

Board of Directors Meeting**March 9, 2017****3:30 p.m.****Agenda**

1. Roll Call

2. Public Comment

Page

3. Approval of Minutes for the Meeting of February 9, 2017

(1)

4. Update on Property Transfers

(26)

5. ~~Confirming the Revised Land Disposition Policy~~

(Held)

6. Dispositions:

138 W. Thompson Street – BMK Properties, LLC

(28)

616 Emily Street – Red Brick Homes, LLC

(31)

Point Breeze RFP for Workforce Housing – 1533 Latona Street, 1138 S.
Sydenham Street, 1145 S. Sydenham Street, 1153 S. Sydenham Street,
1521 Reed Street, 1110-1112 S. 20th Street, 1118 S. 20th Street,
1124 S. 20th Street and 2002-2004 Annin Street –
Innova Redevelopment, LLC

(34)

7. Adjournment

This meeting is open to the public

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, February 9, 2017 commencing at 3:40 p.m. in the offices of the Philadelphia Housing Development Corporation, being its regular meeting place, 17th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

CALL TO ORDER

Ms. Rashid called the meeting to order at 3:40 p.m.

Agenda Item 1 Roll Call

The following members of the Board of Directors reported present: Majeedah Rashid, Chair; Jennifer Kates, Secretary; Paulette Adams, Michael Koonce, Frederick Purnell, Angel Rodriguez, Anna Shipp and Courtney Voss.

The following members of the Board of Directors were not present: Richard DeMarco and Anjali Chainani.

The following staff members were present: Tania Nikolic, Nicholas Scafidi, Esq., Christi Jackson, Gregory Heller, PRA; Paul Chrystie, Susan Callanen, and Elizabeth Bonaccorso.

Public Attendees: The list of public attendees is attached to these minutes.

A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.

Agenda Item 2 Public Comment

Ms. Rashid asked if any member of the public wished to comment upon any item on the Board's agenda.

Ms. Rashid recognized Ms. Vandelyn Leach from RSVP Productions who stated that she wishes to purchase a property to expand her business, preferably a commercial mixed-use property where she could reside on the second floor. Ms. Nikolic responded that the Land Bank inventory is mostly vacant shells or vacant lots, but that she would speak with Ms. Leach after the meeting.

Ms. Nora Lichtash from WCRP suggested that the Board consider a different approach for public comments, possibly during or at the end of the meeting. Mr. Rodriguez noted that the Chair has the ability to recognize public comment at times other than the beginning of the meeting. Ms. Rashid stated that public comment at the beginning of the meeting allows the public to voice their concerns before the Board takes official action and provides a more orderly process for conducting business.

Board members commented that the newly-formed Policy Committee will re-consider their Public Comment Policy and asked that anyone interested may submit their written comments to the Board Chair..

Ms. Rashid recognized Ms. Winnie Branton. Ms. Branton advised the Board that not all the documents for the Board package are posted on the website. Ms. Nikolic stated that every effort will be made to assure that the entire Board package is posted the Friday before the scheduled Board meeting.

Agenda Item 3

Approval of Board Minutes

Ms. Rashid called for a motion to approve the minutes of the Board meeting of January 19, 2017.

Upon motion made and duly seconded, the minutes were approved as presented.

Agenda Item 4

Election of 11th Board Member, Officers & Appointment of Committee Members

Ms. Rashid stated that at the January Board meeting Mr. Rick Sauer was nominated for the 11th Board member. Ms. Nikolic informed the Board that six applicants responded to the Land Bank's posting on the website and submitted their information in accordance with the applicable criteria and qualifications. This information was distributed to all Board members for their review.

Ms. Rashid asked if there were any further nominations from the Board in addition to the nomination of Rick Sauer from PACDC. No other nominations were submitted.

On behalf of the entire Board, Ms. Voss thanked all the applicants for their submissions and interests in the appointment of the 11th Board member. Ms. Adams also thanked everyone for their interest in this position and their time in submitting their information, and indicated that there would be opportunities for qualified individuals not serving on the Board to be considered for service on a committee.

Ms. Rashid called for a motion to elect Rick Sauer as the 11th Board member for the Philadelphia Land Bank. Upon Motion and duly seconded, the motion was approved as follows:

RESOLUTION NO. 2017 - 5

RESOLUTION APPOINTING ELEVENTH MEMBER OF PHILADELPHIA LAND BANK BOARD OF DIRECTORS

WHEREAS, on December 18, 2013, the Mayor of the City of Philadelphia signed Bill No. 130156-A as previously adopted by Philadelphia City Council and codified at Chapter 16-700 of the Philadelphia Code, which authorized the creation of the Philadelphia Land Bank (the “Land Bank Ordinance”);

WHEREAS, the Land Bank Ordinance states that the Land Bank shall be governed by a Board of Directors comprised of eleven members, five of whom shall be appointed by the Mayor, five of whom shall be appointed by City Council and one member who shall be appointed by majority vote of the other members;

WHEREAS, the Mayor and City Council have each appointed five members to the Land Bank Board of Directors and the Board now desires to appoint the eleventh member of the Board; and

WHEREAS, the Board has accepted nominations for individuals to serve as its eleventh member and has approved the appointment of Rick Sauer as a member of the Board.

NOW THEREFORE, BE IT RESOLVED by majority vote of the Board of Directors of the Philadelphia Land Bank that Rick Sauer is hereby appointed as the eleventh member of the Board to serve a term concurrent with the Mayor and City Council or until his successor is duly elected and has qualified.

Ms. Rashid announced that the next order of business is the election of officers to the Philadelphia Land Bank and called for nominations for the Offices of Chair, Vice-Chair, Secretary and Treasurer.

Ms. Voss nominated Mr. Purnell as Chair. This nomination was seconded by Mr. Rodriguez.

Mr. Koonce nominated Ms. Kates as Vice Chair. This nomination was seconded by Ms. Adams.

Ms. Voss nominated Ms. Shipp as Secretary. This nomination was seconded by Mr. Purnell.

Mr. Purnell nominated Mr. Rodriguez as Treasurer. This nomination was seconded by Ms. Rashid.

