



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

**Board of Director's Meeting
June 19, 2019 - 3:00 PM
Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of May 15, 2019
4. Property Dispositions
 - 3017 N. Phillip Street
 - 1309 S. 20th Street
5. Resolution Authorizing Susquehanna Square LP to Convey 2145, 2147, and 2149 N. 15th Street and Assign the Purchase and Development Agreement to Susquehanna Square Housing LP
- ~~6. Resolution Approving Philadelphia Land Bank Operating Budget for Fiscal Year Ending 2020~~
- ~~7. Resolution Granting Authorization to Acquire Properties at Judicial Sale, Subject to Certain Terms and Conditions~~
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 Wednesday, May 15, 2019 commencing at 3:00 p.m. in the offices of the Philadelphia Housing Development Corporation, being its regular meeting place, 17th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

CALL TO ORDER

Mr. Dunbar called the meeting to order at 3:03 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 on the budgeting process, the Land Bank's financial cash flow status, and the upcoming public hearing for the Strategic Plan.

**Agenda Item 1
Roll Call**

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

The following members of the Board of Directors were not present: Richard DeMarco, and Michael Koonce.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Anne Fadullon, Wendolyne David, Roneece Dent, Andrea Saah, Esq., Carolyn Terry, and Bradley Vassallo.

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

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

**Agenda Item 2
Public Comment**

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

Ms. Selah Lynch from the 5400 Florence Ave. Garden discussed her goal to preserve certain properties as gardens, which are expected to be sold at sheriff's sale in July.

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 April 17, 2019.

Mr. Johns made a motion to approve the minutes of the Board meeting of April 17, 2019. The motion was seconded by Ms. Adams. Mr. Sauer abstained because he was not present at the April 17th meeting.

Upon motion made and duly seconded, the Board approved the minutes of the April 17, 2019 Board meeting.

Agenda Item 4
Property Disposition

Mr. Dunbar informed the Board that, since we have a large list of properties on the agenda for disposition, he would like to approve them as a group unless any Board member would like to separately discuss a specific disposition.

Mr. Johns indicated that he would like to separately discuss 1901-09 and 1911-15 North 33rd Street.

Mr. Sauer indicated that he would like to separately discuss 805 and 818 North 40th Street.

Mr. Vassallo provided the Board with information regarding the properties listed below and informed the Board that the applicants for the properties listed below have provided project financing and are in good standing with the City of Philadelphia.

Property	Applicant
3519 N. Marshall St	Santos Santiago/Carmen Rivera
2741 N. Orkney St.	Tomasita Hernandez Ortiz

Mr. Rodriguez introduced Roneece Dent and Wendolyne David as new Senior Real Estate Development Specialists.

Ms. Dent provided the Board with information regarding the properties listed below and informed the Board that the applicants for the properties listed below have provided project financing and are in good standing with the City of Philadelphia.

Property	Applicant
265 W. Thayer Street	Luis Berrios Ortiz
1907 E. Sterner Street	Justin Santiago

Mr. Harris expressed concerns about not being able to see over the fence in some of the photos and whether the applicant's current use is in compliance with side yard restrictions. Mr. Rodriguez informed the Board that this issue was raised at the VPRC meeting, that many of these properties have garden agreements, and Land Bank staff does verify that the applicant is in compliance with the current side yard restrictions. The Board deliberated and asked additional questions which Mr. Rodriguez and Mr. Cusano answered.

Ms. David provided the Board with information regarding the properties listed below and informed the Board that the applicants for the properties listed below have provided project financing and are in good standing with the City of Philadelphia.

Property	Applicant
1722 N. 3 rd Street	Maria Laboy
2751 Kensington Ave.	Rock Ministries of Philadelphia, Inc.

Mr. Rodriguez explained that 2751 Kensington Ave. is incorrectly listed as a business expansion on the fact sheet, because community open space is not an option on the fact sheet's dropdown menu. Mr. Rodriguez then gave the Board additional information regarding 2751 Kensington Avenue. The Board deliberated and asked questions which Mr. Rodriguez answered.

Ms. Dent provided the Board with information regarding the properties listed below and informed the Board that the applicants for the properties listed below have provided project financing and are in good standing with the City of Philadelphia.

Property	Applicant
2449 N. Marston Street	Eddie Johnson
4707 Hawthorne Street	Sonia Santos Cruz

Ms. Dent provided the Board with information regarding the properties listed below and informed the Board that the applicants for the properties listed below have provided project financing and are in good standing with the City of Philadelphia.

Property	Applicant
237 W. Thayer Street	Ivette Ramirez
2923 N. Orianna Street	Josefina Rivera

Mr. Sauer asked why certain proposed dispositions do not yet have City Council approval. Mr. Cusano explained that resolutions for each of the dispositions being discussed were introduced and that approval is expected tomorrow, May 16th. Mr. Harris asked if obtaining a resolution from City Council is a matter of custom or procedure. Mr. Cusano explained that it is a matter of custom and that a property cannot be conveyed without a resolution of City Council even if the Board approves the disposition. Mr. Cusano also explained that the next Board meeting will be held on the same day as the public hearing for the 2019 strategic plan. To accommodate the meeting and hearing on the same day, it was important to present these dispositions to the Board in May in an attempt to expedite the June meeting. The Board deliberated and asked additional questions which Mr. Rodriguez and Mr. Cusano answered.

Ms. Dent provided the Board with information regarding the property listed below and informed the Board that the applicant for the property listed below has provided project financing and is in good standing with the City of Philadelphia. The Board deliberated and asked questions which Mr. Rodriguez answered.

Property	Applicant
3415 Tampa Street	Maria Hernandez

Ms. David provided the Board with information regarding the property listed below and informed the Board that the applicant for the property listed below has provided project financing and is in good standing with the City of Philadelphia. The Board deliberated and asked questions which Mr. Rodriguez answered.

