



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

**Board of Director's Meeting
October 23, 2019 - 3:00 PM
Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of September 25, 2019
4. Property Dispositions
 - 1327 S. 27th Street, 2613 Earp St., 2616 Earp St., 2701 Earp St., 2703 Earp St., 2714 Earp St., 2719 Earp St., 2724 Earp St., 2727 Earp St., 2735 Earp St., 2639 Reed St., 2641 Reed St., 2643 Reed St., 2614 Sears St., 2626 Sears St., 2630 Sears St., 2642 Sears St., 2648 Sears St., 2700 Sears St.
5. ~~Resolution Accepting Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2019~~
6. Resolution Delegating Authority to Extend Certain License Agreements
7. Resolution Delegating Authority to Execute Documents for the Donation of Real Estate to the Land Bank
8. Resolution Amending Resolution No. 2019 – 37 (Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street, And 852-58 N. Carlisle Street)
9. Executive Director's Report (including update on property transfers, acquisition, and sales)
10. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC

PHILADELPHIA LAND BANK BOARD MEETING MINUTES

A Rescheduled Meeting of the Board of Directors of the Philadelphia Land Bank was held on Wednesday, September 25, 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

Ms. Rashid called the meeting to order at 3:09 p.m.

ANNOUNCEMENT

There was no announcement.

Agenda Item 1 Roll Call

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

The following members of the Board of Directors were not present: Christian Dunbar.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Andrea Saah, Esq., Wendolyne David, Roneece Dent, Bradley Vassallo, Jamila Davis, 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

Ms. Rashid asked if the public had any comments.

Joyce Smith from Centennial Park CDC thanked Mr. Rodriguez for the training workshops provided to better understand the Land Bank process. Ms. Smith expressed concern about developers with violations who hide their identity by using multiple entities. Mr. Rodriguez explained the Land Bank's threshold review process attempts to find individuals and entities with outstanding violations by asking the applicant to list every individual and entity that has any ownership or controlling interest in the applicant. The Board asked Ms. Smith some questions and discussed her concerns.

Vivian Van Story from Community Land Trust Corporation provided the Board with a list of alleged violations by the purchaser of 1238 N. 15th Street. Ms. Van Story shared information regarding these alleged violations including alleged damage to 1234 N. 15th Street by the same purchaser and requested that the Land Bank look into these alleged violations.

Chris Spahr Executive Director for Centennial Parkside CDC stated that he was made aware of certain parcels on Stiles Street that are listed for sale in the East Parkside RFP. These parcels were leased from the City to the Urban Tree Connection as a garden. Mr. Spahr asked if, before being posted for sale, consideration is given to the fact that the property is used as a garden. Mr. Rodriguez responded that consideration is given on a case by case basis and that the objective of the RFP is for affordable housing. Mr. Rodriguez added that he will be meeting with the Urban Tree Connection.

Agenda Item 3

Approval of Board Minutes

Ms. Rashid called for a motion to approve the minutes of the Board meeting of August 28, 2019.

Mr. Koonce made a motion to approve the minutes of the Board meeting of August 28, 2019. The motion was seconded by Mr. Harris.

Upon motion made and duly seconded, the Board approved the minutes of the August 28, 2019 Board meeting.

Agenda Item 4

Property Disposition

Ms. Dent presented the proposed conveyance of 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952 & 1954 N. 8th Street to the Philadelphia Housing Authority for nominal consideration. Ms. Dent stated these properties will be part of the choice neighborhood workforce housing development located between 11th and Marvine Streets to the 1900 block of N. 8th Street. Furthermore, this disposition has Council support. The Board deliberated.

Ms. Rashid called for a motion to approve the Resolution Authorizing Conveyance of 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952 and 1954 N. 8th Street to the Philadelphia Housing Authority. Ms. Casimir made a motion to approve this Resolution. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952 and 1954 N. 8th Street to the Philadelphia Housing Authority attached to these minutes as Exhibit A.

Agenda Item 5

Resolution Granting Authorizing to Acquire Properties at Judicial Sale

Mr. Cusano asked the Board to approve spending authority for the Land Bank to acquire properties at judicial sale through December 31, 2019 in the amount of One Million Six Hundred Thousand Dollars (\$1,600,000). Mr. Cusano explained that this is the same form of resolution that the Board has authorized in the past. Mr. Cusano explained that the Land Bank has postponed its July, August, and September property acquisitions due to funding. Mr. Cusano further explained that the Land Bank is expecting a transfer ordinance from the City sometime in

October for acquisition funding and that this Resolution is being presented today in anticipation of the transfer ordinance. The Board deliberated.

