



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

Board of Director's Meeting

April 17, 2019 - 3:00 PM

Agenda

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of March 20, 2019.
4. Property Dispositions
 - 614 W. Allegheny Ave.
 - 1235 W. Cambria St.
 - 2449 N. Marston St.
 - 2518 N. Hope St.
 - 2727 Waterloo St.
 - 2831 W. Harold St.
 - 3133 Hurley St.
 - 3247 Tampa St.
 - 3411 N. 7th St.
 - 2937 N. 8th St.
 - 2511 N. Orkney St.
5. Executive Director's Report (including update on property transfers, acquisition, and sales)
6. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Wednesday, March 20, 2019 commencing at 3:00 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 3:23 p.m.

ANNOUNCEMENT

Steve Cusano, Senior Counsel, announced that prior to today's Public Session, the Board held an Executive Session in which the Executive Director provided the Board with information on staffing changes and information regarding the upcoming budget process.

Agenda Item 1

Roll Call

The following members of the Board of Directors reported present: Christian Dunbar, Jennifer Kates, Michael Koonce, Dominique Casimir, Majeedah Rashid, and Michael Johns.

The following members of the Board of Directors were not present: Paulette Adams, Richard DeMarco, Joshu Harris, Rick Sauer, and Courtney Voss.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Anne Fadullon, Christi Jackson, Jamila Davis, Marla Clark, Andrea Saah, Esq., Carolyn Terry, and Bradley Vassallo.

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

Joyce Smith praised the Land Bank information/training sessions, conducted by Mr. Rodriguez on March 5th and 7th, sponsored by the Philadelphia Association of Community Development Corporations. Ms. Kates stated that she also heard good reports about these sessions.

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 February 27, 2019.

Mr. Koonce made a motion to approve the minutes of the Board meeting of February 27, 2019. The motion was seconded by Ms. Casimir.

Upon motion made and duly seconded, the Board approved the minutes of the February 27, 2019 Board meeting.

Agenda Item 4
Property Disposition

A. 250 W. Thayer Street

Mr. Vassallo presented the proposed conveyance of 250 W. Thayer Street to Marisol Mendez for a nominal consideration of \$1.00. The applicant resides at 252 W. Thayer Street and proposes to utilize the property as a side yard and garden. The disposition received VPRC approval on February 12, 2019 and City Council approval on March 7, 2019. Ms. Mendez was previously under a garden agreement. The applicant cleaned the lot, planted flowers and vegetables, and erected a fence around the perimeter. The property was acquired by the Land Bank at Sheriff's sale. The applicant is compliant and in good standing with the City of Philadelphia.

Mr. Dunbar called for a motion to approve the conveyance of 250 W. Thayer Street to Marisol Mendez.

Mr. Koonce made a motion to approve the conveyance of 250 W. Thayer Street to Marisol Mendez. The motion was seconded by Ms. Kates.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 250 W. Thayer Street to Marisol Mendez, attached to these minutes as Exhibit A.

Agenda Item 5
Resolution Granting Authorization to Acquire Properties at Judicial Sale,
Subject to Certain Terms and Conditions

Mr. Cusano presented this Resolution and requested a spending limit of \$1,366,750.

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

Mr. Dunbar called for a motion to approve the Resolution Granting Authorization to Acquire Properties at Judicial Sale, Subject to Certain Terms and Conditions with a spending limit of \$1,366,750.

Ms. Casimir made a motion to approve the Resolution with a spending limit of \$1,366,750. The motion was seconded by Mr. Johns.

Upon motion made and duly seconded, the Board approved the Resolution Granting Authorization to Acquire Properties at the Judicial Sale, Subject to Certain Terms and Conditions, with a spending limit of \$1,366,750.00, attached to these minutes as Exhibit B.

Agenda Item 6

Resolution Authorizing an Amendment to Professional Services Agreement Between Philadelphia Land Bank and Interface Studio LLC for 2019 Strategic Plan

Mr. Cusano presented this Resolution and explained that its purpose is to amend the agreement with Interface Studio, specifically the schedule for completion of the strategic plan and to authorize a \$47,740 increase in compensation due to additional meetings, requests for information, future meetings, and future outreach meetings needed to complete the strategic plan. Mr. Rodriguez provided the Board with additional background information.

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

Mr. Dunbar called for a motion to approve the Resolution Authorizing an Amendment to Professional Services Agreement Between Philadelphia Land Bank and Interface Studio LLC for 2019 Strategic Plan

Ms. Kates made a motion to approve the Resolution. The motion was seconded by Ms. Rashid.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing an Amendment to Professional Services Agreement Between Philadelphia Land Bank and Interface Studio LLC for 2019 Strategic Plan, attached to these minutes as Exhibit C.

Agenda Item 7

Resolution Approving Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority

Mr. Cusano presented this Resolution and explained that it includes mortgages that were excluded from the last assignment because these mortgages could not be located in the public record.

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

Mr. Dunbar called for a motion to approve the Resolution Approving Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority.

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

Upon motion made and duly seconded, the Board approved the Resolution Approving Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority, attached to these minutes as Exhibit D.

Agenda Item 8

Resolution Approving Memorandum of Understanding between the Philadelphia Land Bank and the City of Philadelphia Regarding Certain Property Dispositions

Mr. Cusano presented this Resolution to the Board, explained its purpose, and the major terms of the Memorandum of Understanding ("MOU"). Specifically, Mr. Cusano explained that the MOU would allow the Land Bank to perform the services summarized on the attached Resolution; that the term of the MOU is for one year with either party having the right to terminate at any time; and that the City would have the right to audit the Land Bank in connection with the MOU. Mr. Cusano also explained the indemnity obligations and insurance requirements. Lastly, Mr. Cusano informed the Board that the

services would be provided in accordance with the Disposition Policies, the VPRC Ordinance, and the Land Bank's guidelines. Mr. Cusano explained that the guidelines are procedural guidelines that set forth the steps to be completed for the disposition of properties and will be attached to the MOU. Mr. Koonce asked if the guidelines are changed does the MOU need to be amended. Mr. Cusano responded that the guidelines are attached for reference only and that the MOU was drafted to allow for changes to the guidelines without an amendment to the MOU, but material changes will require consent of the Commissioner of Public Property.

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

Mr. Dunbar called for a motion to approve the Resolution Approving a Memorandum of Understanding between the Philadelphia Land Bank and the City of Philadelphia Regarding Certain Property Dispositions.

Ms. Kates made a motion to approve the Resolution. The motion was seconded by Ms. Casimir.

Upon motion made and duly seconded, the Board approved the Resolution Approving a Memorandum of Understanding between the Philadelphia Land Bank and the City of Philadelphia Regarding Certain Property Dispositions, attached to these minutes as Exhibit E.

Agenda Item 9

Resolution Authorizing Agreements for the Payment of U.S. Bank Liens

Mr. Rodriguez presented this Resolution to the Board, explained the Land Bank's inability to pay off certain U.S. Bank liens, and gave details on specific properties that needed liens satisfied so the Land Bank could acquire.

The Board deliberated and asked questions which Mr. Rodriguez answered.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Agreements for the Payment of U.S. Bank Liens.

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

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Agreements for the Payment of U. S. Bank Liens, attached to these minutes as Exhibit F.

Agenda Item 10

Resolution Authorizing Agreements to Engage Legal Counsel

Mr. Cusano presented this Resolution to the Board and explained that its purpose is to allow the Land Bank to have several attorneys/law firms under agreement to be used on an as needed basis. Mr. Rodriguez provided some background regarding the cost of legal fees.

Ms. Casimir inquired about a cap on legal fees, which the Board discussed. Mr. Cusano explained that a cap would not be feasible due to the unpredictable nature of litigation. Mr. Rodriguez responded that any serious legal matter would quickly exhaust the legal budget and that the Board is, and will continue to be, informed of all litigation matters.

Mr. Johns asked if there are diversity goals to which Mr. Cusano answered that the RFP would encourage M/W/DBE applicants. Mr. Cusano also explained that the Land Bank would solicit legal services at \$225-\$280/hour.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Agreements to Engage Legal Counsel.

Ms. Casimir made a motion to approve this Resolution subject to review of the Request for Proposal by the Finance Committee. The motion was seconded by Mr. Johns.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Agreements to Engage Legal Counsel, attached to these minutes as Exhibit G, subject to review of the Request for Proposal by the Finance Committee.

Agenda Item 11

Executive Director's Report (including update on property transfer, acquisition and sales)

Mr. Rodriguez informed the Board that Ms. Jackson accepted a position with PHDC's Adaptive Modification Program and thanked Ms. Jackson for her years of service to the Land Bank.

Mr. Rodriguez gave an overview of the Land Bank training sessions sponsored by the Philadelphia Association of Community Development Corporations and informed the Board that the Philadelphia Free Library is interested in hosting Land Bank training sessions.

Mr. Koonce left the meeting at 3:53 p.m.

Mr. Rodriguez then discussed acquisitions pursuant to the handouts attached to these minutes as Exhibit H. Mr. Rodriguez mentioned that one issue still hindering acquisitions is US Bank liens and that we are researching if donations of liens would qualify as a charitable contribution under IRS regulations.

Mr. Rodriguez then discussed dispositions pursuant to the handouts attached to these minutes as Exhibit I.