Ms. Rashid called for a motion to approve a Resolution electing the nominated members to their respective Offices.

Upon motion made and duly seconded, the following Resolution was approved

RESOLUTION NO. 2017 - 6

RESOLUTION ELECTING OFFICERS OF PHILADELPHIA LAND BANK

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that the following members of the Board are elected as Officers of the Philadelphia Land Bank in the following capacities, to hold office for the later of one year or until their successors are duly elected and have qualified:

Chair: Frederick Purnell, Sr.

Vice Chair: Jennifer Kates

Secretary: Anna Shipp

Treasurer: Angel Rodriguez

Mr. Rodriguez acknowledged and thanked Ms. Rashid for her years of dedicated service as Chair of the Philadelphia Land Bank Board of Directors.

At this time, Mr. Purnell assumed the meeting as Chair.

Ms. Rashid announced that the next order of business is the appointment of Board members to the Strategic Plan, the Finance and the Policy Committees and asked for recommendations for those positions.

Mr. Purnell asked if there are any recommendations for the Strategic Plan Committee.

Ms. Voss recommended Ms. Kates for Chair for this Committee and Ms. Shipp, Mr. Rodriguez, Ms. Rashid and Mr. Sauer as the additional members.

Mr. Purnell called for a motion to appoint these members to the Strategic Plan Committee. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 7

**RESOLUTION APPOINTING COMMITTEE TO OVERSEE PREPARATION OF
PHILADELPHIA LAND BANK STRATEGIC PLAN**

WHEREAS, Chapter 16-700 of the Philadelphia Code, entitled “Philadelphia Land Bank,” requires the Board of Directors of the Land Bank to develop annually a strategic plan to guide the acquisition, maintenance and disposition of Land Bank properties;

WHEREAS, the Bylaws of the Philadelphia Land Bank authorize the Board, by a majority vote of the entire Board of Directors, to designate one or more standing advisory and ad hoc committees, whose members may be comprised of both Board members and other individuals; and

WHEREAS, the Board desires to appoint a Standing Committee to coordinate and guide the preparation of the Land Bank's annual Strategic Plan and Performance Reports for submission to City Council.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. A Standing Strategic Planning Committee is appointed with the following members:

Chair: Jennifer Kates

Members: Anna Shipp
Angel Rodriguez
Majeedah Rashid
Rick Sauer

2. The Strategic Planning Committee shall (i) oversee the development of the Land Bank's annual Strategic Plan and Performance Reports, (ii) coordinate the public hearing on the Plan and Reports, (iii) recommend to the entire Board whether to approve the Plan and Reports, and (iv) perform such other actions necessary to assure compliance with Chapter 16-700 of the Philadelphia Code and approval of the Strategic Plan by City Council.

Mr. Purnell called for nominations for the Philadelphia Land Bank Finance Committee. Mr. Koonce nominated Mr. Rodriguez as the Chair for the Finance Committee and Mr. DeMarco, Mr. Purnell, Mr. Koonce and Ms. Adams as additional members.

Mr. Purnell called for a motion to approve the Philadelphia Land Finance Committee. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 8

RESOLUTION APPOINTING A STANDING FINANCE COMMITTEE

WHEREAS, the Bylaws of the Philadelphia Land Bank authorize the Board, by a majority vote of the entire Board of Directors, to designate one or more standing advisory and ad hoc committees, whose members may be comprised of both Board members and other individuals; and

WHEREAS, the Board desires to appoint a standing committee to review and analyze the financial matters, performance and operations of the Land Bank.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. A Standing Finance Committee is appointed with the following members:

Chair: Angel Rodriguez

Members: Richard DeMarco
Frederick Purnell
Michael Koonce
Paulette Adams

2. The Finance Committee shall:

- (i) Meet as often as it deems necessary or appropriate;
- (ii) Stay informed of the Land Bank's financial status and operations;
- (iii) Assist Land Bank staff in developing and implementing financial policies and practices and its banking relationships;
- (iv) Assist Land Bank staff with selection of auditors and preparation of annual audits;
- (v) Assist Land Bank staff with preparation of an annual budget and conduct quarterly review of current year budgets;
- (vi) Request and review reports on financial performance and such other matters as necessary to assure the financial well-being of the Land Bank;
- (vii) Perform such other duties as requested by the Board Chair.

Mr. Purnell called for nomination for the Philadelphia Land Bank Policy and Procedures Committee. Mr. Purnell nominated Ms. Voss for the Chair and Ms. Rashid, Mr. Sauer, Ms. Shipp and Ms. Chainani as additional members.

Mr. Purnell called for a motion to approve the Philadelphia Land Policy and Procedures Committee. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 - 9

**RESOLUTION APPOINTING COMMITTEE TO STUDY AND RECOMMEND
CERTAIN POLICIES FOR GOVERNANCE AND OPERATION OF
PHILADELPHIA LAND BANK**

WHEREAS, the Commonwealth's enabling legislation for the Philadelphia Land Bank provides that a land bank may adopt rules necessary to govern the conduct of a land bank;

WHEREAS, the Ordinance adopted by Philadelphia City Council and signed by the Mayor of the City of Philadelphia creating the Philadelphia Land Bank requires the Land Bank to develop policies consistent with the requirements of that Ordinance, to adopt strict ethical

standards for Land Bank board members and employees, and to promulgate rules addressing and protecting against potential conflicts of interests;

WHEREAS, the Bylaws of the Philadelphia Land Bank authorize the Board, by a majority vote of the entire Board of Directors, to designate one or more standing advisory and ad hoc committees, whose members may be comprised of both Board members and other individuals; and

WHEREAS, the Board desires to appoint a Standing Committee to study the organizational, governance and operational policies which should be developed and considered for adoption by the entire Board.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. A Standing Policy Committee is appointed with the following members:

Chair: Courtney Voss

Members: Anna Shipp
Majeedah Rashid
Rick Sauer
Anjali Chainani

2. The Policy Committee shall (i) determine the categories and general content of policies and rules required by legislation affecting the Land Bank; (ii) consider other policies and rules that would best serve the public mission and operation of the Land Bank; and (iii) recommend to the entire Board of Directors the manner and priority for adoption of specific policies and rules.

