



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

**Board of Director's Meeting
May 15, 2019 - 3:00 PM
Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of April 17, 2019
4. Property Dispositions
 - 3519 N. Marshall Street
 - 2741 N. Orkney Street
 - 265 W. Thayer Street
 - 1907 E. Sterner Street
 - 1722 N. 3rd Street
 - 2751 Kensington Avenue
 - 2449 N. Marston Street
 - 1901-09 and 1911-15 N. 33rd Street
 - 805 N. 40th Street
 - 818 N. 40th Street
 - 4707 Hawthorne Street
 - 237 W. Thayer Street
 - 2923 N. Orianna Street
 - 3415 Tampa Street
 - 2901 N. 6th Street
5. Resolution Authorizing a Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street, and 852-58 N. Carlisle Street
6. Resolution Authorizing a Line of Credit and Procedures for Borrowing on the Line of Credit
7. Executive Director's Report (including update on property transfers, acquisition, and sales)
8. 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, April 17, 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 3:07 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 matters and implementation of the Memorandum of Understanding with the City's Department of Public Property and Mr. Cusano updated the Board on the following litigation matters: (i) "Donald Wakins v. Philadelphia Land Bank" filed in the U.S. District Court for the Eastern District of Pennsylvania, Civil Action No. 18-cv-04242 involving an adverse possession and quiet title matter for 869 N. 20th Street; (ii) "City of Philadelphia v. Mathew Beckett" filed in the Philadelphia Court of Common Pleas, Case No. 1802T0377, involving a motion to Redeem for 2402 Jefferson St.; (iii) "City of Philadelphia v. Etta T. Cambridge" filed in the Philadelphia Court of Common Pleas, Case No. 1409T0248, involving a Motion to Redeem Premises for 2170 N. Franklin St.; and (iv) "City of Philadelphia v. Clinton Gabaree, Jr, et al." filed in the Philadelphia Court of Common Pleas, Case No. 1706T0499, involving a Petition to Intervene and Set Aside Tax Sale for 2309 Palethorp St.

**Agenda Item 1
Roll Call**

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

The following members of the Board of Directors were not present: Dominique Casimir, Richard DeMarco, and Rick Sauer.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Marla Clark, Jamila Davis, 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

Mr. Dunbar asked if any member of the public wished to comment.

Tiffany Green from Concerned Citizens of Point Breeze expressed concerns regarding the fourteen properties in Point Breeze posted for competitive sale and the need for affordable housing in Point Breeze. She also asked if she could schedule a meeting with someone to discuss the community's concerns regarding affordable housing. Mr. Rodriguez briefly responded to Ms. Green and asked Ms. Terry to obtain Ms. Green's contact information in order to schedule a meeting.

Jihad Ali from the Enterprise Center expressed concerns regarding transparency of a developer's contractors and subcontractors and requested that the Land Bank require developers to hold outreach sessions for subcontractors.

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 March 20, 2019.

Ms. Adams made a motion to approve the minutes of the Board meeting of March 20, 2019. The motion was seconded by Ms. Rashid.

Upon motion made and duly seconded, the Board approved the minutes of the March 20, 2019 Board meeting.

Agenda Item 4
Property Disposition

Mr. Dunbar asked if anyone had any questions regarding the disposition of any of the properties listed below.

The board deliberated and asked question which Mr. Rodriguez and Mr. Cusano answered.

Mr. Cusano informed the Board that 2449 North Marston Street is being tabled because it had not yet been introduced at City Council.

Mr. Vassallo informed the Board that all applicants have provided project financing and are in good standing with the City of Philadelphia.

Mr. Dunbar called for a motion to approve the conveyance of the following properties to the applicants listed opposite each property below.

Property	Applicant
614 W. Allegheny Avenue	Jorge Gonzalez
1235 W. Cambria Street	Alice Veal
2518 N. Hope Street	Fausto E. Mora-Aguirre
2727 Waterloo Street	Dorca Rodriguez
2831 W. Harold Street	Janie Waddell
3133 Hurley Street	Barbara Hill-Cassie
3247 Tampa Street	Teresa Andino
3411 N. 7th Street	Marielys Comas
2937 N. 8th Street	Daniel and Denise Anderson
2511 N. Orkney Street	Wilfredo Hernandez

Mr. Koonce made a motion to approve conveyances of these properties. The motion was seconded by Ms. Adams.

Upon motion made and duly seconded, the Board approved the Resolutions Authorizing Conveyance of the above referenced properties to the applicants listed opposite each property above, attached to these minutes as Exhibits A through J, inclusive.

Agenda Item 5

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

Mr. Rodriguez discussed the Garden License Agreements pursuant to the report attached to these minutes as Exhibit K.

Mr. Rodriguez then discussed current and projected acquisitions for the current fiscal year as well as since the commencement of the Memorandum of Understanding with the School District. Mr. Rodriguez also discussed acquisitions pursuant to the report attached to these minutes as Exhibit L.

Mr. Rodriguez informed the Board regarding the status of U.S. Bank liens and that research is being done regarding whether a donation of liens to the Land Bank can be a charitable contribution under federal tax law.

Mr. Rodriguez then discussed dispositions pursuant to the report attached to these minutes as Exhibit M.

Mr. Rodriguez then informed the Board regarding the status of the Grays Ferry RFP and those properties currently posted for competitive bid and stated that the Land Bank will look into ways to expand market participation for competitive sales.

Mr. Rodriguez then informed the Board of future outreach and training sessions.

Mr. Rodriguez then provided the Board with an update regarding completion of the strategic plan.

Agenda Item 12
Adjournment

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

Mr. Koonce made a motion to adjourn the meeting. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board approved to adjourn the meeting. The meeting was adjourned at 3:41 p.m.

SECRETARY TO THE BOARD

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS

REGULAR OR RESCHEDULED MEETING

Wednesday, April 17, 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

ALL GUESTS ARE REQUIRED TO SIGN-IN

	NAME	COMPANY	EMAIL
1	Jacob Dicks	ET Shredding 38,7101 040024 4247 Old York Road 19146	GSB4244@outlook.com
2	Mark Slexer	TB Ventures LLC	MSLEXER@UBU1962.COM
3	STANLEY	THE INTRA MUSIC CORP	SMIC@THEINTRAMUSIC.COM
4	ALICE ALI	FLA	jsmith@placel.
5	T. Brown	CCRB	ccrb@mcgill.ca
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EXHIBIT A

RESOLUTION NO. 2019 – 13 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.

EXHIBIT B

RESOLUTION NO. 2019 – 14 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.

EXHIBIT C

RESOLUTION NO. 2019 – 15 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.

EXHIBIT D

RESOLUTION NO. 2019 – 16 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.

EXHIBIT E

RESOLUTION NO. 2019 – 17 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.

EXHIBIT F

RESOLUTION NO. 2019 – 18 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.

EXHIBIT G

RESOLUTION NO. 2019 – 19 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.

EXHIBIT H

RESOLUTION NO. 2019 – 20 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.

EXHIBIT I

RESOLUTION NO. 2019 – 21 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.

EXHIBIT J

RESOLUTION NO. 2019 – 22 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.

EXHIBIT K (1 of 2)

PLB Garden/Open Space License Agreements
4-17-2019

	INDIVIDUAL GARDEN / LICENSE AGREEMENTS Property Address / Project Name	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed for Disp.
	FISCAL YEAR 2017 - SIGNED (3 new) (sorted by date of signing)				
1	1207, 1209 W Canby St (while City-owned)	4/1/2017	5	2	
2	2027 N Oakney St	6/15/2017	7	1	
3	2324 McClellan St	6/26/2017	2	1	
	TOTAL COUNTS FY 17	3		4	0
	FISCAL YEAR 2018 - SIGNED (20 new) (sorted by date of signing)				
1	2147 E Monmouth St	8/11/2017	1	1	
2	100 Emily St	8/15/2017	1	1	
3	6060 Reinhard St	9/1/2017	2	1	
4	158 W Wyoming Ave	10/13/2017	7	1	
5	2814 Grandback St	2/15/2018	7	1	
6	266 W Wendley St	2/22/2018	7	1	
7	2855 N Watts St	2/23/2018	5	1	
8	2144 E Birch St	3/15/2018	1	1	
9	2533 N 02nd St	3/15/2018	7	1	
10	2340 N 18th St	3/19/2018	5	1	Yes
11	1106 North St	5/3/2018	5	1	Yes
12	2131 N Onanna St	5/3/2018	7	1	
13	1532 Seybert St	5/11/2018	5	1	
14	1812 Latona St	5/17/2018	2	1	
15	2347 N Oakney St	6/8/2018	7	1	
16	2349 N Oakney St	6/8/2018	7	1	Yes
17	2637 Waterloo St	6/8/2018	7	1	
18	12 E Montgomery Ave	6/21/2018	7	1	
19	2518 Hope St	6/26/2018	7	1	Yes
20	362 E Indiana Ave	6/29/2018	7	1	
	TOTAL COUNTS FY18	20		20	4
	FISCAL YEAR 2018 (Q1-Q2) - SIGNED (13 new, plus 3 renewals) (sorted by date of signing)				
1	2714, 2716 Oakford St	7/16/2018	2	2	
2	2727 Waterloo St	7/19/2018	7	1	Yes
3	250 W Thayer St	8/17/2018	7	1	Yes
4	100 Emily St (renewal)	8/22/2018	1	1	
5	2147 E Monmouth St (renewal)	8/23/2018	1	1	
6	3519 N Marshall St	8/27/2018	7	1	
7	2321 N Oakney St	9/1/2018	5	1	
8	2449 N Marston St	9/24/2018	5	1	
9	3054 N Darian St	10/2/2018	5	1	
10	1908-14 N Onanna St	10/4/2018	5	1	
11	198 W Wyoming Ave (renewal)	10/31/2018	7	1	
12	2937 N 8th St	11/1/2018	5	1	Yes
13	3247 N 6th St	11/2/2018	7	1	
14	131 E W Ward St	11/7/2018	7	1	
15	1907 E Sumner St	11/7/2018	7	1	Yes
16	3211, 3221, 3223 Shalbourne St, 301, 303 E Westmoreland St	12/13/2018	7	5	Yes
	TOTAL COUNTS FY18 Q1-Q2	16		21	5