Property	Applicant
2901 N. 6 th Street	Antonia Serrano

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

Property	Applicant
3519 N. Marshall Street	Santos Santiago and Carmen Rivera
2741 N. Orkney Street	Tomasita Hernandez Ortiz
265 W. Thayer Street	Luis A. Berrios Ortiz
1907 E. Sterner Street	Justin Santiago
1722 N. 3 rd Street	Maria E. Labov
2751 Kensington Ave.	Rock Ministries of Philadelphia, Inc.
2449 N Marston Street	Eddie Johnson
4707 Hawthorne Street	Sonia Santos Cruz
237 W. Thayer Street	Ivette Ramirez
2923 N. Orianna Street	Josefina Rivera
3415 Tampa Street	Maria Hernandez
2901 N. 6 th Street	Antonia Serrano

Ms. Adams made a motion to approve the Resolutions Authorizing Conveyance of the above referenced properties to the applicants listed opposite each property above, attached to these minutes as Exhibits A through L, inclusive. The motion was seconded by Mr. Sauer. Ms. Casimir abstained.

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

Mr. Vassallo requested that the Board approve the disposition of 1901-09 and 1911-15 North 33rd Street to Mosaic Berks LP. The applicant proposes a phased market rate, residential project consisting of twenty units for sale, up to thirty-five rental units, and 1,920 sf of commercial space. The applicant received VPRC approval. A resolution is expected to be introduced to City Council in June.

Mr. Rodriguez provided a brief overview of the environmental issues which is the main reason for the low offer price. Mr. Johns also provided some insight regarding this property. Board members deliberated and asked questions which Mr. Rodriguez and Mr. Cusano answered.

Ms. Netria Dockery from the Parkside Area RCO asked about the level of contamination on the site. Mr. Cusano and Mr. Rodriguez responded to her concerns by informing Ms. Dockery that the PADEP will have to approve the clean-up of this site.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 1901-09 N. 33rd Street and 1911-15 N. 33rd Street to Mosaic Berks LP attached to these minutes as Exhibit M.

Mr. Johns made a motion to approve this Resolution. The motion was seconded by Mr. Harris.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1901-09 N. 33rd Street and 1911-15 N. 33rd Street to Mosaic Berks LP attached to these minutes as Exhibit M.

Mr. Vassallo requested that the Board approve the disposition of 805 and 818 North 40th Street to the Philadelphia Redevelopment Authority for a future mixed income housing project. Mr. Rodriguez provided the Board with some background and history regarding this disposition. The Board deliberated and asked questions which Mr. Rodriguez answered.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 805 N. 40th Street and 818 N. 40th Street to the Philadelphia Redevelopment Authority attached to these minutes as Exhibit N.

Ms. Casmir made a motion to approve this Resolution. The motion was seconded by Ms. Kates. Mr. Johns abstained.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 805 N. 40th Street and 818 N. 40th Street to the Philadelphia Redevelopment Authority attached to these minutes as Exhibit N.

Agenda Item 5

Resolution Authorizing a Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street and 852-58 North Carlisle Street

Mr. Cusano presented this Resolution and informed the Board of the major terms of the lease as presented in the Resolution.

Mr. Cusano specifically explained that the term of the lease is initially for one year, but that the term will be automatically extended for up to fifteen (15) years upon recommendation of VPRC and approval of City Council. Board approval will not be required for this extension as it is part of this Resolution. The Board deliberated and asked questions which Mr. Rodriguez and Mr. Cusano answered.

Mr. Dunbar called for a motion to approve the Resolution Authorizing a Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street and 852-58 North Carlisle Street.

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

Upon motion made and duly seconded, the Board approved the Resolution Authorizing a Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street and 852-58 North Carlisle Street attached to these minutes as Exhibit O.

Agenda Item 6

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

Mr. Cusano presented this Resolution to the Board. The Board asked questions which Mr. Rodriguez and Mr. Cusano answered. After a discussion, this Resolution was tabled.

Agenda Item 7
Executive Director's Report

Mr. Rodriguez informed the Board that on May 17th he will be a panelist to discuss preserving gardens and reducing blight with PRA and NGT. Board members are invited to attend.

Mr. Rodriguez then informed the Board of an upcoming training session to assist people with understanding the Land Bank processes for acquisition and disposition. One will be on May 23rd and 24th at Asociación Puertorriqueños en Marcha and another training session will be on June 25th and 26th at the Lucien Blackwell Library. Mr. Rodriguez plans to make the training sessions available as a webinar.

Mr. Rodriguez then informed the Board of the upcoming stakeholder meetings for the strategic plan. Mr. Sauer asked for clarification about input regarding changes to the acquisition and disposition policies. Mr. Rodriguez responded that the process was originally going to be done concurrently with the strategic plan, but the review of the policies will now be a separate process. The acquisition and disposition policies will not be approved until after City Council returns in September. The Board asked additional questions regarding the process for revising and approving the acquisition and disposition policies which Mr. Rodriguez answered.

Mr. Rodriguez then presented the Board with a report on dispositions attached to these minutes as Exhibit P, a report on garden license agreements attached to these minutes as Exhibit Q, and a report on acquisitions attached to these minutes as Exhibit R. The Board asked questions regarding acquisitions and dispositions which Mr. Rodriguez answered.

Agenda Item 8
Adjournment

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

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

Upon motion made and duly seconded, the Board approved to adjourn the meeting. The meeting was adjourned at 4:43 p.m.

SECRETARY TO THE BOARD

GUEST SIGN-IN SHEET



**BOARD OF DIRECTORS
REGULAR MEETING**

Wednesday, May 15, 2019 at 3:00 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	Selah Lynch	500 Forenecke Garden	selahydc@gmail.com
2	Rick Casar	LP544	RA @creative property solutions LLC
3	Thomasa Deckery	PACT	netrisa@yachan.com
4			
5			
6			
7			
8			
9			
10			
11			
12			

EXHIBIT A

**RESOLUTION NO. 2019 – 23
RESOLUTION AUTHORIZING CONVEYANCE OF
3519 NORTH MARSHALL STREET TO SANTOS SANTIAGO AND CARMEN RIVERA**

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

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

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

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

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

ADOPTED 5/15/19

EXHIBIT B

**RESOLUTION NO. 2019 – 24
RESOLUTION AUTHORIZING CONVEYANCE OF
2741 NORTH ORKNEY STREET TO TOMASITA HERNANDEZ ORTIZ**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2741 North Orkney Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT C

**RESOLUTION NO. 2019 – 25
RESOLUTION AUTHORIZING CONVEYANCE OF
265 WEST THAYER STREET TO LUIS BERRIOS ORTIZ**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 265 West Thayer Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT D