Agenda Item 5 **Amendment to Strategic Plan**

Ms. Nikolic informed the Board that City Council had proposed certain changes to the Land Disposition Policy as previously submitted with the Land Bank Strategic Plan. Specifically,

- Page 58 – Under “Site Control Options and Property Reservations, adding the following: “Affordable Housing Development projects will be exempted from paying a fee.”
- Page 65 – Under “Terms of Purchase” changing: “The applicant must consolidate the parcels and obtain a single OPA account for the primary residence and side yard within one year” to “Applicants are encouraged to consolidate the parcels and obtain a single OPA account for the primary residence and side yard within one year.”
- Page 67 – Under “Lease” deleting the sentence: “Leases proposed to exceed one year may also require approval by the Vacant Property Review Committee and City Council” (as a redundant statement).

Mr. Scafidi informed the Board that there is no Resolution for this item; however we expect to ask the Board to adopt a Resolution in March to confirm these changes to the Policy.

Ms. Voss asked why the requirement for lot consolidation was changed. Ms. Nikolic and Mr. Scafidi explained that consolidation involves legal assistance and significant costs (primarily survey expenses) which would be prohibitive for side yard owners.

Members asked for an explanation of the changes to the leasing provision. Mr. Scafidi stated that the change will allow the Land Bank Board, without further VPRC or City Council action, to approve a lease for one year or less. This would be consistent with other city agencies.

Ms. Adams asked about the impact on cases already in the pipeline. Ms. Nikolic responded that there will be a transition period, but, as Mr. Rodriguez stated, these changes work in favor for the individuals receiving parcels.

Ms. Voss emphasized that we need to keep to our practice of posting all proposed Board actions to make this information available to the public in advance of Board meetings.

Mr. Purnell then reiterated each of the proposed changes and allowed Board members and the public to raise any questions or concerns. The Board acknowledged its willingness to accept these changes to the Policy.

Agenda Item 6

Update on Property Transfers

Ms. Saah informed the Board that an additional 12 properties have been conveyed since the last Board meeting. Ms. Saah explained the status of the various categories listed on her attachment.

Ms. Koonce asked if the City's Law Department must sign off on PHDC's deeds. Mr. Scafidi responded that the Law Department is performing this work on behalf of PHDC.

Ms. Saah explained that issues with legal descriptions will require new surveys which must be out-sourced to the City Survey Department or private contractors. Mr. Purnell noted that this would involve costs which we expect to include in the FY 18 budget.

Ms. Kates asked if staff could develop and post to our website how many properties are in the inventory, how many properties have been disposed, etc. Mr. Rodriguez asked if we could also chart this information. Ms. Nikolic replied that staff would look into this.

Agenda Item 7
Approval of Revised FY 17 Operating Budget

Ms. Nikolic asked the Board to approve a revised FY 17 Operating Budget with the following adjustments: increase general liability insurance projection based on an inventory of 2,500 properties, increase Drexel University contracts to be extended to June 30, 2017, reflect PRA expenses through December 31, 2016 and reflect net VPRC income proceeds of \$260,516 as of December 3, 2016. Ms. Nikolic stated the net effect is \$282,500 reduction of the annual budget to \$3,325,800.

Mr. Sauer asked the reason why the Drexel contracts are being extended instead of issuing a new RFP. Ms. Nikolic replied that this has been an on-going contract which must complete work in progress. As Mr. Rodriguez has noted previously, consideration will be given to this work being done by new staff hires upon expiration of the Drexel contracts.

The Board asked Ms. Nikolic to provide an organizational chart for all Land Bank staff, ideally along with the percentage of time on Land Bank versus other duties so that the Board can more fully assess budget needs.

In response to the Board's questions, Mr. Williams responded that DHCD and PHDC expenses reflect their support services to the Land Bank to alleviate the need for redundant staff.

At this time, Ms. Kates left the Board meeting at 4:44 pm.

RESOLUTION NO. 2017 - 10

**RESOLUTION APPROVING PHILADELPHIA LAND BANK
REVISED OPERATING BUDGET FOR FISCAL YEAR 2017**

WHEREAS, on August 11, 2016 the Board of Directors approved the Land Bank Operating Budget for Fiscal Year 2017 ("Operating Budget");

WHEREAS, after reviewing Land Bank operations and expenditures through December 2016, the Board desires to revise the Operating Budget to better reflect past and prospective expenditures; and

WHEREAS, a majority of the entire Board of Directors of the Philadelphia Land Bank has voted in favor of adopting the Revised Fiscal Year 2017 Operating Budget.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. The Revised Operating Budget for Fiscal Year 2017, as presented to this Board and attached hereto, is hereby approved.
2. The Board will continue to receive quarterly financial reporting comparing actual expenditures to Fiscal Year 2017 budgeted expenses.

Board Meeting of February 9, 2017
Volume No. 1 – Page 17

Agenda Items 8 and 9
Amendment to Contract with Drexel University for Andrea Saah and Fellows Program

Ms. Nikolic asked the Board to approve amendments to the Drexel University contracts that provide staff for technical assistance in the deed reconciliation and pricing model work. The work relates to corrected legal descriptions and preparation of deed transfers for over 2,300 properties into the Land Bank.

Ms. Nikolic stated the Revised FY 17 Operating Budget would add \$30,000 for the Fellows and \$22,000 for the work being performed by Ms. Saah, the team lead. This amendment will further their work as additional properties are approved for transfer to the Philadelphia Land Bank.

Ms. Shipp asked about the duration of contracts. Ms. Nikolic responded the contracts will continue through June 30th.

Mr. Rodriguez reiterated his suggestion that full time staff may be a future solution for this issue.