EXHIBIT K (2 of 2)

PLB Garden/Open Space License Agreements 4-17-2019

	INDIVIDUAL GARDEN / LICENSE AGREEMENTS Property Address / Project Name	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed for Disp.
	FISCAL YEAR 2019 (Q3-Q4) - SIGNED (29 new, plus 3 renewals) (sorted by date of signing)				
1	3015 N American St	1/2/2019	7	1	
2	920 W Starnor St	1/8/2019	5	1	
3	3133 Hurley St	1/15/2019	7	1	Yes
4	3318, 3320 N 5th St	1/16/2019	7	2	Yes
5	2086 W 29th St	1/17/2019	5	1	
6	3134 W Gordon St	1/17/2019	5	1	
7	614 W Allegheny Ave	1/22/2019	5	1	Yes
8	2345 Mutter St	1/23/2019	7	1	
9	2514 Nicholas St	1/25/2019	5	1	Yes
10	1235 W Cambria St	1/28/2019	5	1	Yes
11	1421 W Letterly St	1/28/2019	5	1	
12	1844 N Taylor St	1/28/2019	5	1	
13	2558 N Hope St	1/30/2019	7	1	
14	1308-14 N Orianna St	1/31/2019	5	1	
15	2932 W York St	1/31/2019	5	1	
16	2511 N Orkney St	2/4/2019	7	1	
17	2831 W Harold St	2/5/2019	5	1	Yes
18	2314 W York St	2/6/2019	5	1	
19	3902 N Delta St	2/6/2019	5	1	
20	2451 N 6th St	2/21/2019	7	1	
21	3411 N 7th Street	2/21/2019	5	1	Yes
22	2533 S 3rd St	2/25/2019	1	1	
23	3247 Tampa St	2/26/2019	7	1	Yes
24	1207, 1209 W Cambria St (renewal)	2/27/2019	5	2	
25	2324 McClellan St (renewal)	3/12/2019	2	1	
26	540 E Cambria St	3/15/2019	7	1	
27	903 W Seitzer St	3/18/2019	5	1	
28	4707 Hawthorne St	3/22/2019	7	1	
29	266 W Weinsley St (renewal)	3/26/2019	7	1	
30	3415 Tampa St	3/29/2019	7	1	
31	237 W Thayer St	4/5/2019	7	1	
32	3145 Custer St	4/11/2019	7	1	
	TOTAL COUNTS FY18 Q3-Q4	32		34	8
	TOTAL GARDEN AGREEMENTS SIGNED SINCE INCEPTION * Lots with renewed agreements are counted only once.	65 (of which 8 have renewed)		72 lots *	

EXHIBIT L (1 of 4)

PLD Tax Sale Acquisitions FY18, Q1 - Q3
[7/1/2018 - 3/31/2019]

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl escrow fees)
1		1 1750 N CROSBY ST	5	7/18/2018	Affordable Housing	RSAS	\$3,600	\$3,600.00
2		2 4149 W GIRARD AVE	3	7/18/2018	Community Garden	RM1	\$20,100	\$13,673.16
3		3 110 E WISART ST	7	7/24/2018	Sidyard	RM1	\$3,800	\$4,700.00
4		4 1814 N BAILEY ST	5	7/24/2018	Affordable Housing	RSAS	\$7,000	\$7,900.00
5		5 1749 N 26TH ST	5	7/24/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
6		6 1952 S REDFIELD ST	2	7/24/2018	Sidyard	RM1	\$8,100	\$9,000.00
7		7 3054 N 5TH ST	7	7/24/2018	Sidyard	RM1	\$15,400	\$13,611.77
8		8 2201 N 8TH ST	5	7/24/2018	Affordable Housing	CMX2	\$5,500	\$6,400.00
9		9 2321 N 18TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,400	\$8,300.00
10		10 2247 N 18TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,200	\$8,100.00
11		11 2300 EMERALD ST	7	7/24/2018	Community Garden	RSAS	\$15,100	\$7,825.06
12		12 2314 N 5TH ST	7	7/24/2018	Sidyard	CMX2	\$5,100	\$6,000.00
13		13 2358 NICHOLAS ST	5	7/24/2018	Affordable Housing	CMX2	\$4,100	\$5,000.00
14		14 237 W THAYER ST	7	7/24/2018	Sidyard	RM1	\$6,700	\$7,600.00
15		15 2411 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$10,400	\$11,300.00
16		16 2422 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800	\$15,700.00
17		17 2434 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800	\$13,102.01
18		18 2443 SEYBERT ST	5	7/24/2018	Affordable Housing	RM1	\$6,000	\$6,900.00
19		19 250 W THAYER ST	7	7/24/2018	Sidyard	RM1	\$4,462	\$7,600.00
20		20 2506 N 12TH ST	5	7/24/2018	Community Garden	RM1	\$14,800	\$13,687.59
21		21 2514 NICHOLAS ST	5	7/24/2018	Sidyard	RSAS	\$6,600	\$7,500.00
22		22 2521 ANNIN ST	2	7/24/2018	Housing	RM1	\$5,300	\$6,200.00
23		23 2534 RIDGE AVE	5	7/24/2018	Garden/Open Space	RM1	\$7,700	\$8,600.00
24		24 1007 S FRAZIER ST	3	7/26/2018	Sidyard	RM1	\$9,600	\$10,500.00
25		25 1437 OGDEN ST	5	7/26/2018	Workforce Housing	RMK	\$35,800	\$23,474.64
26		26 2113 W OXFORD ST	5	7/26/2018	Affordable Housing	CMX2	\$3,000	\$3,900.00
27		27 2140 N 30TH ST	5	7/26/2018	Affordable Housing	RSAS	\$5,600	\$6,500.00
28		28 2280 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$7,400	\$8,300.00
29		29 2382 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$8,900	\$9,800.00
30		30 8327 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400	\$17,640.59
31		31 8381 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400	\$18,300.00
32		32 19 N PAXON ST	3	8/15/2018	Sidyard	RM1	\$20,900	\$9,924.57
33		33 4580 N BOUVIER ST	8	8/15/2018	Development Site	RM1	\$5,900	\$5,900.00
34		34 1725 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
35		35 1727 N STILLMAN ST	5	8/21/2018	Sidyard	RSAS	\$3,100	\$4,000.00
36		36 1747 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
37		37 1820 N MARSHALL ST	5	8/21/2018	Development Site	RM1	\$16,800	\$7,493.14
38		38 2030 N 29TH ST	5	8/21/2018	Sidyard	RSAS	\$5,000	\$5,900.00
39		39 2118-20 W GODFREY AVE	8	8/21/2018	Housing	RM1	\$38,100	\$10,450.06
40		40 2236 N 7TH ST	5	8/21/2018	Development Site	RM1	\$15,000	\$12,075.15
41		41 2429 SEYBERT ST	5	8/21/2018	Affordable Housing	RM1	\$6,000	\$6,900.00
42		42 2434 N CHADWICK ST	5	8/21/2018	Sidyard	RSAS	\$5,300	\$6,200.00
43		43 2447 SEYBERT ST	5	8/21/2018	Development Site	RM1	\$6,000	\$6,900.00
44		44 2524 TURNER ST	5	8/21/2018	Affordable Housing	RSAS	\$4,300	\$5,200.00
45		45 2540 RIDGE AVE	5	8/21/2018	Sidyard	RM1	\$6,900	\$7,800.00
46		46 2506 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
47		47 2625 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,400	\$7,300.00
48		48 2748 N 2ND ST	7	8/21/2018	Sidyard	RM1	\$12,600	\$12,420.47
49		49 1808 CECIL S MOORE AVE	5	8/21/2018	Affordable Housing	RM1	\$9,700	\$10,600.00
50		50 2821 N HOWARD ST	7	8/21/2018	Sidyard	RM1	\$11,400	\$12,300.00