Ms. Rashid called for a motion to approve the Resolution Granting Authorization to Acquire Properties at Judicial Sale, subject to certain terms and conditions, in the amount of One Million Six Hundred Thousand Dollars (\$1,600,000). Ms. Adams made a motion to approve this Resolution. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board approved the Resolution Granting Authorization to Acquire Properties at Judicial Sale, subject to certain terms and conditions, in the amount of One Million Six Hundred Thousand Dollars (\$1,600,000), attached to these minutes as Exhibit B.

Agenda Item 6
Resolution Authorizing the Acquisition of
1802, 1804, 1824, 1826 and 1828 N. Ringgold Street

Mr. Cusano explained the Resolution Authorizing the Acquisition of 1802, 1804, 1824, 1826 and 1828 N. Ringgold Street including that the purchase price is not to exceed Sixty-Six Thousand Five Hundred Dollars (\$66,500).

Ms. Casmir asked that the Resolution be amended so that the seller is responsible for all liens and judgments. The Board discussed proposed amendments including an amendment that these properties be used for affordable and/or workforce housing. The Board discussed and decided to not restrict the use of these properties. Mr. Cusano suggested that the following be added to the Resolution: (1) all liens, judgments, and outstanding amounts owed to the City must be satisfied by the seller; and (2) this Resolution shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from the City. The Board deliberated.

Ms. Rashid called for a motion to approve the Resolution Authorizing the Acquisition of 1802, 1804, 1824, 1826 and 1828 N. Ringgold Street with the following amendments: (1) all liens, judgments, and outstanding amounts owed to the City must be satisfied by the seller; and (2) this Resolution shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from the City.

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

Upon motion made and duly seconded, the Board approved the Resolution Authorizing the Acquisition of 1802, 1804, 1824, 1826 and 1828 N. Ringgold Street, as amended, attached to these minutes as Exhibit C.

Agenda Item 7
Resolution Regarding 623-39 North 39th Street

Mr. Cusano explained this Resolution is for the acquisition of 623-39 N. 39th Street at judicial sale. Mr. Cusano explained that: (1) pursuant to the Resolution, the acquisition is subject to the condition that the Land Bank identifies a potential purchaser, whose use of the Premises complies with all applicable disposition policies; (2) that the potential purchaser enter into a purchase agreement which includes without limitation, indemnity obligations as set forth in the Resolution; and (3) the authority to purchase this property does not affect the authority granted in any other resolution.

Mr. Cusano suggested two amendments to this Resolution: (1) the purchaser must agree to utilize a portion of the property as a community center at least to the same extent it is being utilized as of the date of this Resolution; and (2) this Resolution shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from the City. The Board deliberated.

Ms. Rashid called for a motion to approve the Resolution Regarding 623-39 N. 39th Street with the following amendments: (1) the purchaser must agree to utilize a portion of the property as a community center at least to the same extent it is being utilized as of the date of this Resolution; and (2) this Resolution shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from the City. Mr. Johns made a motion to approve the Resolution as amended. The motion was seconded by Mr. DeMarco.

Upon motion made and duly seconded, the Board approved the Resolution Regarding 623-39 N. 39th Street, as amended, attached to these minutes as Exhibit D.

Agenda Item 8
Resolution Regarding 3801-05 Lancaster Avenue

This item was removed from the agenda.

Agenda Item 9
Resolution Amending Resolution No. 2019-37 (Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street, and 852-58 N. Carlisle Street

Mr. Cusano explained this Resolution which calls for an extension of the lease term from the previously approved term of fifteen (15) years to an extended term through September 30, 2047. The Board asked questions, which Mr. Cusano answered, especially regarding the amount of the sublease rent given the request for a substantial extension of the term to 2047. Following deliberations, the Board tabled this Resolution and asked the Land Bank to obtain a proposal for the sublease rent and to consider renewal options and rent escalations.

