



1234 Market St., 16th Floor, Philadelphia PA 19107
philadelphialandbank.org

Board of Director's Meeting

April 12, 2018

3:30 PM

Agenda

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of March 22, 2018
4. Executive Director's Report (including update on property transfers, acquisition, and sales)
5. Discussion of U.S. Bank Liens
6. Property Dispositions
 - 1728 Marlton Ave
 - 2549 S. 3rd Street
 - 726 Emily Street
 - 1252 N. 25th Street
 - 2210 Latona Street
 - 1936 N. Marshall Street
 - 3250 Hartville Street
 - 119 W. Cumberland Street
 - 415, 417, 419 W. Berks Street
7. Adjournment

This meeting is open to the public

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A Rescheduled Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, March 22, 2018, commencing at 3:32 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

Mr. Dunbar called the meeting to order at 3:32 p.m.

ANNOUNCEMENT

Steve Cusano, Senior Counsel, announced that prior to today's Public Session, the Board held an Executive Session regarding (1) that certain litigation matter entitled "OCF Universal, LP v. Kenyatta Johnson, the Philadelphia Land Bank, and the City of Philadelphia", filed in the U.S. District Court for the Eastern District of Pennsylvania, case number 2017-CV03134 WB; and (2) that certain litigation matter entitled "City of Philadelphia v. Sinchi Brothers Construction, Inc." filed in the Philadelphia Court of Common Pleas, Case No. 1702T0276, involving a Petition to Set Aside Sheriff's Sale. During Executive Session, Mr. Cusano also provided the Board with legal advice regarding environmental liability.

Agenda Item 1 Roll Call

The following members of the Board of Directors reported present: Christian Dunbar, Michael Koonce, Jennifer Kates (arrived at 4:14 pm), Paulette Adams, Rick Sauer, Richard DeMarco, Lauren Vidas and Blane Stoddard.

The following members of the Board of Directors were not present: Courtney Voss, Dominique Casimir, and Majeedah Rashid.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Christi Jackson, Andrea Saah, Esq., Brian Romano, Marla Clark, Stephen Novotny, Bradley Vassallo, 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, 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. There were no 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 February 15, 2018.

Michael Koonce made a motion to approve the minutes of the Board meeting of February 15, 2018. The motion was seconded by Paulette Adams.

Upon motion made and duly seconded, the Board approved the minutes of the February 15, 2018 Board meeting as presented.

Agenda Item 4
Executive Director Report

Mr. Rodriguez provided the Board with certain materials, which are attached to these minutes.

Mr. Rodriguez then provided the Board with an update on staffing stating that only one vacant position, Assistant for Strategic Planning, remains vacant.

Next, Mr. Rodriguez provided an update regarding tax sale acquisitions (see attached handout). The Board had a lengthy discussion regarding potential acquisitions expected to occur by June 30, 2018 and in the first half of the 2019 fiscal year and the impact on the Land Bank's budget. Mr. Rodriguez stated that staff is in the process of obtaining input from the appropriate City Council Districts regarding acquisitions and to determine intended use.

Mr. Rodriguez then provided an update to the Board with regards to dispositions. The Board had a lengthy discussion regarding dispositions and how they will align with the Land Bank's strategic plan.

During this discussion, at 4:14 pm, Ms. Kates joined the meeting.

Next, Mr. Rodriguez informed the Board of the Land Bank's Requests for Proposals on the materials provided (see attached handout). The Board had a lengthy discussion regarding the amount of affordable housing, and how to incentivize affordable housing when scoring RFPs. Ms. Kates asked the staff to draft a proposal for affordable housing scoring incentives.

Mr. Rodriguez then informed the Board of the status of the outstanding EOIs (see attached handout). The Board had a lengthy discussion regarding outstanding EOIs and requested that the staff provide a monthly report on its progress in processing EOIs..

Agenda Item 5
Property Dispositions

Mr. Dunbar stated for the record that the resolution for the conveyance of 1728 Marlton Avenue is being tabled because it was not introduced to City Council.

Agenda Item 6
Resolution Authorizing Contract with the Law Firm of
Linebarger, Goggan, Blair and Sampson, LLP

Mr. Cusano requested the Board to approve a resolution authorizing a contract with the law firm of Linebarger, Goggan, Blair and Sampson, LLP so that the Land Bank may acquire tax sale properties being serviced by this firm. Mr. Cusano explained the major points of the resolution and engagement letter. The Board asked questions and discussed the engagement letter.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Contract with the Law Firm of Linebarger, Goggan, Blair, and Sampson, LLP.

Blane Stoddard made a motion to approve this resolution. Rick Sauer seconded the motion.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Contract with the Law Firm of Linebarger, Goggan, Blair, and Sampson, LLP as follows:

RESOLUTION NO. 2018 - 10

**RESOLUTION AUTHORIZING CONTRACT WITH THE LAW FIRM OF
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**

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 (the "**Land Bank**") to enter into an engagement letter ("**Engagement Letter**") with Linebarger Goggan Blair & Sampson, LLP ("**Linebarger**"), a draft copy of which is attached to this Resolution, for the purpose of coordinating and listing for sheriff's sale those properties approved by the Land Bank for acquisition.

WHEREAS, the Board has determined that Linebarger is qualified and experienced in such legal matters and that the compensation is fair and proper under the circumstances and at a rate not in excess of rates customarily paid for services of equivalent scope and quality.

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

1. The Land Bank is hereby authorized to enter into the Engagement Letter substantially in the form attached hereto.

2. The Executive Director with the advice of Senior Counsel may modify the Engagement Letter; provided, that any modifications are, in the opinion of Senior Counsel, not materially adverse to the Land Bank's interests.
3. Those Land Bank staff authorized to execute and deliver documents on behalf of the Land Bank pursuant to 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.
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.
5. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 3/22/2018

February 13, 2018

VIA EMAIL & FIRST CLASS MAIL

Steve Cusano, Esq., MBA
Senior Counsel
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Steve.Cusano@phila.gov

RE: Agreement between Philadelphia Land Bank and Linebarger Goggan Blair & Sampson, L.L.P.

