



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

**Board of Director's Meeting
January 16, 2019 - 3:00 PM
Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of December 13, 2018
4. Property Dispositions
 - 1302 S. Cleveland St.
 - 3318-3320 N. 5th St. (License Agmt)
5. Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2019 – Revised
6. Resolution Delegating Authority to Execute and Deliver License Agreements, Subject to Certain Terms and Conditions
7. Resolution Approving Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority
8. Executive Director's Report (including update on property transfers, acquisition, and sales)
9. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC

**PHILADELPHIA LAND BANK
BOARD MEETING MINUTES**

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, December 13, 2018, 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 3:37 p.m.

ANNOUNCEMENT

Steve Cusano, Senior Counsel, announced that prior to today's Public Session, the Board held an Executive Session in which the Board received information regarding certain changes to restrictions contained in deeds conveying City properties by the Vacant Property Review Committee. The Board also viewed a presentation from Interface Studio regarding an update to the 2019 Strategic Plan.

**Agenda Item 1
Roll Call**

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

The following members of the Board of Directors were not present: Richard DeMarco and Paulette Adams.

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

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

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

**Agenda Item 2
Public Comment**

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

Mr. Benjamin Suluki asked about when he can expect to hear back about properties for which he submitted an Expression of Interest through the Land Bank website. Mr. Rodriguez responded that he should contact Ms. Jackson to follow up on his Expressions of Interest.

Ms. Vivian Van Story, from Community Land Trust, spoke in opposition to the proposed conveyance of 1238 N. 15th St., specifically the commercial portion of the proposed development. She expressed

concerns about the current drug problem in the area and about how a commercial use of the property might affect the residential character of the neighborhood.

Mr. Rodriguez explained that the developer needs to obtain a zoning variance for this project and if they are unable to obtain it, the Land Bank will not settle. Residents always have the ability to petition the local RCO and the Zoning Board of Appeals if they are opposed to the development.

Ms. Deborah Miles, from Community Land Trust, also spoke in opposition to the proposed conveyance of 1238 N. 15th St., alleging that dumpsters have been at the property for a while and that she believes that illegal dumping is occurring there. Ms. Jackson suggested that if residents observe what they believe to be illegal dumping they should try to get the license plate number and file a complaint with the Police Department and L&I.

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 November 27, 2018.

Ms. Voss made a motion to approve the minutes of the Board meeting of November 27, 2018. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the November 27, 2018 Board meeting.

Agenda Item 4 **(Item 11 on the posted agenda)** **Executive Director's Report**

Mr. Rodriguez welcomed Carolyn Terry as the new administrative assistant and reported that the Land Bank has two new clerks. He then provided the Board with the handout attached to these minutes as Exhibit A and reported on the FY 2019 acquisitions to date as shown in the handout. Mr. Rodriguez also gave a brief update on the LAMS (Land Acquisition Management System) database that was developed by members of the Planning Commission.

Next, Mr. Rodriguez provided the Board with the handout attached to these minutes as Exhibit B and reported on the dispositions as shown in the handout. Mr. Rodriguez explained that the disposition handout shows properties that have settled and those that have not. The Board asked and Mr. Rodriguez answered questions about settlement timelines, side yard dispositions, individual garden agreements and EOI processing steps.

Mr. Rodriguez then discussed the revenue shortfall shown in the handout; he explained that additional sales in process but not yet approved by the board should enable the Land Bank to meet its budget goals by the end of the fiscal year. Ms. Casmir commended the staff for achieving 78% of revenue goals at mid-fiscal year. Mr. Harris suggested having mid-fiscal year goals to smooth out the inevitable fluctuations in meeting annual disposition goals.

Mr. Rodriguez provided an update on several upcoming projects, including “tiny homes” (affordable, manufactured, smaller homes), competitive bids in the 1st Council District, competitive bids and an RFP for affordable housing in the 2nd Council District, and a joint project with the District Attorney’s office to rehab vacant homes in the 3rd Council District for affordable housing.

Mr. Rodriguez informed the Board that the staff is working on a mechanism to address U.S. Bank lien properties in light of the restriction on payment of these liens in the acquisition policy and the right of redemption. He reported that the Land Bank entered into a license agreement with Live Nation for certain properties located behind the Met and that the Land Bank is working on a lease with North Broad Renaissance for these properties that will be sublet to Live Nation. He also informed the Board of an upcoming hearing for the redemption of 5423-27 Lena Street, a property the Land Bank acquired at sheriff’s sale in October 2018. Mr. Cusano provided details about the situation and responded to Board members’ questions about this property.

Mr. Rodriguez informed the Board that the Land Bank had exercised our one-year renewal option for LAMA. He also gave an update about the pending appeal and motion to stay filed by the Public Advocate regarding the Water Rate Board’s proposed rate changes.

Agenda Item 5
(Item 4 on the posted agenda)
Property Dispositions

The Board attempted to place certain dispositions into groups for voting purposes.

2147 E. Orleans St.

The Board asked some questions about this modular housing project, which Mr. Rodriguez and Mr. Cusano answered. In response to Ms. Kates’ question about any “clawback” provisions used by the Land Bank, Mr. Cusano explained that the Land Bank’s documents contain development restrictions as well as a right of reverter, which the Land Bank intends to exercise whenever appropriate. The Board also discussed the possibility of having to permit rentals if a developer cannot sell an affordable housing property because buyers at that income level cannot obtain a mortgage.

Ms. Casimir and other Board members requested that the fact sheet for each disposition include a summary of the restrictions that are to be included in the PDA and deed or restrictive covenants for that disposition.

2200 N. Cleveland St.

Ms. Casimir asked about the appraised value for this property, since that information is not on the fact sheet and the OPA value is very high. Ms. Jackson responded that the property was appraised at \$15,000 but that the appraisal value was not included because the vacant structure is being sold at nominal value for rehab into a low-income homeownership property targeting buyers earning 30-60% of AMI.

Ms. Casimir requested that the fact sheet for each disposition that comes before the Board include the appraised value and reiterated her desire to have the information about the development and resale restrictions for the disposition contained in the fact sheet.

Ms. Voss left the meeting at 4:41 p.m.

1302 S. Cleveland St.

Ms. Casimir asked about the appraised value and restrictions to be placed on the property, which is being disposed of as a rear yard.

Mr. Koonce suggested tabling this disposition because this is a developable lot and he believes that although the disposition policy permits disposition of the lot as a side or rear yard, the Board does not have to approve the disposition of this property as a yard. Ms. Kates also stated that it is her understanding that the disposition policy does not mandate that the Land Bank convey this property for \$1.00 and that such a disposition is discretionary. Mr. Rodriguez then suggested that the Board provide the Land Bank staff with clear guidelines regarding the appraised value at which a property cannot be conveyed as a rear yard.

Mr. Dunbar recognized Orlando Acosta and Teresa McCormick, members of the public, who expressed their desire to see this property be used for affordable housing and stated their concerns about FHA loans. Mr. Dunbar suggested that the Land Bank Board should develop a policy to address concerns about side yard dispositions in high-value areas that have a need for affordable housing. He also clarified that FHA loans are not within the Land Bank's control.

Daniel McLaughlin, the person who applied to obtain 1302 S. Cleveland St. as a rear yard, then spoke about his experience trying to obtain this property since 2012, and that his desire is to use it as a rear yard.

Ms. Casimir then asked that instead of grouping the properties for a vote, each property should be reviewed and approved separately. Mr. Dunbar proceeded to discuss the first disposition on the agenda.

2935-65 N. 2nd St.