RESOLUTION NO. 2019 – 26 RESOLUTION AUTHORIZING CONVEYANCE OF 1907 EAST STERNER STREET TO JUSTIN SANTIAGO

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1907 East Sterner Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT E

**RESOLUTION NO. 2019 – 27
RESOLUTION AUTHORIZING CONVEYANCE OF
1722 NORTH 3RD STREET TO MARIA LABOY**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1722 North 3rd Street (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT F

**RESOLUTION NO. 2019 – 28
RESOLUTION AUTHORIZING CONVEYANCE OF
2751 KENSINGTON AVENUE TO ROCK MINISTRIES OF PHILADELPHIA, INC.**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2715 Kensington Avenue (the "Property") at its public meeting held on April 9, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190334, adopted on May 2, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT G

**RESOLUTION NO. 2019 – 29
RESOLUTION AUTHORIZING CONVEYANCE OF
2449 NORTH MARSTON STREET TO EDDIE JOHNSON**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2449 North Marston Street (the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190325, adopted on May 2, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT H

RESOLUTION NO. 2019 – 30 RESOLUTION AUTHORIZING CONVEYANCE OF 4707 HAWTHORNE STREET TO SONIA SANTOS CRUZ

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 4707 Hawthorne Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190392, adopted on May 16, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT I

**RESOLUTION NO. 2019 – 31
RESOLUTION AUTHORIZING CONVEYANCE OF
237 WEST THAYER STREET TO IVETTE RAMIREZ**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 237 West Thayer Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190392, adopted on May 16, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT J

**RESOLUTION NO. 2019 – 32
RESOLUTION AUTHORIZING CONVEYANCE OF
2923 NORTH ORIANNA STREET TO JOSEFINA RIVERA**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2923 North Orianna Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190392, adopted on May 16, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT K

**RESOLUTION NO. 2019 – 33
RESOLUTION AUTHORIZING CONVEYANCE OF
3415 TAMPA STREET TO MARIA HERNANDEZ**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 3415 Tampa Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190392, adopted on May 16, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT L

**RESOLUTION NO. 2019 – 34
RESOLUTION AUTHORIZING CONVEYANCE OF
2901 NORTH 6TH STREET TO ANTONIA SERRANO**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 2901 North 6th Street (the "Property") at its public meeting held on May 14, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190392, adopted on May 16, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT M

**RESOLUTION NO. 2019 – 35
RESOLUTION AUTHORIZING CONVEYANCE OF
1901-09 N. 33rd STREET AND 1911-15 N. 33RD STREET TO
MOSAIC BERKS LP**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1901-09 N. 33rd Street and 1911-15 N. 33rd Street (collectively, the "Property") at its public meeting held on January 8, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on _____, 2019.

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

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

1. The conveyance of the Property to Moasic Berks LP for Fifty Thousand Dollar (\$50,000) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Properties complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director, Director of Real Estate, and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents as may be necessary or desirable to consummate the conveyance of the Property, which shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 5/15/19

EXHIBIT N

**RESOLUTION NO. 2019 – 36
RESOLUTION AUTHORIZING CONVEYANCE OF
805 N. 40th STREET AND 818 N. 40th STREET TO THE
PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 805 N. 40th Street and 818 N. 40th Street (collectively, the "Property") at its public meeting held on March 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190387, adopted on May 16, 2019.

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

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

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

ADOPTED 5/15/19

EXHIBIT O

RESOLUTION NO. 2019 – 37

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

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

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

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

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

1. The lease of the Property to Avenue North Renaissance (a/k/a The North Broad Renaissance) is in the best interests of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform any and all leases, agreements, and other documents as may be necessary or appropriate to consummate the lease of the Property with terms and conditions materially in conformance with the summary of major lease terms (“**Summary**”) attached to this Resolution and further containing such other terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 5/15/19

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

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

- programs that provide technical assistance to businesses located in the North Broad Target Area;
- programs that seek to maintain and increase businesses in the North Broad Target Area; or
- programs for the revitalization and cleaning of the North Broad Target Area.

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

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

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

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

EXHIBIT P (1 of 3)

PUB Dapayres (Approved, Not Yet Completed)
5-15-2019

Property Address / Project Name (If available, list any existing addresses)	Proprietor	City Council Dist. Approved	City Council Dist. No.	City Council Meeting Date	City Council Meeting No.	City Council Meeting Date	Estimated Settlement Date	Price	Type of Sub	Type of Pricing	Notes	Number of Units	# of Units 50% AMI	# of Units 30% AMI	# of Units 20% AMI	Number of Units	Business Operating/ Commercial
1 227 W. 4th St	City of Philadelphia	01/17/2019	100015	4/27/2019	2019-14	1	Q1 2019	\$1	NON-COMP	MARKET	City of Philadelphia	1				1	
2 2328 N 23rd St	Genova Property	12/04/2018	100015	12/15/2018	2018-30	1	Q1 2019	\$11,000	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
3 1349 E 25th St	City of Philadelphia	4/17/2018	100015	8/10/2018	2018-43	1	Q1 2019	\$1,000,000	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
4 2128 N 4th St	City of Philadelphia	1/17/2018	100015	5/08/2018	2018-23	1	Q1 2019	\$4,500	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
5 2157 E Chancery St	Five Star Development, Inc	11/02/2018	100015	12/15/2018	2018-11	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
6 2315, 2315 N 5th St	Harvest for Humanity Philadelphia, Inc	12/12/2018	100015	12/15/2018	2018-13	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
7 2342 N 2nd St	C. Williams	02/04/2019	100015	02/04/2019	2019-07	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
8 230 W 1st St	Maria's Services	1/17/2019	100015	1/09/2019	2019-04	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
9 2111 N 1st St	W. Frank Hernandez	4/17/2019	100015	4/27/2019	2019-12	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
10 2018 E 1st St	Francis J. Morris-Quinn	4/17/2019	100015	4/17/2019	2019-15	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
11 277 W 4th St	Dennis Rodriguez	4/17/2019	100015	4/27/2019	2019-16	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
12 278, 375 Broad St	Urban Enterprise	1/16/2019	100015	5/08/2019	2019-20	1	Q1 2019	\$40,000	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
13 2015 N 1st St	John W. Winkler	04/17/2019	100015	4/27/2019	2019-17	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
14 2017 N 2nd St	Urban and Shellen Business	1/16/2019	100015	4/27/2019	2019-21	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
15 2113 Market St	Barbara J. G. Gandy	4/17/2019	100015	4/27/2019	2019-18	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
16 2017 N 2nd St	Teresa Andino	4/17/2019	100015	4/27/2019	2019-19	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
17 2615 N 7th St	Maria J. Coria	4/17/2019	100015	4/27/2019	2019-20	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
18 211 W 4th St	Urban Enterprise LLC, a Pennsylvania Limited Liability Company	12/12/2018	100015	1/09/2019	2019-03	1	Q1 2019	\$11,000	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
19 101 W 1st St	Walter Hernandez	04/17/2019	100015	4/27/2019	2019-11	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
20 2018, 2021 2nd St	W. Frank Hernandez	1/16/2019	100015	1/09/2019	2019-02	1	Q1 2019	\$400	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
21 2018 Market St	L. Smith	4/17/2019	100015	7/02/2019	2019-22	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
22 101 E Chestnut St	D. Santos	12/12/2018	100015	12/15/2018	2018-38	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
23 1302, 1328-14, 2225, 2328 and 2327 N 27th St, 2017-18 W Philadelphia	Philadelphia Housing Authority	1/10/2019	100015	5/08/2019	2019-15	1	Q1 2019	\$1	NON-COMP	MARKET	Highly desirable location for 2,000 sq ft plus parking garage lot located in complex 4-10 development	1				1	
10134, 10136 and 10138 W 1st St						18		\$110,110				18	47	48	3	181	1