Dear Mr. Cusano:

Background

This letter agreement (“Agreement”) is between the Philadelphia Land Bank (“Land Bank”) and Linebarger Goggan Blair & Sampson, L.L.P. (“Linebarger”). Linebarger is Co-Counsel to the City of Philadelphia (“City”) for the collection and enforcement of past due and delinquent real estate taxes and Municipal Claims for delinquent water bills pursuant to the Provider Agreement between the City and Linebarger dated February 23, 2017, as amended (“Provider Agreement”). As Co-Counsel to the City, Linebarger, on a regular basis, files Petitions to sell delinquent properties at Sheriff’s Sale using Decrees entered by the Philadelphia Court of Common Pleas pursuant to the Pennsylvania Municipal Claims and Tax Lien Law (“MCTLL”).

Acquisition Procedure

Pursuant to the Land Bank Act, Act 153 of 2012, 68 Pa.C.S. §§ 2101, *et seq* (the “Act”), the Land Bank, with the City’s approval, is permitted to acquire delinquent properties at City initiated Sheriff’s Sales. At the direction of the Land Bank, Linebarger shall proceed by appropriate legal proceeding to list those properties approved by the Land Bank for Sheriff’s Sale (hereinafter referred to as “Property” or “Properties”). Once initiated, Linebarger shall proceed with the legal action until the delinquencies which are the subject of the legal proceeding are paid in full or until the Property is listed for Sheriff’s Sale. Linebarger and the Land Bank shall coordinate the Sheriff’s Sale date at which time Properties selected by the Land Bank will be offered for sale. All Sheriff’s Sales are conducted by the Philadelphia Sheriff and are subject to all applicable State Statutes, Rules of Civil Procedure, City Ordinances and the Sheriff’s published Conditions of Sale. The Provider Agreement shall govern all tax payments or taxpayer agreements prior to or after Sheriff’s Sale.

Prior to each Sheriff’s Sale and within the time frames set by the City and the Land Bank, the Land Bank, through its designated contact person, shall notify Linebarger of any listed Properties which the Land Bank wishes to postpone to a future date or stay altogether. Absent a direction to stay or postpone, the Sheriff’s Sale list will be provided to the Sheriff who is solely responsible for conducting the Sheriff’s Sale. Further, Linebarger shall provide a list to the Sheriff of those Properties that will be acquired by the Land Bank together with the Bid Price for each Property which shall include the total Delinquent Taxes referred to Linebarger plus Eligible Expenses pursuant to the Provider Agreement and any costs, fees, charges, taxes and expenses, if any, due and payable by the Land Bank to the Sheriff or other party as a result of the Land

Bank's Property acquisition. At the direction of the City, the Bid Price may also include other debts due and owing to the City including, but not limited to, other taxes, judgments, mortgages, municipal service charges and liens and any other amount that is considered by law to be part of the upset price for each Property acquired by the Land Bank and Sheriff's Sale.

Fee

The Land Bank shall pay Linebarger for those Properties listed on OneDrive or any other approved list (the "Approved Property List") which has been approved for acquisition by the Land Bank as follows:

1. For all Properties, on or after the effective date of this Agreement the Land Bank will pay Linebarger:
 - No fee or costs if a Property is not taken to sale because of bankruptcy or payment in full;
 - \$900 flat fee (inclusive of Linebarger costs) for any Property listed for sale as of or after June 1, 2018 (including any prior postponements), whether or not purchased by the Land Bank;
2. If the Land Bank directs Linebarger to suspend or terminate any pending legal proceeding against a Property, the following expenses and fees shall be due and payable by the Land Bank to Linebarger after invoice from Linebarger:
 - No fee, but will pay Linebarger expenses (typically \$200 for title search) for a Property if the Land Bank subsequently instructs Linebarger to suspend or terminate the legal proceeding before a Sheriff's Sale Petition is filed;
 - \$450 (inclusive of expenses) if a Petition is filed for a Property, and the Land Bank subsequently instructs Linebarger to suspend or terminate the legal proceeding before a Decree is entered;
 - \$600 (inclusive of expenses) if a Decree has been entered for a Property, and the Land Bank subsequently instructs Linebarger to not list the Property for Sheriff's Sale.
3. If a Property was or is stayed and subsequently relisted for Sheriff's Sale at the direction of the Land Bank the following additional fees shall apply:
 - \$950 for the first time a Property is relisted for Sheriff's Sale, if the Land Bank had instructed Linebarger to stay that Sheriff's Sale on or before May 31, 2018; and,
 - \$250 each time the Land Bank requests Linebarger to re-list a Property, if the Land Bank instructs Linebarger to stay that Sheriff's Sale on or after June 1, 2018.
4. If a Property is relisted for Sheriff's Sale, or if Linebarger is directed to proceed with a legal proceeding which was previously suspended or terminated, after any of the foregoing events, and the Land Bank has paid a fee to Linebarger:

- Except as otherwise provided below, the Land Bank will receive a credit for fees and expenses previously paid for that Property; and
- The Land Bank will pay Linebarger expenses incurred for new Tax Information Certificates, bring downs and service; and
- Absent a Decree, the Land Bank shall receive no credit for any prior payments made if the delay in proceeding with a suspended legal action is more than 6 months (except that Linebarger will give the Land Bank a credit for \$200 Title Search expenses previously paid to Linebarger, as long as the ownership of the Property has not changed. Linebarger may also incur an additional \$50 bringdown fee that shall be paid by the Land Bank. In the event the Property has changed hands, the Land Bank shall receive no credit for any prior payments because Linebarger will be required to order a new Tax Information Certificate and prepare and serve a new Sheriff's Sale Petition at which time Linebarger may incur an additional \$50 bringdown fee that shall be paid by the Land Bank.

If a property is removed from the Approved Property List, and absent further instructions from the City, Linebarger may continue the legal proceeding against that property.