FIRST QUARTER

EXHIBIT L (2 of 4)

PLS Tax Sale Acquisitions FY19, Q1 - Q3
(7/1/2018 - 3/31/2019)

		Property Address	CD	Date of SherW Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl serv/est fees)
51	51	2831 W HAROLD ST	5	8/21/2018	Sidyard	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	2916 RIDGE AVE	5	8/21/2018	Development Site	CMX2	\$4,900	\$5,800.00
54	54	301 W SUSANNEHANNA AVE	7	8/21/2018	Sidyard	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 N ST	7	8/21/2018	Sidyard	RSAS	\$9,200	\$30,100.00
59	59	3432 N BODINE ST	7	8/21/2018	Sidyard	RM1	\$6,800	\$7,700.00
60	60	3818 POPLAR ST	8	8/21/2018	Sidyard	RM1	\$15,600	\$10,793.81
61	61	428 DIAMOND ST	7	8/21/2018	Sidyard	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	6083 LINCOLN PARK	8	8/21/2018	Housing	RM1	\$126,500	\$25,740.34
64	64	3743 N NEW YORK ST	5	8/23/2018	Sidyard	RSAS	\$3,780	\$5,813.33
65	65	3823 S 57TH ST	3	8/23/2018	Sidyard	RM1	\$6,000	\$6,900.00
66	66	1961 S ITHAN ST	3	8/23/2018	Sidyard	RM1	\$8,100	\$9,000.00
67	67	2218 N URBAN ST	5	8/23/2018	Affordable Housing	RSAS	\$5,400	\$10,200.00
68	68	2227 N URBAN ST	5	8/23/2018	Affordable Housing	RSAS	\$9,300	\$10,140.16
69	69	2532 W SELTZER ST	4	8/23/2018	Sidyard	RSAS	\$3,400	\$4,300.00
70	70	3842 VYALUSING AVE	3	8/23/2018	Sidyard	RM1	\$10,900	\$11,800.00
71	71	5438 REGENT ST	3	8/23/2018	Sidyard	RM1	\$7,100	\$8,000.00
72	72	5437 ELLIOTT ST	3	8/23/2018	Sidyard	RM1	\$7,700	\$8,600.00
73	73	5939 SPRINGFIELD AVE	3	8/23/2018	Sidyard	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	3029 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	\$37,200	\$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	\$19,800	\$14,670.73
80	80	5442 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$15,910.78
81	81	5444 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$15,002.39
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	\$9,300	\$7,982.98
84	84	725 W CLIMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,200	\$15,100.00
85	85	727 W CLIMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,200	\$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	\$5,096.54
90	90	8134 W GORDON ST	5	9/19/2018	Affordable Housing	RSAS	\$2,800	\$2,800.00
91	91	5618 HEISEL ST	8	9/19/2018	Sidyard	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	1614-18 N 22ND ST	5	9/20/2018	Commercial Expansion	CMX2	\$17,100	\$18,000.00
94	94	2259-03 GERMANTOWN AVE	5	9/20/2018	Commercial Site Assembly	CMX2	\$12,400	\$13,300.00

FIRST QUARTER

EXHIBIT L (3 of 4)

PLS Tax Sale Acquisitions FY19, Q1 - Q3
(7/1/2018 - 3/31/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl standard fees)
95	1	2327 N 5TH ST	7	10/16/2018	Housing	RM1	\$8,400	\$8,893.78
96	2	2543 N LETHGOW ST	7	10/16/2018	Housing	RM1	\$1,700	\$2,600.00
97	3	2857 N ORKNEY ST	7	10/16/2018	Housing	RM1	\$1,800	\$2,700.00
98	4	3336 WATERLOO ST	7	10/16/2018	Sideryard	RM1	\$8,000	\$8,900.00
99	5	4308 W THOMPSON ST	3	10/16/2018	Affordable Housing	CMX2	\$12,600	\$13,600.00
100	6	5617 BELMAR ST	3	10/16/2018	Sideryard	RM1	\$7,700	\$7,204.75
101	7	547 N 42ND ST	3	10/16/2018	Community Use	RM1	\$34,400	\$7,852.96
102	8	1033 W CUMBERLAND ST	5	10/17/2018	Community Garden	CMX2	\$3,800	\$1,800.00
103	9	1637 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	\$1,921.38
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	2548 TURNER ST	5	10/17/2018	Affordable Housing	RSAS	\$4,600	\$7,926.31
109	15	2536 MASCHER ST	7	10/17/2018	Sideryard	RM1	\$7,900	\$5,441.40
110	16	3001 WHARTON ST	2	10/17/2018	Affordable Housing	RSAS	\$15,900	\$5,323.99
111	17	3117 CUFFORD ST	5	10/17/2018	Affordable Housing	RSAS	\$12,900	\$8,288.40
112	18	3714 BROWN ST	3	10/17/2018	Community Garden	RSAS	\$8,200	\$4,056.69
113	19	3906 W GIRARD AVE	3	10/17/2018	Affordable Housing	RSAS	\$25,900	\$5,685.35
114	20	505 DIAMOND ST	7	10/17/2018	Sideryard	RM1	\$8,500	\$8,061.90
115	21	5423-27 LEWA ST	6	10/17/2018	Affordable Housing	RSAS	\$151,200	\$95,990.70
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	3	10/18/2018	Affordable Housing	RM1	\$19,200	\$8,688.79
121	27	1726 N BODINE ST	7	10/18/2018	Sideryard	RM1	\$37,900	\$9,004.26
122	28	1728 N BODINE ST	7	10/18/2018	Sideryard	RM1	\$37,900	\$8,836.65
123	29	1921 S 6TH ST	2	10/18/2018	Market Rate	CMX2	\$14,700	\$11,324.85
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	\$3,600	\$4,500.00
126	32	2328 N 10TH ST	5	10/18/2018	Community Garden	CMX2	\$4,000	\$4,900.00
127	33	2351 N ORIANA ST	7	10/18/2018	Sideryard	RM1	\$6,400	\$7,300.00
128	34	2478 EMERALD ST	2	10/18/2018	Market Rate	CMX1	\$10,900	\$8,805.57
129	35	2480 EMERALD ST	2	10/18/2018	Market Rate	CMX1	\$10,800	\$10,740.37
130	36	2508 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500	\$9,054.12
131	37	2508 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	Sideryard	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	2	10/18/2018	Market Rate	RM1	\$9,525	\$27,098.34
136	42	4041 N 9TH ST	7	10/18/2018	Sideryard	RM1	\$7,000	\$7,900.00
137	43	4422 ELIZABETH ST	7	10/18/2018	Sideryard	RM1	\$18,200	\$11,798.67
138	44	1761 N ORSKNEY ST	5	11/14/2018	Affordable Housing	RM1	\$1,800	\$3,800.00
139	45	1852 E ONTARIO ST	2	11/14/2018	Sideryard	RM1	\$7,600	\$6,976.55
140	46	1946 E YORK ST	7	11/14/2018	Sideryard	RM1	\$44,800	\$8,778.61
141	47	2814 N MARSHALL ST	5	11/27/2018	Affordable Housing	RM1	\$17,900	\$8,346.56
142	48	3530 N DARREN ST	5	11/29/2018	Workforce Housing	RM1	\$16,200	\$6,246.74
143	49	1689 W FLORA ST	5	11/29/2018	Affordable Housing	RM1	\$18,400	\$8,524.63
144	50	1707 N 55TH ST	6	11/29/2018	Community Garden	RM1	\$7,400	\$8,300.00
145	51	1781 N 28TH ST	5	11/29/2018	Affordable Housing	RSAS	\$6,900	\$6,986.34
146	52	221 W SERGEANT ST	7	11/29/2018	Sideryard	I2	\$1,800	\$2,700.00
147	53	2222 PALETHORP ST	7	11/29/2018	Sideryard	RSAS	\$9,900	\$6,021.33
148	54	2355 N ORIANA ST	7	11/29/2018	Sideryard	RM1	\$6,400	\$6,188.36
149	55	28 NOLANS CT	5	11/29/2018	Sideryard	IPMX	\$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	1368 N DARREN ST	5	12/19/2018	Workforce Housing	RM1	\$2,400	\$2,400.00
152	58	2595 N ORKNEY ST	7	12/19/2018	Sideryard	RM1	\$1,800	\$1,800.00
153	59	5635 SPRAGUE ST	8	12/19/2018	Market Rate	RM1	\$6,900	\$6,900.00

EXHIBIT L (4 of 4)