EXHIBIT Q (1 of 2)

PLS Garden/Open Space License Agreements
5-13-2019

	INDIVIDUAL GARDEN / LICENSE AGREEMENTS Property Address / Project Name	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed for Disp.
	FISCAL YEAR 2017 - SIGNED (3 new) (sorted by date of signing)				
1	1207, 1209 W Cambria St (while City-owned)	4/1/2017	5	2	
2	2027 N Orkney St	6/15/2017	7	1	
3	2324 McClellan St	6/26/2017	2	1	
	TOTAL COUNTS FY 17	3		4	0
	FISCAL YEAR 2018 - SIGNED (20 new) (sorted by date of signing)				
1	2147 E Monmouth St	8/11/2017	1	1	
2	100 Emily St	8/15/2017	1	1	
3	6060 Reinhard St	9/1/2017	2	1	
4	158 W Wyoming Ave	10/15/2017	7	1	
5	2934 Grandback St	1/15/2018	7	1	
6	266 W Wensley St	2/22/2018	7	1	
7	2855 N Watts St	2/23/2018	5	1	
8	2144 E Birch St	3/15/2018	1	1	
9	2533 N 02nd St	3/15/2018	7	1	
10	2340 N 10th St	5/19/2018	5	1	Yes
11	1206 North St	5/3/2018	5	1	Yes
12	2131 N Orianna St	5/3/2018	7	1	
13	1532 Seybert St	5/11/2018	5	1	
14	1812 Latona St	5/17/2018	2	1	
15	2347 N Orkney St	6/8/2018	7	1	
16	2349 N Orkney St	6/8/2018	7	1	Yes
17	2637 Waterloo St	6/9/2018	7	1	
18	12 E Montgomery Ave	6/21/2018	7	1	
19	2918 Hope St	6/28/2018	7	1	Yes
20	362 E Indiana Ave	8/23/2018	7	1	
	TOTAL COUNTS FY18	20		20	4
	FISCAL YEAR 2019 (Q1-Q3) - SIGNED (13 new, plus 3 renewals) (sorted by date of signing)				
1	2714, 2716 Oakford St	7/16/2018	2	2	
2	2727 Waterloo St	7/19/2018	7	1	Yes
3	250 W Thayer St	8/17/2018	7	1	Yes
4	100 Emily St (renewal)	8/22/2018	1	1	
5	2147 E Monmouth St (renewal)	8/23/2018	1	1	
6	3519 N Marshall St	8/27/2018	7	1	
7	2321 N Orkney St	9/1/2018	9	1	
8	2449 N Marston St	9/24/2018	5	1	
9	3054 N Darien St	10/2/2018	5	1	
10	1308-14 N Orianna St	10/4/2018	5	2	
11	158 W Wyoming Ave (renewal)	10/31/2018	7	1	
12	2937 N 8th St	11/1/2018	5	1	Yes
13	3247 N 6th St	11/2/2018	7	1	
14	131 E Willard St	11/7/2018	7	1	
15	1907 E Stearns St	11/7/2018	7	1	Yes
16	3215, 3221, 3223 Shelbourne St, 901, 905 E Westmoreland St	12/13/2018	7	5	Yes
	TOTAL COUNTS FY19 Q1-Q3	16		21	5

EXHIBIT Q (2 of 2)

PUB Garden/Open Space License Agreements
5-15-2019

	INDIVIDUAL GARDEN / LICENSE AGREEMENTS Property Address / Project Name	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed (for Disp.)
	FISCAL YEAR 2018 (Q3-Q4) - SIGNED (29 new, plus 3 renewals) (sorted by date of signing)				
1	3015 N American St	1/8/2019	7	1	
2	920 W Sterner St	1/8/2019	5	1	
3	3133 Hurley St	1/16/2019	7	1	Yes
4	3318, 3320 N 5th St	1/16/2019	7	2	Yes
5	2058 N 29th St	1/17/2019	5	1	
6	3134 W Gordon St	1/17/2019	5	1	
7	614 W Allegheny Ave	1/22/2019	5	1	Yes
8	2345 Mutter St	1/25/2019	7	1	
9	2514 Nicholas St	1/25/2019	5	1	Yes
10	1235 W Cambria St	1/28/2019	5	1	Yes
11	1421 W Letterly St	1/28/2019	5	1	
12	1844 N Taylor St	1/28/2019	5	1	
13	2558 N Hope St	1/30/2019	7	1	
14	1808-24 N Orianna St	1/31/2019	5	1	
15	2932 W York St	1/31/2019	5	1	
16	2511 N Orkney St	2/4/2019	7	1	
17	2831 W Harold St	2/5/2019	5	1	Yes
18	2314 W York St	2/8/2019	5	1	
19	3902 N Delhi St	2/8/2019	5	1	
20	2451 N 8th St	2/21/2019	7	1	
21	3411 N 7th Street	2/21/2019	5	1	Yes
22	2533 S 3rd St	2/23/2019	1	1	
23	3247 Tampa St	2/26/2019	7	1	Yes
24	1207, 1209 W Cambria St (renewal)	2/27/2019	5	2	
25	2324 McClellan St (renewal)	3/12/2019	2	1	
26	540 E Cambria St	3/15/2019	7	1	
27	903 W Seltzer St	3/18/2019	5	1	
28	4707 Hawthorne St	3/22/2019	7	1	
29	268 W Wensley St (renewal)	3/26/2019	7	1	
30	3415 Tampa St	3/29/2019	7	1	
31	237 W Thayer St	4/5/2019	7	1	
32	3145 Duane St	4/11/2019	7	1	
	TOTAL COUNTS FY19 Q3-Q4	32		34	5
	TOTAL GARDEN AGREEMENTS SIGNED SINCE INCEPTION * Lots with renewed agreements are counted only once.	63 (of which 5 have renewed)		72 lots *	