Mr. Purnell called for a motion to approve the Professional Services Contract with Drexel University, Andrea Saah. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 - 11

**AMENDMENT TO PROFESSIONAL SERVICES CONTRACT WITH
DREXEL UNIVERSITY – ANDREA SAAH**

WHEREAS, the Land Bank and Drexel University entered into an Agreement for Professional Services with an Effective Date of January 1, 2016 (the “Agreement”) to permit Drexel to allow, as an independent contractor, Andrea Saah to lead the team of Fellows who are conducting research necessary for the transfer of property from the City land-holding agencies to the Land Bank;

WHEREAS, the Land Bank and Drexel University entered into Amendment No. 1 to the Agreement with an Effective Date of July 15, 2016 which extended the termination date of the Agreement to September 30, 2016 without any change to compensation or other provision of the Agreement;

WHEREAS, on October 18, 2016, the Land Bank and Drexel University entered into Amendment No. 2 to the Agreement which extended the termination date of the Agreement to June 30, 2017 and increased maximum compensation to \$70,000;

WHEREAS, the Land Bank’s Fiscal Year 17 Operating Budget provides further funding of \$22,000 for this position which will take maximum compensation to the amount of \$90,000; and

WHEREAS, the Land Bank wishes to continue with the work being performed by Andrea Saah in supervising the Drexel Fellows by increasing compensation in accordance with the approved FY 17 Land Bank Operating Budget.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. Authorization is hereby given for the Land Bank to enter into Amendment No. 3 to the Professional Service Contract with Drexel University – Andrea Saah to further the work for the Deed Reconciliation Project.
2. Amendment No. 3 shall provide for a maximum compensation of \$90,000 (inclusive of all amounts expended under the Agreement and past Amendments) with a termination date being the earlier of June 30, 2017 or expenditure of this maximum compensation.
3. The Interim Executive Director is authorized to prepare, execute and deliver an Amendment No. 3 to the Professional Services Contract necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Interim Executive Director shall deem necessary or appropriate to protect the interests of the Land Bank.

Mr. Purnell called for a motion to approve the Amendment to Professional Services Contract with Drexel University, Fellows Program. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 - 12

AMENDMENT TO PROFESSIONAL SERVICES CONTRACT WITH DREXEL UNIVERSITY

WHEREAS, on May 14, 2015, the Board adopted Resolution No. 2015-14 which authorized a Professional Services Contract with Drexel University (the “Initial Drexel Contract”) for the purpose of providing student assistance and research for (i) the transfer of property from the City land-holding agencies to the Land Bank, (ii) geospatial analysis necessary to support the land pricing model which the Land Bank was developing, and (iii) development of a Structure Hedonic Model for pricing of vacant structures;

WHEREAS, by further Resolutions (Resolution No. 2016-1 adopted January 14, 2016, Resolution No. 2016-12 adopted July 14, 2016 and Resolution No. 2016-16 adopted September 8, 2016) the Land Bank approved a series of amendments to the Initial Drexel Contract to extend its Term to June 30, 2017 and to increase Maximum Compensation to the current amount of \$306,500 in order to allow completion of work undertaken in the Initial Drexel Contract and to assist the Philadelphia Redevelopment Authority in the valuation of its land assets; and

WHEREAS, the Land Bank wishes to continue with the work being performed by the Drexel Fellows by increasing compensation in accordance with the approved FY 17 Land Bank Operating Budget.

NO THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. Authorization is hereby given for the Land Bank to enter into Amendment No. 4 to Professional Services Contract with Drexel University to further the work for the Deed Reconciliation Project and provide the audit assistance requested by the Philadelphia Redevelopment Authority.
2. Amendment No. 4 will provide for additional compensation of \$30,000 (inclusive of authorizations provided by all prior resolutions) for a maximum compensation of \$336,500, with a termination date being the earlier of June 30, 2017 or expenditure of maximum compensation.
3. The Interim Executive Director is authorized to prepare, execute and deliver an Amended and Restated Professional Services Contract necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Interim Executive Director shall deem necessary or appropriate to protect the interests of the Land Bank

Agenda Item 10

Authorization to Acquire Certain Properties at Tax Foreclosure Sale

Mr. Scafidi informed the Board that approximately seven properties will be exposed for tax sale in February and the Land Bank is expected to bid for those properties

Mr. Sauer asked if a listing can be provided for the members of the Board. Ms. Nikolic replied this information will be provided.

Agenda Item 11

Dispositions

1206, 1207, 1214, 1219, 1221, 1222, 1225 N. Etting Street & 1214 N. 27th Street, Etting Street Holdings, LLC

Ms. Callanen asked the Board to approve the disposition of 1206, 1207, 1214, 1219, 1221, 1222, 1225 N. Etting Street and 1214 N. 27th Street to Etting Street Holdings, LLC for \$151,000. The disposition price was determined by third party appraisal for this direct sale. Ms. Callanen stated that the developer is utilizing its privately owned parcels adjacent to the Land Bank parcels to create buildable lots. Ms. Callanen stated that the developer will construct six workforce affordable housing units and two market-rate condominiums. The disposition was approved at

Board Meeting of February 9, 2017
Volume No. 1 – Page 20

the December 13, 2016 VPRC public hearing and received City Council approval on February 2, 2017.

Mr. Sauer asked if all the proceeds will go directly to the Land Bank. Ms. Nikolic responded yes.

Mr. Purnell called for a motion to approve the disposition of 1206, 1207, 1214, 1219, 1221, 1222, 1225 N. Etting Street and 1214 N. 27th Street to Etting Street Holdings, LLC. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 13

RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO ETTING STREET HOLDINGS, LLC

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1206 N. Etting Street, 1207 N. Etting Street, 1214 N. Etting Street, 1219 N. Etting Street, 1221 N. Etting Street, 1222 N. Etting Street, 1225 N. Etting Street and 1214 N. 27th Street at its public meeting held on December 13, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1206 N. Etting Street, 1207 N. Etting Street, 1214 N. Etting Street, 1219 N. Etting Street, 1221 N. Etting Street, 1222 N. Etting Street, 1225 N. Etting Street and 1214 N. 27th Street (collectively, the “Property”) to Etting Street Holdings, LLC for the consideration of One Hundred Fifty One Thousand (\$151,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

1314 Dover Street, SVM Development, LLC

Ms. Callanen asked the Board to approve the disposition of 1314 Dover Street to SVM Development, LLC for \$45,000. This parcel is a vacant building and was listed for competitive sale on October 5, 2016 with the asking price of \$38,000. The Land Bank received two bids and SVM was ranked the higher. Ms. Callanen stated the developer will rehab the unit into a single family dwelling and be sold at fair market value. The disposition was approved on December 13, 2016 VPRC public hearing and received City Council approval on December 8, 2016.