PLB Tax Sale Acquisitions FY19, Q1 - Q3
(7/1/2018 - 3/31/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	ORA Total Land Value	Actual Amount Paid to Acquire (incl. surtaxes)
154	THIRD QUARTER	1 1813 N DARIEN ST	5	1/16/2019	Affordable Housing	RM1	\$11,000	\$4,231.08
155		2 3902 W GIRARD AVE	3	1/16/2019	Affordable Housing	RSAS	\$27,200	\$12,357.79
156		3 1834 W YORK ST	5	1/22/2019	Affordable Housing	RSAS	\$6,000	\$6,900.00
157		4 5740 DELMAR ST	3	1/22/2019	Affordable Housing	RM1	\$4,000	\$7,400.00
158		5 619 N CHICAGO ST	3	1/22/2019	Housing	RSAS	\$1,570	\$7,300.00
159		6 515 W SUSQUEHANNA AVE	5	1/22/2019	Affordable Housing	RM1	\$14,000	\$14,350.56
160		7 1820 W TIOGA ST	8	1/24/2019	Community Use	RSAS	\$7,480	\$31,476.29
161		8 2055 S 57TH ST	3	1/24/2019	Sideyard	RM1	\$7,845	\$9,756.11
162		9 1529 N 9TH ST	5	2/19/2019	Market Rate	RM1	\$17,900	\$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	5	2/19/2019	Affordable Housing	RM1	\$8,900	\$6,806.94
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 4848 TACKAWANNA ST	7	2/19/2019	Sideyard	RSAS	\$12,600	\$13,500.00
168		15 1443 N PERTH ST	5	2/21/2019	Workforce Housing	RM1	\$2,600	\$3,500.00
169		16 1931 N ORAWANA ST	7	2/21/2019	Sideyard	RM1	\$82,100	\$10,149.88
170		17 2016 N RANDOLPH ST	7	2/21/2019	Commercial Site	CMX2	\$14,000	\$9,319.10
171		18 2170 N MAHOLIN ST	5	2/21/2019	Affordable Housing	CMX2	\$6,300	\$7,200.00
172		19 2318 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 2708 W GEORGE ST	5	2/21/2019	Affordable Housing	RSAS	\$5,800	\$6,700.00
176		23 2964 N ORKNEY ST	7	2/21/2019	Sideyard	CMX2	\$1,800	\$2,700.00
177		24 5618 ASPEN ST	3	2/21/2019	Affordable Housing	RSAS	\$9,600	\$8,648.56
178		25 942 N 13TH ST	5	2/21/2019	Market Rate	CMX4	\$7,700	\$6,600.00
179		26 2313 N LAWRENCE ST	7	3/19/2019	Affordable Housing	RM1	\$8,200	\$6,100.00
180		27 2423 N LAWRENCE ST	7	3/19/2019	Affordable Housing	RM1	\$6,700	\$7,590.49
181		28 2444 PALETOWN ST	7	3/19/2019	Affordable Housing	RM1	\$1,700	\$2,600.00
182		29 2551 N WARNOCK ST	5	3/19/2019	Community Garden	CMX2	\$2,400	\$3,300.00
183		30 2649 W SILVER ST	4	3/19/2019	Garden/Open Space	RSAS	\$3,300	\$4,200.00
184		31 4057 CAMBRIDGE ST	3	3/19/2019	Affordable Housing	RM1	\$7,700	\$8,600.00
185		32 720 WIOFA ST	3	3/19/2019	Affordable Housing	RM1	\$4,600	\$5,500.00
186		33 722 WIOFA ST	3	3/19/2019	Affordable Housing	RM1	\$4,600	\$5,500.00
187		34 803 W DAUPHIN ST	5	3/19/2019	Affordable Housing	RM1	\$12,800	\$10,048.61
188		35 909 W DAUPHIN ST	5	3/19/2019	Affordable Housing	RM1	\$12,800	\$10,063.83
189		36 136 W DAUPHIN ST	7	3/20/2019	Community Garden	CMX2	\$8,500	\$7,998.98
190		37 2224 WILDER ST	2	3/20/2019	Affordable Housing	RM1	\$21,600	\$21,600.00
191		38 3904 POPLAR ST	3	3/20/2019	Affordable Housing	RSAS	\$5,300	\$5,300.00
192		39 2114-14 W GODFREY AVE	8	3/21/2019	Affordable Housing	RSAS	\$49,300	\$9,764.81
193		40 3857 RENO ST	3	3/21/2019	Affordable Housing	RSAS	\$6,500	\$7,600.00
194		41 3948 ASPEN ST	3	3/21/2019	Affordable Housing	RSAS	\$12,800	\$10,118.14
195		42 5333 DELANCEY ST	3	3/21/2019	Affordable Housing	RM1	\$13,400	\$14,300.00

Minutes of Meeting of Board of Directors 4/17/2019

Figure 1. The structure of the proposed model.

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EXHIBIT M (3 of 4)

PLB Operations (to Page 4)
4/17/2019

Property Address / Project Name	Purchaser	City Council Res. Approved	City Council Res. No.	PLB Board Res. Adopted	PLB Board Res. No.	No. of Council Info	Estimated Settlement Date	Type of Sale	Type of Pricing	Notes	# of Units 2 of Units 30% AMI	# of Units 4 of Units 10% AMI	# of Units 5 of Units 5% AMI	Reserve Total of Units	Garage/ Open Sp.	Business Expected/ Comments
TO BE SUBMITTED FOR APPROVAL Q4 2019 (marked for approval)																
1 1215 W. Camino St.	Alma West	4/17/2019	18053	4/17/2019	2019	1	3	04/15	NON-COM	offered				1		
2 1723, 1707, 1711 N 22nd St.	MGT					1	1	04/15	NON-COM	community garden preservation					3	
3 1037 E. Duane St.	MGT					1	1	04/15	NON-COM	community garden preservation					1	
4 2200 Churchill St.	MGT					1	1	04/15	NON-COM	community garden preservation					1	
5 1418 N. Martinez	Edna Johnson					1	1	04/15	NON-COM	offered				1		
6 1511 N. Duane St.	Wilfredo Hernandez	4/17/2019	18054	4/17/2019	2019	1	1	04/15	NON-COM	offered						
7 2518 Maple St.	Raulo & Maria Aguirre	4/17/2019	18055	4/17/2019	2019	1	1	04/15	NON-COM	offered						
8 1777 Alameda St.	David Rodriguez	4/17/2019	18056	4/17/2019	2019	1	1	04/15	NON-COM	offered				1		
9 1011 W. Levee Street	Jane Marshall	4/17/2019	18057	4/17/2019	2019	1	1	04/15	NON-COM	offered				1		
10 1037 N 2nd St.	Camelia & Maria Antonia	4/17/2019	18058	4/17/2019	2019	1	1	04/15	NON-COM	offered				1		
11 1111 Maple St.	Barbara M. Cook	4/17/2019	18059	4/17/2019	2019	1	1	04/15	NON-COM	offered				1		
12 1417 Tanager St.	Theresa Andino	4/17/2019	18060	4/17/2019	2019	1	1	04/15	NON-COM	offered				1		
13 1411 N 7th St.	Maria Elena Gomez	4/17/2019	18061	4/17/2019	2019	1	1	04/15	NON-COM	offered				1		
14 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 4241, 4243, 4245, 4247, 4249, 4251, 4253, 4255, 4257, 4259, 4261, 4263, 4265, 4267, 4269, 4271, 4273, 4275, 4277, 4279, 4281, 4283, 4285, 4287, 4289, 4291, 4293, 4295, 4297, 4299, 4301, 4303, 4305, 4307, 4309, 4311, 4313, 4315, 4317, 4319, 4321, 4323, 4325, 4327, 4329, 4331, 4333, 4335, 4337, 4339, 4341, 4343, 4345, 4347, 4349, 4351, 4353, 4355, 4357, 4359, 4361, 4363, 4365, 4367, 4369, 4371, 4373, 4375, 4377, 4379, 4381, 4383, 4385, 4387, 4389, 4391, 4393, 4395, 4397, 4399, 4401, 4403, 4405, 4407, 4409, 4411, 4413, 4415, 4417, 4419, 4421, 4423, 4425, 4427, 4429, 4431, 4433, 4435, 4437, 4439, 4441, 4443, 4445, 4447, 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4463, 4465, 4467, 4469, 4471, 4473, 4475, 4477, 4479, 4481, 4483, 4485, 4487, 4489, 4491, 4493, 4495, 4497, 4499, 4501, 4503, 4505, 4507, 4509, 4511, 4513, 4515, 4517, 4519, 4521, 4523, 4525, 4527, 4529, 4531, 4533, 4535, 4537, 4539, 4541, 4543, 4545, 4547, 4549, 4551, 4553, 4555, 4557, 4559, 4561, 4563, 4565, 4567, 4569, 4571, 4573, 4575, 4577, 4579, 4581, 4583, 4585, 4587, 4589, 4591, 4593, 4595, 4597, 4599, 4601, 4603, 4605, 4607, 4609, 4611, 4613, 4615, 4617, 4619, 4621, 4623, 4625, 4627, 4629, 4631, 4633, 4635, 4637, 4639, 4641, 4643, 4645, 4647, 4649, 4651, 4653, 4655, 4657, 4659, 4661, 4663, 4665, 4667, 4669, 4671, 4673, 4675, 4677, 4679, 4681, 4683, 4685, 4687, 4689, 4691, 4693, 4695, 4697, 4699, 4701, 4703, 4705, 4707, 4709, 4711, 4713, 4715, 4717, 4719, 4721, 4723, 4725, 4727, 4729, 4731, 4733, 4735, 4737, 4739, 4741, 4743, 4745, 4747, 4749, 4751, 4753, 4755, 4757, 4759, 4761, 4763, 4765, 4767, 4769, 4771, 4773, 4775, 4777, 4779, 4781, 4783, 4785, 4787, 4789, 4791, 4793, 4795, 4797, 4799, 4801, 4803, 4805, 4807, 4809, 4811, 4813, 4815, 4817, 4819, 4821, 4823, 4825, 4827, 4829, 4831, 4833, 4835, 4837, 4839, 4841, 4843, 4845, 4847, 4849, 4851, 4853, 4855, 4857, 4859, 4861, 4863, 4865, 4867, 4869, 4871, 4873, 4875, 4877, 4879, 4881, 4883, 4885, 4887, 4889, 4891, 4893, 4895, 4897, 4899,																