Mr. Sauer recused himself and left the meeting for this disposition due to HACE being a member of the Philadelphia Association of Community Development Corporations ("PACDC") of which Mr. Sauer is the Executive Director and Maria Gonzalez, HACE's President, being President of PACDC's Board of Directors.

Mr. Vassallo presented the proposed conveyance of 2935-65 N. 2nd Street to Casa Indiana, LLC with a mortgage of \$680,000. Casa Indiana is a limited-purpose, wholly-owned subsidiary of the Hispanic Association of Contractors and Enterprises, otherwise known as HACE. The applicant proposes to construct a 46,110 sq. ft., four-story residential structure with fifty one-bedroom rental units. Five of these units will serve residents at or below 20% of AMI, fifteen units at or below 30% of AMI, one unit at or below 40% of AMI, and twenty-nine units at or below 50% of AMI. Restrictive covenants will be recorded with the deed to ensure a minimum 35-year affordability period. The disposition received VPRC approval on October 9, 2018 and City Council approval on November 29, 2018. HACE has a long history of developing affordable housing in the neighborhood and is compliant and in good standing with the City of Philadelphia. The applicant has been awarded Low-Income Housing Tax Credits through the Pennsylvania Housing Finance Agency to complete the project. This disposition qualifies for a Direct Sale under the Disposition Policies because HACE is a 501(c)(3) nonprofit entity. The sales price of \$680,000 was determined by a third-party fair market appraisal. The project will be subject to an Economic Opportunity Plan.

The Board deliberated, and at the conclusion of deliberations, Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 2935-65 N. 2nd St.

Ms. Casimir made a motion to approve the Resolution Authorizing Conveyance of 2935-65 N. 2nd St. The motion was seconded by Mr. Harris.

Upon motion made and duly seconded, the Board unanimously approved (with Mr. Sauer recusing himself) the Resolution Authorizing Conveyance of 2935-65 N. 2nd St. attached as Exhibit C to these minutes.

Mr. Sauer reentered the meeting.

1238 N. 15th St.

Mr. Novotny presented the proposed conveyance of 1238 N. 15th Street to Derrick Jacobs for \$83,000. The applicant proposes to construct a 2,350 sq. ft., three-story mixed-use structure with rooftop deck. The ground floor will contain a commercial unit intended for office use at market-rate rent. The second and third floors will contain an approximately 1,500 square foot residential unit consisting of three bedrooms and three bathrooms. The unit will be sold to an owner-occupant and will be restricted to households meeting Workforce Housing Income guidelines (120% of AMI). In addition, the sale price will not exceed \$200,000. Income of the home buyer will be certified and restrictive covenants will be recorded with the deed to ensure a minimum ten-year affordability period. The disposition received VPRC approval on November 13, 2018 and City Council approval on December 6, 2018.

The applicant has thirty years of development experience, including rehabs and new construction, and is compliant and in good standing with the City of Philadelphia. Evidence of project financing has been provided in the form of a pre-approval letter from Legacy Capital. This disposition qualifies for a Direct Sale under the current Disposition Policies because 1238 N 15th Street represents 25% of a planned development project and the applicant owns the adjacent three parcels (75% balance) of the development site. The sales price of \$83,000 was determined by a third party fair market appraisal. The project will be subject to an Economic Opportunity Plan.

The Board deliberated and asked about a variance for the commercial space. Mr. Novotny confirmed that the applicant will need a variance for the commercial space, as the area was recently (after the applicant had purchased the other three lots) rezoned from CMX2 to RM1. The Board recognized that it would be more appropriate that any concerns which members of the public may have regarding this developer be raised at the Zoning Board and ask the RCO to request that the Zoning Board place a restriction on the type of tenant that can rent the commercial space.

Ms. Casimir suggested that applicants should attend the Board meeting at which their project is being considered in order to answer any questions that the Board may have and suggested that this disposition be tabled due to the concerns raised by members of the public at the beginning of the meeting.

At the conclusion of deliberations, Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 1238 N. 15th St.

Mr. Koonce made a motion to approve the Resolution Authorizing Conveyance of 1238 N. 15th St. The motion was seconded by Ms. Kates.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1238 N. 15th St. attached as Exhibit D to these minutes.

Mr. Koonce temporarily left the meeting.

2147 E. Orleans St.

Mr. Novotny presented the proposed conveyance of 2147 E. Orleans Street to Student-Run Emergency Housing Unit of Philadelphia for a nominal price of \$1.00. The applicant proposes to construct an approximately 1,000 square foot, 2 story residential structure. The project will utilize pre-fabricated modular construction to achieve low development costs. The unit will consist of two bedrooms and one bathroom and will be sold to an owner-occupant, low-to-moderate-income household (80% AMI or less). Income of the home buyer will be certified and restrictive covenants will be recorded with the deed to ensure a minimum ten-year affordability period. The disposition received VPRC approval on November 13, 2018 and City Council approval on November 29, 2018.

Anthony Belfield of Resource Control Consultants is serving as the project manager. He has over 30 years of relevant professional experience, including thirteen years experience with heavy construction throughout the Mid-Atlantic region. RCC is also providing engineering and architectural services to the project. The project is legally represented and advised by the Assistant University Counsel at Temple University as well as a partner of Pepper Hamilton attorney. Both have extensive experience and expertise with real estate transactions and development. The applicant has provided emergency shelter and supportive services for approximately 525 homeless individuals since their founding in 2011. A core activity includes assistance in obtaining permanent housing and they've achieved a 75% success rate in doing so. The proposed development project represents a progression in the organization fulfilling its mission. They are compliant and in good standing with the City of Philadelphia. Evidence of project financing has been provided in the form of bank account statements and a Letter of Loan Commitment from Alan Domb Real Estate. This disposition qualifies for a Direct Sale under the current Disposition Policies because the applicant is a non-profit proposing to develop affordable housing. As such, the project also qualifies for nominal sales price. The project will not be subject to an Economic Opportunity Plan because developments consisting of a single-family residential unit are exempt from this requirement.

Mr. Koonce reentered the meeting.

The Board deliberated. At the conclusion of deliberations, Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 2147 E. Orleans Street.

Mr. Harris made a motion to approve the Resolution Authorizing Conveyance of 2147 E. Orleans Street. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board approved (with Ms. Casimir abstaining) the Resolution Authorizing Conveyance of 2147 E. Orleans Street attached as Exhibit E to these minutes.

Due to the length of the meeting and the time, the Board decided, at this time, to postpone property dispositions for a short time so that hold officer elections could be held next.

Agenda Item 6
(Item 10 on the posted agenda)
Officer Elections

Mr. Dunbar announced that the only nominees that accepted their nominations are as follows: Mr. Dunbar for Chair, Ms. Kates for Vice Chair, Ms. Rashid for Secretary, and Mr. Harris for Treasurer, who was nominated and accepted the nomination at the Board meeting.

There being no objections from any Board member, Mr. Dunbar asked for a motion to approve Mr. Dunbar for Chair, Ms. Kates for Vice Chair, Ms. Rashid for Secretary, and Mr. Harris for Treasurer.

Ms. Kates made a motion to approve Mr. Dunbar for Chair, Ms. Kates for Vice Chair, Ms. Rashid for Secretary, and Mr. Harris for Treasurer. The motion was seconded by Mr. Sauer.

Upon motion made and duly seconded, the Board approved Mr. Dunbar for Chair, Ms. Kates for Vice Chair, Ms. Rashid for Secretary, and Mr. Harris for Treasurer – see the resolution attached as Exhibit F to these minutes.

Mr. Dunbar left the meeting at 5:30 p.m.

The Board then continued with property dispositions, with Ms. Kates chairing the rest of the meeting.