EXHIBIT R (1 of 5)

PLB Tax Sale Acquisitions FY19, Q1 - Q4 To Date
(7/1/2018 - 4/30/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl service fees)
1	1	1750 N CROSBY ST	5	7/18/2018	Affordable Housing	RSAS	\$3,600	\$3,600.00
2	2	4149 W GINARD AVE	3	7/18/2018	Community Garden	RM1	\$20,100	\$13,673.18
3	3	110 E WISHART ST	7	7/24/2018	Sideyard	RM1	\$3,800	\$4,700.00
4	4	1614 N BAILEY ST	5	7/24/2018	Affordable Housing	RSAS	\$7,000	\$7,900.00
5	5	1749 N 26TH ST	5	7/24/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
6	6	2952 S REDFIELD ST	2	7/24/2018	Sideyard	RM1	\$8,100	\$9,000.00
7	7	2054 N 5TH ST	7	7/24/2018	Sideyard	RM1	\$15,400	\$13,611.77
8	8	2201 N 8TH ST	5	7/24/2018	Affordable Housing	CMC2	\$5,500	\$6,400.00
9	9	2231 N 19TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,400	\$8,300.00
10	10	2267 N 29TH ST	5	7/24/2018	Affordable Housing	RSAS	\$7,200	\$8,100.00
11	11	2500 EMERALD ST	7	7/14/2018	Community Garden	RSAS	\$19,100	\$7,825.08
12	12	2334 N 5TH ST	7	7/24/2018	Sideyard	CMC2	\$5,300	\$6,000.00
13	13	2951 NICHOLAS ST	3	7/24/2018	Affordable Housing	CMC2	\$4,100	\$5,000.00
14	14	297 W THAYER ST	7	7/24/2018	Sideyard	RM1	\$6,700	\$7,600.00
15	15	2411 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$10,400	\$13,300.00
16	16	2427 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800	\$15,700.00
17	17	2434 CLIFFORD ST	5	7/24/2018	Affordable Housing	RM1	\$14,800	\$13,102.01
18	18	2448 SEYBERT ST	5	7/24/2018	Affordable Housing	RM1	\$6,000	\$6,900.00
19	19	250 W THAYER ST	7	7/24/2018	Sideyard	RM1	\$4,462	\$7,800.00
20	20	2506 N 11TH ST	5	7/24/2018	Community Garden	RM1	\$14,800	\$13,687.59
21	21	2514 NICHOLAS ST	5	7/24/2018	Sideyard	RSAS	\$6,600	\$7,500.00
22	22	2521 ANNIN ST	2	7/24/2018	Housing	RM1	\$5,300	\$6,200.00
23	23	2534 RIDGE AVE	5	7/24/2018	Garden/Open Space	RM1	\$7,700	\$8,600.00
24	24	1007 S PRAZIER ST	3	7/26/2018	Sideyard	RM1	\$9,600	\$10,500.00
25	25	1437 OGDEN ST	5	7/26/2018	Workforce Housing	RM1K	\$35,800	\$23,474.64
26	26	2113 W OXFORD ST	5	7/26/2018	Affordable Housing	CMC2	\$3,000	\$3,900.00
27	27	2140 N 30TH ST	5	7/26/2018	Affordable Housing	RSAS	\$5,600	\$6,500.00
28	28	2330 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$7,400	\$8,300.00
29	29	2332 W MONTGOMERY AVE	5	7/26/2018	Affordable Housing	RSAS	\$8,900	\$9,800.00
30	30	5127 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400	\$17,840.59
31	31	5131 PENTRIDGE ST	3	7/26/2018	Development Site	RM1	\$17,400	\$18,300.00
32	32	39 N PAXON ST	3	8/15/2018	Sideyard	RM1	\$20,900	\$9,924.57
33	33	4560 N BOULVER ST	8	8/15/2018	Development Site	RM1	\$5,900	\$5,000.00
34	34	1225 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
35	35	1227 N STILLMAN ST	5	8/21/2018	Sideyard	RSAS	\$3,100	\$4,000.00
36	36	1247 N 26TH ST	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
37	37	1820 N MARSHALL ST	5	8/21/2018	Development Site	RM1	\$18,800	\$7,493.14
38	38	2036 N 29TH ST	5	8/21/2018	Sideyard	RSAS	\$5,000	\$5,900.00
39	39	2118-20 W GODFREY AVE	8	8/21/2018	Housing	RM1	\$38,100	\$10,490.06
40	40	2236 N 7TH ST	5	8/21/2018	Development Site	RM1	\$15,000	\$17,078.19
41	41	2429 SEYBERT ST	5	8/21/2018	Affordable Housing	RM1	\$6,000	\$6,900.00
42	42	2454 N CHADWICK ST	5	8/21/2018	Sideyard	RSAS	\$5,300	\$6,200.00
43	43	2447 SEYBERT ST	5	8/21/2018	Development Site	RM1	\$6,000	\$6,900.00
44	44	2524 TURNER ST	5	8/21/2018	Affordable Housing	RSAS	\$4,300	\$5,200.00
45	45	2540 RIDGE AVE	5	8/21/2018	Sideyard	RM1	\$6,900	\$7,800.00
46	46	2606 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,200	\$7,100.00
47	47	2625 W MONTGOMERY AVE	5	8/21/2018	Affordable Housing	RSAS	\$6,400	\$7,300.00
48	48	2748 N 2ND ST	7	8/21/2018	Sideyard	RM1	\$12,000	\$12,420.47
49	49	2806 CECL B MOORE AVE	5	8/21/2018	Affordable Housing	RM1	\$9,700	\$10,600.00
50	50	2821 N HOWARD ST	7	8/21/2018	Sideyard	RM1	\$11,400	\$12,300.00

