL FEES**

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**FINANCE COSTS**

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<td>Appraisal</td>
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<td>Construction Insurance</td>
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<tr>
<td>Property Taxes</td>
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**OTHER SOFT COSTS**

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<tr>
<th>Cost</th>
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<td>Developer Fee, if applicable</td>
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<tr>
<td><strong>TOTAL SOFT COSTS</strong></td>
<td>$432,318.75</td>
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**TOTAL DEVELOPMENT COST**

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<tr>
<th></th>
<th>Total Sq. Ft.</th>
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<tr>
<td><strong>$2,116,344.50</strong></td>
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### Construction/Rehab. Costs

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<th>Unit Cost</th>
<th># Units</th>
<th>Total Const. Cost</th>
<th>Total Sq. Ft.</th>
<th>Total Sq. Ft. %</th>
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<td>Single family</td>
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<td>$168.00</td>
<td>$201,600.00</td>
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<td>$1,411,200.00</td>
<td>8,400</td>
<td>100.00%</td>
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**Rev. Jan. 2019**
Address: 1604-08, 1610, 1612, 1614 and 1616 Page Street
NAME OF DEVELOPER/APPLICANT: City of Philadelphia (the "City"), acting through its Department of Public Property ("DPP")

Nature of Transaction: Amendment to Resolution No. 2018-95, adopted by the Philadelphia Redevelopment Authority ("Authority") Board of Directors on November 14, 2018, which authorized the conveyance to the City's Parks and Recreation Department ("Parks & Recreation") of the following parcels for nominal consideration.

An amendment to Resolution No. 2018-95, adopted on November 14, 2018, is requested to authorize the transfer of the following parcels to DPP rather than Parks & Recreation. All other terms of Resolution No. 2018-95, adopted on November 14, 2018, shall remain in full force and effect.

PROPERTY INFORMATION:

The entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel").

Description: DPP will be taking ownership of this parcel to develop and extend the playground and park space that is currently existing on the Playground Parcel. These improvements support DPP's commitment to improve how its assets meet the needs of every community in Philadelphia by undertaking a broad range of restoration activities throughout the City.

Disposition Price: One Dollar ($1.00)

Proposed Resolution and supporting information are attached (photograph and site map).

Prepared by: Ryan Harmon and Brian Romano, Project Manager
Reviewed by: Ryan Harmon
RESOLUTION NO.
(Amending Resolution 2018-95, Adopted November 14, 2018)

MODIFICATION TO RESOLUTION NO. 2018-95, ADOPTED NOVEMBER 14, 2018,
AUTHORIZING THE CONVEYANCE OF PROPERTY TO THE CITY OF
PHILADELPHIA'S DEPARTMENT OF PUBLIC PROPERTY

WHEREAS, pursuant to Resolution No. 2018-95, adopted by the Philadelphia Redevelopment Authority ("Authority") Board of Directors on November 14, 2018, the Authority Board authorized the conveyance of the entire block of 2200-62 Auburn Street (a/k/a E. Auburn Street), extending to the rear to Rush Street (a/k/a E. Rush Street), to the East to Trenton Avenue and to the West to Tulip Street, but excluding (i) the corner of Auburn Street and Tulip Street, a/k/a 2262 E. Auburn Street or 2838 Tulip Street (the "Church Parcel"), and (ii) that certain parcel previously transferred from the Authority to the City by deed dated January 8, 1985, a/k/a 2200 E. Auburn Street (the "Playground Parcel"), to the City of Philadelphia ("City") Parks and Recreation Department ("Parks & Recreation") for the nominal price of One Dollar ($1.00).

WHEREAS, the Board is now requested to authorize an amendment to Resolution 2018-95, adopted on November 14, 2018, to provide authorization to transfer the aforementioned Church Parcel and Playground Parcel to the City's Department of Public Property ("DPP") rather than Parks & Recreation, for the nominal price of One Dollar ($1.00), in accordance with the attached Fact Sheet.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution No. 2018-95, adopted November 14, 2018, is amended to provide that authorization is given for the conveyance of the aforementioned Church Parcel and Playground Parcel to the City's DPP for the nominal price of One Dollar ($1.00); further authorizing the execution, delivery, and recording of any documentation necessary or desirable in order to complete the sale and settlement for the aforementioned properties in form and substance acceptable to Authority's counsel.

FURTHER RESOLVING, that all other terms of Resolution No. 2018-95, adopted on November 14, 2018, shall remain in full force and effect.

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