



1234 Market St., 16<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

**Board of Director's Meeting  
December 13, 2018 - 3:30 PM  
Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of November 27, 2018
4. Property Dispositions
  - 2935-65 N. 2nd St.
  - 1238 N. 15th St.
  - 2147 E. Orleans St.
  - 1302 S. Cleveland St.
  - 2211, 2213 W. Sergeant St.
  - 2200 N. Cleveland St.
  - 162, 164, 166, W. Cumberland St.
  - 3215 Shelbourne St., 3221-23 Shelbourne St., 901 and 905 E. Westmoreland St. (License Agmt)
  - 3318-3320 N. 5<sup>th</sup> St. (License Agmt)
5. Resolution Granting Authorization to Acquire Properties at Judicial Sale, Subject to Certain Terms and Conditions
6. ~~Resolution Approving Memorandum of Understanding Between the Philadelphia Land Bank and the City of Philadelphia Regarding VPRC Property Dispositions~~
7. Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2019
8. Resolution Delegating Authority to Execute and Deliver Certificates of Completion, Lease Agreements, and License Agreements, Subject to Certain Terms and Conditions
9. Resolution Approving Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority
10. Officer Elections
11. Executive Director's Report (including update on property transfers, acquisition, and sales)
12. Adjournment

**THIS MEETING IS OPEN TO THE PUBLIC**

**PHILADELPHIA LAND BANK  
BOARD MEETING MINUTES**

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, November 27, 2018, in the offices of the Philadelphia Redevelopment Authority, 16th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

**CALL TO ORDER**

Mr. Dunbar called the meeting to order at 4:09 p.m.

**ANNOUNCEMENT**

Steve Cusano, Senior Counsel, announced that the Regular Meeting of the Board of Directors scheduled for November 13, 2017, was cancelled due to lack of a quorum. Prior to that Public Session, the Board held an Executive Session in which (i) Mercadien, the Land Bank's auditors, gave a presentation regarding the results of the 2018-year end audit; and (ii) Interface Studio gave a presentation regarding the status of the 2019 strategic plan.

Mr. Cusano also announced that prior to today's Public Session, the Board held an Executive Session regarding (1) that certain litigation matter entitled "City of Philadelphia v. Lower Germantown Limited Partnership" filed in the Philadelphia Court of Common Pleas, Case No. 1702T0245, involving a Petition to Redeem regarding 5423-27 Lena Street; (2) that certain litigation matter entitled "Donald Wakins v. Philadelphia Land Bank" filed in the U.S. District Court for the Eastern District of Pennsylvania, Civil Action No. 18-cv-04242 involving an adverse possession and quiet title matter for 869 N. 20<sup>th</sup> Street; and (3) that certain litigation matter entitled "Public Advocate v. the Philadelphia Water, Sewer and Storm Water Rate Board, filed in the Philadelphia Court of Common Pleas, Case No. 180800527. The Board also received information from Angel Rodriguez regarding a recent news article about properties sold by the City located on Bucknell Street and Titan Street in the Second Council District.

**Agenda Item 1  
Roll Call**

The following members of the Board of Directors reported present: Richard DeMarco, Christian Dunbar, Michael Koonce, Paulette Adams, Joshu Harris, Dominique Casimir, Rick Sauer, Jennifer Kates, Majeedah Rashid and Michael Johns.

The following members of the Board of Directors were not present: Courtney Voss.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Andrea, Saah, Esq., Stephen Novotny, Bradley Vassallo, and Carolyn Terry.

**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, proceeded with business.

## **Agenda Item 2**

### **Public Comment**

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

Councilman Allan Domb identified himself and expressed his concerns about recent news articles regarding the sale of certain City-owned properties in the Second Council District. Mr. Rodriguez replied that the properties in question were not Land Bank transactions and that, because of an on-going law enforcement investigation, he cannot comment further.

Councilman Domb asked if there are safeguards in place to prevent a developer from "flipping" a property. Mr. Rodriguez responded that he can only speak as to the Land Bank's current policies and procedures. Mr. Rodriguez then summarized the current process for awarding a property to a potential purchaser including that the applicant not have any outstanding City obligations, that applicants are evaluated on several criteria by an independent evaluation team (including bid price, strength of the development team, financial strength, and whether zoning is by right), and that the decision of the evaluation team is presented to the Land Bank board for approval. Mr. Rodriguez also stated that prior to settlement the developer enters into a purchase and development agreement ("PDA") and that settlement only occurs once all pre-settlement compliance requirements in the PDA are completed including the developer's receipt of zoning approval, if needed; and the developer signing an Economic Opportunity Plan if the project is over \$100,000 as may be required under the Economic Opportunity Plan ordinance. Mr. Rodriguez further stated that following settlement the Land Bank monitors the developer's progress with completing the required improvements.

Councilman Domb then asked about appraisals. Mr. Rodriguez responded that the Land Bank obtains independent appraisals for all competitive bid properties and that the appraised value is used as the opening bid price unless the property qualifies for discounted pricing under the disposition policy.

Councilman Domb also inquired about what happens when a qualified developer decides to no longer comply with the PDA. Mr. Cusano responded by stating that the Land Bank's PDA includes deadlines for commencement and completion of the required improvements; that the Land Bank will not issue a certificate of completion until the required improvements are completed; and that the PDA also includes a right of re-entry/reverter that the Land Bank could exercise in the event of an uncured default by the developer.

Councilman Domb then asked if appraisals are required for VPRC properties and if, not, why. Mr. Rodriguez responded that appraisals are currently being completed for VPRC properties and that Land Bank is working with the Department of Public Property to establish a standard, uniform procedure for both the Land Bank and VPRC for dispositions. Mr. Rodriguez then added that we are planning to discuss with ZBA and L&I about including a proviso in their approvals to hold developers accountable for failing to comply with their development obligations.

Councilman Domb then asked if VPRC is controlled by the Land Bank. Mr. Rodriguez and Mr. DeMarco responded that the VPRC is a committee of City Council and that the Land Bank does not have control over VPRC, but that we do currently share staff.

Ms. Kates added that she believes that the current disposition policy does require an appraisal in the case of a direct sale. Ms. Kates also added that the Land Bank is in the midst of its strategic planning process

which will include improvements to the unified policies to be used by all land holding City entities with the public hearing being held in January with expected adoption in February.

Mr. Koonce added that, since his involvement with VPRC, it is his recollection that VPRC obtains appraisals on all dispositions except for nominal dispositions. Mr. Koonce then explained how City properties are conveyed through VPRC.

Councilman Domb then asked for clarification as to whether VPRC answers to the Land Bank. Mr. Koonce responded that VPRC does not answer to the Land Bank board. Councilman Domb then asked if VPRC answers to City Council. Mr. Koonce responded that they are a committee of City Council, but there is mixed opinion as to whether the VPRC Director of Real Estate reports to the Executive Director of the Land Bank.

Mr. DeMarco added that VPRC is decades old, but the Land Bank is only a few years old and that when the Land Bank ordinance was adopted the intent was to create a central bureaucracy for all City surplus property.

There were no other comments from the public.

### **Agenda Item 3** **Approval of Board Minutes**

Mr. Dunbar called for a motion to approve the minutes of the Board meeting of October 11, 2018.

Mr. DeMarco made a motion to approve the minutes of the Board meeting of October 11, 2018. The motion was seconded by Ms. Adams.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the October 11, 2018 Board meeting.