1ST QUARTER

EXHIBIT R (2 of 5)

PLS Tax Sale Acquisitions FY19, Q1 - Q4 To Date
(7/1/2018 - 4/30/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OFA Total Land Value	Actual Amount Paid to Acquire (incl service fees)
81	1ST QUARTER	81 3E11 W HAROLD ST	8	8/21/2018	Sideyard	RSAS	\$5,200	\$6,100.00
82		82 2913 CECIL B MOORE AVE	5	8/21/2018	Affordable Housing	RSAS	\$8,200	\$9,100.00
83		83 2916 RIDGE AVE	8	8/21/2018	Development Site	CMR2	\$4,900	\$5,800.00
84		84 301 W SUSQUEHANNA AVE	7	8/21/2018	Sideyard	R2	\$7,200	\$8,100.00
85		85 3120 W YORK ST	5	8/21/2018	Open Space	RSAS	\$2,900	\$3,800.00
86		86 3112 W YORK ST	5	8/21/2018	Open Space	RSAS	\$2,900	\$3,800.00
87		87 3124 TASKER ST	2	8/21/2018	Workforce Housing	RSAS	\$45,700	\$40,787.98
88		88 3340 H ST	7	8/21/2018	Sideyard	RSAS	\$9,200	\$10,100.00
89		89 3432 N BODINE ST	7	8/21/2018	Sideyard	RM1	\$6,800	\$7,700.00
90		90 3818 POPLAR ST	3	8/21/2018	Sideyard	RM1	\$15,600	\$10,793.81
91		91 428 DIAMOND ST	7	8/21/2018	Sideyard	CMX2	\$8,500	\$6,400.00
92		92 4405 BROWN ST	3	8/21/2018	Affordable Housing	RM1	\$4,800	\$5,500.00
93		93 6050 LINCOLN PIKE	8	8/21/2018	Housing	RM1	\$128,900	\$25,740.34
94		94 1741 N NEWBARK ST	9	8/23/2018	Sideyard	RSAS	\$3,700	\$5,813.33
95		95 1823 S 57TH ST	3	8/23/2018	Sideyard	RM1	\$6,000	\$6,900.00
96		96 1961 S ITHAN ST	3	8/23/2018	Sideyard	RM1	\$8,100	\$9,000.00
97		97 2219 N UBER ST	5	8/23/2018	Affordable Housing	RSAS	\$5,400	\$10,200.00
98		98 2227 N UBER ST	5	8/23/2018	Affordable Housing	RSAS	\$8,300	\$10,140.16
99		99 2552 W SELTZER ST	4	8/23/2018	Sideyard	RSAS	\$3,400	\$4,300.00
100		100 3841 WYALUSING AVE	3	8/23/2018	Sideyard	RM1	\$10,900	\$11,800.00
101		101 5455 REGENT ST	3	8/23/2018	Sideyard	RM1	\$7,100	\$8,000.00
102		102 5617 ELLIOTT ST	3	8/23/2018	Sideyard	RM1	\$7,700	\$8,600.00
103		103 5939 SPRINGFIELD AVE	3	8/23/2018	Sideyard	RM1	\$10,200	\$11,100.00
104		104 2295 N 19TH ST	5	9/18/2018	Affordable Housing	RSAS	\$7,200	\$8,100.00
105		105 3029 CLIFFORD ST	3	9/18/2018	Affordable Housing	RSAS	\$7,300	\$8,000.00
106		106 528 DIAMOND ST	7	9/18/2018	Commercial Site Assembly	CMX2	\$5,200	\$6,100.00
107		107 527 W MONTGOMERY AVE	7	9/18/2018	Development Site	RM1	\$12,200	\$18,100.00
108		108 535 DIAMOND ST	7	9/18/2018	Commercial Site Assembly	CMX2	\$5,300	\$6,200.00
109		109 5440 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$14,870.73
110		110 5442 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$15,010.78
111		111 5444 LUDLOW ST	3	9/18/2018	Community Use	RM1	\$19,800	\$15,002.39
112		112 709 N DE KALB ST	3	9/18/2018	Market Rate	RM1	\$7,800	\$8,700.00
113		113 710 N 36TH ST	3	9/18/2018	Market Rate	RSAS	\$9,300	\$7,988.98
114		114 725 W CUMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,200	\$13,100.00
115		115 727 W CUMBERLAND ST	5	9/18/2018	Community Garden	RM1	\$14,200	\$8,772.29
116		116 852 UNION ST	3	9/18/2018	Affordable Housing	RM1	\$7,900	\$8,800.00
117		117 2120 N REESE ST	7	9/19/2018	Housing	RM1	\$7,000	\$4,972.08
118		118 2122 N REESE ST	7	9/19/2018	Housing	RM1	\$7,000	\$3,903.41
119		119 2124 N REESE ST	7	9/19/2018	Housing	RM1	\$7,000	\$5,096.54
120		120 3134 W GORDON ST	5	9/19/2018	Affordable Housing	RSAS	\$2,800	\$2,800.00
121		121 5618 HEISKELL ST	8	9/19/2018	Sideyard	RSAS	\$4,400	\$4,400.00
122		122 1951 N 9TH ST	5	9/20/2018	Affordable Housing	RM1	\$19,400	\$20,282.18
123		123 1614-18 N 22ND ST	5	9/20/2018	Commercial Expansion	CMX2	\$17,100	\$18,000.00
124		124 2259-63 GERMANTOWN AVE	5	9/20/2018	Commercial Site Assembly	CMX2	\$12,400	\$13,300.00

EXHIBIT R (3 of 5)