Mr. Rodriguez then updated the Board on the following three RFP/competitive sales:

(1) the Grays Ferry RFP issued on February 5th. The deadline for proposals was March 15th. Three proposals were received for this RFP within the deadline, which are being reviewed.

(2) Eleven properties posted for competitive sale on February 11th – nine in Point Breeze, one in West Philadelphia, and one in Port Richmond. The deadline for submission was March 14th. Proposals were received for five of the eleven properties, one of which was disqualified. The remaining proposals are being reviewed. Those properties that did not receive a response will be re-posted.

(3) Seven properties posted for competitive sale on February 12th. The deadline for proposals was extended to March 27th.

Ms. Casimir left the meeting at 3:59 p.m.

Mr. Rodriguez then updated the Board on the status of the Strategic Plan and upcoming stakeholder meetings.

Agenda Item 12
Adjournment

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

Ms. Rashid made a motion to adjourn the meeting. Ms. Kates seconded the motion.

Upon motion made and duly seconded, the Board approved to adjourn the meeting. The meeting was adjourned at 4:02 p.m.

SECRETARY TO THE BOARD

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS
REGULAR MEETING

Wednesday, March 20, 2019 at 3:00 PM
1234 Market Street, 17th Floor, Philadelphia, PA 19107

THIS SIGN-IN SHEET WILL BE PART OF THE MEETING MINUTES AND ANY INFORMATION CONTAINED HEREIN WILL BE MADE PUBLIC

	NAME	COMPANY	EMAIL
1	Jocelyn Dicks	El Shaddai Baptist Church	424-488-5362 #244@outlook.com
2	[Signature]	Philadelphia	jsmith@phila.legat.org
3	William Corley	EL SHADDAI BAPTIST CHURCH	ESB4244@outlook.com
4	Ben Weber	Individual	1387672620@gmail
5	Shante LeVere	PC PC	shante.levere@gmail.com
6	Maria Cabrera		
7	Allin Hatch	Individual	alia.hatch@gmail.com
8			
9			
10			
11			
12			

EXHIBIT A

RESOLUTION NO. 2019 – 6 RESOLUTION AUTHORIZING CONVEYANCE OF 250 W. THAYER STREET TO MARISOL MENDEZ

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 250 W. Thayer Street (the “**Property**”) at its public meeting held on February 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190141, adopted on March 7, 2019.

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 Marisol Mendez 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.

EXHIBIT B

RESOLUTION NO. 2019 – 7

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, and that 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 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 One Million Three Hundred Sixty-Six Thousand Seven Hundred Fifty Dollars (\$1,366,750) 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 June 30, 2019 unless extended by further action by the Board.
9. This Resolution shall take effect immediately upon adoption by the Board.

EXHIBIT C

RESOLUTION NO. 2019 - 8 RESOLUTION AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN PHILADELPHIA LAND BANK AND INTERFACE STUDIO LLC FOR 2019 STRATEGIC PLAN

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") deems it necessary and in the best interest of the Land Bank to amend the Professional Services Agreement between the Philadelphia Land Bank and Interface Studios LLC ("**Interface**") for preparation of the 2019 Strategic Plan (the "**Agreement**") pursuant to the terms of this Resolution.

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

10. The schedule set forth in the Scope of Services shall be amended to substantially conform to the schedule below.

Revised Preliminary Strategic Plan	March 20, 2019	Planning Committee and Board review
Edits from Planning Committee and Board due to Interface	April 3, 2019	
Preliminary Strategic Plan Shared with Stakeholders	April 8, 2019	
Second Round of Outreach Meetings	Week of April 15, 2019	
Revised Strategic Plan Draft Published for Public Review	Week of April 22, 2019	
Open Registration to Speak at Public Hearing and Begin Accepting Submission of Written Testimony	Week of April 22, 2019	Include Newspaper Advertisement
Deadline to Register to Speak at Public Hearing and Deadline for Submission of Written Testimony	Week of May 6, 2019	Allow for 2 weeks from date registration opens
Land Bank Public Hearing	Week of May 13, 2019	
Compile Public Comment	Week of May 20, 2019	
Final Strategic Plan Provided	May 24, 2019	include edits, as necessary, per public comment
Documentation of Process	May 31, 2019	
Final Strategic Plan Adopted by Land Bank Board	June 19, 2019	
Final Strategic Plan Introduced to City Council	June 20, 2019	
Final Strategic Plan Adopted by City Council	TBD	
Complete Wrap-Up	No later than one (1) week following adoption of final strategic plan by City Council	

11. The total Compensation is hereby increased by Forty-Seven Thousand Seven Hundred Forty Dollars (\$47,740) to a total of One Hundred Twenty-Two Thousand Seven Hundred Forty Dollars (\$122,740), which amount shall be payable pursuant to a payment schedule mutually agreeable to the Executive Director and Interface.
12. The Executive Director is further authorized to enter into and sign an amendment to the Agreement, on behalf of the Land Bank, with terms and conditions, which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, in accordance with this Resolution.
13. 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 any modifications to this Resolution at the next Board meeting following the date of such modifications.
14. This Resolution shall take effect immediately upon adoption by the Board.

EXHIBIT D

RESOLUTION NO. 2019 - 9 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

	<u>COLLATERAL PROPERTY ADDRESS</u>	<u>DATE OF MORTGAGE</u>	<u>RECORDIN G DATE</u>	<u>INSTRUMENT NUMBER</u>
1	2234 N 2nd Street	11/17/16	11/17/16	53138613
2	2008 N. 3rd Street	05/18/17	05/25/17	53216515
3	2010 N. 3rd Street	10/19/16	10/20/16	53127072
4	2926 N. 3rd Street	12/13/17	12/18/17	53304609
5	2539 N. 5th Street	10/12/17	10/20/17	53281699
6	2945 N. 6th Street	10/12/17	10/18/17	53280241
7	2540 N. 9th Street	12/06/16	12/09/16	53146812

EXHIBIT E

RESOLUTION NO. 2019 - 10 RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE PHILADELPHIA LAND BANK AND THE CITY OF PHILADELPHIA REGARDING CERTAIN PROPERTY DISPOSITIONS

WHEREAS, the Vacant Property Review Committee ("**VPRC**") was created pursuant to authorization of Section 16-400 of the Philadelphia Code (as may be amended, superseded, or replaced from time to time, the "**VPRC Ordinance**") to serve as an advisory committee (i) to determine whether or not to recommend or certify to the Commissioner of Public Property (the "**Commissioner**") whether title to certain properties shall be accepted by the Commissioner; and (ii) to determine what surplus properties owned by the City of Philadelphia ("**City**") are suitable to effectuate the purposes of the VPRC Ordinance and to give its recommendation to the Commissioner that certain real properties be made available for disposition in accordance with the VPRC Ordinance.

WHEREAS, to facilitate the disposition of City-owned real property, the City desires to engage the Philadelphia Land Bank (the "**Land Bank**") to manage the disposition of certain City-owned real property made available for disposition pursuant to the terms and conditions of a Memorandum of Understanding ("**MOU**") the major terms of which are more specifically provided in the summary of major terms ("**Summary**") attached to this Resolution.

WHEREAS, the Board of Directors of the Philadelphia Land Bank ("**Board**") has determined that entering into an MOU pursuant to the terms of 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:

5. The Executive Director is hereby authorized to execute and deliver a MOU containing such terms and conditions substantially in conformance with the Summary and further containing such other terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate. The Executive Director, with the advice of Senior Counsel, may modify the MOU so long as any modifications are not substantially different than the terms and conditions represented in the Summary.
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 shall take effect immediately upon adoption by the Board.

**Memorandum of Understanding Between the Philadelphia Land Bank
and the City of Philadelphia Regarding Certain Property Dispositions**
Summary of Major Terms

Section 2: Term	One (1) year with an automatic renewal for consecutive one-year periods. Either party can terminate at any time by providing written notice.
Section 3: Scope	<p>Land Bank to provide the following “Services”:</p> <ul style="list-style-type: none"> • Manage the disposition of City-owned properties and facilitate competitive bids and requests for proposals in accordance with, as applicable, the Disposition Policy, the VPRC Ordinance, and the PLB Guidelines. • Undertake all interactions with all potential purchasers/lessees throughout the disposition process. Negotiate, and prepare all agreements, leases, and deeds using form documents approved by the Commissioner, or the Commissioner’s designee. • If permitted by applicable law, coordinate, and perform settlement. All deeds and other closing documents will be prepared using form documents approved by the Commissioner or the Commissioner’s designee, except for settlement sheets. • Maintain copies or originals of all documentation and make same available to City. • Monitor each purchaser’s/lessee’s compliance with their agreement and inform the Commissioner, or the Commissioner’s designee, of any defaults. Land Bank shall not initiate, defend, or participate (except as a witness) in any suits, actions, or proceedings on behalf of the City, VPRC, or the Commissioner. • Enter into contracts necessary or convenient to perform the Services. • The Land Bank shall perform such other and further services that are authorized by the City and approved by the Land Bank Board of Directors.
Section 7: Indemnification /Insurance	<p>Except to the extent of the Land Bank's negligence, willful misconduct, or breach of the Land Bank's obligations under the MOU, the City shall indemnify (i) the Land Bank, (ii) the Land Bank’s officers, directors, employees, and staff, and (iii) all employees of PHDC from all claims and liabilities caused by the City's negligence or fault, or breach of the City's obligations under the MOU.</p> <p>Except to the extent of the City's negligence, fault, or breach of the City's obligations under this MOU, the Land Bank shall indemnify the City, its officers, directors, and employees, from all claims and liabilities caused by the Land Bank's negligence or willful misconduct or the breach of the Land Bank's obligations under the MOU.</p> <p>Land Bank required to name the City as an additional insured on all general liability insurance policies carried the Land Bank. This is currently being done.</p> <p>Contractor’s engaged by the Land Bank are required to include the City as additional insured on those insurance policies in which the Land Bank is also named an additional insured.</p>
Section 17: City’s Right to Audit	City Controller can audit the affairs of Land Bank in connection with the MOU to extent required by the Home Rule Charter. Upon reasonable notice, Land Bank shall provide reasonable access its books and records in connection with the Services and this MOU.