Mr. Purnell called for a motion to approve the disposition of 1314 Dover Street to SVM Development LLC. Upon Motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 14

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
SVM DEVELOPMENT, INC.**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1314 N. Dover Street at its public meeting held on December 13, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1314 N. Dover Street (the “Property”) to SVM Development, Inc. for the consideration of Forty Five Thousand (\$45,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

1824 Ridge Avenue, Celia2008, LLC

Ms. Callanen asked the Board to approve the disposition of 1824 Ridge Avenue to Celia2008, LLC for \$175,000. The 1766/square foot parcel was listed competitively on September 29, 2016 for \$55,200. The Land Bank received two bids and Celia2008 ranked higher and is also the adjacent property owner. The second bid was in the amount of \$80,100, but was for three rental units. Ms. Callanen stated the developer will construct by right a mixed use building consisting of commercial space on the ground floor and three residential units on the upper floors. The disposition was approved on December 13, 2016 VPRC public hearing and received City Council approval on February 2, 2017.

Mr. Purnell called for a motion to approve the disposition of 1824 Ridge Avenue to Celia2008, LLC. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 15

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
CELIA2008, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1824 Ridge Avenue at its public meeting held on December 13, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1824 Ridge Avenue (the “Property”) to Celia2008, LLC for the consideration of One Hundred Seventy Five Thousand (\$175,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this

Board Meeting of February 9, 2017
Volume No. 1 – Page 23

Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

819-21 Uber Street, LDC Development, LLC

Ms. Callanen asked the Board to approve the disposition of 819-21 Uber Street to LDC Development for \$302,500. This parcel was competitively listed on October 6th for \$200,000. Ms. Callanen stated the property was advertised as 3,172/square feet; however, the actual size is 2,490 and a corrective deed has been filed. The Land Bank received six bids ranging from \$200,000 - \$451,000 and LDC Development was ranked the highest. Due to the lot size error LDC's initial bid of \$451,000 was prorated on a square foot basis to arrive at the \$302,500 sales price. The developer will construct six homeownership units of 1 and 2 bedrooms units. The disposition was approved at December 13, 2016 VPRC public hearing and received City Council approval on February 2, 2017.

Mr. Koonce asked how this parcel was acquired. Mr. Nikolic replied by condemnation with CDBG funding.

Mr. Purnell called for a motion to approve the disposition of 819-21 Uber Street to LDC Development. Upon motion and duly seconded the motion was approved as follows;

RESOLUTION NO. 2017 –16

RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO LDC DEVELOPMENT, LLC

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 819-21 N. Uber Street at its public meeting held on 12/13/2016 and Philadelphia City Council has approved this conveyance by resolution adopted on 2/2/2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 819-21 N. Uber Street (the “Property”) to LDC Development, LLC for the consideration of Three Hundred Two Thousand Five Hundred (\$302,500.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

1307 N. Newkirk Street, 1437 N. Dover Street, 2715 Cabot Street, Raza Homes, LLC

Ms. Callanen asked the Board to approve the disposition of 1307 N. Newkirk Street, 1437 N. Dover Street and 2715 Cabot Street to Raza Homes, LLC for \$24,000, \$28,000 and \$26,000 respectively. These vacant buildings were listed for competitive sale on October 5, 2016 and the developer was the sole bidder at full asking price. The units will be gut rehabbed into single family rental units. The disposition was approved at the January 10, 2017 VPRC public hearing and received City Council approval on February 2, 2017.

Mr. Scafidi informed the Board that the proposed resolution incorrectly identifies the developer as Raza Properties, LLC and will be changed to the correct name, Raza Homes, LLC.

Mr. Koonce asked when the properties were acquired. Ms. Callanen replied that she would obtain this information and let him know.

Ms. Voss requested that the Fact Sheet provide the source of funding. Ms. Nikolic replied that this information will be provided moving forward.

Mr. Purnell called for a motion to approve the disposition of 1307 N. Newkirk Street. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 17

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
RAZA HOMES, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

Board Meeting of February 9, 2017
Volume No. 1 – Page 25

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1307 N. Newkirk Street at its public meeting held on January 10, 2017 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1307 N. Newkirk Street (“Property”) to Raza Homes, LLC for the consideration of Twenty Four Thousand (\$24,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

Mr. Purnell called for a motion to approve the disposition of 1437 N. Dover Street to Raza Homes, LLC. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 18

RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO RAZA HOMES, LLC

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1437 Dover Street at its public meeting held on 1/10/2017 and Philadelphia City Council has approved this conveyance by resolution adopted on 2/2/2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1437 Dover Street (the “Property”) to Raza Homes, LLC for the consideration of Twenty Six Thousand (\$26,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

Mr. Purnell called for a motion to approve the disposition of 2715 Cabot Street to Raza Homes, LLC. Upon Motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 19

RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO RAZA HOMES, LLC

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2715 Cabot Street at its public meeting held on January 10, 2017 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 2715 Cabot Street (the “Property”) to Raza Homes, LLC for the consideration of Twenty Eight Thousand (\$28,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

1537 Cecil B. Moore Avenue, GarGos Webb, LLC

Ms. Callanen asked the Board to approve the disposition of 1537 Cecil B. Moore Avenue to GarGos Webb, LLC for \$86,000. This parcel was listed competitively on June 23, 2016 for \$56,000. The Land Bank received two bids and despite not being the higher bid, GarGos provided the most comprehensive proposal for a mixed use development and is the adjacent property owner. Ms. Callanen stated the developer will construct a mixed use building consisting of commercial space on the ground floor and four residential units on the upper floors. The disposition was approved at November 15, 2016 VPRC public hearing and received City Council approval on December 8, 2016.