[illegible]Page 25 of 25

**THE FOLLOWING PERTAINS TO ITEM 4 ON
THE AGENDA FOR THE MEETING
ON MAY 15, 2019**

RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3519 NORTH MARSHALL STREET TO SANTOS SANTIAGO AND CARMEN RIVERA**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 3519 North Marshall Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190333, adopted on May 2, 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 Santos Santiago and Carmen Rivera Ortiz 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.

1. ADDRESS: 3519 N. Marshall Street

2. PROPERTY INFORMATION

Zip Code: 19140	Census Tract: 019900	Council District: 7
Zoning: RSA-5	Lot Area: 1,238	
OPA Value: \$9,800	Appraised Value: \$n/a	Open EOs: 1

3. APPLICANT INFORMATION

Name: Santos Santiago and Carmen Rivera
Mailing Address: 3517 N. Marshall Street, Philadelphia, PA 19140
Type: Individual
Authorized Contact: Santos Santiago and Carmen Rivera
Application Date: 9/21/2018

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: 0 - Residential 0 - Commercial	Buildings/Structures: 0
Gross Floor Area: 1,238	End User: Owner-Occupied (by Applicant)
Construction Costs: \$0	Construction Cost / sq. ft.: \$
Total Project Costs: \$0	Project Funding Available: No

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Santos Santiago and Carmen Rivera have rehabilitated 3517 N. Marshall Street as a side yard and garden. Improvements to the lot had been made prior to their application being submitted.

The project does not require an Economic Opportunity Plan.

The applicants are compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 3519 N. Marshall Street to Santos Santiago and Carmen Rivera for use as a side yard.

Prepared by: Bradley Vassallo - Senior Development Specialist

Reviewed by: Angel Rodriguez - Executive Director



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2741 NORTH ORKNEY STREET TO TOMASITA HERNANDEZ ORTIZ**

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 2741 North 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. 190334, adopted on May 2, 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 Tomasita Hernandez Ortiz 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.

1. ADDRESS: 2741 N. Orkney Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 017601	Council District: 7
Zoning: RSA-5	Lot Area: 565	
OPA Value: \$5,400	Appraised Value: \$n/a	Open EOs: 1

3. APPLICANT INFORMATION

Name: Tomasita Hernandez Ortiz
Mailing Address: 2740 N. Lawrence Street, Philadelphia, PA 19133
Type: Individual
Authorized Contact: Tomasita Hernandez Ortiz
Application Date: 1/28/2019

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: 0 - Residential 0 - Commercial	Buildings/Structures: 0
Gross Floor Area: 565	End User: Owner-Occupied (by Applicant)
Construction Costs: \$500	Construction Cost / sq. ft.: \$0.88
Total Project Costs: \$500	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Tomasita Hernandez Ortiz intends to rehabilitate 2741 N. Orkney Street as a side yard and garden.

Evidence of project financing has been provided in the form of a bank statement.

The project does not require an Economic Opportunity Plan.

The applicant is compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 2741 N. Orkney Street to Jose Ortiz for use as a side yard.

Prepared by: Bradley Vassallo - Senior Development Specialist

Reviewed by: Angel Rodriguez - Executive Director



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
265 WEST THAYER STREET TO LUIS BERRIOS ORTIZ**

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 265 West Thayer Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 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 Luis Berios Ortiz 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.



DEVELOPMENT FACT SHEET

Last Updated: April 5, 2019

1. ADDRESS: 265 W. Thayer Street

2. PROPERTY INFORMATION

Zip Code: 19140	Census Tract: 019501	Council District: 7
Zoning: RM-1	Lot Area: 740	
OPA Value: \$6,700	Appraised Value: \$1/a	Open EOs: 4

3. APPLICANT INFORMATION

Name: Luis A. Berrios Ortiz
Mailing Address: 267 W. Thayer Street
Type: Individual
Authorized Contact: Luis A. Berrios Ortiz
Application Date: 5/4/2018

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: 0 - Residential 0 - Commercial	Buildings/Structures: 0
Gross Floor Area: 740	End User: Owner-Occupied (by Applicant)
Construction Costs: \$500	Construction Cost / sq. ft.: \$0.68
Total Project Costs: \$500	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Luis A. Berrios Ortiz intends to use 265 W. Thayer Street as a side yard and garden.

Evidence of project financing has been provided in the form of a bank statement.

The project does not require an Economic Opportunity Plan.

The applicant is compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 265 W. Thayer Street to Luis A. Berrios Ortiz for use as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1907 EAST STERNER STREET TO JUSTIN SANTIAGO**

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 1907 East Sterner Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 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 Justin Santiago 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.



DEVELOPMENT FACT SHEET

Last Updated: March 29, 2019

1. ADDRESS: 1907 E Sterner Street

2. PROPERTY INFORMATION

Zip Code: 19134	Census Tract: 017800	Council District: 7
Zoning: RSA-5	Lot Area: 488	
OPA Value: \$3900	Appraised Value: \$N/A	Open EOs: 4

3. APPLICANT INFORMATION

Name: Justin Santiago
Mailing Address: 1907 E Silver Street
Type: Individual
Authorized Contact: Justin Santiago
Application Date: 1/17/2017

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: \$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 Philadelphia Redevelopment Authority.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1907 E Sterner Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1722 NORTH 3RD STREET TO MARIA LABOY**

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 1722 North 3rd Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 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 Maria Laboy 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.

1. ADDRESS: 1722 N 03rd Street

2. PROPERTY INFORMATION

Zip Code: 19122	Census Tract: 015600	Council District: 7
Zoning: RSA-5	Lot Area: 1589	
OPA Value: \$85,700	Appraised Value: \$55,500	Open EOs: 9

3. APPLICANT INFORMATION

Name: Maria E Laboy
Mailing Address: 1724 N 03rd Street
Type: Individual
Authorized Contact: Maria E Laboy
Application Date: 8/28/2018

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: N/A
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

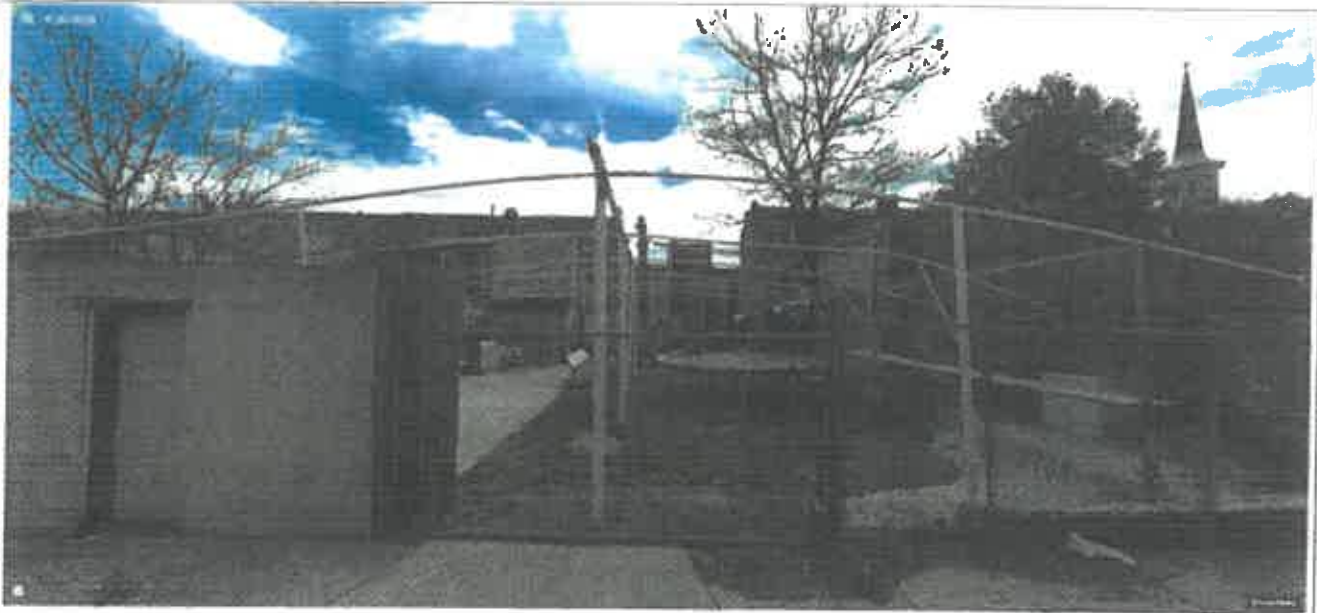
Applicant proposes the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement pending the completion of the processing for the side yard. Under the garden agreement, applicant cleaned the lot. This property was acquired by the Land Bank from Philadelphia Housing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