EXHIBIT F
RESOLUTION NO. 2019 – 11
RESOLUTION AUTHORIZING AGREEMENTS
FOR THE PAYMENT / SATISFACTION OF U.S. BANK LIENS

WHEREAS, in 1997, the City of Philadelphia sold certain municipal tax liens to U.S. Bank (as may be assigned, the “**U.S. Bank Liens**”), which have priority over all other liens.

WHEREAS, the Philadelphia Land Bank’s (“**Land Bank**”) current acquisition policy has been interpreted to prohibit the Land Bank from acquiring a property at judicial sale when a third party owns the public lien encumbering the property, such as U.S. Bank or its assignee, unless the lien is independently resolved.

WHEREAS, certain properties which the Land Bank has identified, or may identify, for acquisition may be encumbered with U.S. Bank Liens.

WHEREAS, certain parties have offered, and may offer, to provide funds to the Land Bank to satisfy one or more U.S. Bank Liens.

WHEREAS, it would be prudent for the Land Bank to enter into an agreement with any party willing to provide funds to satisfy any U.S. Bank Liens in order to make certain disclosures and set forth the parties’ legal obligations, among other things.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) recognizes the need for prompt and timely 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 agreements and other documents, necessary or desirable, for any party to provide funds to the Land Bank to satisfy any U.S. Bank Liens, subject to the terms and conditions of this Resolution.

WHEREAS, the Board recognizes that 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. Subject to the terms and conditions of this Resolution, the Executive Director is hereby authorized, from time to time and at any time, on behalf of the Land Bank, to approve, execute, and deliver any and all agreements and other documents, necessary or desirable, for any party to provide funds to the Land Bank to satisfy any U.S. Bank Liens and to do all such acts, things, and deeds as may be necessary or proper to carry out the purposes and intents of this Resolution.
2. Any agreements and other documents executed and delivered pursuant to this Resolution shall contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, in accordance with this Resolution.
3. The Executive Director or Senior Counsel shall report at each regular Board meeting, on a cumulative basis, any agreements executed and delivered pursuant to this Resolution since the immediately preceding regular Board meeting.
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.

EXHIBIT G

RESOLUTION NO. 2019 – 12 RESOLUTION AUTHORIZING AGREEMENTS TO ENGAGE LEGAL COUNSEL

WHEREAS, from time to time, it may be necessary or desirable for the Philadelphia Land Bank (“**Land Bank**”) to engage the services of attorneys and law firms for legal representation including, without limitation, to conduct research, litigate and defend claims, pursue ejectments, and to handle other matters as may be required to protect the interests of the Land Bank.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) recognizes the need for prompt and timely decisions, especially with respect to protecting the Land Bank’s interests and responding to claims, and believes that the efficiency of the Land Bank’s operations will be enhanced if the Board delegates to the Executive Director and Senior Counsel, individually, the authority to approve, execute, and deliver any and all agreements to engage the services of attorneys and law firms, as necessary or desirable, subject to the terms and conditions of this Resolution and that 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:

6. Subject to the terms and conditions of this Resolution and, as applicable, the Land Bank’s procurement policy, the Executive Director and Senior Counsel are hereby individually authorized, from time to time and at any time, on behalf of the Land Bank to approve, execute, and deliver any and all agreements to engage the services of attorneys and law firms, as necessary or desirable, and to do all such acts, things, and deeds as may be necessary or proper to carry out the purposes and intents of this Resolution.
7. Any agreements executed and delivered pursuant to this Resolution shall contain such terms and conditions which the Executive Director and Senior Counsel, deem necessary or desirable, in accordance with this Resolution.
8. The Executive Director or Senior Counsel shall report at each regular Board meeting, on a cumulative basis, any agreements executed and delivered pursuant to this Resolution since the immediately preceding regular Board meeting.
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. 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.
10. The approval, execution, and delivery of any agreements to engage outside attorneys or law firms by the Executive Director or Senior Counsel prior to the effectiveness of this Resolution is hereby ratified and confirmed.
11. This Resolution shall take effect immediately upon adoption by the Board.

EXHIBIT H (1 of 4)

Land Bank Acquisitions FY19 To Date (7/1/2018 - 3/20/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)
1		1750 N CROSBY ST	5	7/18/2018	Affordable Housing	RSAS	\$3,600	\$3,600.00
2		4149 W GIRARD AVE	3	7/18/2018	Community Garden	RM1	\$20,100	\$19,673.16
3		110 E WISHART ST	7	7/24/2018	Sideyard	RM1	\$3,800	\$4,700.00
4		1624 N BAILEY ST	5	7/24/2018	Affordable Housing	RSAS	\$7,800	\$7,900.00
5		1749 N 26TH ST	5	7/24/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
6		1952 S REDFIELD ST	2	7/24/2018	Sideyard	RM1	\$8,100	\$9,000.00
7		2054 N 5TH ST	7	7/24/2018	Sideyard	RM1	\$15,400	\$13,641.77
8		2201 N 8TH ST	5	7/24/2018	Affordable Housing	CMX2	\$6,500	\$6,400.00
9		2231 N 8TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,400	\$8,300.00
10		2247 N 10TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,200	\$8,100.00
11		2300 EMERALD ST	7	7/24/2018	Community Garden	RSAS	\$15,600	\$7,825.06
12		2814 N 5TH ST	7	7/24/2018	Sideyard	CMX2	\$5,300	\$6,000.00
13		2354 NICHOLAS ST	5	7/24/2018	Affordable Housing	CMX2	\$4,100	\$5,000.00
14		237 W TRAYER ST	7	7/24/2018	Sideyard	RM1	\$6,700	\$7,600.00
15		2411 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$10,400	\$11,300.00
16		2422 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800	\$15,700.00
17		2434 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800	\$13,102.01
18		2443 SEYBERT ST	5	7/24/2018	Affordable Housing	RM1	\$6,900	\$6,900.00
19		250 W TRAYER ST	7	7/24/2018	Sideyard	RM1	\$4,462	\$7,600.00
20		2506 N 11TH ST	5	7/24/2018	Community Garden	RM1	\$14,800	\$13,687.59
21		2514 NICHOLAS ST	5	7/24/2018	Sideyard	RSAS	\$6,600	\$7,500.00
22		2521 ANNUN ST	2	7/24/2018	Hoisting	RM1	\$5,300	\$6,200.00
23		2534 RIDGE AVE	5	7/24/2018	Garden/Open Space	RM1	\$7,790	\$8,600.00
24		1007 S FRAZIER ST	3	7/26/2018	Sideyard	RM1	\$9,600	\$10,500.00
25		1437 OGDEN ST	5	7/26/2018	Workforce Housing	IRMX	\$35,800	\$23,474.64
26		2113 W OXFORD ST	5	7/26/2018	Affordable Housing	CMX2	\$3,000	\$3,900.00
27		2140 N 30TH ST	5	7/26/2018	Affordable Housing	RSAS	\$5,600	\$6,500.00
28		2330 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$7,400	\$8,300.00
29		2332 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$8,900	\$9,800.00
30		5327 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400	\$17,640.59
31		5331 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400	\$18,300.00
32		19 N PARON ST	3	8/15/2018	Sideyard	RM1	\$20,900	\$9,934.57
33		4660 N BOUVIER ST	8	8/15/2018	Development Site	RM1	\$5,900	\$5,900.00
34		1725 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
35		1727 N STILLMAN ST	5	8/21/2018	Sideyard	RSAS	\$3,100	\$4,000.00
36		1747 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
37		1820 N MARSHALL ST	5	8/21/2018	Development Site	RM1	\$16,800	\$7,493.14
38		2096 N 19TH ST	5	8/21/2018	Sideyard	RSAS	\$5,000	\$5,900.00
39		2118-20 W GODFREY AVE	8	8/21/2018	Housing	RM1	\$38,100	\$10,450.06
40		2236 N 7TH ST	5	8/21/2018	Development Site	RM1	\$15,000	\$12,675.15
41		2429 SEYBERT ST	5	8/21/2018	Affordable Housing	RM1	\$6,000	\$6,900.00
42		2434 N CHADWICK ST	5	8/21/2018	Sideyard	RSAS	\$5,300	\$6,200.00
43		2447 SEYBERT ST	5	8/21/2018	Development Site	RM1	\$6,000	\$6,900.00
44		2524 TURNER ST	5	8/21/2018	Affordable Housing	RSAS	\$4,300	\$5,200.00
45		2540 RIDGE AVE	5	8/21/2018	Sideyard	RM1	\$6,900	\$7,800.00
46		2606 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
47		2625 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,400	\$7,300.00
48		2748 N 2ND ST	7	8/21/2018	Sideyard	RM1	\$12,600	\$11,420.47
49		2806 CECIL S MOORE AVE	5	8/21/2018	Affordable Housing	RM1	\$9,700	\$10,600.00
50		3821 N HOWARD ST	7	8/21/2018	Sideyard	RM1	\$11,400	\$12,300.00