Mr. Purnell called for a motion to approve the disposition of 1537 Cecil B. Moore Avenue to GarGos Webb, LLC. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 20

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
GarGos Webb, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1537 Cecil B. Moore Avenue at its public meeting held on 11/15/2016 and Philadelphia City Council has approved this conveyance by resolution adopted on 12/8/2016.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1537 Cecil B. Moore Avenue (the “Property”) to GarGos Webb, LLC for the consideration of Eight Six Thousand (\$86,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

2208 Mascher Street, Iris Santa

Ms. Callanen asked the Board to approve the disposition of 2208 Mascher Street to Iris Santa for a side yard in the amount of \$10,476. Ms. Callanen stated this applicant is the adjacent owner and would enter into a 10 year self-amortizing loan. The disposition was approved on January 10, 2017 at the VPRC public hearing and received City Council approval on February , 2017.

Mr. Purnell called for a motion to approve the disposition of 2208 Mascher Street to Iris Santa. Upon motion and duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 21

**RESOLUTION AUTHORIZING CONVEYANCE OF 2208 MASCHER STREET
TO IRIS SANTA**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to review of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2208 Mascher Street at its public meeting held on January 10, 2017 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 2208 Mascher Street (the “Property”) to Iris Santa for the consideration of Ten Thousand Four Hundred Seventy Six Dollars (\$10,476.00) to be in the best interests of the Land Bank.

2. The Philadelphia Land Bank will provide a self-amortizing loan in the amount of Ten Thousand Four Hundred Seventy Six Dollars (\$10,476.00) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the Property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the City's Land Disposition Policy.

3. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

4. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

5. 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.

2440 Waterloo Street, Milianie Boyer Melendez

Ms. Callanen asked the Board to approve the disposition of 2440 Waterloo Street to Milinie Boyer Melendez for \$18,624 as a side yard. This applicant is the adjacent owner and will enter into a ten (10) year self-amortizing loan for \$15,000 and will be required to bring \$3,624 to settlement. This disposition was approved on January 10, 2017 at VPRC public hearing and received City Council approval on February 2, 2017.

Mr. Purnell called for a motion to approve the disposition of 2440 Waterloo Street to Milianie Boyer Melendez. Upon motion an duly seconded the motion was approved as follows:

RESOLUTION NO. 2017 – 22

**RESOLUTION AUTHORIZING CONVEYANCE OF 2440 N. WATERLOO STREET
TO MILIANIE BOYER MELENDEZ**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank ("Land Bank") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to review of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2440 N. Waterloo Street at its public meeting held on January 10, 2017 and Philadelphia City Council has approved this conveyance by resolution adopted on February 2, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 2240 N. Waterloo Street (the “Property”) to Milanie Boyer Melendez for the consideration of Eighteen Thousand Six Hundred Twenty Four Dollars (\$18,624.00) to be in the best interests of the Land Bank.

2. The Philadelphia Land Bank will provide a self-amortizing loan in the amount of Fifteen Thousand Dollars (\$15,000.00) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the Property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the City’s Land Disposition Policy.

3. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

4. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

5. 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.

At this time, Mr. Purnell asked if anyone in attendance had any additional questions or concerns that they would like the Board to consider. No questions and concerns were presented to the Board.

There being no further business to come before the Board, Mr. Purnell declared the meeting adjourned at 5:10 p.m.

SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors

Regular Rescheduled Meeting Thursday, February 9, 2017

3:30 PM

GUEST SIGN-IN SHEET

NAME

COMPANY

E-MAIL ADDRESS

1) JACK GRAUER

2) Winnie Branton

3) Frank Cifelli

4) *Lemuel Brant*

5) Nate Webb

6) Tim Majoros

7) Vandelyn Leach

8) *Chris Jones*

9) Rick Sauer

10) Jeremy Gradwohl

11) *Claudia Vargas*

SPIRIT NEWSPAPERS

Branton Strategies

LDC Development

The Declaration

Gargos Webb

PHS

BSVP Productions

PCB

PAAC

Council

Traywiler

JACK @ SPIRIT NEWS ORG

wbranton@brantonstrategies.com

frank.cifelli@yahoo.com

not available

natewebb@comcast.net

tmajoros@peachtree.org

rsvpproductions@aol.com

VSauer@paac.org

jeremy.gradwohl@phila.gov

CVargas@philbyneet.com

NAME

E-MAIL ADDRESS

COMPANY

12) Nora Licht

nllicht@wpph.com

PCAC

13)

14)

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25

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Philadelphia Land Bank Parcel Reconciliation Report, March 3, 2017

Status of the 2184 properties approved and available for transfer to the Philadelphia Land Bank⁺

PLB Approved Inter-Agency Transfers Status	CITY	PHDC	PRA	TAX	TOTAL
Total Number of Addresses Approved for Transfer/Acquired at Tax Sale	1228	782	271	35	2311
Properties Withheld from Transfer (<i>removed from count below</i>)	40	15	44		99
Properties Under Review for Transfer (<i>milestone #1 below</i>)	63	32	24		119
Properties In Process of Transfer to/Acquisition (<i>milestones #2-#8</i>)	26	29	198		253
Total Properties Transferred to/Acquired by PLB	1099	706	5	35	1840*

Milestones for Deeds Remaining to be Transferred to PLB	CITY 89	PHDC 61	PRA 222	TAX	TOTAL
1 Legal description is being reviewed by fellows; properties under review for suitability for transfer	63	32	24		63
2 Legal description has been reviewed by fellows; waiting for surveys, clear title, or fellows to draft deed	7	11	27		45
3 Deed exhibit has been drafted, under City attorney review (PUB, PHDC)	18	10			28
4 Deed exhibit under DOR review (PUB, PHDC, PRA)	0	1	0		1
5 Deed exhibit has been reviewed by DOR (PUB, PHDC, PRA)	1	7	96 ⁺		104
6 Second deed exhibit has been drafted (PUB ONLY)	0				0
7 Deed has been sent for execution (PUB/PRA, PHDC, PRA)	0	0	75		75
8 Deed in process of being recorded	0	0	0		0
Additional deeds recorded since 2/3/2017	35	0	0	19	54

* This is the total number conveyed to the land bank to date and includes tax sale acquisitions. Properties sold have **not** been deducted from this total.