Agenda Item 10
Resolution Authorizing an Agreement for Professional Services

Mr. Cusano explained this Resolution to the Board. Mr. Cusano provided the Board and the public attendees a copy of a memo from Mr. Rodriguez explaining Ms. Soskin's qualifications. Mr. Cusano then requested that the Board waive the procurement policy in this situation because of Ms. Soskin's experience as more fully set forth in the aforementioned memo. Mr. Cusano explained that the Land Bank's Procurement Policy allows the Board to waive its procurement rules for certain contracts where only a single contractor is able to provide the services. In support of this waiver, the aforementioned memo is attached to the Resolution. The board asked questions which Mr. Rodriguez and Mr. Cusano answered. The Board deliberated.

Ms. Rashid called for a motion to approve the Resolution Authorizing an Agreement for Professional Services.

Mr. Sauer made a motion to approve the Resolution. The motion was seconded by Mr. Harris. Ms. Casimir abstained from voting due to her personal relationship with Ms. Soskin.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing an Agreement for Professional Services, attached to these minutes as Exhibit E.

Agenda Item 11
Executive Director's Report

Mr. Rodriguez reported on Requests for Proposals (RFPs). Regarding the Grays Ferry Earp Street RFP, Mr. Rodriguez informed the Board that the Land Bank received several applications and that Civetta Property Group was selected to develop fourteen (14) single-family homes at 80% AMI and five (5) single-family homes at 120% AMI. Regarding the East Parkside Leidy Avenue, et al, RFP, Mr. Rodriguez informed the Board that only one application was received, but it was received after the deadline so the applicant was disqualified. Regarding the Cobbs Creek Market Street RFP, Mr. Rodriguez informed the Board that only one application was received, but the applicant was not tax compliant and was therefore disqualified.

Mr. Rodriguez stated that getting developers to comply with the application requirements is a reoccurring problem. To address this, Mr. Rodriguez informed the Board that the Land Bank will offer training for developers on the RFP and application process with the goal of educating developers and increasing the number of qualified applicants and proposals. The Board asked questions which Mr. Rodriguez answered. Mr. Rodriguez then presented the Board with the following reports: dispositions to date (settled) attached to these minutes as Exhibit F, dispositions to date (approved, not yet conveyed) attached to these minutes as Exhibit G, and dispositions to date (in pipeline) attached to these minutes as Exhibit H.

Agenda Item 9
Adjournment

There being no further business, Ms. Rashid called for a motion to adjourn the meeting.

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

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

SECRETARY TO THE BOARD

QUEST SIGN-IN SHEET



BOARD OF DIRECTORS

REGULAR OR REGULARIZED MEETINGS

Wednesday, September 25, 2019 at 2:30 PM

1234 Market Street, 17th Floor, Philadelphia, PA 19107

ALL QUOTE ARE REQUIRED TO SIGN IN

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

1	NAME	COMPANY	EMAIL
1	Alie Zifstuck	community Land Trust	
2	Vivian Whisford	Community Land Trust Corp.	cltr30and200xw
3	U. Benjamin	Community Land Trust Corp.	—
4	Joyce Smith	Centennial Parkside CDC	10peachstn@thegallery
5	Suey Dufford	HOPE Housing CO.	SHS@371Egallery.com
6	Quenna Bailey	HOPE Housing CO.	Bailey@371Egallery.com
7	Gabrielle Sallard	Good Student	gsallard@siue.edu
8	Danny Foster	MVHCDC	dannif@mvhcdc.org
9	Chris Spive	Centennial Parkside CDC	Chris@centennialparkside.org
10	Pat Chubbs	Comptroller of the City	pat@cityofphila.org
11	Jenny Greenhalgh	NGF	jgreenhalgh@nyc.gov

EXHIBIT A

RESOLUTION NO. 2019 – 46 RESOLUTION AUTHORIZING CONVEYANCE OF 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, AND 1954 N. 8TH STREET TO PHILADELPHIA HOUSING 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 is expected to review the proposed transfer of 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, and 1954 N. 8th Street (collectively, the “Properties”) at its public meeting on October 8, 2019 and Philadelphia City Council is also expected to consider conveyance of the Properties.

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

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

1. The conveyance of the Properties to the Philadelphia Housing Authority (“PHA”) for One Dollar (\$1.00) 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 Properties is subject to compliance with all terms and conditions of Section 16-707 of the Philadelphia Code including, without limitation, the Vacant Property Review Committee’s recommendation, and adoption by Philadelphia City Council of a resolution, to convey the Properties to PHA.
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 Properties (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto 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 9/25/2019

EXHIBIT B

RESOLUTION NO. 2019 – 47 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(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"); and

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

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

1. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire Judicial Sale Properties on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party.
2. The maximum expenditure for acquisition of Judicial Sale Properties authorized by this Resolution is One Million Six Hundred Thousand Dollars (\$1,600,000) 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.