FIRST QUARTER

EXHIBIT H (2 of 4)

Land Bank Acquisitions FY19 To Date (7/1/2018 - 3/20/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)
51	51	2831 W HAROLD ST	5	8/21/2018	Sideyard	RSAS	\$5,200	\$6,100.00
52	52	2913 CECIL B. MOORE AVE	5	8/21/2018	Affordable Housing	RSAS	\$8,200	\$9,100.00
53	53	2918 RIDGE AVE	5	8/21/2018	Development Site	CMX2	\$4,900	\$5,800.00
54	54	301 W SUSQUEHANNA AVE	7	8/21/2018	Sideyard	I2	\$7,200	\$8,100.00
55	55	3110 W YORK ST	5	8/21/2018	Open Space	RSAS	\$2,900	\$3,800.00
56	56	3112 W YORK ST	5	8/21/2018	Open Space	RSAS	\$2,900	\$3,800.00
57	57	3124 TASKER ST	2	8/21/2018	Workforce Housing	RSAS	\$45,700	\$40,787.98
58	58	3340 H ST	7	8/21/2018	Sideyard	RSAS	\$9,200	\$10,100.00
59	59	3432 N BODWIE ST	7	8/21/2018	Sideyard	RM1	\$6,800	\$7,700.00
60	60	3818 POPLAR ST	3	8/21/2018	Sideyard	RM1	\$15,600	\$10,798.81
61	61	428 DIAMOND ST	7	8/21/2018	Sideyard	CMX2	\$5,500	\$6,400.00
62	62	4405 BROWN ST	3	8/21/2018	Affordable Housing	RM1	\$4,600	\$5,500.00
63	63	6060 LIMEKILN PIKE	8	8/21/2018	Housing	RM1	\$126,500	\$25,740.34
64	64	1741 N NEWARK ST	5	8/23/2018	Sideyard	RSAS	\$3,700	\$5,813.33
65	65	1823 S 57TH ST	3	8/23/2018	Sideyard	RM1	\$6,000	\$6,900.00
66	66	1961 S ITHAN ST	3	8/23/2018	Sideyard	RM1	\$8,100	\$9,000.00
67	67	2219 N UBER ST	5	8/23/2018	Affordable Housing	RSAS	\$5,400	\$10,200.00
68	68	2227 N UBER ST	5	8/23/2018	Affordable Housing	RSAS	\$9,300	\$10,140.16
69	69	2532 W SELTZER ST	4	8/23/2018	Sideyard	RSAS	\$3,400	\$4,300.00
70	70	3842 WYALUSING AVE	3	8/23/2018	Sideyard	RM1	\$10,900	\$11,800.00
71	71	5455 REGENT ST	3	8/23/2018	Sideyard	RM1	\$7,100	\$8,000.00
72	72	5617 ELLIOTT ST	3	8/23/2018	Sideyard	RM1	\$7,700	\$8,600.00
73	73	5939 SPRINGFIELD AVE	3	8/23/2018	Sideyard	RM1	\$10,200	\$11,100.00
74	74	2255 N 19TH ST	5	9/18/2018	Affordable Housing	RSAS	\$7,200	\$8,100.00
75	75	3024 CLIFFORD ST	5	9/18/2018	Affordable Housing	RSAS	\$7,100	\$8,000.00
76	76	526 DIAMOND ST	7	9/18/2018	Commercial Site Assembly	CMX2	\$5,200	\$6,100.00
77	77	527 W MONTGOMERY AVE	7	9/18/2018	Development Site	RM1	\$17,200	\$18,100.00
78	78	536 DIAMOND ST	7	9/18/2018	Commercial Site Assembly	CMX2	\$5,300	\$6,200.00
79	79	5440 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$18,800	\$14,670.73
80	80	5442 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$15,810.78
81	81	5444 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$15,007.38
82	82	709 N DE KALB ST	3	9/18/2018	Market Rate	RM1	\$7,800	\$8,700.00
83	83	710 N 36TH ST	3	9/18/2018	Market Rate	RSAS	\$8,300	\$7,982.98
84	84	725 W CUMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,700	\$15,300.00
85	85	727 W CUMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,700	\$8,727.29
86	86	852 UNION ST	3	9/18/2018	Affordable Housing	RM1	\$7,900	\$8,800.00
87	87	2120 N REESE ST	7	9/19/2018	Housing	RM1	\$7,000	\$4,972.08
88	88	2122 N REESE ST	7	9/19/2018	Housing	RM1	\$7,000	\$3,505.41
89	89	2124 N REESE ST	7	9/19/2018	Housing	RM1	\$7,000	\$5,096.34
90	90	3134 W GORDON ST	5	9/19/2018	Affordable Housing	RSAS	\$2,800	\$2,800.00
91	91	5618 HEISKELL ST	8	9/19/2018	Sideyard	RSAS	\$4,400	\$4,400.00
92	92	1551 N 9TH ST	5	9/20/2018	Affordable Housing	RM1	\$19,400	\$20,162.18
93	93	161418 N 22ND ST	5	9/20/2018	Commercial Expansion	CMX2	\$17,100	\$18,000.00
94	94	2259-63 GERMANTOWN AVE	5	9/20/2018	Commercial Site Assembly	CMX3	\$12,400	\$13,300.00

EXHIBIT H (3 of 4)