⁺ These PRA properties have completed legal and title review but are still under review for other issues.

MEMORANDUM

Date: March 9, 2017
To: Board of Directors
From: Land Bank Staff
Re: Disposition Approvals

Staff recommends that the Board approve the conveyance of the properties outlined in the attached fact sheet, which describe the proposed project and terms of sale in further detail.

As required by the Land Bank Ordinance, these conveyances were approved by the Vacant Property Review Committee and by City Council resolution. Notices were sent to the entire neighborhood designated Registered Civic Organizations (RCOs), along with notices posted on the properties 10 days prior to these cases being presented to the Vacant Property Review Committee.

Name of Applicant(s):	Lawrence McKnight
Legal Entity, if applicable:	BMK Properties, LLC
Applicant Mailing Address:	3020 Richmond Street, Philadelphia, PA 191134
Application Date:	January 3, 2017
Property Addresses:	138 W. Thompson Street
Council District & Zoning:	Council District 5; RSA5
Accepted Sale Price*:	\$61,500.00 Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> LAMA UFP <input checked="" type="checkbox"/> Other: <u>Competitive Listing</u>

**Unless extraneous conditions apply, sale price and accepted price are the same.*

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing (<u>non-income restricted</u>) <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side yard <input type="checkbox"/> Garden/Open Space
PROPOSED DEVELOPMENT:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab
PLANNED USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Unit & # of Units
TOTAL SQ FT	1,350/sf
CONSTRUCTION COSTS:	\$190,000
TOTAL PROJECT COSTS:	\$276,850
TOTAL PROJECT FUNDING*:	\$276,850 Documentation: <input checked="" type="checkbox"/> Yes (Equity and LOI) <input type="checkbox"/> No

**Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: ☐ Owner Occupied ☒ For Sale to Homebuyer ☐ Rental /Tenant

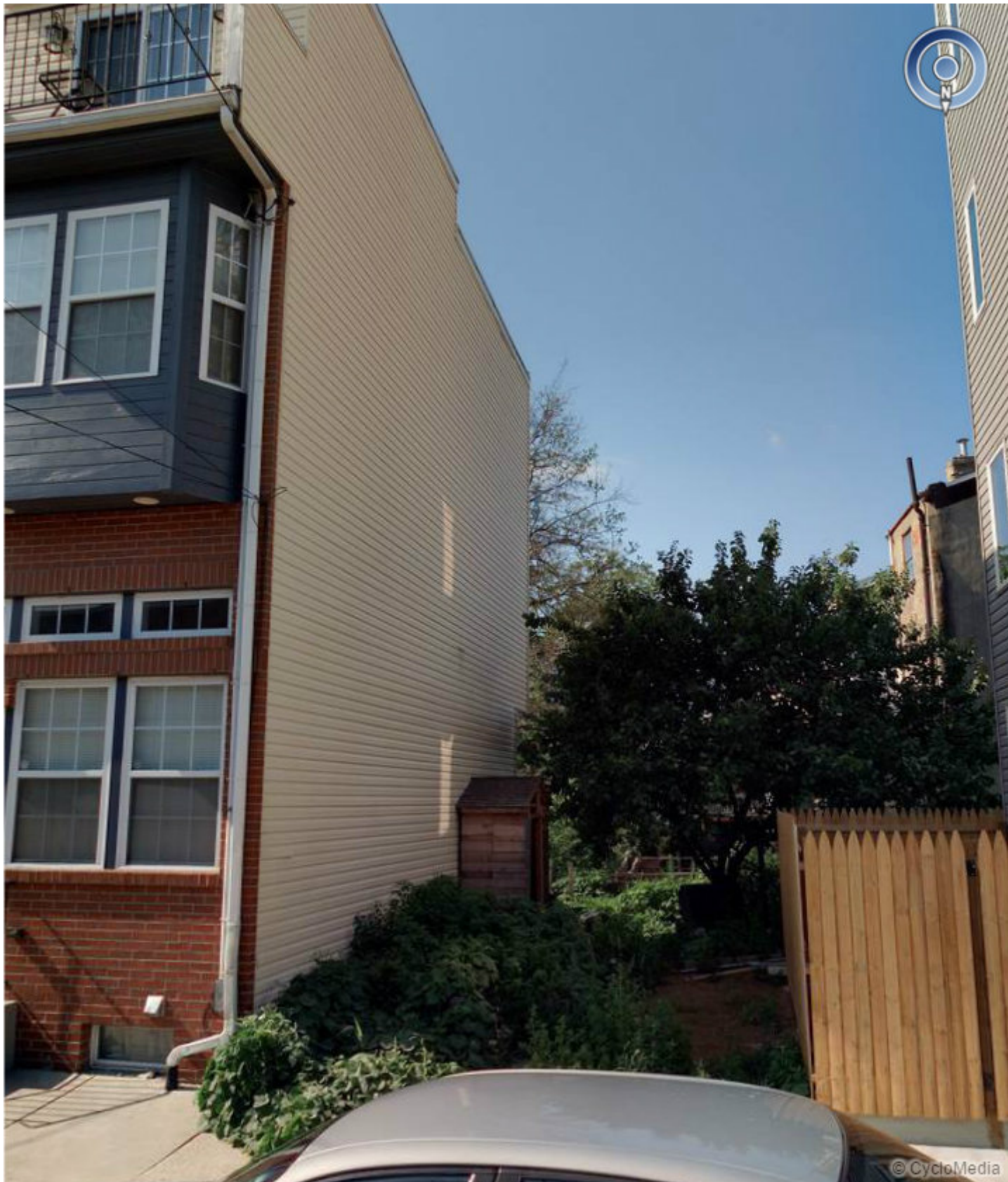
Staff Recommendation:

Staff recommends the market rate disposition, as determined by competitive sale, in support of the construction of a single family homeownership unit.

Developer 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 Bill 160325, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE 7%.