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 December 31, 2019 unless extended by further action by the Board.
9. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 9/25/2019

EXHIBIT C

RESOLUTION NO. 2019 – 48 RESOLUTION AUTHORIZING ACQUISITION OF 1802, 1804, 1824, 1826, 1828 N. RINGGOLD STREET

WHEREAS, section 2109(c) of the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, et seq., provides that a land bank may acquire real property or interests in real property by any means on terms and conditions and in a manner the land bank considers proper.

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, the Land Bank desires to acquire 1802, 1804, 1824, 1826, and 1828 N. Ringgold Street, Philadelphia, PA 19121 (collectively, the “**Premises**”) for a total purchase price not to exceed Sixty-Six Thousand Five Hundred Dollars (\$66,500), exclusive of prorations and closing costs.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to acquire the Premises, 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 (“**Board**”) that:

1. The Board hereby authorizes the acquisition of the Premises for a total purchase price not to exceed Sixty-Six Thousand Five Hundred Dollars (\$66,500), exclusive of prorations and closing costs.
2. The Executive Director 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 acquisition of the Premises (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto 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.
3. All liens, judgments, and outstanding amounts owed to the City must be satisfied by the seller.
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, subject to receipt of acquisition funding from the City

ADOPTED 9/25/2019

EXHIBIT D

RESOLUTION NO. 2019 – 49 RESOLUTION REGARDING 623-39 N. 39TH STREET

WHEREAS, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.*, 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 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 Philadelphia Land Bank (“**Land Bank**”) to acquire tax delinquent properties at judicial sales conducted by, or on behalf of, the City of Philadelphia (“**Judicial Sale**”).

WHEREAS, the Land Bank desires to acquire 623-39 N. 39th Street, Philadelphia, PA 19104 (the “**Premises**”) at Judicial Sale.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) has determined that it is in the best interest of the Land Bank to acquire the Premises, 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 that:

1. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire the Premises at Judicial Sale 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. Prior to acquisition of the Premises, the Land Bank shall satisfy the following conditions:
 - a. The Land Bank shall identify a potential purchaser for the Premises (the “**Potential Purchaser**”).
 - b. The Potential Purchaser, and use of the Premises, shall comply with all applicable disposition policies.
 - c. The Potential Purchaser will have signed a purchase agreement (the “**Agreement**”) which shall include, without limitation, the Potential Purchaser’s obligation to indemnify, defend, and hold harmless the Land Bank from and against any and all liabilities, obligations, and losses relating to (i) the validity, enforceability, or constitutionality of the Pennsylvania Land Bank Act, the Philadelphia Land Bank Ordinance, or both; (ii) any actual or alleged right of redemption or proceeding to set aside sheriff sale. Notwithstanding anything to the contrary contained in this Resolution, the conveyance of the Premises to any Potential Purchaser is subject to approval of the Board.

- d. The Potential Purchaser must agree to utilize a portion of the Premises as a community center at least to the same extent it is being utilized as of the date of this Resolution.
3. The authority granted in this Resolution is in addition to any other authority to acquire properties at Judicial Sale granted in any other resolution. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire properties at Judicial Sale which the Board has granted or authorized in any other resolution.
4. 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.
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 shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from the City.

ADOPTED 9/25/2019

EXHIBIT E

RESOLUTION NO. 2019 - 50 RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, the Philadelphia Land Bank ("**Land Bank**") seeks to enter into a professional services agreement with Amanda Soskin (the "**Agreement**") to assist with certain projects and other Land Bank matters (collectively, the "**Services**").

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") has elected to waive the procurement rules for this Agreement as it is permitted to do where only a single contractor is able to provide the Services as supported by the written statement attached to this Resolution.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") has determined that it is in the best interest of the Land Bank to enter into a professional services agreement with Amanda Soskin, 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 that:

1. The Executive Directors is hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform the Agreement. The Agreement 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, subject to the following: (i) the term of the Agreement shall not be for more than one (1) year; and (ii) the maximum compensation under the Agreement shall be Ninety Eight Thousand Dollars (\$98,000).
2. 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.
3. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 9/25/2019

To: Board of Directors
From: Angel Rodriguez, Executive Director
Date: September 25, 2019
Re: Request to Waive Procurement Rules for Professional Services Agreement with Amanda Soskin

The Philadelphia Land Bank's Procurement Policy provides that "[t]he Board may waive these procurement rules for certain contracts where only a single contractor is able to provide the purchased services." Each waiver is to be supported by a written statement justifying the need for a sole source contract.