Agenda Item 5 CONTINUED
(Item 4 on the posted agenda)
Property Dispositions

Following officer elections, the Board continued with property dispositions.

1302 S. Cleveland St.

The Board unanimously decided to table this disposition, with Rick Sauer making the motion to table the disposition and Mr. Koonce seconding the motion.

2211, 2213 W. Sergeant Street

Mr. Johns recused himself for this disposition and left the meeting. Mr. Johns has an ownership interest in a company that provides services to Habitat for Humanity Philadelphia, Inc.

Mr. Vassallo presented the proposed disposition of 2211 and 2213 W. Sergeant Street to Habitat for Humanity Philadelphia, Inc. for a nominal price of \$1.00. The applicant plans to rehab this vacant structure to create a three-bedroom, one-bathroom homeownership unit for a family in Habitat's homeownership program earning between 30-60% of AMI. Habitat will rehab this unit using its in-house construction staff and construction volunteers. The rehab will include replacing floors, roof, and any windows or structural members that need replacement. Additionally, they will replace and reconfigure the kitchen and upstairs bathroom. The disposition received VPRC approval on November 13, 2018 and City Council approval on December 13, 2018.

The applicant has a long history of development experience, using volunteer labor to complete rehabs and new construction, and is compliant and in good standing with the City of Philadelphia. Evidence of project financing has been provided in the form of a bank statement. This disposition qualifies for a Direct Sale under the Disposition Policies because Habitat for Humanity Philadelphia is a 501(c)(3)

nonprofit entity proposing to develop affordable housing. The sales price of \$1.00 was determined based on this same nonprofit status. The project will be subject to an Economic Opportunity Plan.

The Board deliberated, and at the conclusion of deliberations, Ms. Kates called for a motion to approve the Resolution Authorizing Conveyance of 2211 and 2213 W. Sergeant Street.

Mr. Koonce made a motion to approve the Resolution Authorizing Conveyance of 2211 and 2213 W. Sergeant Street. The motion was seconded by Mr. Sauer.

Upon motion made and duly seconded, the Board approved (with Mr. Johns recusing himself) the Resolution Authorizing Conveyance of 2211 and 2213 W. Sergeant Street attached as Exhibit G to these minutes.

2200 N. Cleveland Street

Mr. Johns recused himself for this disposition and left the meeting. Mr. Johns has an ownership interest in a company that provides services to Habitat for Humanity Philadelphia, Inc.

Mr. Vassallo presented the proposed disposition of 2200 N. Cleveland Street to Habitat for Humanity Philadelphia, Inc. for a nominal price of \$1.00. The applicant plans to rehab this vacant structure to create a two-bedroom, one-bathroom homeownership unit for a family in Habitat's homeownership program earning between 30-60% of AMI. Habitat will rehab this unit using its in-house construction staff and construction volunteers. The rehab will include replacing floors, roof and any windows or structural members that need replacement. Habitat will also clear and purge the basement, resealing new floors. Mini split heat systems will be installed to create zoned HVAC. The disposition received VPRC approval on November 13, 2018 and City Council approval on December 13, 2018.

The applicant has a long history of development experience, using volunteer labor to complete rehabs and new construction, and is compliant and good standing with the City of Philadelphia. Evidence of project financing has been provided in the form of a bank statement. This disposition qualifies for a Direct Sale under the Disposition Policies because Habitat for Humanity Philadelphia is a 501(c)(3) nonprofit entity proposing to develop affordable housing. The sales price of \$1.00 was determined based on this same nonprofit status. The project will be subject to an Economic Opportunity Plan.

The Board deliberated, and at the conclusion of deliberations, Ms. Kates called for a motion to approve the Resolution Authorizing Conveyance of 2200 N. Cleveland Street.

Mr. Koonce made a motion to approve the Resolution Authorizing Conveyance of 2200 N. Cleveland Street. The motion was seconded by Ms. Kates.

Upon motion made and duly seconded, the Board approved (with Mr. Johns recusing himself) the Resolution Authorizing Conveyance of 2200 N. Cleveland Street attached as Exhibit H to these minutes.

At this time, Mr. Johns reentered the meeting.

162, 164, 166 W. Cumberland Street

Mr. Vassallo presented the proposed disposition of 162, 164, and 166 W. Cumberland Street to Alexander Johnson for \$35,000. The applicant plans to operate a market farm on the site, selling fresh

produce to local restaurants. The disposition received VPRC approval on November 13, 2018 and City Council approval on December 13, 2018.

The market farm will consist of hoop houses and raised beds. Additionally, the applicant has an active Commercial Activity License permitting him to do business in the City of Philadelphia. He will seek a ServSafe Certification prior to settlement. The applicant is compliant and in good standing with the City of Philadelphia. Evidence of project financing has been provided in the form of a commitment letter from a private investor as well as a letter from PNC Wealth Management confirming the investor's available balance meets or exceeds this commitment. The disposition qualifies as a General Sale under the Disposition Policies because Alexander Johnson was the only Expression of Interest on each of these properties at the time of his application. The sales price of \$35,000 was determined by a third-party fair market appraisal. The project will not be subject to an Economic Opportunity Plan.

The Board deliberated, and at the conclusion of deliberations, Ms. Kates called for a motion to approve the Resolution Authorizing Conveyance of 162, 164, and 166 W. Cumberland Street.

Ms. Casimir made a motion to approve the Resolution Authorizing Conveyance of 162, 164, and 166 W. Cumberland Street. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 162, 164, and 166 W. Cumberland Street attached as Exhibit I to these minutes.

3215, 3221-23 Shelbourne Street; 901, 905 E. Westmoreland Street

Mr. Vassallo presented the proposed one-year license agreement for 3215 and 3221-23 Shelbourne Street and for 901 and 905 E. Westmoreland Street to Esperanza Health Center. The applicant plans to use the land as open space for passive recreation and respite for patients and staff at their new primary care health facility. The applicant has a long history of providing quality healthcare services in the community. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia.

The Board deliberated, and at the conclusion of deliberations, Ms. Kates called for a motion to approve the Resolution Authorizing a License Agreement for 3215, 3221-23 Shelbourne Street; 901, 905 E. Westmoreland Street.

Ms. Casimir made a motion to approve the Resolution Authorizing a License Agreement for 3215, 3221-23 Shelbourne Street; 901, 905 E. Westmoreland Street. The motion was seconded by Ms. Rashid.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing a License Agreement for 3215, 3221-23 Shelbourne Street; 901, 905 E. Westmoreland Street attached as Exhibit J to these minutes.

3318-3320 N 5th Street

This disposition item (a license agreement) was removed from the agenda prior to the meeting.

Agenda Item 7 (Item 5 on the posted agenda)
Resolution Granting Authorization to Acquire Properties at Judicial Sale,
Subject to Certain Terms and Conditions

Mr. Cusano explained this resolution to the Board and asked for a spending limit of \$750,000.

Ms. Kates called for a motion to approve the Resolution Granting Authorization to Acquire Properties at Judicial Sale, Subject to Certain Terms and Conditions with a spending limit of \$750,000.

Mr. Koonce made a motion to approve the Resolution Granting Authorization to Acquire Properties at Judicial Sale, Subject to Certain Terms and Conditions with a spending limit of \$750,000. The motion was seconded by Ms. Casimir.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Granting Authorization to Acquire Properties at Judicial Sale, Subject to Certain Terms and Conditions with a spending limit of \$750,000 attached as Exhibit K to these minutes.

Mr. Johns left the meeting at 5:37 p.m.