Land Bank Acquisitions FY19 To Date (7/1/2018 - 3/20/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)
95	1	2227 N 5TH ST	7	10/16/2018	Housing	RM1	\$8,400	\$8,893.78
96	2	2563 N LEFFINGOW ST	7	10/16/2018	Housing	RM1	\$1,700	\$2,600.00
97	3	2957 N ORKNEY ST	7	10/16/2018	Housing	RM1	\$1,800	\$2,700.00
98	4	3336 WATERLOO ST	7	10/16/2018	Sidyard	RM1	\$8,000	\$8,900.00
99	5	4900 W THOMPSON ST	3	10/16/2018	Affordable Housing	CMX2	\$12,600	\$13,600.00
100	6	5817 BELMAR ST	3	10/16/2018	Sidyard	RM1	\$7,700	\$7,204.75
101	7	647 N 43RD ST	3	10/16/2018	Community Use	RM1	\$34,400	\$7,852.90
102	8	1023 W CUMBERLAND ST	5	10/17/2018	Community Garden	CMX2	\$3,800	\$3,800.00
103	9	1937 E DAUPHIN ST	7	10/17/2018	Community Garden	RM1	\$25,900	\$9,961.49
104	10	2125 N 18TH ST	5	10/17/2018	Affordable Housing	RM1	\$50,200	\$6,401.18
105	11	2126 N REESE ST	7	10/17/2018	Housing	RM1	\$7,000	\$3,921.38
106	12	2242 N LAWRENCE ST	7	10/17/2018	Housing	RM1	\$8,000	\$5,419.34
107	13	2402 JEFFERSON ST	5	10/17/2018	Affordable Housing	RM1	\$6,100	\$6,100.00
108	14	2546 TURNER ST	5	10/17/2018	Affordable Housing	RSAS	\$4,600	\$7,936.31
109	15	2916 MASCHER ST	7	10/17/2018	Sidyard	RM1	\$7,900	\$5,441.40
110	16	3003 WHARTON ST	2	10/17/2018	Affordable Housing	RSAS	\$15,500	\$5,329.99
111	17	3117 CLIFFORD ST	5	10/17/2018	Affordable Housing	RSAS	\$12,900	\$4,288.40
112	18	3714 BROWN ST	3	10/17/2018	Community Garden	RSAS	\$8,100	\$4,056.69
113	19	3906 W GIRARD AVE	3	10/17/2018	Affordable Housing	RSAS	\$25,900	\$5,689.19
114	20	505 DIAMOND ST	7	10/17/2018	Sidyard	RM1	\$8,500	\$8,061.90
115	21	5423-27 LENA ST	8	10/17/2018	Affordable Housing	RSAS	\$151,200	\$95,990.76
116	22	1446 N MARSTON ST	5	10/18/2018	Affordable Housing	RSAS	\$5,200	\$6,100.00
117	23	1514 N MARSTON ST	5	10/18/2018	Market Rate	RSAS	\$4,900	\$5,800.00
118	24	1537 N 28TH ST	5	10/18/2018	Workforce Housing	RSAS	\$4,900	\$5,800.00
119	25	1547 N MARSTON ST	5	10/18/2018	Market Rate	RSAS	\$5,000	\$5,900.00
120	26	1615 W FLORA ST	5	10/18/2018	Affordable Housing	RM1	\$19,200	\$8,688.79
121	27	1726 N BOODINE ST	7	10/18/2018	Sidyard	RM1	\$37,900	\$9,004.26
122	28	1728 N BOODINE ST	7	10/18/2018	Sidyard	RM1	\$37,900	\$8,836.55
123	29	1921 S 6TH ST	1	10/18/2018	Market Rate	CMX2	\$14,700	\$11,324.83
124	30	2030 GERMANTOWN AVE	7	10/18/2018	Commercial	CMX2	\$5,000	\$5,900.00
125	31	2038 GERMANTOWN AVE	7	10/18/2018	Commercial	CMX2	\$3,800	\$4,500.00
126	32	2326 N 10TH ST	5	10/18/2018	Community Garden	CMX2	\$4,000	\$4,900.00
127	33	2351 N ORIANNA ST	7	10/18/2018	Sidyard	RM1	\$6,400	\$7,300.00
128	34	2478 EMERALD ST	1	10/18/2018	Market Rate	CMX1	\$10,900	\$8,805.57
129	35	2480 EMERALD ST	1	10/18/2018	Market Rate	CMX1	\$10,800	\$10,740.37
130	36	2503 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500	\$9,054.12
131	37	2509 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500	\$9,339.19
132	38	2511 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500	\$10,400.00
133	39	2958 N ORKNEY ST	7	10/18/2018	Sidyard	CMX2	\$1,800	\$2,700.00
134	40	2967 N FAIRHILL ST	7	10/18/2018	Community Garden	RM1	\$8,500	\$9,400.00
135	41	3626 BROWN ST	3	10/18/2018	Market Rate	RM1	\$9,525	\$27,098.34
136	42	4041 N 9TH ST	7	10/18/2018	Sidyard	RM1	\$7,000	\$7,900.00
137	43	4422 ELIZABETH ST	7	10/18/2018	Sidyard	RM1	\$18,200	\$11,708.67
138	44	1761 N CROSBY ST	5	11/14/2018	Affordable Housing	RM1	\$3,800	\$3,800.00
139	45	1853 E ONTARIO ST	1	11/14/2018	Sidyard	RM1	\$7,600	\$6,976.35
140	46	1946 E YORK ST	7	11/14/2018	Sidyard	RM1	\$44,800	\$8,778.61
141	47	1814 N MARSHALL ST	5	11/27/2018	Affordable Housing	RM1	\$17,900	\$8,346.56
142	48	1530 N DARIEN ST	5	11/29/2018	Workforce Housing	RM1	\$16,200	\$6,246.74
143	49	1609 W FLORA ST	5	11/29/2018	Affordable Housing	RM1	\$18,400	\$8,524.63
144	50	1707 N 55TH ST	4	11/29/2018	Community Garden	RM1	\$7,400	\$8,300.00
145	51	1731 N 29TH ST	5	11/29/2018	Affordable Housing	RSAS	\$6,900	\$6,986.34
146	52	221 W SERGEANT ST	7	11/29/2018	Sidyard	I2	\$1,800	\$2,700.00
147	53	2222 PALETHORP ST	7	11/29/2018	Sidyard	RSAS	\$9,900	\$6,021.33
148	54	2355 N ORIANNA ST	7	11/29/2018	Sidyard	RM1	\$6,400	\$6,188.36
149	55	2R NOLANS CT	5	11/29/2018	Sidyard	IRMX	\$19,600	\$13,660.73
150	56	4205 N 9TH ST	7	11/29/2018	Community Garden	RM1	\$7,000	\$6,045.02
151	57	1563 N DARIEN ST	5	12/19/2018	Workforce Housing	RM1	\$2,400	\$2,400.00
152	58	2535 N ORKNEY ST	7	12/19/2018	Sidyard	RM1	\$1,800	\$1,800.00
153	59	5655 SPRAGUE ST	8	12/19/2018	Market Rate	RM1	\$6,900	\$6,900.00

SECOND QUARTER

EXHIBIT H (4 of 4)

Land Bank Acquisitions FY19 To Date (7/1/2018 - 3/20/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)
154	THIRD QUARTER (through Mar. 28, 2019)	1 1933 N DARIEN ST	5	1/16/2019	Affordable Housing	RM1	\$11,000	\$4,235.08
155		2 3902 W GIMARD AVE	3	1/16/2019	Affordable Housing	RSAS	\$27,200	\$12,357.78
156		3 1934 W YORK ST	5	1/22/2019	Affordable Housing	RSAS	\$6,000	\$6,900.00
157		4 5740 BELMAR ST	3	1/22/2019	Affordable Housing	RM1	\$4,000	\$7,400.00
158		5 619 N CREIGHTON ST	3	1/22/2019	Housing	RSAS	\$3,570	\$7,200.00
159		6 915 W SUSQUEHANNA AVE	5	1/22/2019	Affordable Housing	RM1	\$14,000	\$14,350.56
160		7 1820 W DOGA ST	6	1/24/2019	Community Use	RSAS	\$7,480	\$33,476.29
161		8 2055 S 57TH ST	3	1/24/2019	Sidyard	RM1	\$7,845	\$9,756.11
162		9 1529 N 9TH ST	5	2/19/2019	Market Rate	RM1	\$17,500	\$16,869.07
163		10 2163 N DOVER ST	5	2/19/2019	Housing	RSAS	\$2,900	\$3,800.00
164		11 2442 N DELHI ST	3	2/19/2019	Affordable Housing	RM1	\$8,900	\$6,996.34
165		12 25 DEARBORN ST	3	2/19/2019	Affordable Housing	RSAS	\$4,700	\$5,600.00
166		13 259 W YORK ST	7	2/19/2019	Affordable Housing	CMX2	\$2,900	\$3,800.00
167		14 4846 TACKAWANNA ST	7	2/19/2019	Sidyard	RSAS	\$12,600	\$13,500.00
168		15 2445 N PERTH ST	5	2/21/2019	Workforce Housing	RM1	\$2,600	\$3,500.00
169		16 1931 N OHANNA ST	7	2/21/2019	Sidyard	RM1	\$12,100	\$10,649.80
170		17 2016 N RANDOLPH ST	7	2/21/2019	Commercial Site	CMX2	\$14,000	\$9,319.10
171		18 2170 N FRANKLIN ST	5	2/21/2019	Affordable Housing	CMX2	\$6,300	\$7,300.00
172		19 2338 N 10TH ST	5	2/21/2019	Community Garden	CMX2	\$5,700	\$6,600.00
173		20 2320 N 10TH ST	5	2/21/2019	Community Garden	CMX2	\$5,500	\$6,400.00
174		21 2330 N 10TH ST	5	2/21/2019	Community Garden	CMX2	\$4,100	\$5,000.00
175		22 2703 W GEORGE ST	3	2/21/2019	Affordable Housing	RSAS	\$5,800	\$6,700.00
176		23 2964 N ORKNEY ST	7	2/21/2019	Sidyard	CMX2	\$1,800	\$2,700.00
177		24 3616 ASPEN ST	3	2/21/2019	Affordable Housing	RSAS	\$9,600	\$8,648.58
178		25 942 N 13TH ST	5	2/21/2019	Market Rate	CMX4	\$7,700	\$8,600.00
179		26 2313 N LAWRENCE ST	7	3/19/2019	Affordable Housing	RM1	\$5,200	
180		27 2423 N LAWRENCE ST	7	3/19/2019	Affordable Housing	RM1	\$6,700	
181		28 2464 PALETHORP ST	7	3/19/2019	Affordable Housing	RM1	\$3,700	
182		29 2551 N WARNOCK ST	5	3/19/2019	Community Garden	CMX2	\$2,400	
183		30 2649 W SILVER ST	4	3/19/2019	Garden/Open Space	RSAS	\$3,300	
184		31 4057 CAMBRIDGE ST	3	3/19/2019	Affordable Housing	RM1	\$7,700	
185		32 720 WIOTA ST	3	3/19/2019	Affordable Housing	RM1	\$4,600	
186		33 722 WIOTA ST	3	3/19/2019	Affordable Housing	RM1	\$4,600	
187		34 903 W DAUPHIN ST	5	3/19/2019	Affordable Housing	RM1	\$12,800	
188		35 909 W DAUPHIN ST	5	3/19/2019	Affordable Housing	RM1	\$12,800	
189		36 138 W DAUPHIN ST	7	3/20/2019	Community Garden	CMX2	\$8,500	
190		37 2224 WILDER ST	2	3/20/2019	Affordable Housing	RM1	\$31,600	
191		38 3904 POPLAR ST	3	3/20/2019	Affordable Housing	CMX2	\$5,300	

EXHIBIT I (1 of 5)

PLB Dispositions/Agreements to Date
3/20/2019

Property Address / Project Name	Purchaser	City Council Res. No.	City Council Res. Date	PLB Board Ref. Approved On: Bldg. Garden Agent: Signed	PLB Board Res. No.	No. of Units	County District	Actual Disposition Date	Price	Type of Disposition	Type of Policy	Motiv	# of Units of Lots	# of Units 600-640	# of Units 1200-1400	# of Units Total	Business Expansion/Commercial
1 7219 W Oakdale Dr 1000-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016-3017-3018-3019-3020-3021-3022-3023-3024-3025-3026-3027-3028-3029-3030-3031-3032-3033-3034-3035-3036-3037-3038-3039-3040-3041-3042-3043-3044-3045-3046-3047-3048-3049-3050-3051-3052-3053-3054-3055-3056-3057-3058-3059-3060-3061-3062-3063-3064-3065-3066-3067-3068-3069-3070-3071-3072-3073-3074-3075-3076-3077-3078-3079-3080-3081-3082-3083-3084-3085-3086-3087-3088-3089-3090-3091-3092-3093-3094-3095-3096-3097-3098-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EXHIBIT I (2 of 5)