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic



RESOLUTION NO. 2017 –

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
BMK PROPERTIES, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 138 W. Thompson Street at its public meeting held on February 14, 2017 and Philadelphia City Council has approved this conveyance by resolution adopted on February 23, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 138 W. Thompson Street (the “Property”) to BMK Properties, LLC for the consideration of Sixty One Thousand Five Hundred (\$61,500.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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.

Name of Applicant(s):	Kevin Romano
Legal Entity, if applicable:	Red Brick Homes, LLC
Applicant Mailing Address:	9 Douglas Street Lambertville, NJ 08530
Application Date:	December 20, 2016
Property Addresses:	616 Emily Street
Council District & Zoning:	Council District 1; RSA5
Accepted Sale Price*:	\$65,000.00 Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> LAMA UFP <input checked="" type="checkbox"/> Other: <u>Competitive Listing</u>

**Unless extraneous conditions apply, sale price and accepted price are the same.*

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing (<u>non-income restricted</u>) <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side yard <input type="checkbox"/> Garden/Open Space
PROPOSED DEVELOPMENT:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab
PLANNED USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Unit & # of Units
TOTAL SQ FT	990/sf
CONSTRUCTION COSTS:	\$120,000
TOTAL PROJECT COSTS:	\$207,500
TOTAL PROJECT FUNDING*:	\$207,500 Documentation: <input checked="" type="checkbox"/> Yes (Equity) <input type="checkbox"/> No

**Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: ☐ Owner Occupied ☐ For Sale to Homebuyer ☒ Rental /Tenant

Staff Recommendation:

Staff recommends the market rate disposition, as determined by competitive sale, in support of the construction of a single family rental unit.

Developer 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 Bill 160325, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE 7%.

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic



RESOLUTION NO. 2017 –

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
RED BRICK HOMES, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 616 Emily Street at its public meeting held on February 14, 2017 and Philadelphia City Council has approved this conveyance by resolution adopted on February 23, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 616 Emily Street (the “Property”) to Red Brick Homes, LLC for the consideration of Sixty Five Thousand (\$65,000.00) to be in the best interests of the Land Bank.

2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.

3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.

4. 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 FACTSHEET
Scattered Site Workforce Housing, Point Breeze

Name of Applicant(s):	Jeffrey Allegretti
Legal Entity, if applicable:	Innova Redevelopment, LLC
Applicant Mailing Address:	1548 S. 16 th Street, Philadelphia, PA 19146
Application Date:	October 17, 2016
Number of Responses Received:	Four (4)
Property Address:	1533 Latona Street, 1138 S. Sydenham Street, 1145 S. Sydenham Street, 1153 S. Sydenham Street, 1521 Reed Street, 1110-1112 S. 20th Street, 1118 S. 20th Street, 1124 S. 20th Street and 2002-2004 Annin Street
Zoning & Council District:	Council District 2; RSA5
Accepted Sale Price*:	<u>Nominal</u> Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> LAMA UFP <input checked="" type="checkbox"/> Other: <u>Proposed acquisition price</u>

**Unless extraneous conditions apply, sale price and accepted price are the same.*

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing (<u>income restricted to 120% AMI</u>) <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side yard <input type="checkbox"/> Garden/Open Space
PROPOSED DEVELOPMENT:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab
PLANNED USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family & Multi-Unit: <u>20 units consisting of one (1) single family, eight (8) duplexes and one (1) triplex</u>
TOTAL SQ FT	10,518
CONSTRUCTION COSTS:	\$3,131,779
TOTAL PROJECT COSTS:	\$3,486,380
TOTAL PROJECT FUNDING*:	\$3,486,380 Documentation: <input checked="" type="checkbox"/> Yes (Equity and LOI) <input type="checkbox"/> No

**Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: ☐ Owner Occupied ☒ For Sale to Homebuyer ☐ Rental /Tenant

Staff Recommendation:

The Philadelphia Land Bank (PLB) issued a Request for Proposals (RFP) on September 19, 2016 for the nine (9) scattered-site properties located in the Point Breeze neighborhood to be developed into workforce housing homeownership units. The RFP stipulated that homes be sold to households with incomes at or below 120% AMI with a maximum sales price of \$230,000.

The RFP generated four (4) responses, of which three (3) met initial thresholds and were evaluated by a selection committee. Proposals were evaluated and scored in the following overall categories: financial feasibility, developer experience, financial strength of offer (access to capital), proposed scope & timeline, design quality and responsiveness

to EOP goals.

The proposal ranked highest among all applicants. The applicant demonstrated extensive development experience within the Philadelphia region and access to capital in the form of developer equity and a LOI from The Reinvestment Fund for construction financing.

Innova Redevelopment proposes to build twenty (20) units range in size from 816-1350/sf and will be comprised of ten (10) 3 bedroom/2 bath, nine (9) 2 bedroom/2 bathroom and one (1) 2 bedroom/1 bath. Construction will commence within 3 months of obtaining necessary permits, with construction completion within 18 months.

Developer 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 Bill 160325, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE 7%.

Map attached.

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic



POINT BREEZE WORKFORCE HOUSING, 19146

RESOLUTION NO. 2017 –

**RESOLUTION AUTHORIZING CONVEYANCE OF CERTAIN PROPERTIES TO
INNOVA REDEVELOPMENT, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1533 Latona Street, 1138 S. Sydenham Street, 1145 S. Sydenham Street, 1153 S. Sydenham Street, 1521 Reed Street, 1110-1112 S. 20th Street, 1118 S. 20th Street, 1124 S. 20th Street and 2002-2004 Annin Street at its public meeting held on December 13, 2016 and Philadelphia City Council has approved this conveyance by resolution adopted on February 23, 2017.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1533 Latona Street, 1138 S. Sydenham Street, 1145 S. Sydenham Street, 1153 S. Sydenham Street, 1521 Reed Street, 1110-1112 S. 20th Street, 1118 S. 20th Street, 1124 S. 20th Street and 2002-2004 Annin Street (the “Properties”) to Innova Redevelopment, LLC for the consideration of Nine (\$9.00) to be in the best interests of the Land Bank.
2. The conveyance of the Properties complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.
4. 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.