Agenda Item 8 (Item 7 on the posted agenda)
Resolution Adopting Philadelphia Land Bank
Schedule of Regular Board of Directors Meetings for 2019

Mr. Cusano presented this Resolution.

Ms. Kates called for a motion to approve the Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2019.

Mr. Koonce made a motion to approve the Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2019. The motion was seconded by Mr. Sauer.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2019 attached as Exhibit L to these minutes.

Agenda Item 9
(Item 12 on the posted agenda)
Adjournment

Due to the time, Ms. Kates called for a motion to table agenda items 8 and 9 on the agenda and to adjourn the meeting.

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

Upon motion made and duly seconded, the Board approved to adjourn the meeting. The meeting was adjourned at 5:39 p.m.

SECRETARY TO THE BOARD

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS
REGULAR MEETING

Thursday, December 13, 2018 at 3:30 PM
1234 Market Street, 17th Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN-IN

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

	NAME	COMPANY	EMAIL
1	Jane Koen	Koen & Robino	JKoen@KRC-10510-
2	Vivian VanStoy	Community Land Trusts	267230vet2000.xet
3	Sandra Golden	Community Land Trust	Sandra19121@yahoo.com
4	V. Benjamin	Community Land Trust	N/A
5	Colonel Miller	Community Land Trust	N/A
6	Allie Fitzpatrick	Community Land Trust	ALFitz88@comcast.net
7	Benjamin Sullivan	Self	b5020161@hotmail.com
8	Daniel McArthur	Self	WMCMCARTHUR@GMAIL.COM
9	Richard Rohrer	Esperanza Health Center	rdroespanzahealth.com
10	Werner Punt	Wharfedale Partners Strategy, Inc.	
11			
12			

ACQUIRED

PHILADELPHIA LAND BANK FY 2019 ACQUISITION SUMMARY TO DATE - MID YEAR REPORT

ACQUISITION TYPE	GOAL	CD 1	CD 2	CD 3	CD 4	CD 5	CD 7	CD 8	TOTALS	%
Side Yards (LOTS)	81	1	1	9	1	8	25	1	46	57%
Total Housing/Mixed Use (UNITS)	221	3	3	11	0	49	9	4	79	36%
20 % at 30% or below of AMI	45								0	0%
30 % at 60% or below of AMI	66		1	8		43	9	3	64	97%
25 % at 120% or below of AMI	55		1			3			4	7%
25 % non-income restricted	55	3	1	3		3			11	20%
Business Expansions (LOTS)	3					2		1	6	200%
Gardens/Open Space (LOTS)	20			5	1	11	3		20	100%
UNKNOWN	0								0	
Total		4	4	25	2	70	41	5	151	
TOTAL DOLLARS		\$ 37,847.34	\$ 61,311.97	\$ 278,297.08	\$ 12,600.00	\$ 571,838.48	\$ 301,213.52	\$ 142,481.16	\$ 1,405,589.55	

Exhibit A (consisting of 6 pgs)

Land Bank	Property Address	CC District	Date Acquired	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)	TOTAL by CD
1	1921 S 6TH ST	1	10/18/2018	Market Rate	CMX2	\$14,700.00	\$11,324.85	
2	2478 EMERALD ST	1	10/18/2018	Market Rate	CMX1	\$10,900.00	\$8,805.57	
3	2480 EMERALD ST	1	10/18/2018	Market Rate	CMX1	\$10,800.00	\$10,740.37	
4	1853 E ONTARIO ST	1	11/14/2018	Sideyard	RSAS	\$7,600.00	\$6,976.55	\$37,847.34
5	3003 WHARTON ST	2	10/17/2018	Affordable Housing	RSAS	\$15,500.00	\$5,323.99	
6	2521 ANNIN ST	2	7/24/2018	Housing	RM1	\$5,300.00	\$6,200.00	
7	1952 S REDFIELD ST	2	7/24/2018	Sideyard	RM1	\$8,100.00	\$9,000.00	
8	3124 TASKER ST	2	8/21/2018	Workforce Housing	RSAS	\$45,700.00	\$40,787.98	\$61,311.97
9	4405 BROWN ST	3	8/21/2018	Affordable Housing	RM1	\$4,600.00	\$5,500.00	
10	852 UNION ST	3	9/18/2018	Affordable Housing	RSAS	\$7,900.00	\$8,800.00	
11	4900 W THOMPSON ST	3	10/16/2018	Affordable Housing	CMX2	\$12,700.00	\$13,600.00	
12	5817 BELMAR ST	3	10/16/2018	Affordable Housing	RM1	\$6,660.00	\$7,204.75	
13	3906 W GIRARD AVE	3	10/17/2018	Affordable Housing	CMX1	\$25,900.00	\$5,685.39	
14	4149 W GIRARD AVE	3	7/18/2018	Community Garden	RM1	\$20,100.00	\$13,673.16	
15	3714 BROWN ST	3	10/17/2018	Community Garden	RSAS	\$8,100.00	\$4,056.69	
16	5440 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800.00	\$14,670.73	
17	5442 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800.00	\$15,910.78	
18	5444 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800.00	\$15,002.39	
19	5327 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400.00	\$17,640.59	
20	5331 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400.00	\$18,300.00	
21	647 N 43RD ST	3	10/16/2018	Development Site	CMX2	\$34,400.00	\$7,852.90	
22	709 N DE KALB ST	3	9/18/2018	Market Rate	RSAS	\$7,800.00	\$8,700.00	
23	710 N 36TH ST	3	9/18/2018	Market Rate	RSAS	\$9,300.00	\$7,982.98	
24	3626 BROWN ST	3	10/18/2018	Market Rate	RSAS	\$8,640.00	\$27,098.34	
25	1007 S FRAZIER ST	3	7/26/2018	Sideyard	RM1	\$9,600.00	\$10,500.00	
26	19 N PAXON ST	3	8/15/2018	Sideyard	RM1	\$20,900.00	\$9,924.57	
27	3818 POPLAR ST	3	8/21/2018	Sideyard	RSAS	\$15,600.00	\$10,793.81	
28	1823 S 57TH ST	3	8/23/2018	Sideyard	RM1	\$6,000.00	\$6,900.00	
29	1961 S ITHAN ST	3	8/23/2018	Sideyard	RSAS	\$8,100.00	\$9,000.00	
30	3842 WYALUSING AVE	3	8/23/2018	Sideyard	CMX2	\$7,100.00	\$8,000.00	
31	5455 REGENT ST	3	8/23/2018	Sideyard	RM1	\$7,700.00	\$8,600.00	
32	5617 ELLIOTT ST	3	8/23/2018	Sideyard	RM1	\$10,200.00	\$11,100.00	
33	5939 SPRINGFIELD AVE	3	8/23/2018	Sideyard	RM1	\$10,200.00	\$11,100.00	\$278,297.08