### **Agenda Item 4** **Property Dispositions**

While "Property Dispositions" was included on the agenda, there were none for the Board to consider.

### **Agenda Item 5** **Resolution Amending the Bylaws of the Philadelphia Land Bank (Officer **Nominations/Appointment of Committee Members/Nomination of Eleventh Member)****

Mr. Cusano explained the purpose of the proposed amendments to the Bylaws. Ms. Kates suggested that certain language be added to state that any Board member may recommend to the Chair themselves or another Board member to serve on a particular committee. Mr. Cusano suggested that the following be added to section 310(b) to which the Board had no objections: "any Board member may inform the

Chair of their interest to serve on a committee or may recommend another Board member to serve on a committee”.

The Board deliberated and asked questions, which Mr. Cusano answered.

Mr. Dunbar called for a motion to approve this Resolution with the following added to section 310(b): “any Board member may inform the Chair of their interest to serve on a committee or may recommend another Board member to serve on a committee”.

Ms. Adams made a motion to approve this Resolution as amended. The motion was seconded by Mr. Harris.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Amending the Bylaws of the Philadelphia Land Bank, as amended, which is attached as Exhibit A to these minutes.

#### **Agenda Item 6**

##### **Resolution Delegating Authority to Execute and Deliver Certificates of Completion, Lease Agreements, and License Agreements, Subject to Certain Terms and Conditions**

Mr. Cusano explained that the need for this Resolution is to allow the Land Bank’s Executive Director to execute and deliver certificates of completion, lease agreements, and license agreements for Land Bank properties without board approval. The Board asked several questions which Mr. Cusano answered and had a lengthy discussion about the difference between lease agreements and license agreements, the possibility of revenue sharing, and the role of the board in overseeing such agreements.

Mr. Cusano explained that Live Nation has requested a license agreement to utilize certain Land Bank properties located in the Fifth District for loading and unloading personnel and equipment and for private parking in connection with The Metropolitan Opera House located at 858 N. Broad St. Mr. Cusano also explained that the license agreement must be in place by December 1 – the date of the first show. The Board continued to deliberate and decided to table this Resolution.

Due to Live Nation’s immediate need for a license, Mr. Dunbar called for a motion to authorize the Land Bank to enter into a license agreement with Live Nation, revocable at any time, that will automatically expire on March 31, 2019.

Mr. Koonce made a motion to authorize the Land Bank to enter into a license agreement with Live Nation, revocable at any time, that will automatically expire on March 31, 2019. The motion was seconded by Mr. Harris.

Upon motion made and duly seconded, the Board authorized the Land Bank to enter into a license agreement with Live Nation, revocable at any time, that will automatically expire on March 31, 2019. Ms. Casimir abstained.

#### **Agenda Item 7**

##### **Resolution Approving Assignment and Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank**

Mr. Cusano explained this Resolution and Mr. Rodriguez added that these mortgages are self-amortizing and issued by the Philadelphia Redevelopment Authority in connection with properties

conveyed by the City's Department of Public Property. Mr. Rodriguez further explained that proceeds from the sale of properties subject to these mortgages accrue to the Land Bank, not to the Philadelphia Redevelopment Authority, and, for that reason, these mortgages should be assigned to the Land Bank. Mr. Rodriguez further explained the benefit to the Land Bank's balance sheet. The Board deliberated at length and had several questions regarding servicing and capacity to service. Mr. Koonce asked that a schedule of the mortgages be attached to this Resolution. It was then decided that this Resolution would be tabled until the next Board meeting.

**Agenda Item 8**  
**Resolution Accepting Philadelphia Land Bank Audited Financial Statements**  
**for Year Ending June 30, 2018**

Mr. Rodriguez explained this Resolution and answered a few questions from the Board about the audited financial statements, which had been presented by the auditors at Executive Session on October 11, 2018.

Mr. Dunbar called for a motion to approve the Resolution Accepting Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2018.

Mr. Koonce made a motion to approve this Resolution. The motion was seconded by Ms. Casimir.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Accepting Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2018, which is attached as Exhibit B to these minutes.

**Agenda Item 9**  
**Executive Director's Report**

Mr. Rodriguez welcomed Mr. Johns as the newest member of the Board.

Due to the length of the meeting, the Executive Director's report was tabled until the next meeting.

**Agenda Item 10**  
**Adjournment**

There being no further business to come before the Board, Mr. Dunbar called for a motion to adjourn the meeting.

Mr. Koonce made a motion to adjourn the meeting. Ms. Casimir seconded the motion.

Upon motion made and duly seconded, the Board approved to adjourn the meeting. The meeting was adjourned at 5:46 p.m.

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SECRETARY TO THE BOARD

# GUEST SIGN-IN SHEET



BOARD OF DIRECTORS  
RESCHEDULED MEETING

Tuesday, November 27, 2018 at 4:00 PM  
1234 Market Street, 16th Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN-IN  
THIS SIGN-IN SHEET WILL BE PART OF THE MEETING MINUTES AND ANY INFORMATION CONTAINED HEREIN WILL BE MADE PUBLIC

NAME	COMPANY	EMAIL
<del>Theresa F. Farnsworth</del>	<del>Philadelphia High School</del>	<del>thfarnsworth@phs.edu</del>
Greta Anderson	Philadelphia High School	greta.anderson@temple.edu
Brianna Barker	"	tb181932@temple.edu
Rob Cell	Consilperson Donoh's Office	Rob.Cell@philab.gov
Diane Lucidi	"	Diane.Lucidi@philab.gov
Allan Donoh	"	Allan.Donoh@philab.gov

## EXHIBIT A

### RESOLUTION NO. 2018 - 46 RESOLUTION AMENDING THE BYLAWS OF THE PHILADELPHIA LAND BANK

**WHEREAS**, section 309 of the Bylaws of the Philadelphia Land Bank (the "**Bylaws**") provides that the Bylaws may be amended by a majority of the entire Board of Directors.

**WHEREAS**, the Board of Directors of the Philadelphia Land Bank (the "**Board**") deems it necessary and in the best interest of the Philadelphia Land Bank to amend the Bylaws pursuant to this Resolution.

**WHEREAS**, each member of the Board was provided this Resolution at least ten (10) days prior to the meeting at which this Resolution is to be voted upon in accordance with Article VI of the Bylaws.

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

1. All words shown with a strikethrough (~~strikethrough~~) are hereby removed from the Bylaws. All words underlined and italicized (*underlined and italicized*) are hereby added to the Bylaws.
2. Section 101 of the Bylaws is hereby amended as follows:

"The affairs and activities of the Philadelphia Land Bank ("**Land Bank**") shall be managed and controlled and its powers exercised by a Board of Directors (the "**Board**"), except as otherwise provided by statute or these Bylaws. The Board shall be composed of eleven (11) members: five (5) members shall be appointed by the Mayor of the City of Philadelphia ("**Mayor**"); five (5) members shall be appointed by majority vote of all the members of the Council of the City of Philadelphia ("**City Council**"); and one (1) member shall be appointed by majority vote of the other members of the Board (*"Eleventh Member"*). As used in these bylaws, (i) the phrase "**entire Board of Directors**" means the total number of Board members that the Land Bank would have if there were no vacancies."