PLB Developments/Agreements to Date
9-20-2019

Property Address / Project Name	Purchaser	City Council Met. Adopted	City Council Reg. No.	PLB Board Rec- Adopted On Indic. Signal	PLB Board Rec. No.	No. of Lots	Council District	Actual Settlement Date	Price	Type of Sale	Type of Pricing	Notes	Meeting - # of lots Bids AM	# of Units as AM 1200 AM	# of Units as of Units Market	Reserve - Total # of Units	Sold/yard	Reserve/ Open/yr	Reserve/ Command/
1 2800 N Lombard St	J. Marcus-Carbo	5/10/2018	380486	5/10/2018	2018-25	1	7	7/23/2018	\$1	DIR	NCM	Midway					1		
2 4517 E 127 and 128 W Bank St	LOC Development LLC	4/12/2018	380912	4/12/2018	2018-16	5	7	7/13/2018	\$250,000	DIR	MKT	multi-family market rent homeownership	1		4	4			
3 1325 Franklin St	B. Adams	4/12/2018	380914	4/12/2018	2018-17	1	7	4/12/2018	\$1	DIR	NCM	Midway					1		
4 4848 N Market St	L. Elgin	5/17/2018	380917	5/17/2018	2018-26	1	8	6/12/2018	\$1	DIR	NCM	Midway					1		
5 628, 629, 627-28, 628, 629, 628-67, 685, 675, 683 and 684 N 11th St 1022 Nelson St 1118	W.P. Harris, LLC	8/21/2017	379736	11/9/2017	2017-51	19	5	8/21/2018	\$4,800	RFP	DIR	Midway	13		27	27			
6 1145, 1147, 1149 N 15th St 1022 Nelson St 1118	Staplehouse Square, LP	6/21/2018	380914	7/12/2018	2018-34	1	5	6/21/2018	\$1	DIR	NCM	multi-family very low-income and low-income and accessible rental (renting, development of 27 units)	9	21		27			
7 130 W Cumberland St	P. Harris	4/12/2018	380918	4/12/2018	2018-18	1	7	8/13/2018	\$1	DIR	NCM	Midway					1		
8 2564 N Market St	One Bette, LLC	6/21/2017	379736	11/9/2017	2017-49	1	5	11/7/2018	\$6,042	DIR?	MKT	single family market rate homeownership (1 unit)	1		1	1			
9 1828 N Market St	Neighborhood Gardens Trust	4/10/2018	380915	4/12/2018	2018-35	1	5	11/19/2018	\$1	DIR	NCM	community garden preservation						1	
10 2004, 2005 Emerald St	Neighborhood Gardens Trust	6/7/2018	380980	6/14/2018	2018-36	2	7	11/19/2018	\$1	DIR	NCM	community garden preservation						2	
11 1309, 1308, 1307, 1306, 1305, 1304 and 1303 S 13th St 1022 Nelson St 1118 and 1304 S 13th St 1022 Nelson St 1118 and 1304 S 13th St 1022 Nelson St 1118	Tripp Development LLC - agreement assigned to Tripp LLC	2/21/2017	379736	9/9/2017	2017-24	9	2	12/12/2018	\$8	DIR?	NCM	City value added 2018 value, which is value the apartment complex multi-family home housing homeownership (apartment under previous disposition policy)	9	29		29			
12 2022 Kinross St	12 Properties LLC, V. Viny	5/17/2018	380986	7/12/2018	2018-38	1	2	11/14/2018	\$375,000	CDM	MKT	single-family market rate homeownership	1		1	1			
13 774 Emily St	Neighborhood Gardens Trust	4/12/2018	380917	4/12/2018	2018-19	1	1	4/25/2018	\$1	DIR	NCM	community garden preservation						1	
14 1008 N 10th St	602 Franklin Avenue, LLC	6/14/2018	380918	6/14/2018	2018-34	1	5	2/1/2019	\$39,000	DIR	MKT	small part of large development for multi-family market rate rental (10 units in extra development)	1		1	1			
15 1302 S Cleveland St	David McLaughlin	11/19/2018	380918	11/19/2018	2018-31	2	2	2/12/2019	\$1	DIR	NCM	Midway (10-yr self-estimating mortgage)					1		
16 5433-37 1st St	Philadelphia Redevelopment Authority	2/7/2019	380918	7/12/2018	2018-31	1	8	2/1/2019	\$1	DIR	NCM	low-income housing preservation	1						
17 2200 N Cleveland St	Hearts for Humanity Philadelphia, Inc.	11/15/2018	380918	11/15/2018	2018-34	1	5	5/6/2019	\$1	DIR	NCM	units of structure for low-income homeownership (10-yr AM)	1	2		1			
18 1016 S 13th St 1022 Nelson St 1118						43			\$496,655				93	16	17	17	93	16	9
TOTAL SETTLEMENTS SINCE INCEPTION						118			\$1,967,655				124	15	69	69	124	15	9

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EXHIBIT I (3 of 5)

PLB Dispositions/Agreements to Date
3-28-2019

Property Address / Project Name	Purchaser	City Council Res. Adopted	City Council Res. No.	PLB Board Res. No.	PLB Board Res. Adopted OR Intdy. Garden Agmt. Signed	Estimated Settlement Date	Type of Sale	Type of Pricing	Notes	Housing: # of Units # of Low Income Units	# of Units # of Units 30% AMI	# of Units # of Units 50% AMI	Housing: Total # of Units	Market	Market	Market	Market	Market	Market
PROPERTY NOT TO BE SUBMITTED FOR APPROVAL Q4 2019																			
1. 4745 and 4735 Summit St	Andy Asant & Uniform Brands	12/2/2018	145079	2018-20	3/19/2019	5/18/2019	DR	DR	Commercial renovation	1			1						2
2. 1357 Cord & Rosewood St	George Weiss, LLC	12/2/2018	145087	2018-20	3/19/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
3. 1019, 1021 Washington St	WP Homes, LLC	9/21/2017	170236	2017-54	1/19/2017	5/18/2019	DR	DR	Multi-unit, market rate, commercial	2			2						4
4. 641 E Clearfield St	G. Santos	1/14/2019	170236	2017-54	1/19/2017	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
5. 2718 W. 1st St	1219 N 41 LLC	3/19/2018	145080	2018-20	3/19/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
6. 2801, 2218-24, 2227 and 2227 N 27th St	Philadelphia Housing Authority	5/19/2018	145089	2018-20	5/19/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	6			6						12
7. 2718, 2718 Emerald St	Elton Enterprises	5/19/2018	145089	2018-20	5/19/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	2			2						4
8. 2008 N Washington St	New Brunswick Plaza	6/14/2018	145091	2018-20	6/14/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
9. 2340 N 1st St	C. Williams	6/14/2018	145091	2018-20	6/14/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
10. 1404 North St	L. Smith	6/14/2018	145091	2018-20	6/14/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
11. 1246-12.3 25th St	U.S. 32nd St, LLC	12/19/2018	145091	2018-20	12/19/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
12. 1218 N 14th St	Derrick Jacobs	12/19/2018	145091	2018-20	12/19/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
13. 2145 E Oakens St	The Student Run Emergency Housing Unit of Philadelphia, Inc.	11/20/2018	145091	2018-20	11/20/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
14. 2214, 2215 W. 1st St	Habitat for Humanity Philadelphia, Inc.	12/19/2018	145091	2018-20	12/19/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
15. 2315 - 45 N 1st St	HAZE - Case Indefinite	11/29/2018	145091	2018-20	11/29/2018	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
TOTAL (grounded but not yet conveyed)										10	64	78	152	1	1	1	1	1	5
PROPERTY NOT TO BE SUBMITTED FOR APPROVAL Q4 2019																			
1. 1219 W. 1st St	Alon Wall	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
2. 2445 N 1st St	Edna Johnson	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
3. 251 W. 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
4. 1513 N. 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
5. 2518 N. 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
6. 2727 North 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
7. 2511 W. 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
8. 2517 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
9. 2513 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
10. 2507 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
11. 2511 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
12. 2507 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
13. 2511 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
14. 2511 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
15. 2511 N 1st St	Wilfred Menzies	3/7/2019	150141	2019-01	3/7/2019	5/18/2019	DR	DR	Multi-unit, market rate, commercial	1			1						2
TOTAL (grounded but not yet conveyed)										10	64	78	152	1	1	1	1	1	5

EXHIBIT I (4 of 5)