Attached for the Board's consideration is a resolution authorizing an agreement for professional services with Amanda Soskin to assist with certain projects and other Land Bank matters as assigned by the Executive Director.

For the past year, Ms. Soskin, as a FUSE Corp fellow, has been working alongside numerous City officials to help develop a comprehensive vacancy strategy for the City and for the development of vacant properties including, without limitation, measurable criteria for reducing vacancy, equitably redeveloping our communities, and growing the City's tax base. These objectives closely align with the mission and day to day objectives of the Land Bank.

Through this experience, Ms. Soskin has gained an in-depth understanding of the Land Bank's processes and procedures, day to day objectives/operations as well as assisting with the preparation of the Land Bank's strategic plan. Because of her experience and understanding of the Philadelphia Land Bank, Ms. Soskin is more suited than any other individual to assist with certain projects and other Land Bank matters as well as, for the very near future, to work in the areas of property management and systems development as we consolidate land holding agencies.

EXHIBIT F

1. *Journal of the American Medical Association*, 1997; 278: 1541-1547.

1

Exhibit G

[illegible]

Exhibit H

028

**THE FOLLOWING PERTAINS TO ITEMS 4 TO 8
ON THE OCTOBER 23, 2019 AGENDA**

RESOLUTION NO. 2019 – _____

RESOLUTION AUTHORIZING CONVEYANCE OF 1327 S. 27TH ST; 2613, 2616, 2701, 2703, 2714, 2719, 2724, 2727, 2735 EARP ST; 2639, 2641, 2643 REED ST; 2614, 2626, 2630, 2642, 2648, 2700 SEARS ST. TO CIVETTA PROPERTY GROUP, 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 1327 S. 27th St.; 2613, 2616, 2701, 2703, 2714, 2719, 2724, 2727, 2735 Earp St.; 2639, 2641, 2643 Reed St.; and 2614, 2626, 2630, 2642, 2648, 2700 Sears St. (collectively, the “Property”) at its public meeting held on October 8, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____.

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

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

1. The conveyance of the Property to Civetta Property Group, LLC for One Thousand Nine Hundred Dollars (\$1,900) 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 (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto 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: 1327 S. 27th Street; 2613, 2616, 2701, 2703, 2714, 2719,
2724, 2727, 2735 Earp Street; 2639, 2641, 2643 Reed
Street; 2614, 2626, 2630, 2642, 2648, 2700 Sears Street

2. PROPERTY INFORMATION

Zip Code: 19146	Census Tract:	Council District: 2
Zoning: RSA-5	Lot Area: 14,758	
OPA Value: \$400,000	Appraised Value: \$1.09M	Open EOs: 0

3. APPLICANT INFORMATION

Name: Civetta Property Group LLC
Mailing Address: 51 N. 3rd Street, #154, Philadelphia, PA 19106
Type: Business / Legal Entity
Authorized Contact: Mike Tomasetti
Application Date: 8/6/2019

4. PROJECT INFORMATION

Disposition Type: RFP	Strategic Plan Goal: Housing - Workforce (120% AMI)
Price: \$1,900	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Residential
Units: 19 - Residential 0 - Commercial	Buildings/Structures: 19
Gross Floor Area: 19,950	End User: Sale to Homebuyer
Construction Costs: \$2,578,300	Construction Cost / sq. ft.: \$129.24
Total Project Costs: \$3,422,910	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed:	
Economic Opportunity Plan (EOP): Yes	Restrictions or Covenants: Yes*
VPRC Approval: October 8, 2019	City Council Approval: TBD
Philadelphia Land Bank/PRA Board Approval: TBD	

Settlement Date: TBD**Construction Deadline: TBD*****See Development Summary for more information****6. DEVELOPMENT SUMMARY**

Civetta Property Group LLC proposes to develop the subject properties as affordable and workforce housing. Pursuant to the requirements of the Request for Proposal, titled Grays Ferry Earp Street et al 062119 (2nd Posting), the developer will construct 14 of the 19 properties as for-sale single-family homes, affordable to families earning at or below 80% of AMI. The remaining 5 properties will be sold to homebuyers at or below 120% of AMI.