3. Section 201 of the Bylaws is hereby amended as follows:

"The Board shall elect from among its members a Chair, Vice Chair, Secretary, Treasurer and other officers as the Board determines at the Annual Meeting of the Board. The officers so duly elected shall hold office for one year or until their successors are appointed and qualified. *Nominations for Chair, Vice Chair, Secretary, and Treasurer must be submitted to the Nominating Committee, as established pursuant to Section 310(c), no later than two (2) weeks prior to elections. Board members can nominate themselves or another Board member. Board members nominated by another Board member must accept their nomination to be a candidate. Subject to Section 301 of these Bylaws, each Board member will vote for their preferred candidate for each position. The candidate receiving the most votes for each position will be the winner. In the event of a tie for any position, a tie breaker vote will be held between the tied candidates. Any tie following a tie-breaker vote will be decided by a coin flip. If an office is vacated, the position may be filled during a regular meeting of the Board in accordance with this Section 201.* Any officer may be removed from office by a majority vote of the entire Board of Directors for failure to fulfill his or her duties as an officer."



4. Section 310 of the Bylaws is hereby amended as follows:

“(a) The Board may designate one or more standing and ad hoc committees, with each committee consisting of one or more Board members and may include individuals who are not members of the Board. ~~The Board may designate one or more members as alternate members of a committee, who may replace an absent or disqualified member at a meeting of the committee.~~

(b) Except for the Nomination Committee which is established pursuant to Section 310(c), the Chair shall appoint persons to serve on each committee (and may designate one or more persons as alternate members of a committee, who may replace an absent or disqualified member at a meeting of the committee) in accordance with the following: (i) appointments to each committee shall be made in consultation with the Vice Chair, Secretary, and Treasurer; (ii) any Board member may inform the Chair of their interest to serve on a committee or may recommend another Board member to serve on a committee; (iii) the number of Board members serving on a committee must always be less than a quorum of the Board; (iv) the Chair shall endeavor, as is reasonably possible, to appoint an equal distribution of those Board members appointed by the Mayor and those appointed by City Council on each committee; (v) no Board member shall serve on more than two (2) standing committees excluding the Nomination Committee; and (vi) the members of each committee shall determine the committee chairperson in their discretion, except that the Treasurer shall serve as chairperson of the Finance Committee.

(c) A Nomination Committee is hereby established as a standing committee. The members of the Nominating Committee shall consist of the following: (i) the highest-ranking officer appointed to the Board by City Council; (ii) the highest-ranking officer appointed to the Board by the Mayor; and (iii) the Eleventh Member. For purposes of this Section 310(c), the officer ranking beginning with the highest is as follows: Chair, Vice Chair, Secretary, and Treasurer. The Nomination Committee shall establish a process by which nominations for Chair, Vice Chair, Secretary, Treasurer, and the Eleventh Member will be made and accepted. The Nomination Committee shall also oversee all elections in accordance with Sections 101 and 201 of these Bylaws.

5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 11/27/2018**

**EXHIBIT B**

**RESOLUTION NO. 2018 - 47  
RESOLUTION ACCEPTING PHILADELPHIA LAND BANK  
AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING JUNE 30, 2018**

**WHEREAS**, the Land Bank Act, 68 Pa.C.S.A. § 2101, *et seq.*, requires the Philadelphia Land Bank to prepare an annual financial audit for submission to the Department of Community and Economic Development and Philadelphia City Council;

**WHEREAS**, the Land Bank has engaged the audit firm of Mercadien, P.C., Certified Public Accountants, to audit the Land Bank's financial statements for Fiscal Year 2018;

**WHEREAS**, Mercadien has issued its Independent Auditor's Report; and

**WHEREAS**, the Land Bank Board has reviewed, and desires to accept, the Independent Auditor's Report.

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

1. The Independent Auditor's Report of the Philadelphia Land Bank issued by Mercadien, P.C., Certified Public Accountants for Year Ended June 30, 2018 is hereby accepted.
2. Land Bank staff is directed to submit the Auditor's Report to the Department of Community and Economic Development and to Philadelphia City Council as required by the Land Bank Act.
3. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 11/27/2018**

**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2935-65 N. 2<sup>ND</sup> STREET TO CASA INDIANA, 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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 2935-65 N. 2<sup>nd</sup> Street (the "Property") at its public meeting held on October 9, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181018, adopted on November 29, 2018.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Casa Indiana, Inc. for Six Hundred Eighty Thousand Dollars (\$680,000) in the form of a mortgage to the Land Bank is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	HACE - Casa Indiana
Legal Entity, if applicable:	Hispanic Association of Contractors and Enterprises (HACE) or affiliated entity
Applicant Mailing Address:	167 West Allegheny Avenue
Application Date:	07/19/2018
Property Addresses:	2935-65 N. 2nd Street
Council District & Zoning:	District: 7.00      Zoning: CMX-3
Final Sale Price*:	\$680,000 in the form of a mortgage OPA Value: \$ 140,300.00      Appraised Value: \$680,000.00

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

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <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 <input type="checkbox"/> Garden/Side Yard		
END USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard		
IF RESIDENTIAL:	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family    # of Units: 50		
TOTAL SQ FT:	46,110	Price/Sq Ft: \$ 230.01	
CONSTRUCTION COSTS:	\$ 10,605,974.00		
TOTAL PROJECT COSTS:	\$ 16,760,512.00		
TOTAL PROJECT FUNDING*:	\$ 16,760,512.00	Documentation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PROJECTED SETTLEMENT:	12/14/2018		
CENSUS TRACT:	42101017601	Area Median Income: \$ 87,400.00	
RESIDENTIAL MEDIAN SALES PRICE:	\$ 13,050.00	Side Yard Eligible (RMSP ≤ \$75,000)	

*\*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    Side Yard

Development Summary:

HACE plans to construct 50 1-bedroom units of rental housing for low-income individuals at 2935-65 N. 2nd Street. This is a Low Income Housing Tax Credit project.

Staff Recommendation:

The Philadelphia Land Bank staff recommends the disposition of 2935-65 N. 2nd Street.

Prepared by: Brad Vassallo

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate



**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1238 N. 15<sup>th</sup> STREET TO DERRICK JACOBS**

**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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707; and

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 1238 N. 15<sup>th</sup> Street (the "Property") at its public meeting held on November 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181051, adopted on December 6, 2018.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property; and

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

1. The conveyance of the Property to Derrick Jacobs for Eighty-three Thousand Dollars (\$83,000) is in the best interests of the Land Bank and is hereby approved;
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code;
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank; and
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Derrick Jacobs		
Legal Entity, if applicable:			
Applicant Mailing Address:	PO Box 56091, Philadelphia, PA 19130		
Application Date:	10/08/2018		
Property Addresses:	1238 N. 15th Street		
Council District & Zoning:	District: 5	Zoning: RM-1	
Final Sale Price*:	\$ 83,000.00	OPA Value: \$ 6,800.00	Appraised Value: \$83,000

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

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <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 <input type="checkbox"/> Garden/Side Yard		
END USE:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard		
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family         # of Units: 1		
TOTAL SQ FT:	2,350	Price/Sq Ft:	
CONSTRUCTION COSTS:	\$ 228,500.00		
TOTAL PROJECT COSTS:	\$ 399,500.00		
TOTAL PROJECT FUNDING*:	\$ 525,000.00	Documentation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
DATE OF SETTLEMENT:			
CENSUS TRACT:	140	Area Median Income:	
RESIDENTIAL MEDIAN SALES PRICE:	\$ 218,200.00	Side Yard Eligible (RMSP ≤ \$75,000)	

\*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    Side Yard

Development Summary:

The applicant, Derrick Jacobs, proposes to construct a mixed-use structure with ground-level commercial office space and a single-family residential unit on the 2nd and 3rd floor with a rooftop deck. The residential unit will be sold to a household with an income limit of 120% area median income at a sales price not to exceed \$200,000. The applicant currently owns and is developing the adjacent parcels at 1236, 1240, and 1242 N. 15th Street, and 1238 is integral to the proposed development.