Invoices shall be payable to Linebarger within forty-five (45) days of Linebarger's invoice to the Land Bank. Each Attorney Fee includes Linebarger's participation in all pre- and post-Sheriff's Sale matters, excluding any challenges to the Land Bank's right, ability or authority to acquire Properties pursuant to the Act. In the event of such a challenge, the Land Bank, with concurrence from the City of Philadelphia Law Department, shall be responsible for selecting and retaining counsel to defend such matters.

The Land Bank shall be solely responsible for the payment of any other amount charged to the Land Bank for acquiring the Property and Recording its Deed, if any. All Properties purchased by the Land Bank at a Linebarger initiated Sheriff's Sale shall be purchased as is and where is with no representations or warranties related to the physical condition of the property or improvements. Linebarger shall make a good faith effort to comply with all requirements of the MCTLL when initiating and prosecuting tax sales and the Land Bank shall accept such title to tax foreclosed properties as provided by MCTLL. Linebarger does not make any warrants of clear title as it relates to Properties purchased at Sheriff's Sale. Any quiet title or similar proceedings relating to the Land Bank's re-sale of any of the Properties purchased at Sheriff's Sale, title insurance costs, or any costs, fees and expenses related to such title related actions shall be the sole responsibility of the Land Bank.

Either party may terminate this Agreement by providing sixty (60) days written notice to the other. This Agreement may be amended by written agreement of both parties. Upon execution of this Agreement by the Land Bank, this Agreement will supersede all prior understanding regarding the subject matter of the Arrangement and will constitute a binding Agreement between the Land Bank and Linebarger. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

This Agreement shall replace and supersede any prior agreement or agreements between the parties excepting any Sheriff's Sale purchases by the Land Bank or Linebarger Invoices relating to such sales submitted to the Land Bank on or prior to the date below.

Agenda Item 7
Resolution Granting Authorization To Acquire Tax Delinquent Property, Subject To
Certain Terms And Conditions

Mr. Cusano requested the Board to approve a resolution granting authorization to acquire tax delinquent properties. Mr. Cusano explained the resolution and answered questions from the Board.

Mr. Rodriguez discussed the need for spending authority in the amount of \$2,124,000 in order to spend down the 2018 acquisition budget.

The Board had a lengthy discussion regarding this resolution.

The Board requested that there be regular reporting as to how potential acquisitions align with the strategic plan. The Board also indicated that staff should discuss implementing a process through which the public can ask the Land Bank to acquire tax delinquent property for disposition to that requesting party.

Mr. Cusano asked the Board that any motion to approve this resolution must specify an expiration date of June 30, 2018, a spending limit of \$2,124,000, and that section 4 of the resolution, as presented, be revised to read as follows: "The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to designate any Tax Sale Properties as approved for acquisition in connection with the acquisition of Tax Sale Properties pursuant to this Resolution."

Mr. Dunbar called for a motion to approve the Resolution Granting Authorization to Acquire Tax Delinquent Properties, Subject to Certain Terms and Conditions, with an expiration date of June 30, 2018, a spending limit of \$2,124,000, and that section 4 of the resolution, as presented, be revised to read "The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to designate any Tax Sale Properties as approved for acquisition in connection with acquiring Tax Sale Properties pursuant to this Resolution."

Blane Stoddard made a motion to approve this resolution. Richard DeMarco seconded the motion.

Upon motion made and duly seconded, the Board approved the Resolution Granting Authorization To Acquire Tax Delinquent Property, Subject To Certain Terms And Conditions as follows:

RESOLUTION NO. 2018 – 11

**RESOLUTION GRANTING AUTHORIZATION TO ACQUIRE TAX DELINQUENT
PROPERTY, 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 tax sales conducted by, or on behalf of, the City of Philadelphia ("**Tax Sale Properties**");

WHEREAS, the Land Bank finds the acquisition of Tax Sale Properties which meet the criteria of its Strategic Plan can be better managed by delegating the authority to bid for and acquire Tax Sale Properties;

WHEREAS, pursuant to Resolution 2017-56, adopted on December 14, 2017, the Board of Directors of the Philadelphia Land Bank (the "**Board**") authorized the Board Chair, Vice-Chair, and the Executive Director to bid for and acquire Tax Sale Properties not to exceed a maximum expenditure of \$2,124,000;

WHEREAS, Resolution 2017-56 expires on March 31, 2018;

WHEREAS, the Board finds the acquisition of Tax Sale Properties which meet the criteria of its Strategic Plan can be better managed by delegating the authority to bid for and acquire Tax Sale Properties;

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

1. Resolution 2017-56 shall expire upon the adoption of this Resolution, notwithstanding anything to the contrary contained in Resolution 2017-56.
2. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire Tax Sale Properties on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandum of Understanding to which the Land Bank is a party.
3. The maximum expenditure for acquisition of Tax Sale Properties authorized by this Resolution shall not exceed Two Million One Hundred Twenty Four Thousand Dollars (\$2,124,000) without further approval or authorization from the Board (the "**Spending Limit**").
4. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to designate any Tax Sale Properties as approved for acquisition in connection with acquiring Tax Sale Properties pursuant to this Resolution.

5. The authority granted in this Resolution is in addition to any other authority granted in any other resolution to acquire Tax Sale Properties. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire Tax Sale Properties which the Board has granted or authorized in any other resolution, including, without limitation, Resolution 2017-57.
6. For all Tax 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 in a category shown in the Strategic Plan.
7. Upon request of a majority of the Board, Land Bank staff shall provide such other information to allow the Board to properly supervise and control this delegation of authority.
8. 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 purpose and intent of this Resolution.
9. 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.
10. This Resolution shall take effect immediately upon adoption by the Board. The authorization provided in this Resolution shall expire on June 30, 2018 unless extended by further action by the Board.

ADOPTED 3/22/2018

Agenda Item 8
Updated on Property Transfers, Acquisitions, and Sales

Ms. Saah briefly presented the monthly report on interagency land transfers and tax acquisitions as well as the monthly report on properties approved for disposition by the Board and City owned properties approved for disposition by VPRC.