The applicant is compliant and in good standing with the City of Philadelphia. Evidence of project financing is provided in the form a bank statement from Philadelphia Federal Credit Union as well as a pre-approval letter from Legacy Capital.

The project will be subject to an Economic Opportunity Plan.

Please note that 2626 and 2648 Sears Street are currently owned by PHDC and the Department of Public Property, respectively. Both of these properties will be transferred to the Land Bank prior to settlement.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 1327 S. 27th Street; 2613, 2616, 2701, 2703, 2714, 2719, 2724, 2727, 2735 Earp Street; 2639, 2641, 2643 Reed Street; 2614, 2626, 2630, 2642, 2648, 2700 Sears Street to Civetta Property Group LLC for use as affordable and workforce housing.



DEVELOPMENT FACT SHEET

Last Updated: *October 11, 2019*

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

2626 Sears Street



2630 Sears Street



2735 Earp Street



2613 Earp Street



2614 Sears Street



2616 Earp Street



2639 Reed Street



2641 Reed Street



2642 Sears Street



2643 Reed Street



2700 Sears Street



2701 Earp Street



2708 Earp Street



2714 Earp Street



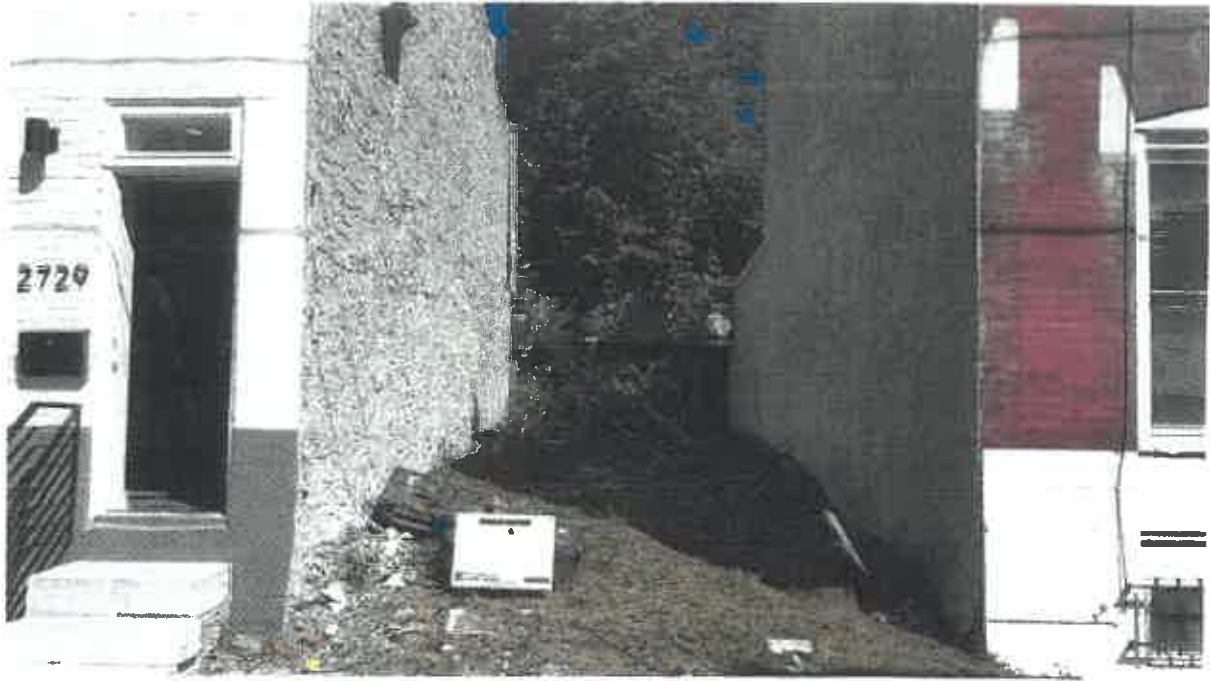
2719 Earp Street



2724 Earp Street



2727 Earp Street



2648 Sears Street



RESOLUTION NO. 2019 – ____
RESOLUTION DELEGATING AUTHORITY TO EXTEND
CERTAIN LICENSE AGREEMENTS

WHEREAS, pursuant to Resolution 2019-4, the Board of Directors of the Philadelphia Land Bank (the "**Board**") authorized the Executive Director, from time to time, to approve, execute, and deliver any and all License Agreements (as such term is defined in Resolution 2019-4) for any lawful purpose, subject to the terms and conditions of Resolution 2019-4.