Staff Recommendation:

The Philadelphia Land Bank staff recommends the disposition of 1238 N. 15th Street to Derrick Jacobs.

Prepared by: Steve Novotny

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate





**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2147 E. ORLEANS STREET TO STUDENT-RUN EMERGENCY HOUSING UNIT OF  
PHILADELPHIA, 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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707; and

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 2147 E. Orleans Street (the "Property") at its public meeting held on November 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181019, adopted on November 29, 2018.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property; and

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

1. The conveyance of the Property to Student-Run Emergency Housing Unit of Philadelphia, Inc. for One Dollar (\$1) is in the best interests of the Land Bank and is hereby approved;
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code;
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank;
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications; and
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Stephanie Sena		
Legal Entity, if applicable:	The Student-Run Emergency Housing Unit of Philadelphia, Inc.		
Applicant Mailing Address:	625 Catharine Street, Philadelphia, PA 19147		
Application Date:	10/18/2018		
Property Addresses:	2147 E. Orleans		
Council District & Zoning:	District: 1	Zoning: RSA-5	
Final Sale Price*:	\$ 1.00	OPA Value: \$ 9,200.00	Appraised Value: \$21,000.00

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

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <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 <input type="checkbox"/> Garden/Side Yard		
END USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard		
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family         # of Units: 1		
TOTAL SQ FT:	563	Price/Sq Ft:	
CONSTRUCTION COSTS:	\$ 78,200.00		
TOTAL PROJECT COSTS:	\$ 113,426.00		
TOTAL PROJECT FUNDING*:	\$ 114,000.00	Documentation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
DATE OF SETTLEMENT:			
CENSUS TRACT:	179	Area Median Income:	
RESIDENTIAL MEDIAN SALES PRICE:	\$ 35,000.00	<input checked="" type="checkbox"/> Side Yard Eligible (RMSP ≤ \$75,000)	

*\*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        Side Yard

**Development Summary:**

The Student-Run Emergency Housing Unit of Philadelphia (SREHUP), a 501(c)3 non-profit organization, is proposing to construct a single-family residential unit for sale to an LMI household. The project will utilize modular construction. The applicant qualifies for direct disposition for nominal price as a non-profit developing affordable housing. SREHUP is in good standing with the City of Philadelphia.

Staff Recommendation:

The Philadelphia Land Bank staff recommends the disposition of 2147 E. Orleans to The Student-Run Emergency Housing Unit of Philadelphia.

Prepared by: Steve Novotny

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate



**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1302 S. CLEVELAND STREET TO DANIEL MCLAUGHLIN**

**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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707; and

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 1302 S. Cleveland Street (the "Property") at its public meeting held on November 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181016, adopted on November 29, 2018.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property; and

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

1. The conveyance of the Property to Daniel McLaughlin for One Dollar (\$1) is in the best interests of the Land Bank and is hereby approved;
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code;
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank; and
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Daniel McLaughlin		
Legal Entity, if applicable:			
Applicant Mailing Address:	1616 Wharton Street, Philadelphia, PA 19146		
Application Date:	10/08/2018		
Property Addresses:	1302 S. Cleveland Street		
Council District & Zoning:	District: 2	Zoning: RSA-5	
Final Sale Price*:	\$ 1.00	OPA Value: \$ 39,700.00	Appraised Value: \$115,000.00

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

STRATEGIC PLAN GOAL:	<input type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input checked="" type="checkbox"/> Side Yard <input type="checkbox"/> Garden/Open Space		
PROPOSED DEVELOPMENT:	<input type="checkbox"/> New Construction <input type="checkbox"/> Rehab <input checked="" type="checkbox"/> Garden/Side Yard		
END USE:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> Garden/Side Yard		
IF RESIDENTIAL:	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family    # of Units:		
TOTAL SQ FT:	Price/Sq Ft:		
CONSTRUCTION COSTS:			
TOTAL PROJECT COSTS:	\$ 1,500.00		
TOTAL PROJECT FUNDING*:	\$ 1,500.00	Documentation: <input checked="" type="checkbox"/> Yes    No	
DATE OF SETTLEMENT:			
CENSUS TRACT:	31	Area Median Income:	
RESIDENTIAL MEDIAN SALES PRICE:	\$ 305,000.00	Side Yard Eligible (RMSP ≤ \$75,000)	

\*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                      Side Yard

Development Summary:

The applicant Daniel McLaughlin proposes to use the property as a rear yard to his home located at 1816 Wharton Street, where he has lived since May of 2006. Planned improvements include raised garden beds, a patio area, fencing, and tree plantings. The applicant qualifies for nominal disposition under the Side Yard Exception. The property will be deed-restricted and will have a 30-year non-amortizing mortgage for the appraised market value of \$115,000. The applicant is in good standing with the City of Philadelphia.

Staff Recommendation:

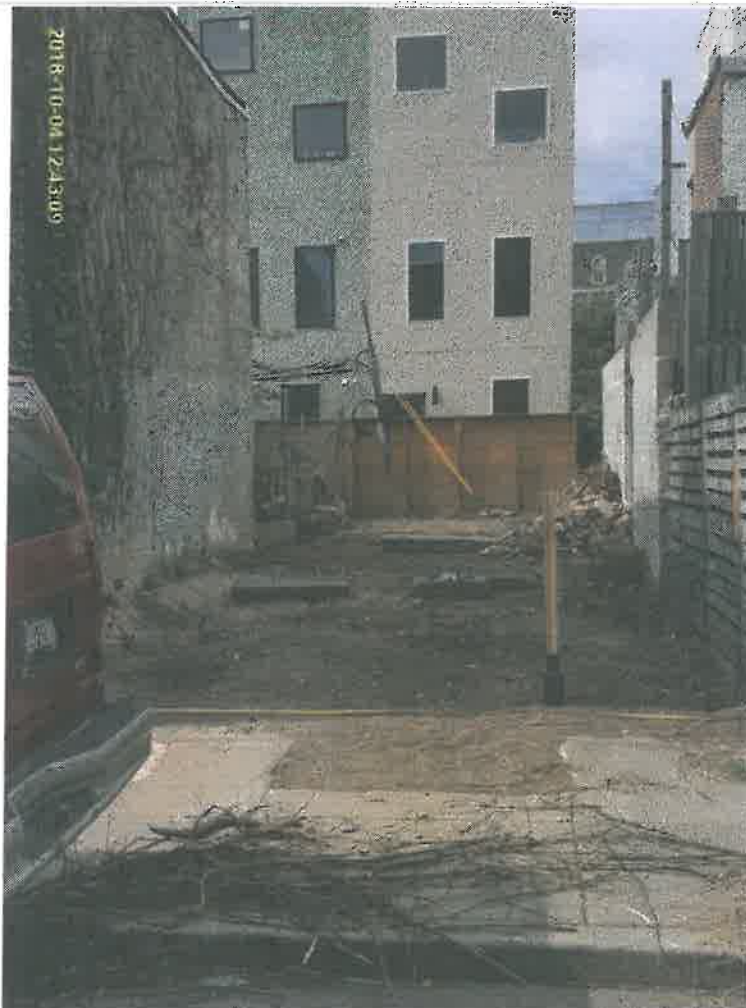
The Philadelphia Land Bank staff recommends the disposition of 1302 S. Cleveland Street to Daniel McLaughlin. However, the applicant's residence and the proposed side yard are not directly abutting each other as required. They are separated by a City alley. In accordance with the Disposition Policies, any deviation from the policy is subject to VPRC's review and recommendation.

