



## PHILADELPHIA HOUSING AUTHORITY SPECIAL BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, August 22, 2024, 1 p.m.

The special scheduled virtual meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was brought to order by the Chair, Lynette Brown-Sow, at approximately 1:06 p.m. In addition to the Chair, participants were: Vice Chair Wetzel, Commissioners Coney, Shahid, Wise, Dwyer and Dungee Glenn; the PHA President & CEO ("CEO"), Kelvin Jeremiah; and the General Counsel and Board Secretary, Laurence M. Redican. Commissioners Clarke and Camarda did not participate.

The Chair asked for a moment of silence to prepare for the meeting, after having conducted a roll call of the Commissioners.

The CEO reviewed the commenting procedures and announced that: 1) "Back to School Book Bag Give Away" was held on Thursday, August 15, 2024 and was a huge success. Over 1,000 Book bags were distributed to the community in preparation of the new school year. Thank you to Donta Rose and the Grocery Outlet for their participation along with over 40 Partners aiding this event; 2) Special thank you to the Board members for rearranging their schedule for this special board meeting; 3) Welcome to our New Board members (Erin Dwyer, Darrell Clarke and Sandra Dungee Glenn).

The Chair asked whether there were any changes to the minutes of the July 18, 2024 Board meeting. There being none, the minutes were approved.

One (1) resolution was presented and unanimously approved.

**Resolution No. 12367**, was presented by Dinesh Indala, Senior Executive Vice President of Operations and Laurence Redican, Senior Executive Vice President of the Office of General Counsel, to authorize PHA to acquire 3939 Conshohocken Avenue, Philadelphia, PA 19131 (Brith Sholom House), with the amount not to exceed twenty-four million dollars (\$24,000,000.00). Due to this is being a Special Board Meeting, no committee reviewed the resolution and it was up to a motion to the entire board. Commissioner Shahid moved for its approval with a second by Vice-Chair Wetzel. After a discussion regarding this resolution, it was unanimously approved after a roll call of all the Board Members present.

No comments were received by voicemail or e-mail for the **public comment period**.

The Chair announced that the next meeting will be on September 19, 2024, thanked the Commissioners for rearranging their schedule, and, following a seconded motion to adjourn from Vice-Chair Wetzel, the meeting was adjourned at approximately 1:24 p.m.

Respectfully submitted,

Laurence M. Redican  
General Counsel  
Philadelphia Housing Authority

## **APPENDIX 1**

**THE PHILADELPHIA HOUSING AUTHORITY  
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS  
THURSDAY, AUGUST 22, 2024  
AGENDA**

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- A. Call to Order** – Lynette Brown-Sow, Chair
- B. Remarks** – Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Board Meeting held July 18, 2024 as distributed
- D. New Business**
  - 1. RESOLUTION AUTHORIZING ACQUISITION OF 3939 CONSHOHOCKEN AVE., PHILADELPHIA, PA 19131 (BRITH SHOLOM HOUSE)**  
  
Dinesh Indala and Laurence Redican
- E. Public Comment Period**

**RESOLUTION NO. 12367**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE 3939 CONSOHOCKEN AVE., PHILADELPHIA, PA 19131 (BRITH SHOLOM HOUSE)**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") desires to acquire a three hundred and fifty-six (356) unit affordable senior development at 3939 Conshohocken Ave, Philadelphia PA 19131, known as Brith Sholom Winit, LP ("Brith Sholom"); and

**WHEREAS**, SREA Property Management LLC, a Pennsylvania limited liability company ("Receiver"), is the court-appointed receiver in the receivership case pending in the Court of Common Pleas of Philadelphia County (the "Court"), concerning assets and real property owned by Brith Sholom; and

**WHEREAS**, subject to Court Approval, PHA and the Receiver have negotiated a purchase price for the entire development of twenty-four million dollars (\$24,000,000); and

**WHEREAS**, this acquisition will provide for the permanent affordability of the entire development in an area of the City that has experienced gentrification, and PHA has determined that this acquisition is in the best interest of PHA residents and PHA;

**BE IT RESOLVED**, that the PHA President & CEO is hereby authorized to negotiate and conclude the acquisition of Brith Sholom in an amount not to exceed twenty-four million dollars (\$24,000,000) plus all closing costs associated with the sale to include applicable title insurance, taxes and other fees, and to take all reasonable and necessary actions to purchase Brith Sholom from the Court appointed Receiver of the development, as set forth above, and subject to the availability of funds therefor.



I hereby certify that this was  
APPROVED BY THE BOARD ON

8/22/2024

*Thomas M. Keane*  
ATTORNEY FOR PHA