WHEREAS, pursuant to Resolution 2019-4, a License Agreement cannot be longer than one (1) year without approval of the Board.

WHEREAS, the Land Bank entered into certain individual garden license agreements for one (1) year which have or will be expiring as more specifically set forth on Schedule I attached to this Resolution and made a part hereof (collectively, "**Garden Agreements**").

WHEREAS, the Land Bank desires to extend each of the Garden Agreements for an additional one-year period.

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

1. The Executive Director is hereby authorized, on behalf of the Land Bank, to approve, execute, and deliver any and all documents to extend each of the Garden Agreements for an additional one (1) year period which 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 and Resolution 2019-4.
2. 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.
3. This Resolution shall take effect immediately upon adoption by the Board.

SCHEDULE I

	INDIVIDUAL GARDEN / OTHER LICENSE AGREEMENTS Property Address	Date Renewal Due	Council District	Being Processed for Disp.
1	2937 N 8th St	11/1/2019	5	YES
2	3247 N 6th St	11/2/2019	7	
3	131 E Willard St	11/7/2019	7	
4	1907 E Sterner St	11/7/2019	7	YES

RESOLUTION NO. 2019 – ____

**RESOLUTION DELEGATING AUTHORITY TO EXECUTE DOCUMENTS FOR THE
DONATION OF REAL ESTATE TO THE PHILADELPHIA LAND BANK**

WHEREAS, section 2109(c) of the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, et seq., provides that a land bank may acquire real property or interests in real property by any means on terms and conditions and in a manner the land bank considers proper.

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 donation, gift, purchase, or any other legal means, subject to certain stated terms and conditions.

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 accept donations of real property on behalf of the Land Bank and to approve, execute, and deliver any and all agreements and other documents in connection therewith, 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 ("**Board**") that:

1. The Executive Director is hereby authorized to accept donations of real property on behalf of the Land Bank ("**Donation(s)**").
2. The Executive Director 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 any and all Donation(s) (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto 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.
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.

RESOLUTION NO. 2019 - _____

**RESOLUTION AMENDING RESOLUTION 2019-37 AUTHORIZING A LEASE WITH
AVENUE NORTH RENAISSANCE FOR 1420-22 POPLAR STREET, 1429-31 OGDEN STREET,
AND 852-58 N. CARLISLE STREET**

WHEREAS, the Board of Directors of the Philadelphia Land Bank (“**Land Bank**”) adopted Resolution 2019-37 on May 15, 2019.

WHEREAS, the Land Bank desires to amend Resolution 2019-37 and the Board of Directors of the Philadelphia Land Bank has determined that it is in the best interest of the Land Bank to amend Resolution 2019-37 pursuant to this Resolution.

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

1. The phrase “up to fifteen (15) years” set forth in the Summary of Major Lease Terms attached to Resolution 2019-37 is hereby deleted in its entirety and replaced with “to September 30, 2047” as indicated immediately below.

Term	Initial term of one (1) year. The term is automatically extended to September 30, 2047 upon recommendation of the Vacant Property Review Committee and resolution of City Council, without any further action of the Land Bank Board.
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2. The portion of the Summary of Major Lease Terms attached to Resolution 2019-37 referencing the “Sublease” is hereby amended to read as follows:

Sublease	The premises will be subleased to Live Nation Worldwide, Inc. The Executive Director, with the advice of Senior Counsel, is authorized to approve the sublease on behalf of the Land Bank subject to the following: (i) the initial term of the sublease shall not be more than five (5) years; (ii) any renewal options granted to the subtenant shall not be for more than five (5) years each; (iii) at the end of the initial term and each renewal term the annual base rent will be adjusted to be the average of two (2) independent appraisals one of which will be obtained (and paid for) by the subtenant and the other will be obtained (and paid for) by the sublandlord; and (iv) in no event shall annual base rent in any renewal period be less than the annual base rent paid in the immediately prior renewal period.
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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.