PLB Tax Sale Acquisitions FY19, C1 - C4 To Date
(7/1/2018 - 4/30/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	GPA Total Land Value	Actual Amount Paid to Acquire (incl. acquisition fees)
95	1	2227 N 5TH ST	7	10/16/2018	Housing	RM1	\$8,400	\$8,893.78
96	2	2563 N LEITHGOW ST	7	10/16/2018	Housing	RM1	\$1,700	\$2,600.00
97	3	2957 N ORKNEY ST	7	10/16/2018	Housing	RM1	\$1,800	\$2,700.00
98	4	3336 WATERLOO ST	7	10/16/2018	Sidyard	RM1	\$8,000	\$8,900.00
99	5	4900 W THOMPSON ST	3	10/16/2018	Affordable Housing	CMX2	\$12,600	\$13,600.00
100	6	5817 BELMAR ST	3	10/16/2018	Sidyard	RM1	\$7,700	\$7,204.75
101	7	647 N 43RD ST	3	10/16/2018	Community Use	RM1	\$34,400	\$7,852.90
102	8	1023 W CUMBERLAND ST	5	10/17/2018	Community Garden	CMX2	\$1,800	\$1,800.00
103	9	1937 E DAUPHIN ST	7	10/17/2018	Community Garden	RM1	\$25,900	\$9,981.49
104	10	2125 N 18TH ST	5	10/17/2018	Affordable Housing	RM1	\$50,200	\$6,401.18
105	11	2126 N REESE ST	7	10/17/2018	Housing	RM1	\$7,000	\$3,921.38
106	12	2242 N LAWRENCE ST	7	10/17/2018	Housing	RM1	\$8,000	\$3,419.34
107	13	2402 JEFFERSON ST	5	10/17/2018	Affordable Housing	RM1	\$6,100	\$6,100.00
108	14	2546 TURNER ST	5	10/17/2018	Affordable Housing	RSAS	\$4,600	\$7,926.31
109	15	2916 MASCHER ST	7	10/17/2018	Sidyard	RM1	\$7,900	\$5,441.40
110	16	3033 WHARTON ST	2	10/17/2018	Affordable Housing	RSAS	\$15,500	\$5,321.99
111	17	3117 CLIFFORD ST	5	10/17/2018	Affordable Housing	RSAS	\$12,900	\$8,288.40
112	18	3714 BROWN ST	3	10/17/2018	Community Garden	RSAS	\$8,100	\$4,056.69
113	19	3906 W GARARD AVE	3	10/17/2018	Affordable Housing	RSAS	\$25,900	\$5,683.39
114	20	305 DIAMOND ST	7	10/17/2018	Sidyard	RM1	\$8,500	\$8,061.90
115	21	3429-27 LENA ST	8	10/17/2018	Affordable Housing	RSAS	\$151,200	\$95,990.76
116	22	1448 N MARSTON ST	5	10/18/2018	Affordable Housing	RSAS	\$5,200	\$6,100.00
117	23	1514 N MARSTON ST	5	10/18/2018	Market Rate	RSAS	\$4,900	\$5,800.00
118	24	1537 N 26TH ST	5	10/18/2018	Workforce Housing	RSAS	\$4,900	\$5,800.00
119	25	1547 N MARSTON ST	5	10/18/2018	Market Rate	RSAS	\$5,000	\$5,900.00
120	26	1615 W FLORAST	5	10/18/2018	Affordable Housing	RM1	\$19,200	\$6,688.79
121	27	1726 N BOONE ST	7	10/18/2018	Sidyard	RM1	\$87,900	\$8,004.26
122	28	1728 N BOONE ST	7	10/18/2018	Sidyard	RM1	\$87,900	\$8,836.65
123	29	1921 S 6TH ST	2	10/18/2018	Market Rate	CMX2	\$14,700	\$11,324.88
124	30	2030 GERMANTOWN AVE	7	10/18/2018	Commercial	CMX2	\$8,000	\$5,900.00
125	31	2018 GERMANTOWN AVE	7	10/18/2018	Commercial	CMX2	\$3,600	\$4,900.00
126	32	2326 N 10TH ST	5	10/18/2018	Community Garden	CMX2	\$4,000	\$4,900.00
127	33	2351 N ORIANNA ST	7	10/18/2018	Sidyard	RM1	\$8,400	\$7,900.00
128	34	2478 EMERALD ST	1	10/18/2018	Market Rate	CMX1	\$10,900	\$1,805.57
129	35	2480 EMERALD ST	1	10/18/2018	Market Rate	CMX3	\$10,800	\$10,740.37
130	36	2508 N WAINOCK ST	5	10/18/2018	Community Garden	RM1	\$9,900	\$9,054.12
131	37	2509 N WAINOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500	\$9,339.19
132	38	2511 N WAINOCK ST	5	10/18/2018	Community Garden	RM1	\$9,500	\$10,400.00
133	39	2958 N ORKNEY ST	7	10/18/2018	Sidyard	CMX2	\$1,800	\$2,700.00
134	40	2967 N FAIRHILL ST	7	10/18/2018	Community Garden	RM1	\$8,500	\$9,400.00
135	41	3626 BROWN ST	3	10/18/2018	Market Rate	RM1	\$9,525	\$27,098.34
136	42	4041 N 9TH ST	7	10/18/2018	Sidyard	RM1	\$7,000	\$7,900.00
137	43	4422 ELIZABETH ST	7	10/18/2018	Sidyard	RM1	\$18,700	\$11,708.67
138	44	1761 N CROKERY ST	5	11/14/2018	Affordable Housing	RM1	\$3,800	\$1,800.00
139	45	1833 E ONTARIO ST	1	11/14/2018	Sidyard	RM1	\$7,800	\$6,976.55
140	46	1846 E YORK ST	7	11/14/2018	Sidyard	RM1	\$44,800	\$4,778.61
141	47	1814 N MARSHALL ST	5	11/27/2018	Affordable Housing	RM1	\$17,900	\$8,346.56
142	48	1890 N DARIEN ST	5	11/29/2018	Workforce Housing	RM1	\$16,200	\$6,246.74
143	49	1609 W FLORAST	5	11/29/2018	Affordable Housing	RM1	\$18,400	\$8,524.63
144	50	1707 N 55TH ST	4	11/29/2018	Community Garden	RM1	\$7,000	\$8,300.00
145	51	1731 N 29TH ST	5	11/29/2018	Affordable Housing	RSAS	\$6,900	\$6,986.34
146	52	221 W SERGEANT ST	7	11/29/2018	Sidyard	I2	\$1,900	\$2,700.00
147	53	2222 PALETHORP ST	7	11/29/2018	Sidyard	RSAS	\$9,900	\$6,021.33
148	54	2335 N ORIANNA ST	7	11/29/2018	Sidyard	RM1	\$6,400	\$6,188.36
149	55	28 NOLANS CT	5	11/29/2018	Sidyard	IRMX	\$19,600	\$13,660.73
150	56	4205 N 9TH ST	7	11/29/2018	Community Garden	RM1	\$7,000	\$6,045.02
151	57	1563 N DARIEN ST	5	12/19/2018	Workforce Housing	RM1	\$2,400	\$2,400.00
152	58	2535 N ORKNEY ST	7	12/19/2018	Sidyard	RM1	\$1,800	\$1,800.00
153	59	5655 SPRAGUE ST	8	12/19/2018	Market Rate	RM1	\$6,900	\$6,900.00