Prepared by: Steve Novotny

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate





**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF 2211, 2213 W. SERGEANT STREET  
TO HABITAT FOR HUMANITY PHILADELPHIA, 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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 2211, 2213 W. Sergeant Street (the "Property") at its public meeting held on December 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Habitat for Humanity Philadelphia, Inc. for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Habitat for Humanity Philadelphia
Legal Entity, if applicable:	Habitat for Humanity Philadelphia, Inc.
Applicant Mailing Address:	1829 N 19th Street, Philadelphia, PA 19121
Application Date:	10/29/2018
Property Addresses:	2211, 2213 W. Sergeant Street
Council District & Zoning:	District: 5.00      Zoning: RSA-5
Final Sale Price*:	\$ 1.00 OPA Value: \$ 11,600.00      Appraised Value: n/a

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

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side Yard <input type="checkbox"/> Garden/Open Space
PROPOSED DEVELOPMENT:	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehab <input type="checkbox"/> Garden/Side Yard
END USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family    # of Units: 1
TOTAL SQ FT:	1,750      Price/Sq Ft: \$ 97.17
CONSTRUCTION COSTS:	\$ 170,056.00
TOTAL PROJECT COSTS:	\$ 212,645.00
TOTAL PROJECT FUNDING*:	\$ 212,645.00      Documentation:    Yes    No
PROJECTED SETTLEMENT:	n/a
CENSUS TRACT:	42101016800      Area Median Income: \$ 87,400.00
RESIDENTIAL MEDIAN SALES PRICE:	\$ 22,250.00      Side Yard Eligible (RMSP ≤ \$75,000)

*\*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    Side Yard

**Development Summary:**

Habitat for Humanity Philadelphia will create a 3 bed, 1 bath homeownership unit for a family in our homeownership program earning between 30-60% of AMI. HFHP will rehab this unit using its in-house construction staff and construction volunteers to bring this vacant structure back into active use. The rehab will include replacing floors, roof, and any windows or structural members that need replacement. The unit will get new appliances - including a hot water heater - that are Energy-Star certified. They will replace and reconfigure the kitchen and upstairs bathroom.



Staff Recommendation:

The Philadelphia Land Bank recommends the disposition of 2211 and 2213 W. Sergeant Street to Habitat for Humanity Philadelphia, Inc.

Prepared by: Brad Vassallo

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate



**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF 2200 N. CLEVELAND STREET  
TO HABITAT FOR HUMANITY PHILADELPHIA, 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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 2200 N. Cleveland Street (the "Property") at its public meeting held on December 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Habitat for Humanity Philadelphia, Inc. for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Habitat for Humanity Philadelphia
Legal Entity, if applicable:	Habitat for Humanity Philadelphia, Inc.
Applicant Mailing Address:	1829 N 19th Street, Philadelphia, PA 19121
Application Date:	10/29/2018
Property Addresses:	2200 N. Cleveland Street
Council District & Zoning:	District: 5.00      Zoning: CMX-1
Final Sale Price*:	\$ 1.00 OPA Value: \$ 106,600.00      Appraised Value: n/a

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

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side Yard <input type="checkbox"/> Garden/Open Space
PROPOSED DEVELOPMENT:	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehab <input type="checkbox"/> Garden/Side Yard
END USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard
IF RESIDENTIAL:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family    # of Units: 1
TOTAL SQ FT:	1,088      Price/Sq Ft: \$ 106.81
CONSTRUCTION COSTS:	\$ 116,212.00
TOTAL PROJECT COSTS:	\$ 158,801.00
TOTAL PROJECT FUNDING*:	\$ 158,801.00      Documentation:    Yes    No
PROJECTED SETTLEMENT:	n/a
CENSUS TRACT:	42101016701      Area Median Income: \$ 87,400.00
RESIDENTIAL MEDIAN SALES PRICE:	\$ 20,000.00      Side Yard Eligible (RMSP ≤ \$75,000)

*\*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    Side Yard

**Development Summary:**

Habitat for Humanity Philadelphia will create a 2 bed, 1 bath homeownership unit for a family in our homeownership program earning between 30-60% of AMI. HFHP will rehab this unit using its in-house construction staff and construction volunteers to bring this vacant structure back into active use. The rehab will include replacing floors, roof, and any windows or structural members that need replacement. The unit will get new appliances - including a hot water heater - that are Energy-Star certified. They will replace and reconfigure the kitchen and upstairs bathroom. HFHP will also clear and parge the basement, resealing new floors. Mini split heat systems will be installed to create zoned HVAC.

**Staff Recommendation:**

The Philadelphia Land Bank recommends the disposition of 2200 N. Cleveland Street to Habitat for Humanity Philadelphia, Inc.

Prepared by: Brad Vassallo

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate



**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
162, 164, 166 W. CUMBERLAND STREET TO ALEXANDER JOHNSON**

**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 Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 162, 164, 166 W. Cumberland Street (the "Property") at its public meeting held on December 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Alexander Johnson for Thirty-Five Thousand Dollars (\$35,000) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Alexander Johnson		
Legal Entity, if applicable:			
Applicant Mailing Address:	2546 N. Front Street, Philadelphia, PA 19133		
Application Date:	05/18/2018		
Property Addresses:	162, 164, 166 W. Cumberland Street		
Council District & Zoning:	District: 7.00	Zoning: CMX-1	
Final Sale Price*:	\$ 35,000.00	OPA Value: \$ 35,100.00	Appraised Value: 35,000.00

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

STRATEGIC PLAN GOAL:	<input type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side Yard <input checked="" type="checkbox"/> Garden/Open Space		
PROPOSED DEVELOPMENT:	<input type="checkbox"/> New Construction <input type="checkbox"/> Rehab <input checked="" type="checkbox"/> Garden/Side Yard		
END USE:	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard		
IF RESIDENTIAL:	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family    # of Units:		
TOTAL SQ FT:	2,565	Price/Sq Ft:	
CONSTRUCTION COSTS:	\$ 50,000.00		
TOTAL PROJECT COSTS:	\$ 50,000.00		
TOTAL PROJECT FUNDING*:	\$ 50,000.00	Documentation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PROJECTED SETTLEMENT:	n/a		
CENSUS TRACT:	42101016300	Area Median Income: \$ 87,400.00	
RESIDENTIAL MEDIAN SALES PRICE:	\$ 46,809.50	Side Yard Eligible (RMSP ≤ \$75,000)	

\*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                      Side Yard

**Development Summary:**

Alexander Johnson plans to operate a market farm to sell produce to local restaurants.