PLB Dispositions/Agreements to Date
3-20-2019

Property Address / Project Name	Purchaser	City Council Res. Adopted	City Council Res. No.	PLB Board Res. Adopted OR Indiv. Garden Agmt. Signed	PLB Board Res. No.	No. of Lots	Council District	Estimated Settlement Date	Price	Type of Sale	Type of Pricing	Notes
FISCAL YEAR 2018 - SIGNED (sorted by date of signing)												
1 2027 N Oakley St		NA	NA	6/15/2017	NA	1	7		NA	NA	NA	Individual Garden Agreement, has since terminated
2 2324 McClellan St		NA	NA	6/16/2017	NA	1	7		NA	NA	NA	Individual Garden Agreement, has since renewed
3 6040 Reinhard St		NA	NA	9/1/2017	NA	1	2		NA	NA	NA	Individual Garden Agreement, has since renewed
4 2934 Graceland St		NA	NA	2/15/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement, renewal pending
5 268 W Wendley St		NA	NA	2/22/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement, renewal pending
6 2855 N Watts St		NA	NA	2/23/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement, renewal pending
7 2144 E Birch St		NA	NA	3/15/2018	NA	1	1		NA	NA	NA	Individual Garden Agreement
8 2593 N 92nd St		NA	NA	3/15/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
9 2340 N 19th St		NA	NA	3/15/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
10 1106 North St		NA	NA	5/3/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
11 2131 N Orleans St		NA	NA	5/3/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
12 1592 Serpent St		NA	NA	5/11/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement
13 3812 Latona St		NA	NA	5/17/2018	NA	1	2		NA	NA	NA	Individual Garden Agreement
14 2347 N Oakley St		NA	NA	5/8/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
15 2348 N Oakley St		NA	NA	6/8/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
16 2637 Waterloo St		NA	NA	6/8/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
17 121 E Montgomery Ave		NA	NA	6/21/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
18 2518 Hope St		NA	NA	6/28/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
19 562 E Indiana Ave		NA	NA	6/28/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
TOTAL: FY 2018 (Signed)												
FISCAL YEAR 2019 - SIGNED (sorted by date of signing)												
1 2714 Oakford St		NA	NA	7/15/2018	NA	1	2		NA	NA	NA	Individual Garden Agreement
2 2716 Oakford St		NA	NA	7/16/2018	NA	1	2		NA	NA	NA	Individual Garden Agreement
3 2727 Waterloo St		NA	NA	7/19/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
4 250 W Taylor St		NA	NA	8/17/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
5 100 Emily St		NA	NA	8/22/2018	NA	1	1		NA	NA	NA	Individual Garden Agreement
6 2347 E Moorhead St		NA	NA	8/22/2018	NA	1	1		NA	NA	NA	Individual Garden Agreement

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EXHIBIT I (5 of 5)

PLB Dispositions/Agreements to Date
3-20-2019

Property Address / Project Name	Purchaser	City Council Res. Adopted	City Council Res. No.	PLB Board Res. Adopted OR Indiv. Garden Agmt. Signed	PLB Board Res. No.	No. of Lots	Council District	Estimated Settlement Date	Price	Type of Sale	Type of Pricing	Notes
7 351 N Marshall St		NA	NA	8/27/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
8 2610 N Marion St		NA	NA	9/24/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement
9 301 W Barlow St		NA	NA	10/2/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement
10 151 W Wyoming Ave		NA	NA	10/11/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
11 2937 N 8th St		NA	NA	11/3/2018	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
12 3247 N 6th St		NA	NA	11/2/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
13 131 E Wilbur St		NA	NA	11/7/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement
14 1507 E Sargent St		NA	NA	11/7/2018	NA	1	7		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
15 1115, 3221-23 Shelburne St, 901, 905 E Wilmoral and St	Esperanza Health Center, Inc.	NA	NA	11/13/2018	2018-56	4	7		NA	NA	NA	Renewable lease until can be conveyed as open space for staff and patients
16 1124 W Gordon St		NA	NA	1/8/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
17 3025 N American St		NA	NA	1/8/2019	NA	1	7		NA	NA	NA	Individual Garden Agreement
18 3135 Hurley St		NA	NA	1/16/2019	NA	1	7		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
19 3516, 3520 N 5th St	Ilesia Del Dios Misionera Internacional	NA	NA	1/16/2019	2019-2	2	7		NA	NA	NA	Renewable lease until can be conveyed as open space for congregation
20 2036 N 29th St		NA	NA	1/17/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
21 524 W Allegheny Ave		NA	NA	1/22/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
22 2145 Miller St		NA	NA	1/25/2019	NA	1	7		NA	NA	NA	Individual Garden Agreement
23 2514 Nicholas St		NA	NA	1/25/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
24 1308-14 N Orleans St		NA	NA	1/31/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement
25 2912 W York St		NA	NA	1/31/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement
26 2311 W Orinney St		NA	NA	2/4/2019	NA	1	7		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
27 2831 W Harold St		NA	NA	2/5/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
28 3902 N Duff St		NA	NA	2/6/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement
29 3411 N 27th Street		NA	NA	2/13/2019	NA	1	5		NA	NA	NA	Individual Garden Agreement, being processed for disposition as side yard
TOTAL FY 2019 (Signed)						59						
TOTAL GARDEN AGREEMENTS SIGNED SINCE INCEPTION						64						

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**THE FOLLOWING PERTAINS TO ITEM 4 ON
THE AGENDA FOR THE MEETING
ON APRIL 17, 2019**

RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
614 W. ALLEGHENY AVENUE TO JORGE GONZALEZ**

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 614 W. Allegheny Avenue (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190262, adopted on April 11, 2019.

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 Jorge Gonzalez for One and 00/100 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.

1. **ADDRESS:** 614 W. Allegheny Avenue

2. **PROPERTY INFORMATION**

Zip Code: 19133	Census Tract: 0177500	Council District: 5
Zoning: RM-1	Lot Area: 1,258	
OPA Value: \$12,500	Appraised Value: \$N/A	Open EOIs: 1

3. **APPLICANT INFORMATION**

Name: Jorge Gonzalez
Mailing Address: 616 W. Allegheny Avenue
Type: Individual
Authorized Contact: Jorge Gonzalez
Application Date: 1/22/2019

4. **PROJECT INFORMATION**

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$0	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$777.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from sheriff sale.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 614 W. Allegheny Avenue as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1235 CAMBRIA STREET TO ALICE VEAL**

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 1235 Cambria Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190265, adopted on April 11, 2019.

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 Alice Veal for One and 00/100 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.

1. **ADDRESS:** 1235 W Cambria St

2. **PROPERTY INFORMATION**

Zip Code: 19133	Census Tract: 017400	Council District: 5
Zoning: RM-1	Lot Area: 1,280	
OPA Value: \$34,300	Appraised Value: \$n/a	Open EOIs: 1

3. **APPLICANT INFORMATION**

Name: Alice Veal
Mailing Address: 1233 W Cambria st
Type: Individual
Authorized Contact: Alice Veal
Application Date: 12/10/18

4. **PROJECT INFORMATION**

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$200.00	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$977.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

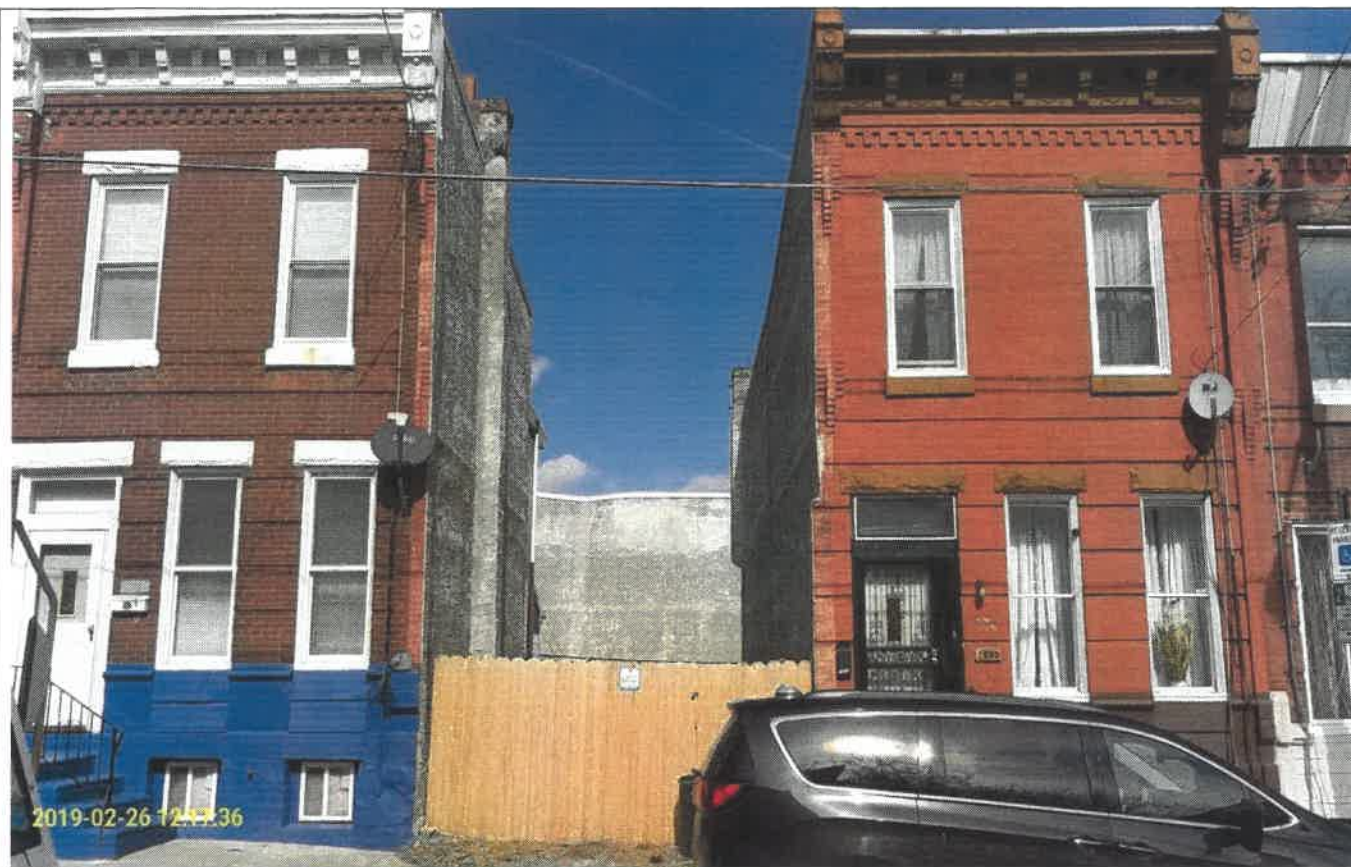
Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant was is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot and erected a fence. This property was acquired by the Land Bank from Sheriff Sale.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1235 W Cambria street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2449 N. MARSTON STREET TO EDDIE 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 2449 N. Marston Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on April _____, 2019.