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1722 N 03rd Street as a side yard in accordance with the Disposition Policy

Prepared by: Cristina Martinez

Reviewed by: **Name - Title**



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2751 KENSINGTON AVENUE TO ROCK MINISTRIES OF PHILADELPHIA, INC.**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2715 Kensington Avenue (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 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 Rock Ministries of Philadelphia, Inc. for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.



DEVELOPMENT FACT SHEET

Last Updated: April 1, 2019

1. ADDRESS: 2751 Kensington Avenue

2. PROPERTY INFORMATION

Zip Code: 19134	Census Tract: 017800	Council District: 7
Zoning: CMX-2	Lot Area: 2,146	
OPA Value: \$58,800	Appraised Value: \$n/a	Open EOs: 3

3. APPLICANT INFORMATION

Name: Rock Ministries of Philadelphia, Inc.
Mailing Address: 2755 Kensington Avenue, Philadelphia, PA 19134
Type: Nonprofit
Authorized Contact: Craig Cerrito
Application Date: 3/5/2019

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale	Strategic Plan Goal: Business Expansion
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Managed Open Space
Units: 0 - Residential 0 - Commercial	Buildings/Structures: 0
Gross Floor Area: 2146	End User: Owner-Occupied (by Applicant)
Construction Costs: \$n/a	Construction Cost / sq. ft.: \$n/a
Total Project Costs: \$n/a	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Rock Ministries of Philadelphia, Inc. has been managing 2751 Kensington Avenue for years and wishes to acquire it as managed open space for community activities and outreach. Improvements have already been made to the property including cleaning, paving, and installing a gate.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 2751 Kensington Avenue to Rock Ministries of Philadelphia, Inc. as managed open space.

Prepared by: **Bradley Vassallo – Senior Development Specialist**

Reviewed by: Angel Rodriguez – Executive Director



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2449 NORTH 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 North 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. 190325, adopted on May 2, 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 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 EOs: 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
1901-09 N. 33rd STREET AND 1911-15 N. 33RD STREET TO
MOASIC BERKS LP**

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 1901-09 N. 33rd Street and 1911-15 N. 33rd Street (collectively, the "Property") at its public meeting held on January 8, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 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 Moasic Berks LP for Fifty Thousand Dollar (\$50,000) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Properties complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Name of Applicant(s):	MOBAC Development Partners		
Legal Entity, if applicable:	MOBAC Development Partners		
Applicant Mailing Address:	3002 Cecil B. Moore Ave; Philadelphia, PA 19131		
Application Date:	04/08/2018		
Property Addresses:	1801-18 N 33rd Street		
Council District & Zoning:	District: 5.00	Zoning: RM-1	
Final Sale Price*:	OPA Value: \$ 0.00 Appraised Value: \$346,000.00		

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

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side Yard <input type="checkbox"/> Garden/Open Space			
PROPOSED DEVELOPMENT:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab <input type="checkbox"/> Garden/Side Yard			
END USE:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard			
IF RESIDENTIAL:	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family # of Units: 48			
TOTAL SQ FT:	19,884	Price/Sq Ft: \$201.28		
CONSTRUCTION COSTS:	\$ 4,765,506.00			
TOTAL PROJECT COSTS:	\$ 5,612,186.00			
TOTAL PROJECT FUNDING*:	\$ 5,612,186.00	Documentation: Yes <input checked="" type="checkbox"/> No		
PROJECTED SETTLEMENT:	03/31/2019			
CENSUS TRACT:	015101	Area Median Income: \$ 40,640.00		
RESIDENTIAL MEDIAN SALES PRICE:	\$ 63,000.00	Side Yard Eligible (RMSP ≤ \$75,000)		

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

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

Development Summary:

Mosaic proposes a phased \$5.6M market rate, residential project consisting of 20 for-sale units and 28 rental units. Five 3-story multi-family structures will front 33rd Street from the corner of Monument Street. Each structure will consist of 3 bi-level units and one flat. The one-bedroom flat is 512 SF, the 1- bedroom + den bi-level unit is 992 SF and the two 2-bedroom bi-level units are 992 SF. Due to the environmental challenges at the corner of Berks & 33rd Streets, Mosaic proposes a 4-story apartment building with a 1,920 SF ground floor commercial space and twenty-eight, 480 SF 1-bedroom apartments.

Staff Recommendation:

These parcels of land have been vacant and in the public inventory since 2006. The site is known to have environmental issues which will require remediation. The Philadelphia Land Bank staff recommends the disposition of 1901-15 N 33rd Street.

Prepared by:

-

Reviewed by: Christi Jackson

- PE Director - Philadelphia Land Bank



1001-2351
1001-2351

12/27/2018

RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
805 N. 40th STREET AND 818 N. 40TH STREET TO THE
PHILADELPHIA REDEVELOPMENT AUTHORITY**

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 805 N. 40th Street and 818 N. 40th Street (collectively, 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 _____, 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 the Philadelphia Redevelopment Authority for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Properties 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: 805 N. 40th Street

2. PROPERTY INFORMATION

Zip Code: 19104	Census Tract: 42101010800	Council District: 3
Zoning: RM-1	Lot Area: 1264	
OPA Value: \$9,700	Appraised Value: \$n/a	Open EOs: None

3. APPLICANT INFORMATION

Name: Philadelphia Redevelopment Authority
Mailing Address: 1234 Market Street, 16th Floor, Philadelphia, PA 19107
Type: Business / Legal Entity
Authorized Contact: Larry Padilla, Senior Director of Real Estate & Development Finance
Application Date: N/A

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Housing - Affordable (60% AMI)
Price: \$1.00	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Residential
Units: TBD - Residential TBD - Residential	Buildings/Structures: None
Gross Floor Area: TBD	End User: Mixed
Construction Costs: \$ (TBD)	Construction Cost / sq. ft.: \$TBD
Total Project Costs: \$ (TBD)	Project Funding Available: Acceptable Plan Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Not Applicable	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Not Applicable
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

Approval is requested for the transfer of two (2) properties to Philadelphia Redevelopment Authority ("PRA") for a future scattered site, mixed income housing project.

7. STAFF RECOMMENDATION

Enter Staff Recommendation

Prepared by: Jessie Lawrence, PRA Project Manager

Reviewed by: Christi M. Jackson



1. ADDRESS: 818 N. 40th Street

2. PROPERTY INFORMATION

Zip Code: 19104	Census Tract: 42101010700	Council District: 3
Zoning: CMX-2	Lot Area: 2173	
OPA Value: \$24,600	Appraised Value: \$n/a	Open EOIs: None

3. APPLICANT INFORMATION

Name: Philadelphia Redevelopment Authority
Mailing Address: 1234 Market Street, 16th Floor, Philadelphia, PA 19107
Type: Business / Legal Entity
Authorized Contact: Larry Padilla, Senior Director of Real Estate & Development Finance
Application Date: N/A

4. PROJECT INFORMATION

Disposition Type: Direct Sale	Strategic Plan Goal: Housing - Affordable (60% AMI)
Price: \$1.00	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Residential
Units: TBD - Residential TBD - Residential	Buildings/Structures: None
Gross Floor Area: TBD	End User: Mixed
Construction Costs: \$ (TBD)	Construction Cost / sq. ft.: \$TBD
Total Project Costs: \$ (TBD)	Project Funding Available: Acceptable Plan Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: Not Applicable	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Not Applicable
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

Approval is requested for the transfer of two (2) properties to Philadelphia Redevelopment Authority ("PRA") for a future scattered site, mixed income housing project.

7. STAFF RECOMMENDATION

Enter Staff Recommendation

Prepared by: Jessie Lawrence, PRA Project Manager

Reviewed by: Christi M. Jackson



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
4707 HAWTHORNE STREET TO SONIA SANTOS CRUZ**

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 4707 Hawthorne Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 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 Sonia Santos Cruz 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.