**Staff Recommendation:**

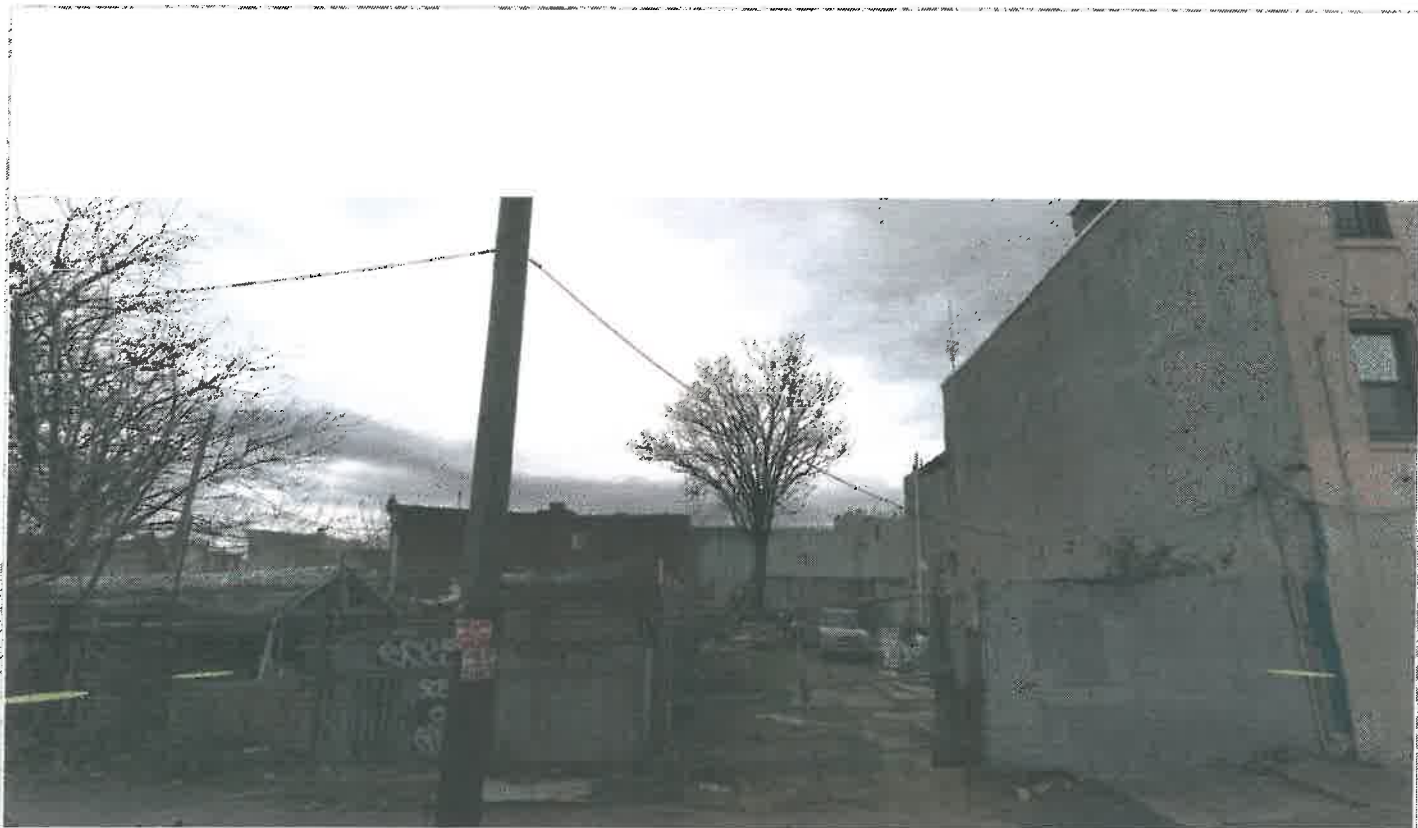
The Philadelphia Land Bank staff recommends the disposition of 162, 164, and 166 W. Cumberland Street to Alexander Johnson.

Prepared by: Brad Vassallo

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate



**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING A LICENSE AGREEMENT TO ESPERANZA HEALTH CENTER, INC. FOR 3215 SHELBOURNE STREET, 3221-23 SHELBOURNE STREET, 901 E. WESTMORELAND STREET, AND 905 E. WESTMORELAND STREET**

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Philadelphia Land Bank (“**Land Bank**”) to provide access and use of 3215 Shelbourne Street, 3221-23 Shelbourne Street, 901 E. Westmoreland Street, and 905 E. Westmoreland Street (collectively, the “**Properties**”) to Esperanza Health Center, Inc. pursuant to a non-exclusive, revocable, written license agreement (“**License Agreement**”).

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

1. Subject to the terms and conditions of this Resolution, the Executive Director is hereby authorized on behalf of the Land Bank to enter into a License Agreement with Esperanza Health Center, Inc.
2. The License Agreement shall contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, subject to the terms and conditions of this Resolution.
3. The License Agreement (i) shall automatically terminate no later than six (6) months after its effective date and any extensions after the initial six (6) month period requires Board approval; (ii) shall provide that possession is non-exclusive; (iii) shall be revocable at will by the Land Bank upon no more than thirty (30) days written notice; (iv) shall be drafted so as to not convey any estate, title, or interest in real estate; and (v) shall be approved by Senior Counsel as to form and substance.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. The Executive Director may permit any of those Land Bank staff authorized to execute and deliver certain documents on behalf of the Land Bank pursuant to Resolution 2017-43 to execute and deliver the License Agreement pursuant to, and in accordance with, this Resolution.
6. This Resolution shall take effect immediately upon adoption by the Board.



**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING A LICENSE AGREEMENT  
TO IGLESIA DEL DIOS VISION MISIONERA INTERNACIONAL  
FOR 3318-20 N. 5TH STREET**

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Philadelphia Land Bank ("**Land Bank**") to provide access and use of 3318-20 N. 5th Street (collectively, the "**Properties**") to Iglesia del Dios Vision Misionera Internacional pursuant to a non-exclusive, revocable, written license agreement ("**License Agreement**").

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

1. Subject to the terms and conditions of this Resolution, the Executive Director is hereby authorized on behalf of the Land Bank to enter into a License Agreement with Iglesia del Dios Vision Misionera Internacional.
2. The License Agreement shall contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, subject to the terms and conditions of this Resolution.
3. The License Agreement (i) shall automatically terminate no later than six (6) months after its effective date and any extensions after the initial six (6) month period requires Board approval; (ii) shall provide that possession is non-exclusive; (iii) shall be revocable at will by the Land Bank upon no more than thirty (30) days written notice; (iv) shall be drafted so as to not convey any estate, title, or interest in real estate; and (v) shall be approved by Senior Counsel as to form and substance.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. The Executive Director may permit any of those Land Bank staff authorized to execute and deliver certain documents on behalf of the Land Bank pursuant to Resolution 2017-43 to execute and deliver the License Agreement pursuant to, and in accordance with, this Resolution.
6. This Resolution shall take effect immediately upon adoption by the Board.