Agenda Item 9
Adjournment

Four (4) Board members departed the meeting at 5:19 pm. There no longer being a quorum no further business was conducted and the meeting was adjourned.

SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors

Rescheduled Meeting Thursday, March 22, 2018

3:30 PM

GUEST SIGN-IN SHEET

NAME

1) Donald Briggs

2) _____

3) _____

4) _____

5) _____

6) _____

7) _____

8) _____

9) _____

10) _____

11) _____

COMPANY

Inquirer

E-MAIL ADDRESS

cdugan@phillypress.com

Land Bank Update as of March 22, 2018

1. STAFFING- EXECUTIVE SESSION

- a. The Philadelphia Land Bank is at 94% Capacity. There is only one vacant position to be filled.

2. TAX ACQUISITIONS

FY 2018 ACTUAL AND ESTIMATED ACQUISITIONS	Acq. to Date	Approved/ Proposed (est.)	Total Acq.	Strategic Plan Goals	Diff.
Sideyards (LOTS)	5	39	44	81	(37)
Total Housing/Mixed Use (UNITS)	15	43	58	205	(147)
Workforce/Affordable	13	30	43	154	(111)
Market Rate	2	13	15	51	(36)
Commercial and Business Expansion (LOTS)	1	9	10	6	4
Gardens/Open Space (LOTS)	2	11	13	33	(20)
Community Use	1	3	4	0	4
TBD	7	155	162	0	162
TOTAL	31	260	291	325	(34)

FY 2018

FY 2018 Budgeted Acquisitions \$2,550,400.00

Less: Acquisitions to Date (\$305,228.27)

Less: Approved Acq. Per Resolution
(est)

to be acquired by June 30, 2018 (\$121,914.20)

Net Balance at end of FY18 \$2,123,257.53 (A)

Proposed Acquisitions by
6/30/2018 \$2,438,848.88 (B)

FY18 Acq. Postponed to FY19 \$315,591.35 (B-A=C)

Approved to Acquire in FY19 \$1,171,779.60 (D)

Proposed Acquisitions in FY19 \$1,487,370.95 (C+D)

FY 2019 Forecast

FY 2019 Budgeted Acquisitions	\$4,125,000.00
Proposed Acquisitions in FY19	(\$1,487,370.95)
Balance	\$2,637,629.05

3. DISPOSITIONS

ESTIMATED REVENUE - FORECASTED DISPOSITIONS FOR FY18 AND FY19 BY MONTH AND COUNCIL DISTRICT		
	TOTALS	
	#	\$
February 2018	2	\$1.00
March 2018	1	\$6,042.00
April 2018	4	\$4.00
May 2018	5	\$109,836.00
June 2018	4	\$293,001.00
TOTAL - FY 2018	16	\$408,884.00
TOTAL - FY 2019	85	\$5,668,509.00

4. Requests for Proposals

- SEE ATTACHED

Project	Description	Status	Next Steps	Coordinating Agencies
Development Projects				
Awarded RFP's				
RFP's in Negotiation				
Open RFP's				
1901-09 N 33rd Street; 1911-1915 N 33rd Street	The Philadelphia Land Bank ("Land Bank") is soliciting proposals from developers to acquire and develop some or all of eight (8) contiguous parcels along the 1900 block of North 33rd Street. The Land Bank expects competitive offer prices and invites proposals for the entire Development Site. There are no restrictions on the type of development proposed.	Issued 2/26/2018	Selection TBD 5/11/2018	PRA & PLB
Pending RFP's				
Strategic Planning & Analytical Services				
5109, 5111, 5113, 5121-5125 Market Street	The Philadelphia Land Bank ("Land Bank") is soliciting proposals from developers to acquire and develop all parcels. The Land Bank expects competitive offer prices and invites proposals for the entire Development Site. There are no restrictions on the type of development proposed.	Draft documents are being reviewed.	Will release RFP on 4/2/2018.	PLB & DPP
5334-5344 Market Street	The Philadelphia Land Bank ("Land Bank") is soliciting proposals from developers to acquire and develop all parcels. The Land Bank expects competitive offer prices and invites proposals for the entire Development Site. There are no restrictions on the type of development proposed.	Draft documents are being reviewed.	Will release RFP on 4/2/2018.	PLB & DPP

P. 1/1

PRA

Breakdown of PRA lots with Owned-Available, Owned-Available (for non-resid use), Owned-To Be Featured Soon status

Total = 683 lots

	% of Lots	All Council Districts			Council District 1			Council District 2			Council District 3			Council District 4		
		# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
Lots w/0 open EOIs	38.8	265	0	229	1	0	13	0	0	0	41	0	70	19	0	12
Lots w/1 open EOI	21.4	146	146	228	6	6	40	0	0	0	19	19	61	18	18	17
Lots w/2+ open EOIs	39.8	272	1,720	1,012	18	164	96	15	102	26	40	233	144	16	66	111
Totals		683	1,866	1,469	25	170	149	15	102	26	100	252	275	53	84	140

DPP/PUB

Breakdown of DPP/PUB lots with Owned-Available, Owned-Available (for non-resid use), Owned-To Be Featured Soon status

Total = 2,575 lots

	% of Lots	All Council Districts			Council District 1			Council District 2			Council District 3			Council District 4		
		# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
Lots w/0 open EOIs	52.0	1,338	0	298	4	0	3	7	0	1	177	0	62	69	0	15
Lots w/1 open EOI	20.5	528	528	173	6	6	1	2	2	0	122	122	63	37	37	13
Lots w/2+ open EOIs	27.5	709	4,150	703	63	321	39	15	208	14	165	799	142	41	169	45
Totals		2,575	4,678	1,174	73	327	43	24	210	15	464	921	267	147	206	73

PLB

Breakdown of PLB lots with Owned-Available, Owned-Available (for non-resid use), Owned-To Be Featured Soon status