FIRST QUARTER										
	Land Bank Designation	Property Address	CC District	Date Acquired	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)	TOTAL by CD	
34	1	Acquired	1707 N 55TH ST	4	11/29/2018	Community Garden	RM1	\$7,400.00	\$8,300.00	\$12,600.00
35	2	Acquired	2532 W SELTZER ST	4	8/23/2018	Sidewalk	RSAS	\$3,400.00	\$4,300.00	
36	1	Acquired	1750 N CROSKY ST	5	7/18/2018	Affordable Housing	RSAS	\$3,600.00	\$3,600.00	
37	2	Acquired	1614 N BAILEY ST	5	7/24/2018	Affordable Housing	RSAS	\$7,000.00	\$7,900.00	
38	3	Acquired	1749 N 26TH ST	5	7/24/2018	Affordable Housing	RSAS	\$6,200.00	\$7,100.00	
39	4	Acquired	2201 N 8TH ST	5	7/24/2018	Affordable Housing	CMX2	\$5,500.00	\$6,400.00	
40	5	Acquired	2231 N 19TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,200.00	\$8,100.00	
41	6	Acquired	2247 N 19TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,400.00	\$8,300.00	
42	7	Acquired	2351 NICHOLAS ST	5	7/24/2018	Affordable Housing	CMX2	\$4,100.00	\$5,000.00	
43	8	Acquired	2411 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$10,400.00	\$11,300.00	
44	9	Acquired	2422 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800.00	\$15,700.00	
45	10	Acquired	2434 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800.00	\$15,700.00	
46	11	Acquired	2443 SEYBERT ST	5	7/24/2018	Affordable Housing	RM1	\$6,000.00	\$6,900.00	
47	12	Acquired	2113 W OXFORD ST	5	7/26/2018	Affordable Housing	CMX3	\$3,000.00	\$3,900.00	
48	13	Acquired	2330 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$7,400.00	\$8,300.00	
49	14	Acquired	2332 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$8,900.00	\$9,800.00	
50	15	Acquired	1725 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200.00	\$7,100.00	
51	16	Acquired	1747 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200.00	\$7,100.00	
52	17	Acquired	2429 SEYBERT ST	5	8/21/2018	Affordable Housing	RM1	\$6,000.00	\$6,900.00	
53	18	Acquired	2524 TURNER ST	5	8/21/2018	Affordable Housing	RSAS	\$4,300.00	\$5,200.00	
54	19	Acquired	2606 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,200.00	\$7,100.00	
55	20	Acquired	2625 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,400.00	\$7,300.00	
56	21	Acquired	2806 CECIL B MOORE AVE	5	8/21/2018	Affordable Housing	RSAS	\$9,700.00	\$10,600.00	
57	22	Acquired	2913 CECIL B MOORE AVE	5	8/21/2018	Affordable Housing	RSAS	\$8,200.00	\$9,100.00	
58	23	Acquired	2219 N UBER ST	5	8/23/2018	Affordable Housing	RSAS	\$9,300.00	\$10,200.00	
59	24	Acquired	2227 N UBER ST	5	8/23/2018	Affordable Housing	RSAS	\$9,300.00	\$10,200.00	
60	25	Acquired	2255 N 19TH ST	5	9/18/2018	Affordable Housing	RSAS	\$7,200.00	\$8,100.00	
61	26	Acquired	3029 CLIFFORD ST	5	9/18/2018	Affordable Housing	RSAS	\$7,100.00	\$8,000.00	
62	27	Acquired	3134 W GORDON ST	5	9/19/2018	Affordable Housing	RSAS	\$2,800.00	\$3,700.00	
63	28	Acquired	1551 N 9TH ST	5	9/20/2018	Affordable Housing	RM1	\$19,400.00	\$20,300.00	
64	29	Acquired	2125 N 18TH ST	5	10/17/2018	Affordable Housing	RSAS	\$50,200.00	\$51,100.00	
65	30	Acquired	2402 JEFFERSON ST	5	10/17/2018	Affordable Housing	RM1	\$6,100.00	\$6,100.00	
66	31	Acquired	2546 TURNER ST	5	10/17/2018	Affordable Housing	RSAS	\$7,742.00	\$7,926.31	

FIRST QUARTER

	Land Bank Designation	Property Address	CC District	Date Acquired	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. servicer fees)	TOTAL by CD
67	Acquired	3117 CLIFFORD ST	5	10/17/2018	Affordable Housing	RSAS	\$12,900.00	\$8,288.40	
68	Acquired	1446 N MARSTON ST	5	10/18/2018	Affordable Housing	RSAS	\$5,200.00	\$6,100.00	
69	Acquired	1615 W FLORA ST	5	10/18/2018	Affordable Housing	RM1	\$19,200.00	\$8,688.79	
70	Acquired	1761 N CROSEY ST	5	11/14/2018	Affordable Housing	RM1	\$3,800.00	\$3,800.00	
71	Acquired	1814 N MARSHALL ST	5	11/27/2018	Affordable Housing	RSAS	\$17,900.00	\$8,346.56	
72	Acquired	1609 W FLORA ST	5	11/29/2018	Affordable Housing	RM1	\$18,400.00	\$8,524.63	
73	Acquired	1731 N 29TH ST	5	11/29/2018	Affordable Housing	RSAS	\$6,900.00	\$6,986.34	
74	Acquired	1614-18 N 22ND ST	5	9/20/2018	Commercial Expansion	CMX3	\$17,100.00	\$18,000.00	
75	Acquired	2259-63 GERMANTOWN AVE	5	9/20/2018	Commercial Site Assent	CMX2	\$12,400.00	\$13,300.00	
76	Acquired	2506 N 11TH ST	5	7/24/2018	Community Garden	RM1	\$14,800.00	\$13,687.59	
77	Acquired	725 W CUMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,200.00	\$15,100.00	
78	Acquired	727 W CUMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,200.00	\$8,727.29	
79	Acquired	1023 W CUMBERLAND ST	5	10/17/2018	Community Garden	CMX2	\$3,800.00	\$3,800.00	
80	Acquired	2326 N 10TH ST	5	10/18/2018	Community Garden	CMX2	\$4,000.00	\$4,900.00	
81	Acquired	2503 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500.00	\$9,054.12	
82	Acquired	2509 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500.00	\$9,339.19	
83	Acquired	2511 N WARNOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500.00	\$10,400.00	
84	Acquired	1820 N MARSHALL ST	5	8/21/2018	Development Site	RSAS	\$16,800.00	\$7,493.14	
85	Acquired	2036 N 29TH ST	5	8/21/2018	Development Site	RSAS	\$5,000.00	\$5,900.00	
86	Acquired	2236 N 7TH ST	5	8/21/2018	Development Site	RM1	\$15,000.00	\$12,075.15	
87	Acquired	2447 SEYBERT ST	5	8/21/2018	Development Site	RM1	\$6,000.00	\$6,900.00	
88	Acquired	2916 RIDGE AVE	5	8/21/2018	Development Site	RM1	\$4,900.00	\$5,800.00	
89	Acquired	2534 RIDGE AVE	5	7/24/2018	Garden/Open Space	RSAS	\$7,700.00	\$8,600.00	
90	Acquired	1514 N MARSTON ST	5	10/18/2018	Market Rate	RSAS	\$4,900.00	\$5,800.00	
91	Acquired	1547 N MARSTON ST	5	10/18/2018	Market Rate	RSAS	\$5,000.00	\$5,900.00	
92	Acquired	3110 W YORK ST	5	8/21/2018	Open Space	RSAS	\$2,900.00	\$3,800.00	
93	Acquired	3112 W YORK ST	5	8/21/2018	Open Space	RSAS	\$2,900.00	\$3,800.00	
94	Acquired	2514 NICHOLAS ST	5	7/24/2018	Sideyard	RSAS	\$6,600.00	\$7,500.00	