**RESOLUTION NO. 2018 – \_\_\_\_**

**RESOLUTION GRANTING AUTHORIZATION TO ACQUIRE PROPERTIES AT  
JUDICIAL SALE, SUBJECT TO CERTAIN TERMS AND CONDITIONS**

**WHEREAS**, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.*, ("**Land Bank Act**") authorizes a land bank to acquire property exposed for sale under the Municipal Claim and Tax Lien Law, 53 P.S. §§ 7101, *et seq.*;

**WHEREAS**, section 16-705(2) of the Philadelphia Code authorizes the Philadelphia Land Bank ("**Land Bank**") to acquire real property or interests in real property through all legal means, subject to certain stated terms and conditions;

**WHEREAS**, section 16-705(3)(b) of the Philadelphia Code authorizes the Land Bank to acquire tax delinquent properties at judicial sales conducted by, or on behalf of, the City of Philadelphia ("**Judicial Sale Properties**");

**WHEREAS**, the Board of Directors of the Philadelphia Land Bank (the "**Board**") finds the acquisition of Judicial Sale Properties can be better managed by delegating the authority to bid for and acquire Judicial Sale Properties pursuant to the terms of this Resolution.

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

1. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire Judicial Sale Properties on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party.
2. The maximum expenditure for acquisition of Judicial Sale Properties authorized by this Resolution is \_\_\_\_\_ Dollars (\$) without further approval or authorization from the Board (the "**Spending Limit**").
3. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually further authorized to designate any Judicial Sale Properties as approved for acquisition in connection with the acquisition of Judicial Sale Properties pursuant to this Resolution.
4. The authority granted in this Resolution is in addition to any other authority to acquire Judicial Sale Properties granted in any other resolution. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire Judicial Sale Properties which the Board has granted or authorized in any other resolution.
5. For all Judicial Sale Properties acquired under this Resolution, the Executive Director shall report at each Regular Meeting of the Board on a cumulative basis: (a) the property address; (b) the amount paid; and (c) the proposed disposition use of the property. Land Bank staff shall provide such other information to allow the Board to properly supervise and control this delegation of authority.

6. Those Land Bank staff authorized to execute and deliver documents on behalf of the Land Bank under Resolution 2017-43 are hereby authorized to execute and deliver any and all applications, contracts, and other documentation necessary or desirable to carry out the purposes and intents of this Resolution.
7. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
8. The authorization provided in this Resolution shall expire on March 31, 2018 unless extended by further action by the Board.
9. This Resolution shall take effect immediately upon adoption by the Board.

**RESOLUTION NO. 2018 – \_\_\_\_\_**

**RESOLUTION ADOPTING PHILADELPHIA LAND BANK SCHEDULE OF  
REGULAR BOARD OF DIRECTORS MEETINGS FOR 2019**

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of Directors of the Philadelphia Land Bank (the "**Board**") that:

1. For calendar year 2019, the regular meetings of the Board shall be held at 3:30 p.m. Eastern Prevailing Time on the following dates:

January 16, 2019

February 13, 2019

March 13, 2019

April 10, 2019

May 8, 2019

June 12, 2019

July 24, 2019

August 21, 2019

September 18, 2019

October 16, 2019

November 13, 2019

December 11, 2019 (Annual Meeting)

2. All regular meetings of the Board shall be held in the 17<sup>th</sup> Floor Boardroom at 1234 Market Street, Philadelphia, PA 19107.
3. Public notice of such schedule shall be given as required by the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*
4. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

# 2019 Calendar

Calendarpedia  
Your source for calendars

January						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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17	18	19	20	21	22	23
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31						

April						
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28	29	30				

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June						
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July						
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21	22	23	24	25	26	27
28	29	30	31			

August						
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25	26	27	28	29	30	31

September						
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29	30					

October						
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27	28	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
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24	25	26	27	28	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
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22	23	24	25	26	27	28
29	30	31				

## Federal Holidays 2019

Jan 1	New Year's Day	May 27	Memorial Day	Nov 11	Veterans Day
Jan 21	Martin Luther King Day	Jul 4	Independence Day	Nov 28	Thanksgiving Day
Feb 18	Presidents' Day	Sep 2	Labor Day	Dec 25	Christmas Day
Apr 19	Good Friday	Oct 14	Columbus Day		



1234 Market St., 17<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

## MEMORANDUM

To: Board of Directors  
From: Steve Cusano, Esq. *SC*  
Date: December 13, 2018  
Re: **Delegation of Authority to Execute License Agreements**

There are times when a person or entity requests access to, and use of, Land Bank property. Usually, it is for performing certain tests, studies, or surveys prior to completing settlement with the Land Bank.

Currently, resolution 2017-53, authorizes the Executive Director to enter into License Agreements to allow testing, studies, surveys, and storing materials. But, more recently, the Land Bank has been asked to allow use of Land Bank property for construction staging, filming, parking, and construction access. Therefore, a more comprehensive resolution is needed.

The purpose of this Resolution is to grant the Executive Director the authority to execute and deliver License Agreements for any lawful purpose, subject to certain conditions, as follows:

- Cannot be longer than six (6) months. Any extensions after the expiration of the initial six (6) month period requires Board approval.
- Must (i) provide that possession is non-exclusive; (ii) be revocable at will upon no more than thirty (30) days written notice; and (iii) be drafted to not convey any estate, title, or interest in real estate.
- Senior Counsel has approved the form and substance of the License Agreement.

The Executive Director or Senior Counsel will report at each Board meeting any License Agreements delivered since the immediately preceding regular Board meeting.

A license agreement, when properly drafted, does not constitute a disposition of an interest in real property. While section 108 of the Bylaws does not allow the Board to delegate authority to dispose of an interest in real estate when the value of the property is in excess of \$50,000, this would not apply to license agreements because a license agreement would not constitute a disposition of an interest in real property.

**RESOLUTION NO. 2018 – \_\_\_\_**

**RESOLUTION DELEGATING AUTHORITY TO EXECUTE LICENSE AGREEMENTS, SUBJECT  
TO CERTAIN TERMS AND CONDITIONS**

**WHEREAS**, from time to time, it may be necessary or desirable to allow an individual or entity non-exclusive, revocable access and use of real property owned by the Philadelphia Land Bank ("**Land Bank**") pursuant to a written agreement (each "**License Agreement**").

**WHEREAS**, the Board recognizes the need for prompt and timely management decisions and believes that the efficiency of the Land Bank's operations will be enhanced if the Board delegates to the Executive Director the authority to approve, execute, and deliver any and all License Agreements, subject to the terms and conditions of this Resolution.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of Directors of the Philadelphia Land Bank (the "**Board**") that:

1. Subject to the terms and conditions of this Resolution, the Executive Director is hereby authorized, from time to time, on behalf of the Land Bank to approve, execute, and deliver any and all License Agreements for any lawful purpose, subject to the terms and conditions of this Resolution.
2. Each License Agreement shall contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, subject to the terms and conditions of this Resolution.
3. Each License Agreement is subject to the following:
  - a. Cannot be longer than six (6) months. Any extensions after the initial six (6) month period requires Board approval.
  - b. Must (i) provide that possession is non-exclusive; (ii) be revocable at will upon no more than thirty (30) days written notice; and (iii) be drafted so as to not convey any estate, title, or interest in real estate.
  - c. Senior Counsel has approved the form and substance of the License Agreement.
4. The Executive Director or Senior Counsel shall report at each regular Board meeting, on a cumulative basis, any License Agreements executed and delivered pursuant to this Resolution since the immediately preceding regular Board meeting.
5. The Executive Director may permit any of those Land Bank staff authorized to execute and deliver certain documents on behalf of the Land Bank pursuant to Resolution 2017-43 to execute and deliver any License Agreement pursuant to, and in accordance with, this Resolution.
6. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
7. This Resolution, and not Resolution 2017-53, shall govern and control each License Agreement approved, executed, and delivered by the Land Bank following the effective date of this Resolution.
8. The approval, execution, and delivery of any License Agreement by the Executive Director or the Director of Real Estate prior to the effectiveness of this Resolution is hereby ratified and confirmed.
9. This Resolution shall take effect immediately upon adoption by the Board.