Total = 1,609 lots

	% of Lots	All Council Districts			Council District 1			Council District 2			Council District 3			Council District 4		
		# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
Lots w/0 open EOIs	51.2	824	0	451	5	0	9	66	0	100	48	0	38	10	0	4
Lots w/1 open EOI	2.4	329	329	255	5	5	7	41	41	51	15	15	16	4	4	3
Lots w/2+ open EOIs	28.4	456	2,845	1,617	5	33	23	149	1,003	667	37	265	138	7	74	22
Totals		1,609	3,174	2,323	15	38	39	256	1,044	818	100	280	192	21	78	29

PHDC

Breakdown of PHDC lots with Owned-Available, Owned-Available (for non-resid use), Owned-To Be Featured Soon status

Total = 30 lots

	% of Lots	All Council Districts			Council District 1			Council District 2			Council District 3			Council District 4		
		# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
Lots w/0 open EOIs	23.3	7	0	5	0	0	0	0	0	0	2	0	3	0	0	0
Lots w/1 open EOI	26.7	8	8	1	0	0	0	0	0	0	4	4	1	1	1	0
Lots w/2+ open EOIs	50.0	15	153	19	0	0	0	1	5	0	2	23	0	0	0	0
Totals		30	161	25	0	0	0	1	5	0	8	27	4	1	1	0

Council District 5			Council District 6			Council District 7			Council District 8			Council District 9			Council District 10		
# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
154	0	94	2	0	1	4	0	4	41	0	27	3	0	8	0	0	0
70	70	67	2	2	3	1	1	0	27	27	32	3	3	8	0	0	0
128	847	406	2	10	12	6	23	25	38	194	154	9	81	38	0	0	0
352	917	567	6	12	16	11	24	29	106	221	213	15	84	54	0	0	0

Council District 5			Council District 6			Council District 7			Council District 8			Council District 9			Council District 10		
# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
874	0	159	0	0	0	40	0	14	167	0	44	0	0	0	0	0	0
269	269	62	0	0	0	19	19	3	71	71	31	2	2	0	0	0	0
307	1,955	324	4	62	3	35	179	21	72	427	82	5	18	31	2	12	2
1,450	2,224	545	4	62	3	94	198	38	310	498	157	7	20	31	2	12	2

Council District 5			Council District 6			Council District 7			Council District 8			Council District 9			Council District 10		
# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
131	0	50	0	0	0	531	0	227	33	0	23	0	0	0	0	0	0
43	43	20	0	0	0	205	205	147	16	16	11	0	0	0	0	0	0
72	586	194	2	14	22	164	778	490	19	88	42	1	4	19	0	0	0
246	629	264	2	14	22	900	983	864	68	104	76	1	4	19	0	0	0

Council District 5			Council District 6			Council District 7			Council District 8			Council District 9			Council District 10		
# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs	# of Lots	Open EOIs	Closed EOIs
1	0	0	0	0	0	2	0	2	2	0	0	0	0	0	0	0	0
3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	63	10	0	0	0	2	41	4	5	21	5	0	0	0	0	0	0
9	66	10	0	0	0	4	41	6	7	21	5	0	0	0	0	0	0

P. 2/2

Name of Applicant(s):	Elina Naydovich
Legal Entity, if applicable:	1213 N 41 LLC
Applicant Mailing Address:	PO Box 39175, Philadelphia, PA 19136
Application Date:	October 31, 2017
Property Addresses:	1728 Marlton Avenue
Council District & Zoning:	Council District #3; RSA-5
Accepted Sale Price*:	(\$14,500.00) Price determined by: <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> OPA <input type="checkbox"/> Other:

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

STRATEGIC PLAN GOAL	<input checked="" type="checkbox"/> Housing (<u>7 unit rental</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 type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Unit & # of Units <u>7 units for rental</u>
TOTAL SQ FT	Total development: 3500 Sq. Ft.
CONSTRUCTION COSTS:	\$400,000
TOTAL PROJECT COSTS:	\$454,000
TOTAL PROJECT FUNDING*:	\$561,000 Documentation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

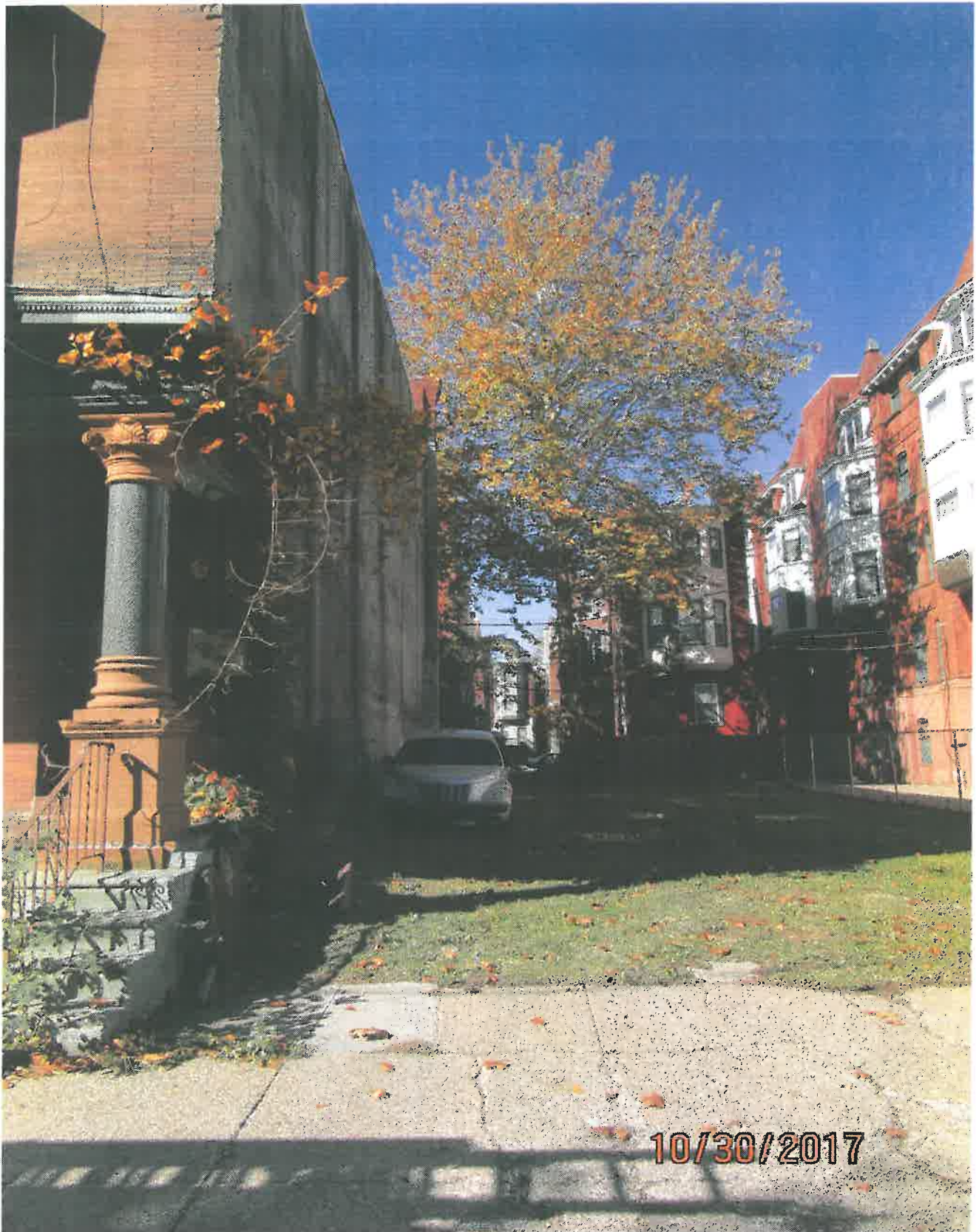
Check one: ☐ Owner Occupied ☐ For Sale to Homebuyer ☒ Rental /Tenant