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 Eddie Johnson for One and 00/100 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.

1. **ADDRESS:** 2449 N Marston Street

2. **PROPERTY INFORMATION**

Zip Code: 19132	Census Tract: 016901	Council District: 5
Zoning: RSA-5	Lot Area: 967	
OPA Value: \$6400	Appraised Value: \$N/A	Open EOIs: 1

3. **APPLICANT INFORMATION**

Name: Eddie Johnson
Mailing Address: 2447 N Marston Street
Type: Individual
Authorized Contact: Eddie Johnson
Application Date: 9/24/2018

4. **PROJECT INFORMATION**

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: N/A
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$150.00	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$927.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from Philadelphia Housing Development Corporation.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2449 N Marston Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2518 N. HOPE STREET TO FAUSTO E. MORA-AGUIRRE**

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 2518 N. Hope Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190268, adopted on April 11, 2019.

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 Fausto E. Mora-Aguirre for One and 00/100 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.

1. **ADDRESS:** 2518 N Hope Street

2. **PROPERTY INFORMATION**

Zip Code: 19133	Census Tract: 016300	Council District: 7
Zoning: RM-1	Lot Area: 761	
OPA Value: \$8000	Appraised Value: \$17,000	Open EOIs: 1

3. **APPLICANT INFORMATION**

Name: Fausto E Mora-Aguirre
Mailing Address: 2509 N Howard Street, Philadelphia, PA 19133
Type: Individual
Authorized Contact: Fausto E Mora-Aguirre
Application Date: 6/28/2018

4. **PROJECT INFORMATION**

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$300	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$1077.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned and fenced the lot. This property was acquired by the Land Bank from the Philadelphia Housing Development Corporation.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2518 N Hope Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2727 WATERLOO STREET TO DORCA RODRIGUEZ**

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 2727 Waterloo Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190268, adopted on April 11, 2019.

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 Dorca Rodriguez for One and 00/100 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.

1. ADDRESS: 2727 Waterloo Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 017601	Council District: 7
Zoning: RSA-5	Lot Area: 504	
OPA Value: \$7000	Appraised Value: \$N/A	Open EOs: 1

3. APPLICANT INFORMATION

Name: Dorca Rodriguez
Mailing Address: 2732 N Howard Street
Type: Individual
Authorized Contact: Dorca Rodriguez
Application Date: 5/1/2018

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: N/A
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$1500	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$2277.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from Philadelphia Redevelopment Authority.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2727 Waterloo Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2831 W. HAROLD STREET TO JANIE WADDELL**

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 2831 W. Harold Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190264, adopted on April 11, 2019.

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 Janie Waddell for One and 00/100 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.

1. ADDRESS: 2831 W Harold St

2. PROPERTY INFORMATION

Zip Code: 19132	Census Tract: 017500	Council District: 5
Zoning: RSA-5	Lot Area: 730	
OPA Value: \$5,200	Appraised Value: \$n/a	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Janie Waddell
Mailing Address: 2829 W Harold St
Type: Individual
Authorized Contact: Janie Waddell
Application Date: 10/22/2018

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$300	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$1077.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant was is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot and erected a fence. This property was acquired by the Land Bank from Sheriff Sale.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2831 W Harold street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3133 HURLEY STREET TO BARBARA HILL-CASSIE**

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 3133 Hurley Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190268, adopted on April 11, 2019.

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 Barbara Hill-Cassie for One and 00/100 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.

1. ADDRESS: 3133 Hurley Street

2. PROPERTY INFORMATION

Zip Code: 19134	Census Tract: 017702	Council District: 7
Zoning: RSA-5	Lot Area: 623	
OPA Value: \$6400	Appraised Value: \$N/A	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Barbara Hill-Cassie
Mailing Address: 3131 Hurley Street
Type: Individual
Authorized Contact: Barbara Hill-Cassie
Application Date: 8/7/18

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$500	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$1277.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from sheriff sale.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 3133 Hurley Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3247 TAMPA STREET TO TERESA ANDINO**

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 3247 Tampa Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190268, adopted on April 11, 2019.

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 Teresa Andino for One and 00/100 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.

1. ADDRESS: 3247 Tampa Street

2. PROPERTY INFORMATION

Zip Code: 19134	Census Tract: 177.01	Council District: 7
Zoning: RSA-5	Lot Area: 902	
OPA Value: \$8200	Appraised Value: \$n/a	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Teresa Andino
Mailing Address: 3249 Tampa Street, Philadelphia, PA 19133
Type: Individual
Authorized Contact: Teresa Andino
Application Date: 5/8/18

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$0	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$777.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot and planted flowers. This property was acquired by the Land Bank from The Sheriff Sale.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 3247 Tampa Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 -- _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3411 N. 7TH STREET TO MARIELYS COMAS**

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 3411 N. 7th Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190268, adopted on April 11, 2019.

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 Marielys Comas for One and 00/100 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.

1. **ADDRESS:** 3411 N 07th Street

2. **PROPERTY INFORMATION**

Zip Code: 19140	Census Tract: 019900	Council District: 7
Zoning: RM-1	Lot Area: 807	
OPA Value: \$9500	Appraised Value: \$N/A	Open EOs: 1

3. **APPLICANT INFORMATION**

Name: Marielys Comas
Mailing Address: 3413 N 07th Street
Type: Individual
Authorized Contact: Marielys Comas
Application Date: 10/2/17

4. **PROJECT INFORMATION**

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: N/A
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$1000	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$1777.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from Philadelphia Housing Development Corporation.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 3411 N 07th Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2937 N. 8TH STREET TO DANIEL ANDERSON AND DENISE ANDERSON**

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 2937 N. 8th Street (the "Property") at its public meeting held on February 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190217, adopted on March 28, 2019.

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 Daniel Anderson and Denise Anderson for One and 00/100 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.

1. ADDRESS: 2937 N. 8th Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 42101017500	Council District: 5
Zoning: RM-1	Lot Area: 914	
OPA Value: \$10,000	Appraised Value: \$n/a	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Daniel and Denise Anderson
Mailing Address: 2939 N. 8th Street, Philadelphia, PA 19133
Type: Individual
Authorized Contact: Daniel Anderson or Denise Anderson
Application Date: October 31, 2018

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: - -	Buildings/Structures:
Gross Floor Area:	End User: Owner-Occupied (by Applicant)
Construction Costs: \$300	Construction Cost / sq. ft.: \$
Total Project Costs: \$1000	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed:	
Economic Opportunity Plan (EOP):	Restrictions or Covenants:
VPRC Approval: April 10, 2018	City Council Approval:
Philadelphia Land Bank Board Approval:	
Settlement Date:	Construction Deadline:

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant was previously under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot and erected a fence. Greening of the parcel will commence in the spring. This property was acquired by the Land Bank from Sheriff Sale.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2937 N 08th Street as a side yard in accordance with the Disposition Policy.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Christi Jackson – Director of Real Estate



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2511 N. ORKNEY STREET TO WILFREDO HERNANDEZ**

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 2511 N. Orkney Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190240-A, adopted on April 11, 2019.

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 Wilfredo Hernandez for One and 00/100 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.

1. ADDRESS: 2511 N Orkney Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 16400	Council District: 7
Zoning: RSA-5	Lot Area: 493	
OPA Value: \$1900	Appraised Value: \$n/a	Open EOIs: 2

3. APPLICANT INFORMATION

Name: Wilfredo Hernandez
Mailing Address: 2516 N Lawrence Street, Philadelphia, PA 19133
Type: Individual
Authorized Contact: Wilfredo Hernandez
Application Date: 12/04/2018

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: # - Residential # - Choose an item.	Buildings/Structures: # 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$1000	Construction Cost / sq. ft.: \$Cost per sq. ft.
Total Project Costs: \$1777.25 (including closing costs)	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from Philadelphia Redevelopment Authority.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2511 N Orkney Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: Christi M. Jackson