PHILADELPHIA LAND BANK

12/13/2018

Land Bank Designation	Property Address	CC District	Date Acquired	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)	TOTAL by CD
95	2140 N 30TH ST	5	7/26/2018	Sideyard	RSAS	\$5,600.00	\$6,500.00	
96	1727 N STILLMAN ST	5	8/21/2018	Sideyard	RSAS	\$3,100.00	\$4,000.00	
97	2434 N CHADWICK ST	5	8/21/2018	Sideyard	RSAS	\$5,300.00	\$6,200.00	
98	2540 RIDGE AVE	5	8/21/2018	Sideyard	RSAS	\$6,900.00	\$7,800.00	
99	2831 W HAROLD ST	5	8/21/2018	Sideyard	RSAS	\$5,200.00	\$6,100.00	
100	1741 N NEWKIRK ST	5	8/23/2018	Sideyard	RSAS	\$4,678.00	\$5,813.33	
101	2R NOLANS CT	5	11/29/2018	Sideyard	IRMX	\$19,600.00	\$13,660.73	
102	1437 OGDEN ST	5	7/26/2018	Workforce Housing	IRMX	\$35,800.00	\$23,474.64	
103	1537 N 28TH ST	5	10/18/2018	Workforce Housing	RSAS	\$4,900.00	\$5,800.00	
104	1530 N DARIEN ST	5	11/29/2018	Workforce Housing	RM1	\$16,200.00	\$6,246.74	
105	2030 GERMANTOWN AVE	7	10/18/2018	Commercial	CMX2	\$5,000.00	\$5,900.00	
106	2038 GERMANTOWN AVE	7	10/18/2018	Commercial	CMX2	\$3,600.00	\$4,500.00	
107	526 DIAMOND ST	7	9/18/2018	Commercial Site Assembl	CMX2	\$5,200.00	\$6,100.00	
108	536 DIAMOND ST	7	9/18/2018	Commercial Site Assembl	CMX2	\$5,300.00	\$6,200.00	
109	2300 EMERALD ST	7	7/24/2018	Community Garden	RSAS	\$15,100.00	\$7,825.06	
110	1937 E DAUPHIN ST	7	10/17/2018	Community Garden	RSAS	\$25,900.00	\$9,961.49	
111	2967 N FAIRHILL ST	7	10/18/2018	Community Garden	RSAS	\$8,500.00	\$9,400.00	
112	527 W MONTGOMERY AVE	7	9/18/2018	Development Site	RSAS	\$17,200.00	\$18,100.00	
113	2120 N REESE ST	7	9/19/2018	Housing	RSAS	\$7,000.00	\$4,972.08	
114	2122 N REESE ST	7	9/19/2018	Housing	RSAS	\$7,000.00	\$3,505.41	
115	2124 N REESE ST	7	9/19/2018	Housing	RSAS	\$7,000.00	\$5,096.54	
116	2227 N 5TH ST	7	10/16/2018	Housing	RSAS	\$8,400.00	\$8,893.78	
117	2563 N LEITHGOW ST	7	10/16/2018	Housing	RSAS	\$1,700.00	\$2,600.00	
118	2957 N ORKNEY ST	7	10/16/2018	Housing	RSAS	\$1,800.00	\$2,700.00	
119	2126 N REESE ST	7	10/17/2018	Housing	RSAS	\$7,000.00	\$3,921.38	
120	2242 N LAWRENCE ST	7	10/17/2018	Housing	RSAS	\$8,000.00	\$5,419.34	
121	110 E WISHART ST	7	7/24/2018	Sideyard	RM1	\$3,800.00	\$4,700.00	
122	2054 N 5TH ST	7	7/24/2018	Sideyard	RSAS	\$15,400.00	\$13,611.77	
123	2314 N 5TH ST	7	7/24/2018	Sideyard	RSAS	\$5,100.00	\$6,000.00	
124	237 W THAYER ST	7	7/24/2018	Sideyard	RM1	\$6,700.00	\$7,600.00	
125	250 W THAYER ST	7	7/24/2018	Sideyard	RM1	\$6,700.00	\$7,600.00	
126	2748 N 2ND ST	7	8/21/2018	Sideyard	RM1	\$12,600.00	\$12,420.47	
127	2821 N HOWARD ST	7	8/21/2018	Sideyard	RM1	\$11,400.00	\$12,300.00	

SECOND QUARTER

1:25 PM

	Land Bank Designation	Property Address	CC District	Date Acquired	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl. service fees)	TOTAL by CD
128	Acquired	301 W SUSQUEHANNA AVE	7	8/21/2018	Sideyard	RS45	\$7,200.00	\$8,100.00	
129	Acquired	3340 H ST	7	8/21/2018	Sideyard	RS45	\$9,200.00	\$10,100.00	
130	Acquired	3432 N BODINE ST	7	8/21/2018	Sideyard	RM1	\$6,800.00	\$7,700.00	
131	Acquired	428 DIAMOND ST	7	8/21/2018	Sideyard	RM1	\$5,500.00	\$6,400.00	
132	Acquired	3336 WATERLOO ST	7	10/16/2018	Sideyard	RM1	\$8,000.00	\$8,900.00	
133	Acquired	2916 MASCHER ST	7	10/17/2018	Sideyard	RM1	\$7,900.00	\$5,441.40	
134	Acquired	505 DIAMOND ST	7	10/17/2018	Sideyard	RS45	\$8,500.00	\$8,061.90	
135	Acquired	1726 N BODINE ST	7	10/18/2018	Sideyard	RS45	\$37,900.00	\$9,004.26	
136	Acquired	1728 N BODINE ST	7	10/18/2018	Sideyard	RS45	\$37,900.00	\$8,836.65	
137	Acquired	2351 N ORIANNA ST	7	10/18/2018	Sideyard	RS45	\$6,400.00	\$7,300.00	
138	Acquired	2958 N ORKNEY ST	7	10/18/2018	Sideyard	CMX2.5	\$1,800.00	\$2,700.00	
139	Acquired	4041 N 9TH ST	7	10/18/2018	Sideyard	RM1	\$7,000.00	\$7,900.00	
140	Acquired	4422 ELIZABETH ST	7	10/18/2018	Sideyard	RM1	\$18,200.00	\$11,708.67	
141	Acquired	1946 E YORK ST	7	11/14/2018	Sideyard	RM1	\$44,800.00	\$8,778.61	
142	Acquired	221 W SERGEANT ST	7	11/29/2018	Sideyard	RS45	\$1,800.00	\$2,700.00	
143	Acquired	2222 PALETHORP ST	7	11/29/2018	Sideyard	CMX2	\$9,900.00	\$6,021.33	
144	Acquired	2355 N ORIANNA ST	7	11/29/2018	Sideyard	RS45	\$6,400.00	\$6,188.36	
145	Acquired	4205 N 9TH ST	7	11/29/2018	Sideyard	RM1	\$7,000.00	\$6,045.02	\$301,213.52
146	Acquired	5423-27 LENA ST	8	10/17/2018	Affordable Housing	RS43	\$151,200.00	\$95,990.76	
147	Acquired	4560 N BOUVIER ST	8	8/15/2018	Development Site	RM1	\$5,900.00	\$5,900.00	
148	Acquired	2118-20 W GODFREY AVE	8	8/21/2018	Housing	RM1	\$37,000.00	\$10,450.06	
149	Acquired	6060 LIMEKILN PIKE	8	8/21/2018	Mixed Use	CMX1	\$126,500.00	\$25,740.34	
150	Acquired	5618 HEISKELL ST	8	9/19/2018	Sideyard	RS45	\$4,400.00	\$4,400.00	\$142,481.16
							\$1,405,589.55	\$1,405,589.55	