Staff Recommendation:

NOTE: Applicant is proposing to develop seven (7) units each consisting of one bedroom and one bathroom to be rented out to low income individual and veterans which provide quality affordable rental options for the community. Applicant has the support letter from Councilwoman Blackwell. 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.

The MBE/WBE will apply.

Prepared by: Brian Romano
Reviewed by: Christi Jackson





RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1728 MARLTON AVENUE TO 1213 N 41 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; and

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1728 Marlton Avenue (the "Property") at its public meeting held on February 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on March 8, 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 1213 N 41 LLC for Fourteen Thousand Five Hundred Dollars (\$14,500.00) 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Suqing Fan
Legal Entity, if applicable:	N/A
Applicant Mailing Address:	1530 S. 6 th Street, Philadelphia, PA 19147
Application Date:	December 31, 2017
Property Addresses:	2549 S. 3 rd Street
Council District & Zoning:	Council District #1; RSA-5
Accepted Sale Price*:	(\$80,500.00) Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> OPA <input checked="" type="checkbox"/> Other: Competitive Bid

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

STRATEGIC PLAN GOAL	<input checked="" type="checkbox"/> Housing (Single-Family rental) <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
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	Total development: 785 sq. ft.
CONSTRUCTION COSTS:	\$ 60,000
TOTAL PROJECT COSTS:	\$ 150,500 (includes acquisition cost of \$80,500)
TOTAL PROJECT FUNDING*:	\$ 210,000 Documentation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

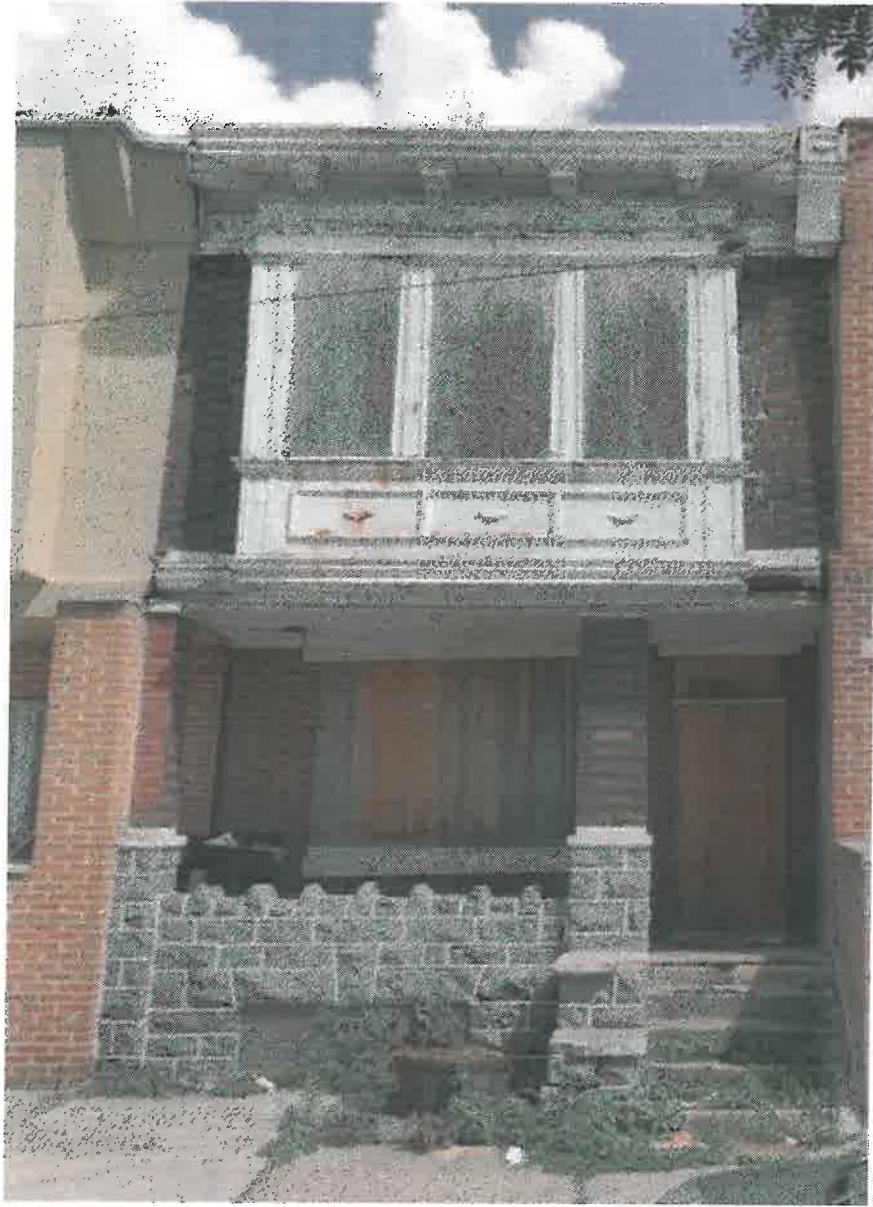
Check one: ☐ Owner Occupied ☐ For Sale to Homebuyer ☒ Rental /Tenant