1234 Market St., 16<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

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## MEMORANDUM

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To: Board of Directors  
From: Steve Cusano, Esq.   
Date: December 13, 2018  
Re: **Resolution Approving Assignment and Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank**

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The Philadelphia Redevelopment Authority ("PRA") is granted notes and mortgages in connection with the conveyance of real estate by PRA or the City of Philadelphia (collectively, "Notes and Mortgages").

The purpose of the attached Resolution is to authorize the Executive Director to assumed from PRA the Notes and Mortgages set forth on Schedule 1 to the Resolution.

The Resolution further authorizes the Executive Director to execute and deliver all agreements, contracts, instruments, certifications, attestations, and other documents necessary or desirable (collectively, "Transaction Documents") to consummate an assignment and assumption of the Notes and Mortgages. The Transaction Documents will contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable.

Lastly, the assignment and assumption of any Notes and Mortgages shall be at no cost to the Land Bank, except for those costs to prepare and record the Transaction Documents.

I recommend that the Board approve the attached Resolution.



RESOLUTION NO. 2018 - \_\_\_\_\_

**RESOLUTION APPROVING ASSUMPTION OF NOTES AND  
MORTGAGES FROM THE PHILADELPHIA REDEVELOPMENT AUTHORITY**

**WHEREAS**, the Philadelphia Redevelopment Authority ("**PRA**") wishes to assign certain Notes and Mortgages to the Philadelphia Land Bank ("**Land Bank**") as more specifically set forth on Schedule 1 attached hereto and made a part hereof (collectively, "**Notes and Mortgages**").

**WHEREAS**, the Board of Directors of the Philadelphia Land Bank ("**Board**") has determined that accepting assignments from PRA of those Notes and Mortgages set forth on Schedule 1 to this Resolution is in the best interests of the Land Bank.

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

1. The Executive Director is hereby authorized, from time to time, in accordance with this Resolution, to execute and deliver on behalf of the Land Bank all agreements, contracts, instruments, certifications, attestations, and other documents necessary or desirable (collectively, "**Transaction Documents**") to consummate the assignment and assumption of the Notes and Mortgages set forth on Schedule 1 attached hereto. The Transaction Documents shall contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable.
2. The assignment and assumption of any Notes and Mortgages pursuant to this Resolution shall be at no cost to the Land Bank, except for those costs to prepare and record the Transaction Documents.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

**Schedule 1**

	<b>Address</b>	<b>Date of Mortgage</b>	<b>Recording Date</b>	<b>Doc ID</b>
1	83 E Herman St	07/16/16	07/28/16	53091541
2	226 Collum St	11/13/17	11/16/17	53292737
3	423 W Ontario St	01/27/16	01/29/16	53017717
4	436 W Somerset St	05/03/17	05/12/17	53211250
5	439 E Cambria St	07/18/17	07/25/17	53242973
6	528 W Dauphin St	08/10/17	08/18/17	53255077
7	529 W Venango St	06/21/17	06/28/17	53231440
8	620 Hoffman St	05/12/16	08/13/16	53098249
9	1221 W Atlantic St	02/28/17	03/01/17	53180912
10	1310 N Marston St	10/10/17	10/25/17	53283127
11	1312 W Butler St	12/06/17	12/15/17	53303869
12	1718 N Bodine St	04/07/16	05/03/16	53053403
13	1732 N Hope St	07/19/16	07/22/16	53089152
14	1830 Latona St	07/28/17	08/04/17	53248592
15	1911 E Harold St	07/12/16	07/20/16	53087890
16	1913 E Harold St	07/12/16	07/20/16	53087891
17	1953 N Croskey St	02/09/18	02/14/18	53328191
18	1963 N Croskey St	05/09/17	05/17/17	53213133
19	2109 E William St	04/05/17	04/11/17	53197815
20	2122 E Arizona St	06/01/17	06/15/17	53225627
21	2129 N Dover St	05/24/17	05/30/17	53217211
22	2131 Fairhill St	05/04/17	05/19/17	53214562
23	2200 N Mascher St	03/09/16	03/17/16	53035530
24	2212 N Mascher St	04/27/16	05/11/16	53057019
25	2317 Coral St	05/09/16	05/18/16	53059776
26	2407 N Orkney St	10/18/17	11/03/17	53287542
27	2409 N Mascher St	03/30/17	04/10/17	53197219
28	2542 N Douglas St	06/30/16	07/12/16	53083025
29	2554 N Lee St	10/10/17	10/24/17	53282197
30	2561 N Hollywood St	11/01/17	11/03/17	53287528
31	2566 N Chadwick St	07/14/16	07/18/16	53086465
32	2618 W Silver St	07/06/16	07/16/16	53085828
33	2620 W Silver St	07/06/16	07/16/16	53085829
34	2635 Mascher St	07/19/16	08/03/16	53094171
35	2639 N Franklin St	08/22/17	08/24/17	53257059
36	2722 George St	03/04/16	03/09/16	53032466
37	2724 W George St	01/14/16	01/26/16	53016354
38	2734 N 12th St	03/15/16	03/17/16	53035254
39	2738 W Eyre St	10/12/17	10/17/17	53279327
40	2739 Mascher St	03/01/16	03/04/16	53031073
41	2818 N Darien St	09/07/17	09/12/17	53264335

42	2829 N Marvine St	01/24/18	01/26/18	53321177
43	2836 N Hancock St	04/21/16	05/11/16	53057070
44	2842 N Orkney St	10/03/17	10/10/17	53275928
45	2924 Page St	04/28/16	05/18/16	53059653
46	3030 Leithgow St	09/13/16	09/21/16	53114395
47	3108 N Chadwick St	05/11/17	10/25/17	53283074
48	3222-58 H St	07/13/17	07/18/17	53240090
49	3315 Mt Vernon St	12/05/17	12/20/17	53305969
50	3364 N Lawrence St	06/29/16	07/05/16	53079971
51	3544 Ella St	03/06/17	03/22/17	53341202
52	4158 W Girard Ave	08/23/16	08/25/16	53103460
	4234, 4236, 4238 and			
53	4240 Lancaster Ave	03/08/17	03/16/17	53187858
54	4561 N 18th St	07/27/17	08/07/17	53248882
55	4620 Trenton Ave	06/14/17	06/19/17	53227072
56	5218 Locust St	06/20/17	06/23/17	53229307
57	5725 Springfield Ave	03/15/18	03/20/18	53340810
58	2731 N Fairhill St	01/20/16	01/25/16	53015150
59	2210 N. Mascher St	04/27/16	05/11/16	53057018
60	1300 W. Auburn St	09/13/17	09/20/17	53268055
61	3132 N. Franklin St	05/10/16	05/24/16	53062063
62	2312 N. 25 <sup>th</sup> St	09/28/16	10/06/16	53120970