1. ADDRESS: 4707 Hawthorne Street

2. PROPERTY INFORMATION

Zip Code: 19124	Census Tract: 030000	Council District: CD7
Zoning: RSA-5	Lot Area: 1,111 sq ft	
OPA Value: \$8,500	Appraised Value: \$	Open EOIs: 2

3. APPLICANT INFORMATION

Name: Sonia I Santos Cruz
Mailing Address: 4709 Hawthorne Street
Type: Individual
Authorized Contact: Sonia I Santos Cruz
Application Date: 04/04/2019

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 -	Buildings/Structures: 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY**

Applicant wants to maintain the property clean with flowers.

**Must include statement regarding how title was acquired.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 4707 Hawthorne Street as a Side yard in accordance with the Disposition Policy.

Prepared by: Jennielee Ortiz – Clerk III

Reviewed by: Name - Title



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
237 WEST THAYER STREET TO IVETTE RAMIREZ**

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 237 West Thayer Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 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 Ivette Ramirez 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.

1. ADDRESS: 237 W Thayer Street

2. PROPERTY INFORMATION

Zip Code: 19140	Census Tract: 019501	Council District: CD7
Zoning: RM-1	Lot Area: 672 sq ft	
OPA Value: \$6,700	Appraised Value: \$	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Ivette Ramirez
Mailing Address: 235 W Thayer Street
Type: Individual
Authorized Contact: Ivette Ramirez
Application Date: 04/05/2019

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 -	Buildings/Structures: 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY**

To maintain Clean, have a garden, plant vegetables, flowers etc.

**Must include statement regarding how title was acquired.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 237 W Thayer Street as a Side yard in accordance with the Disposition Policy.

Prepared by: Jennielee Ortiz – Clerk III

Reviewed by: Name - Title



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2923 NORTH ORIANNA STREET TO JOSEFINA RIVERA**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2923 North Orianna Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 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 Josefina Rivera for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of 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: 2923 N Orianna Street

2. PROPERTY INFORMATION

Zip Code: 1933	Census Tract: 017601	Council District: CD7
Zoning: RSA- 5	Lot Area: 609 sq ft	
OPA Value: \$7,000	Appraised Value: \$	Open EOs: 1

3. APPLICANT INFORMATION

Name: Josefina Rivera
Mailing Address: 2922 N 3rd Street
Type: Individual
Authorized Contact: Josefina Rivera
Application Date: 04/11/2019

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 -	Buildings/Structures: 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY**

Maintain the lot clean, plant flowers and vegetables.

**Must include statement regarding how title was acquired.

7. STAFF RECOMMENDATION

Staff Recommends the disposition of 2923 N Orianna Street as a Side yard in accordance with the Disposition Policy.

Prepared by: Jennielee Ortiz – Clerk III

Reviewed by: Name - Title



RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3415 TAMPA STREET TO MARIA 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 3415 Tampa Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 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 Maria Hernandez 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.

1. ADDRESS: 3415 Tampa Street

2. PROPERTY INFORMATION

Zip Code: 1934	Census Tract: 019200	Council District: CD7
Zoning: RSA-5	Lot Area: 602 sq ft	
OPA Value: \$5,400	Appraised Value: \$	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Maria Hernandez
Mailing Address: 3413 Tampa Street
Type: Individual
Authorized Contact: Maria Hernandez
Application Date: 03/29/2019

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 -	Buildings/Structures: 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY**

Gardening Area is to be created as well as a play area for autistic daughter.

**Must include statement regarding how title was acquired.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 3415 Tampa Street as a Side yard in accordance with the Disposition Policy.

Prepared by: Jennielee Ortiz- Clerk III

Reviewed by: Name - Title



SS

RESOLUTION NO. 2019 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2901 NORTH 6TH STREET TO ANTONIA SERRANO**

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 2901 North 6th Street (the “Property”) at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 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 Antonia Serrano 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.

1. ADDRESS: 2901 N 6th Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 017500	Council District: CD7
Zoning: RM-1	Lot Area: 1,261 sq ft	
OPA Value: \$3,800	Appraised Value: \$	Open EOIs: 1

3. APPLICANT INFORMATION

Name: Antonia Serrano
Mailing Address: 2903 N. 6th Street
Type: Individual
Authorized Contact: Antonia Serrano
Application Date: 04/12/2019

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 -	Buildings/Structures: 0
Gross Floor Area: Total Floor Area	End User: Owner-Occupied (by Applicant)
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY**

Rose Bushes and plants.

**Must include statement regarding how title was acquired.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2901 N. 6th Street as a Side Yard in accordance with the Disposition Policy.

Prepared by: Jennielee Ortiz – Clerk III


Reviewed by: Name - Title





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

MEMORANDUM

To: Board of Directors
From: Steve Cusano, Esq. 
Date: May 15, 2019
Re: **Resolution Authorizing a Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street, and 852-58 N. Carlisle Street**

Attached for the Board's consideration is a resolution authorizing a lease with Avenue North Renaissance (a/k/a The North Broad Renaissance) for the above referenced properties.

This resolution authorizes the Executive Director and Senior Counsel to negotiate, prepare, execute, deliver, and perform any and all leases, agreements, and other documents as may be necessary or appropriate to consummate the lease with terms and conditions materially in conformance with the summary of major lease terms attached to the resolution and with such other terms and conditions which either may deem necessary or appropriate.

Avenue North Renaissance will sublease the property to Live Nation for the following use: loading and unloading of personnel and equipment for operations at The Metropolitan Opera House and private (non-public) parking of motor vehicles, trailers, and buses in connection with such operations.

A summary of the major terms is attached to the resolution.

Section 16-707(6) of the Philadelphia Code permits the Land Bank to lease out property for a term of one (1) year or less without approval of the Vacant Property Review Committee and without a resolution by Philadelphia City Council. Please note that this lease will be for an initial term of one (1) year and will automatically extend up to fifteen (15) years upon approval of the Vacant Property Review Committee and resolution by City Council. This extension will not require any further approval from the Land Bank Board.

Pursuant to Section 309 of the Bylaws an action of the Board to lease real property with a value of more than Fifty Thousand Dollars (\$50,000) must be approved by a majority of the entire Board (the total number of Board members if there were no vacancies).

I recommend that the Board approve the attached resolution.

RESOLUTION NO. 2019 - ____

**RESOLUTION AUTHORIZING A LEASE WITH AVENUE NORTH RENAISSANCE FOR
1420-22 POPLAR STREET, 1429-31 OGDEN STREET, AND 852-58 N. CARLISLE STREET**

WHEREAS, Section 16-707(6) of the Philadelphia Code authorizes the Philadelphia Land Bank ("**Land Bank**") to lease out any property owned by the Land Bank for a lease term of one (1) year or less without approval of the Vacant Property Review Committee and without a resolution by Philadelphia City Council, but nonetheless subject to Sections 16-707(1)(a), (1)(b) and (1)(c) of the Philadelphia Code.

WHEREAS, the proposed lease is for 1420 and 1422 Poplar Street; 1429 and 1431 Ogden Street; and 852, 854, 856, and 858 N. Carlisle Street (collectively, the "**Property**").

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to lease the Property pursuant to this Resolution.

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

1. The lease of the Property to Avenue North Renaissance (a/k/a The North Broad Renaissance) is in the best interests of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform any and all leases, agreements, and other documents as may be necessary or appropriate to consummate the lease of the Property with terms and conditions materially in conformance with the summary of major lease terms ("**Summary**") attached to this Resolution and further containing such other terms and conditions which the Executive Director and Senior Counsel 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.

**Avenue North Renaissance
(a/k/a The North Broad Renaissance)
Summary of Major Lease Terms**

Term	Initial term of one (1) year. The term is automatically extended up to fifteen (15) years upon recommendation of the Vacant Property Review Committee and resolution of City Council, without any further action of the Land Bank Board.
Rent	One Dollar (\$1.00) for each year.
Real Estate Taxes, Insurance, and Other Costs	Rent is absolutely net to landlord. All costs, expenses, liabilities, and obligations relating to the ownership and operation of the premises including insurance, utilities, taxes, construction, repair, and maintenance are paid by tenant.
Permitted Use	Loading and unloading of personnel and equipment for operations at The Metropolitan Opera House and private (non-public) parking of motor vehicles, trailers, and buses in connection with such operations.
Tenant's Work	Tenant (or subtenant) are expected to improve the premises in connection with the permitted use including re-zoning. Tenant will commence and complete the work within those periods as determined by the Executive Director.
Sublease	The premises will be subleased to Live Nation Worldwide, Inc.
Sublease Proceeds	<p>All gross proceeds and other consideration received by tenant from any sublease or assignment ("Proceeds") will be used exclusively for Qualified Project Expenditures or Qualified Operational Expenditures and for no other purpose.</p> <p>No more than fifty percent (50%) of Proceeds will be used for Qualified Project Expenditures and no more than fifty percent (50%) of Proceeds will be used for Qualified Operational Expenditures.</p> <p>"Qualified Project Expenditures" - costs and expenses directly associated with the construction of a Qualified Project (defined below):</p> <ul style="list-style-type: none"> • hard costs for labor, materials, and equipment; • real estate acquisition costs; • professional design, architectural, and engineering fees; • legal fees. <p>"Qualified Operational Expenditures" - reasonable costs incurred by tenant including salaries, benefits, and overhead for any of the following:</p> <ul style="list-style-type: none"> • programs that provide technical assistance to businesses located in the North Broad Target Area; • programs that seek to maintain and increase businesses in the North Broad Target Area; or • programs for the revitalization and cleaning of the North Broad Target Area.