Staff Recommendation:

Applicant is proposing to develop this vacant structure into a single-family rental containing two (2) bedrooms and one and a half (1.5) baths. 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.

The MBE/WBE will not apply as this is a single-family home.

Prepared by: Brian Romano
Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2549 S. 3rd STREET TO SUQING FAN**

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 2549 S. 3rd Street (the "Property") at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 Suqing Fan for Eighty Thousand Five Hundred Dollars (\$80,500.00) 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Neighborhood Gardens Trust
Applicant's Primary Residency Address:	100 N.20th Street, 5 th Floor, Philadelphia, PA 19103
Application Date & Project Case #:	February 8, 2018
Number of EOIs Received:	This is the only one. It was closed due to being an existing managed garden.
Address of Property:	726 Emily Street
Zoning & Council District:	RSA-5 CD - 1
OPA Value:	\$ 25,800

STRATEGIC PLAN GOAL:	<input type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side yard <input checked="" type="checkbox"/> Garden/Open Space
PLANNED USE:	<input type="checkbox"/> Yard <input checked="" type="checkbox"/> Garden <input type="checkbox"/> Parking
ESTIMATED IMPROVEMENT COSTS:	\$3,000

Staff Recommendation:

This parcel is already an existing garden, managed by The Growing Homes Garden, in which NGT will acquire. The Growing Homes Garden is organized by the Nationalities Services Center and was established in South Philadelphia in 2010 to address nutritional deficiencies seen in the newly arriving refugees, to afford these individuals and families with the opportunity to grow culturally relevant crops and to root newcomers in their new neighborhoods. This project has been highly successful and serves over 100 Burmese and Bhutanese refugees as well as long-time residents. Councilman Squilla has offered support for NGT to acquire this garden.

The applicant will continue to maintain the lot as a garden. Applicant is compliant and in good standing with the City of Philadelphia.

Prepared by: Brian Romano
 Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
726 EMILY STREET TO NEIGHBORHOOD GARDENS TRUST**

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 726 Emily Street (the "Property") at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 Neighborhood Gardens Trust 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Kathleen A. Mahon
Legal Entity, if applicable:	J & K Mahon Builders, Inc.
Applicant Mailing Address:	P.O. Box 159, Huntingdon Valley, PA 19006
Application Date:	January 3, 2018
Property Addresses:	1252 N. 25 th Street
Council District & Zoning:	Council District #5; RSA-5
Accepted Sale Price*:	(\$100,000.00) Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> OPA <input checked="" type="checkbox"/> Other: Competitive Bid

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

STRATEGIC PLAN GOAL	<input checked="" type="checkbox"/> Housing (Multi-Family – 3 units) <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 type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Unit & # of Units <u>3 units</u>
TOTAL SQ FT	Total development: 5,250 sq. ft.
CONSTRUCTION COSTS:	\$ 350,000
TOTAL PROJECT COSTS:	\$ 478,000 (includes acquisition cost of \$100,000)
TOTAL PROJECT FUNDING*:	\$ 478,000 Documentation: <input checked="" type="checkbox"/> Yes <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:

Applicant is proposing to construct a multi-family dwelling consisting of 3 units with a roof deck not to exceed 38 feet. Two of the units will consist of 2 bedrooms and 2.5 baths and 1 unit will consist of 1 bedroom and 1 bath 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.

The MBE/WBE will apply.

Prepared by: Brian Romano
Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1252 N. 25th STREET TO J & K MAHON BUILDERS, 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 1252 N. 25th Street (the “Property”) at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 J & K Mahon Builders, Inc. for One Hundred Thousand Dollars (\$100,000.00) 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Wai Shek
Legal Entity, if applicable:	N/A
Applicant Mailing Address:	3 Harrison Lane, West Windsor, NJ 08550
Application Date:	February 13, 2018
Property Addresses:	2210 Latona Street
Council District & Zoning:	Council District #2; RSA-5
Accepted Sale Price*:	(\$105,000.00) Price determined by: <input type="checkbox"/> Appraisal <input type="checkbox"/> OPA <input checked="" type="checkbox"/> Other: Competitive Bid

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

STRATEGIC PLAN GOAL	<input checked="" type="checkbox"/> Housing (single-family rental) <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	Total development: 700 Sq. Ft.
CONSTRUCTION COSTS:	\$ 84,000
TOTAL PROJECT COSTS:	\$ 213,500 (includes acquisition cost of \$105,000)
TOTAL PROJECT FUNDING*:	\$ 264,120 Documentation: <input checked="" type="checkbox"/> Yes <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:

Applicant is proposing to develop a two story single family home for rental. 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.

The MBE/WBE will not apply as this is a single family home.