PHILADELPHIA LAND BANK MID-YEAR DISPOSITION STATUS

	GOAL FY 19	SETTLED	TO BE SETTLED FY 19	Total	%	CD 1	CD 2	CD 3	CD 5	CD 7	CD 8	TOTAL
Sideyard	100	4	3	7	7.00%	0	0	0	1	5	1	7
MIXED HOUSING UNITS	252	66	132	198	78.57%	1	24	7	160	6	0	198
# of Units 30% AMI	50	26	45	71	142.00%	0	0	3	79	0	0	82
# of Units 60% AMI	76	11	46	57	75.00%	0	0	4	42	0	0	46
# of Units 120% AMI	63	22	24	46	73.02%	0	20	0	26	0	0	46
# of Units Market	63	7	17	24	38.10%	1	4	0	13	6	0	24
Garden/ Open Sp.	40	3	2	5	12.50%	1	0	0	2	2	0	5
Business												
Expansion/Commercial	8	0	4	4	50.00%	0	0	0	0	4	0	4
TOTAL LOTS	316	51	97	148	46.84%	2	16	5	110	15	1	148
TOTAL UNITS	252	66	132	198	78.57%	1	24	7	160	6	0	198

BUDGETED PLB Direct Sales FY 19	\$ 1,367,200.00	
TOTAL (Approved and conveyed)	\$ 236,652.00	17.31%
TOTAL (Approved but not yet conveyed)	\$ 832,621.00	60.90%
TOTAL	\$ 1,069,273.00	78.21%

BALANCE \$ 297,927.00 21.79%

Minutes of Regular Meeting of Board of Directors 12/13/2018

EXHIBIT C

RESOLUTION NO. 2018 – 49 RESOLUTION AUTHORIZING CONVEYANCE OF 2935-65 N. 2ND STREET TO CASA INDIANA, LLC

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

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

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

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

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

ADOPTED 12/13/2018

EXHIBIT D

RESOLUTION NO. 2018 – 50 RESOLUTION AUTHORIZING CONVEYANCE OF 1238 N. 15th STREET TO DERRICK JACOBS

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

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

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

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

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

ADOPTED 12/13/2018

EXHIBIT E

RESOLUTION NO. 2018 – 51 RESOLUTION AUTHORIZING CONVEYANCE OF 2147 E. ORLEANS STREET TO STUDENT-RUN EMERGENCY HOUSING UNIT OF PHILADELPHIA, INC.

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

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

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

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

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

ADOPTED 12/13/2018

EXHIBIT F

RESOLUTION NO. 2018 - 52 RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK

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

Chair: Christian Dunbar

Vice Chair: Jennifer Kates,

Secretary: Majeedah Rashid

Treasurer: Joshu Harr

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

ADOPTED 12/13/2018

EXHIBIT G

RESOLUTION NO. 2018 – 53 RESOLUTION AUTHORIZING CONVEYANCE OF 2211, 2213 W. SERGEANT STREET TO HABITAT FOR HUMANITY PHILADELPHIA, INC.

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2211, 2213 W. Sergeant Street (the "Property") at its public meeting held on December 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181073, adopted on December 13, 2018.

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

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

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

ADOPTED 12/13/2018

EXHIBIT H

RESOLUTION NO. 2018 – 54 RESOLUTION AUTHORIZING CONVEYANCE OF 2200 N. CLEVELAND STREET TO HABITAT FOR HUMANITY PHILADELPHIA, INC.

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2200 N. Cleveland Street (the "Property") at its public meeting held on December 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181074, adopted on December 13, 2018.

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

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

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

ADOPTED 12/13/2018

EXHIBIT I

RESOLUTION NO. 2018 – 55 RESOLUTION AUTHORIZING CONVEYANCE OF 162, 164, 166 W. CUMBERLAND STREET TO ALEXANDER JOHNSON

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 162, 164, 166 W. Cumberland Street (the "Property") at its public meeting held on December 13, 2018 and Philadelphia City Council approved conveyance of the Property by Resolution No. 181079, adopted on December 13, 2018.

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

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

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

ADOPTED 12/13/2018

EXHIBIT J

RESOLUTION NO. 2018 – 56

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

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

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

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

ADOPTED 12/13/2018

EXHIBIT K (consists of 2 pages)

RESOLUTION NO. 2018 – 57
RESOLUTION GRANTING AUTHORIZATION TO ACQUIRE PROPERTIES AT JUDICIAL SALE, SUBJECT TO CERTAIN TERMS AND CONDITIONS

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

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

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

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

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

1. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire Judicial Sale Properties on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party.
2. The maximum expenditure for acquisition of Judicial Sale Properties authorized by this Resolution is Seven Hundred and Fifty Thousand Dollars (\$750,000) without further approval or authorization from the Board (the "**Spending Limit**").
3. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually further authorized to designate any Judicial Sale Properties as approved for acquisition in connection with the acquisition of Judicial Sale Properties pursuant to this Resolution.
4. The authority granted in this Resolution is in addition to any other authority to acquire Judicial Sale Properties granted in any other resolution. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire Judicial Sale Properties which the Board has granted or authorized in any other resolution.
5. For all Judicial Sale Properties acquired under this Resolution, the Executive Director shall report at each Regular Meeting of the Board on a cumulative basis: (a) the property address; (b) the amount paid; and (c) the proposed disposition use of the property. Land Bank staff shall provide such other information to allow the Board to properly supervise and control this delegation of authority.

EXHIBIT K (consists of 2 pages)

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

ADOPTED 12/13/2018

EXHIBIT L

RESOLUTION NO. 2018 – 58

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

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

1. For calendar year 2019, the regular meetings of the Board shall be held at 3:00 p.m. Eastern Prevailing Time on the following dates:

January 16, 2019
February 13, 2019
March 13, 2019
April 10, 2019
May 8, 2019
June 12, 2019
July 24, 2019
August 21, 2019
September 18, 2019
October 16, 2019
November 13, 2019
December 11, 2019 (Annual Meeting)

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

ADOPTED 12/13/2018

PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2018 – _____

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

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

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

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

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

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

Name of Applicant(s):	Daniel McLaughlin		
Legal Entity, if applicable:			
Applicant Mailing Address:	1816 Wharton Street, Philadelphia, PA 19146		
Application Date:	10/08/2018		
Property Addresses:	1302 S. Cleveland Street		
Council District & Zoning:	District: 2	Zoning: RSA-5	
Final Sale Price*:	\$ 1.00	OPA Value: \$ 38,700.00	Appraised Value: \$115,000.00

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

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

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

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

Development Summary:

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

Staff Recommendation:

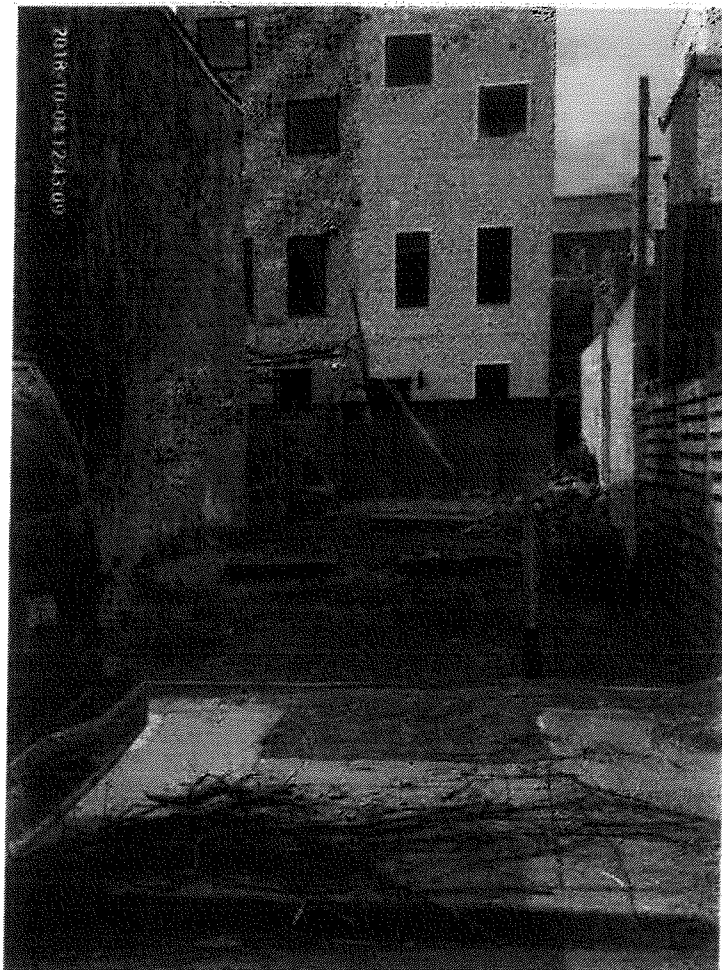
The Philadelphia Land Bank staff recommends the disposition of 1302 S. Cleveland Street to Daniel McLaughlin. However, the applicant's residence and the proposed side yard are not directly abutting each other as required. They are separated by a City alley. In accordance with the Disposition Policies,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