Tenant is required to provide a quarterly report ("Tenant's Report") containing information about each Qualified Project, the Qualified Project Expenditures (budgeted and actual), the Qualified Operational Expenditures (budgeted and actual), the Proceeds (expected, actual, and earmarked), and any other information as may be requested by landlord.


The Executive Director is authorized to require that any or all Proceeds not used or earmarked for Qualified Project Expenditures or Qualified Operational Expenditures be paid to the Land Bank under certain terms and conditions as determined by the Executive Director with the advice of Senior Counsel.

"Qualified Project" - the development/redevelopment of real property which is

- (1) blighted, deteriorated, deteriorating, or appropriate for rehabilitation (including clearance, demolition, removal, reconstruction, and rehabilitation); or (2) appropriate for the preservation or restoration of historic sites, the beautification of urban land, the conservation of open spaces, or the provision of recreational opportunities (including the construction and installation of facilities and site or other improvements for the beautification of urban land or recreational purposes);
- conducted solely by tenant or a company of which Tenant directly owns at least fifty-one percent (51%); and
- located within the North Broad target area as shown in dark green in the map below.



MEMORANDUM

To: Board of Directors
From: Steve Cusano, Esq. 
Date: May 15, 2019
Re: **Resolution Authorizing a Line of Credit and Procedures for Borrowing
on the Line of Credit**

Attached for the Board's consideration is a resolution authorizing the Executive Director to negotiate and obtain a line of credit from Republic Bank.

On March 22, 2019, the Land Bank issued a Request for Proposal seeking proposals from qualified lending institutions to provide a working capital line of credit. There were two responses – BB&T Bank and Republic Bank. Both proposals were evaluated by Angel Rodriguez, Steve Cusano, and Darren Williams. The three evaluators unanimously selected Republic Bank.

The attached resolution authorizes the Executive Director to negotiate and obtain a line of credit from Republic Bank materially in conformance with the summary of major terms attached to the resolution. Although the resolution authorizes the Executive Director to modify the Line of Credit, any modification cannot be materially different than the terms and conditions represented in the summary.

This resolution further authorizes the Executive Director to negotiate, execute, deliver, and perform all agreements, and other documents necessary or appropriate to consummate, obtain, implement, and fulfill the Line of Credit in accordance with the resolution. These documents shall contain such terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate.

The resolution further authorizes the Executive Director to extend the Line of Credit for two consecutive periods of twelve months each so long as the terms and conditions remain unchanged.

The resolution also authorizes the Executive Director to borrow against the Line of Credit subject to certain safeguards including:

- Funds may only be borrowed to fund the Land Bank's day to day operations and not to fund any acquisition of real property or pay any associated costs including servicer fees.
- Funds may only be borrowed pursuant to a written borrowing request, showing in reasonably detail the need for such funds, signed by (a) the Executive Director; (b) the Board Chair (or, if a vacancy in the Board Chair, the Board Vice Chair), and (c) the Land Bank's Finance Director.

May 15, 2019

**Resolution Authorizing a Line of Credit and Procedures for Borrowing
on the Line of Credit**

At each Board meeting, the Executive Director is required to report on (i) the amount of funds borrowed (cumulative and since last Board meeting); (ii) a schedule of when all outstanding borrowed funds are expected to be repaid; (iii) the revenue from property dispositions expected to repay such funds; (iv) an estimate of the interest to be paid; and (v) all interest paid to date.

Pursuant to Section 309 of the Bylaws an action of the Board to incur debt must be approved by a majority of the entire Board (the total number of Board members if there were no vacancies).

I recommend that the Board approve the attached resolution.

RESOLUTION NO. 2019 - ____

**RESOLUTION AUTHORIZING A LINE OF CREDIT
AND PROCEDURES FOR BORROWING ON THE LINE OF CREDIT**

WHEREAS, 68 Pa.C.S.A. § 2107 grants a land bank the power to "borrow from Federal Government funds, from the Commonwealth, from private lenders or from municipalities, as necessary, for the operation and work of the land bank."

WHEREAS, 68 Pa.C.S.A. § 2111(a) provides that a land bank may "receive funding through grants and loans from...private sources."

WHEREAS, on March 22, 2019, the Land Bank issued a Request for Proposal seeking proposals from qualified lending institutions to provide a working capital line of credit to the Land Bank.

WHEREAS, a proposal submitted by Republic Bank was determined, in the Land Bank's professional judgment, to be most advantageous to the Land Bank.

WHEREAS, the Board of Directors of the Philadelphia Land Bank ("**Board**") has determined that obtaining a working capital line of credit from Republic Bank to assist in funding the Land Bank's day to day operations ("**Line of Credit**") pursuant to the terms of this Resolution is in the best interests of the Land Bank.

WHEREAS, the Board has further determined that the establishing procedures for borrowing, repaying, and re-borrowing under the Line of Credit 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 to negotiate and obtain a line of credit from Republic Bank ("**Line of Credit**"), on behalf of the Land Bank, with terms and conditions materially in conformance with the summary of major terms ("**Summary**") attached to this Resolution 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 Line of Credit so long as any modifications are not materially different than the terms and conditions represented in the Summary.
2. The Executive Director is hereby further authorized to negotiate, execute, deliver, and perform, on behalf of the Land Bank, all agreements, contracts, instruments, certifications, attestations, and other documents necessary or appropriate (collectively, "**Transaction Documents**") to consummate, obtain, implement, and fulfill the Line of Credit in accordance with this Resolution. The Transaction Documents shall contain such terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate.
3. The Senior Counsel and the Finance Director are hereby individually authorized to attest, witness, and certify any of the Transaction Documents.

4. The Executive Director is hereby further authorized to extend the Line of Credit for two (2) consecutive periods of twelve (12) months each so long as the terms and conditions of the Line of Credit remain unchanged.
5. The Executive Director is hereby further authorized to borrow any and all funds against the Line of Credit in accordance with the following:
 - (i) Funds borrowed from the Line of Credit may only be used to fund the Land Bank's day to day operations and shall be drawn and used in accordance with the terms and conditions of the Line of Credit, subject to the terms and conditions of this Resolution.
 - (ii) Funds borrowed from the Line of Credit may not be used to fund the acquisition of any real property or pay for any costs, sums, or amounts associated with the acquisition of real property including, without limitation, servicer fees.
 - (iii) Funds may only be borrowed pursuant to a written borrowing request, showing in reasonably detail the need for such funds, signed by the following:
 - (a) the Executive Director;
 - (b) the Board Chair (or, if a vacancy in the Board Chair, the Board Vice Chair); and
 - (c) the Land Bank's Finance Director.
6. At each meeting of the Board, the Executive Director will report on:
 - (i) The total amount of funds borrowed against the Line of Credit;
 - (ii) The total amount of all funds borrowed against the Line of Credit as of the immediately preceding Board meeting;
 - (iii) A schedule of when all outstanding borrowed funds are expected to be repaid;
 - (iv) The revenue from those property dispositions expected to be utilized to repay such outstanding borrowed funds;
 - (v) An estimate of the interest to be paid for such outstanding borrowed funds; and
 - (vi) All interest paid in the current fiscal year.
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. This Resolution shall take effect immediately upon adoption by the Board.

Letter of Credit
Summary of Major Terms

<i>Amount</i>	\$2,000,000
<i>Initial Term</i>	12 months
<i>Renewal</i>	Two (2) consecutive renewal options of twelve (12) months each
<i>Rate</i>	Wall Street Journal Prime Minus 1% Floating
<i>Amortization</i>	Consecutive monthly interest only payments with outstanding principal and interest due at maturity
<i>Prepayment Penalty</i>	None
<i>Commitment Fee</i>	None
<i>Document Fee</i>	Capped at \$2,500
<i>Collateral</i>	Unsecured
<i>Guarantors</i>	None
<i>Additional Terms</i>	<ul style="list-style-type: none"> • No obligation to borrow. • Annual submission of FYE audited F/S within 120 days of end of fiscal year. • Annual submission of budget. • Insurance to be maintained. • No financial covenants.