Prepared by: Brian Romano
Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2210 LATONA STREET TO WAI SHEK**

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 2210 Latona Street (the "Property") at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 Wai Shek for One Hundred Five Thousand Dollars (\$105,000.00) 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Neighborhood Gardens Trust
Applicant's Primary Residency Address:	100 N.20th Street, 5 th Floor, Philadelphia, PA 19103
Application Date & Project Case #:	February 26, 2018
Number of EOIs Received:	This is the only one. It was closed due to being an existing managed garden.
Address of Property:	1936 N. Marshall Street
Zoning & Council District:	RM-1 CD - 5
OPA Value:	\$ 26,000

STRATEGIC PLAN GOAL:	<input type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side yard <input checked="" type="checkbox"/> Garden/Open Space
PLANNED USE:	<input type="checkbox"/> Yard <input checked="" type="checkbox"/> Garden <input type="checkbox"/> Parking
ESTIMATED IMPROVEMENT COSTS:	\$800

Staff Recommendation:

The North Marshall Community Garden was founded in 2001. 1934 N. Marshall Street was protected by NGT in 2007 and NGT is working to secure the balance of the garden. The garden participates in the PHS City Harvest Program through which it receives compost and seedlings in exchange for growing and donating fresh produce to low-income seniors who live near the garden. The garden is used primarily for growing vegetables and also includes shady open space in the back for sitting.

The applicant will continue to maintain the lot as a garden. Applicant is compliant and in good standing with the City of Philadelphia.

Prepared by: Brian Romano
 Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1936 N. MARSHALL STREET TO NEIGHBORHOOD GARDENS TRUST**

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 1936 N. Marshall Street (the "Property") at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 Neighborhood Gardens Trust 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Reinaldo Marin Martinez
Applicant's Primary Residency Address:	3251 Rorer Street
Application Date & Project Case #:	February 28, 2018
Number of EOIs Received:	1
Address of Property:	3250 Hartville Street
Zoning & Council District:	RSA-5 CD# 7
OPA Value:	\$ 8,200 (will pay nominal due to this being side yard eligible)

STRATEGIC PLAN GOAL:	<input type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input checked="" type="checkbox"/> Side yard <input type="checkbox"/> Garden/Open Space
PLANNED USE:	<input checked="" type="checkbox"/> Yard <input type="checkbox"/> Garden <input type="checkbox"/> Parking
ESTIMATED IMPROVEMENT COSTS:	\$3,000

Staff Recommendation:

This parcel is eligible under the side yard program as it qualifies as side yard eligible and the adjacent owner tries to maintain the parcel free from trash and debris. The applicant proposes to fix the fencing, place new sod along with some stones and plants.

Improvements to the vacant lot will commence within 1 month of obtaining the property. Applicant is compliant and in good standing with the City of Philadelphia.

Prepared by: Brian Romano
 Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3250 HARTVILLE STREET TO REINALDO MARIN MARTINEZ**

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 3250 Hartville Street (the "Property") at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 Reinaldo Marin Martinez 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Pablo Rivera
Applicant's Primary Residency Address:	2508 N. Hope Street
Application Date & Project Case #:	November 25, 1997 (had an AOS with PHDC)
Number of EOIs Received:	1
Address of Property:	119 W. Cumberland Street
Zoning & Council District:	CMX-2 CD# 7
OPA Value:	\$ 9,000.00 (will pay nominal due to signing an AOS from November 1997)

STRATEGIC PLAN GOAL:	<input type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input checked="" type="checkbox"/> Side yard <input type="checkbox"/> Garden/Open Space
PLANNED USE:	<input checked="" type="checkbox"/> Yard <input type="checkbox"/> Garden <input type="checkbox"/> Parking
ESTIMATED IMPROVEMENT COSTS:	\$ 500.00

Staff Recommendation:

This parcel was under agreement with PHDC back in November 1997. This property never went to settlement and the applicant said they never received the agreement from PHDC. Councilwoman Sanchez's office has issued a letter of support for the applicant. The applicant has been maintaining the lot for over 10 years.

The applicant will use this as a side yard. Applicant is compliant and in good standing with the City of Philadelphia.

Prepared by: Brian Romano
 Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
119 W. CUMBERLAND STREET TO PABLO RIVERA**

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 119 W. Cumberland Street (the "Property") at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 Pablo Rivera 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	Francesco Cifelli
Legal Entity, if applicable:	LDC Development, LLC
Applicant Mailing Address:	316 Roberts Avenue, Conshohocken, PA 19428
Application Date:	February 14, 2018
Property Addresses:	415-419 W. Berks Street
Council District & Zoning:	Council District #7; RM-1
Accepted Sale Price*:	(\$226,000.00) Price determined by: <input checked="" type="checkbox"/> Appraisal <input type="checkbox"/> OPA <input type="checkbox"/> Other:

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

STRATEGIC PLAN GOAL	<input checked="" type="checkbox"/> Housing (<u>6 unit rental</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 type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Unit & # of Units <u>6 units for rental</u>
TOTAL SQ FT	Total development: 7500 Sq. Ft.
CONSTRUCTION COSTS:	\$ 925,000
TOTAL PROJECT COSTS:	\$ 1,255,000 (includes acquisition cost of \$226,000)
TOTAL PROJECT FUNDING*:	\$ 1,260,000 Documentation: <input checked="" type="checkbox"/> Yes <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:

Applicant is proposing to develop three (3) duplexes (6 units). Unit 1 of each building will have 2 bedrooms and 2 bathrooms and 1200 sq. ft. of living space. Unit 2 will have 3 bedrooms and 3 bathrooms and 1300 sq. ft. of living space. Unit 2 will also have access to a 500 sq. ft. roof deck. Applicant has a support letter from Councilwoman Sanchez. 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.

The MBE/WBE will apply.

Prepared by: Brian Romano
Reviewed by: Christi Jackson



RESOLUTION NO. 2018 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
415 W. BERKS STREET, 417 W. BERKS STREET AND 419 W. BERKS STREET 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 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 415 W. Berks Street, 417 W. Berks Street and 419 W. Berks Street (collectively, the “Property”) at its public meeting held on March 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____ adopted on April 12, 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 LDC Development, LLC for Two Hundred Twenty Six Thousand Dollars (\$226,000.00) 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 Property Management, 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.
5. This Resolution shall take effect immediately upon adoption by the Board.