Prepared by: Steve Novotny

- Senior Development Specialist

Reviewed by: Christi Jackson

- Director of Real Estate



RESOLUTION NO. 2018 – _____

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

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

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

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

1. **ADDRESS:** 3318, 3320 N. 5th Street

2. **PROPERTY INFORMATION**

Zip Code: 19140	Census Tract: Tract	Council District: 5
Zoning: CMX-2	Lot Area: 1,321	
OPA Value: \$3,500	Appraised Value: \$n/a	Open EOIs: 0

3. **APPLICANT INFORMATION**

Name: International Missionary Vision Church of God, Inc.
Mailing Address: P.O. Box 46364, Philadelphia, PA 19140
Type: Business / Legal Entity
Authorized Contact: Benito Pouriet
Application Date: 11/21/2016

4. **PROJECT INFORMATION**

Disposition Type: License / Lease Agreement	Strategic Plan Goal: Garden / Open Space
Price: \$n/a	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Managed Open Space
Units: # - Choose an item. # - Choose an item.	Buildings/Structures: #
Gross Floor Area: 1321	End User: Owner-Occupied (by Applicant)
Construction Costs: \$2,500	Construction Cost / sq. ft.: \$1.89
Total Project Costs: \$2,500	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Date PDA signed by Developer	
Economic Opportunity Plan (EOP): Choose an item.	Restrictions or Covenants: Choose an item.
VPRC Approval: Date of Approval or TBD	City Council Approval: Date of Approval or TBD
Philadelphia Land Bank Board Approval: Date of Approval or TBD	
Settlement Date: Settlement Date or TBD	Construction Deadline: Construction Deadline or TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

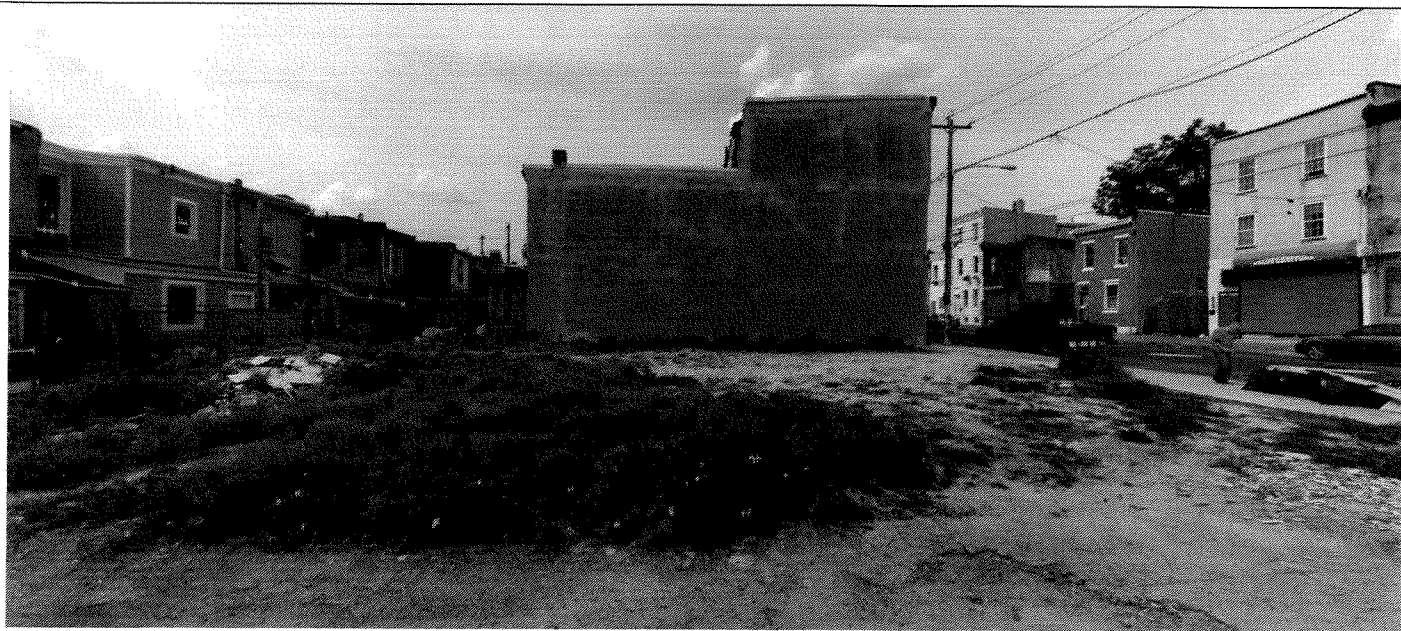
International Missionary Vision Church of God, Inc. plans to rehabilitate 3318 and 3320 N. 5th Street for use as a community garden by their congregation. The church has collected funds from their congregation in the amount necessary to complete the planned improvements, including a fence around the lot and landscaping around the perimeter. The church currently operates out of the adjacent building at 3324 N. 5th Street.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 3318 and 3320 N. 5th Street to International Missionary Vision Church of God, Inc. for use as a community garden.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Christi Jackson – Director of Real Estate



RESOLUTION NO. 2018 – ____

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

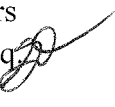
NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Directors of the Philadelphia Land Bank (the "**Board**") that:

1. For calendar year 2019, the regular meetings of the Board shall be held at 3:00 p.m. Eastern Prevailing Time on the following dates:

January 16, 2019
February 20, 2019
March 20, 2019
April 17, 2019
May 15, 2019
June 19, 2019
July 24, 2019
August 21, 2019
September 18, 2019
October 23, 2019
November 20, 2019
December 18, 2019 (Annual Meeting)

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

MEMORANDUM

To: Board of Directors
From: Steve Cusano, Esq. 
Date: January 16, 2019
Re: **Delegation of Authority to Execute License Agreements**

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

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

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

- Cannot be longer than one (1) year. Any extensions after the expiration of the initial one (1) year period requires Board approval.
- Must (i) provide that possession is non-exclusive; (ii) be revocable at will upon no more than thirty (30) days written notice; and (iii) not convey any estate, title, or interest in real estate.
- Senior Counsel has approved the form and substance of the License Agreement.

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

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

I recommend that the Board approve the attached Resolution.

RESOLUTION NO. 2018 – _____

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

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

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


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

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



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

MEMORANDUM

To: Board of Directors
From: Steve Cusano, Esq. 
Date: January 16, 2019
Re: Resolution Approving Assignment and Assumption of Notes and Mortgages from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank

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

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

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

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

I recommend that the Board approve the attached Resolution.

RESOLUTION NO. 2018 - _____

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

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

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

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

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

Schedule 1

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

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