EXHIBIT R (4 of 5)

P/L Tax Sale Acquisitions FY19, Q1 - Q4 To Date
(7/1/2018 - 4/30/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl service fees)
134	3RD QUARTER	1 1933 N OAKRIDGE ST	5	1/16/2019	Affordable Housing	RM1	\$11,000	\$4,235.08
135		2 3902 W GILBERT AVE	3	1/16/2019	Affordable Housing	RSAS	\$27,200	\$12,557.79
136		3 1934 W YORK ST	5	1/22/2019	Affordable Housing	RSAS	\$6,000	\$6,900.00
137		4 5740 BELMAR ST	3	1/22/2019	Affordable Housing	RM2	\$4,000	\$7,400.00
138		5 619 N CRIGHTON ST	3	1/22/2019	Housing	RSAS	\$3,570	\$7,200.00
139		6 925 W SUSQUEHANNA AVE	5	1/22/2019	Affordable Housing	RM1	\$14,000	\$14,350.56
140		7 1820 W TIGGA ST	8	1/24/2019	Community Use	RSA3	\$7,480	\$33,476.29
141		8 2055 S 57TH ST	3	1/24/2019	Sideyard	RM1	\$7,845	\$9,756.11
142		9 1529 N 9TH ST	5	2/19/2019	Market Rate	RM1	\$12,500	\$16,869.07
143		10 2163 N DOVER ST	5	2/19/2019	Housing	RSAS	\$2,900	\$1,800.00
144		11 2442 N DELHI ST	5	2/19/2019	Affordable Housing	RM1	\$8,900	\$6,996.34
145		12 75 DEARBORN ST	3	2/19/2019	Affordable Housing	RSAS	\$4,700	\$5,600.00
146		13 259 W YORK ST	7	2/19/2019	Affordable Housing	CMX2	\$2,900	\$3,800.00
147		14 4846 TACKAWANNA ST	7	2/19/2019	Sideyard	RSAS	\$12,600	\$13,500.00
148		15 1445 N PERTH ST	5	2/21/2019	Workforce Housing	RM1	\$2,600	\$1,500.00
149		16 1931 N ORIANNA ST	7	2/21/2019	Sideyard	RM1	\$12,100	\$10,149.80
150		17 2016 N RANDOLPH ST	7	2/21/2019	Commercial Site	CMX2	\$14,000	\$9,319.10
151		18 2170 N FRANKLIN ST	5	2/21/2019	Affordable Housing	CMX2	\$6,300	\$7,200.00
152		19 2318 N 10TH ST	5	2/21/2019	Community Garden	CMX2	\$5,700	\$6,600.00
153		20 2520 N 10TH ST	5	2/21/2019	Community Garden	CMX2	\$5,500	\$6,400.00
154		21 7330 N 10TH ST	5	2/21/2019	Community Garden	CMX2	\$4,100	\$5,000.00
155		22 2703 W GEORGE ST	5	2/21/2019	Affordable Housing	RSAS	\$5,800	\$6,700.00
156		23 2954 N ORKNEY ST	7	2/21/2019	Sideyard	CMX2	\$1,800	\$2,700.00
157		24 1616 ASPEN ST	3	2/21/2019	Affordable Housing	RSAS	\$9,600	\$8,649.98
158		25 942 N 13TH ST	5	2/21/2019	Market Rate	CMX4	\$7,700	\$8,600.00
159		26 2313 N LAWRENCE ST	7	3/19/2019	Affordable Housing	RM1	\$5,200	\$6,100.00
160		27 2423 N LAWRENCE ST	7	3/19/2019	Affordable Housing	RM1	\$6,700	\$7,590.49
161		28 2484 PALETHORP ST	7	3/19/2019	Affordable Housing	RM1	\$1,700	\$2,600.00
162		29 2541 N WARRNOCK ST	5	3/19/2019	Community Garden	CMX2	\$2,400	\$3,300.00
163		30 2649 W SILVER ST	4	3/19/2019	Garden/Open Space	RSAS	\$4,300	\$4,200.00
164		31 4057 CAMBRIDGE ST	3	3/19/2019	Affordable Housing	RM1	\$7,200	\$8,600.00
165		32 720 WICHA ST	3	3/19/2019	Affordable Housing	RM1	\$4,600	\$5,500.00
166		33 722 WICHA ST	3	3/19/2019	Affordable Housing	RM1	\$4,600	\$5,500.00
167		34 909 W DAUPHIN ST	5	3/19/2019	Affordable Housing	RM1	\$12,800	\$10,043.61
168		35 909 W DAUPHIN ST	5	3/19/2019	Affordable Housing	RM1	\$12,800	\$10,043.61
169		36 138 W DAUPHIN ST	7	3/20/2019	Community Garden	CMX2	\$8,500	\$7,998.98
170		37 2224 WILDER ST	2	3/20/2019	Affordable Housing	RM1	\$21,600	\$21,600.00
171		38 3904 POPLAR ST	3	3/20/2019	Affordable Housing	RSAS	\$5,300	\$5,900.00
172		39 2134-18 W GODFREY AVE	8	3/21/2019	Affordable Housing	RSAS	\$47,900	\$9,764.01
173		40 3857 RENO ST	3	3/21/2019	Affordable Housing	RSAS	\$6,500	\$7,800.00
174		41 3948 ASPEN ST	3	3/21/2019	Affordable Housing	RSAS	\$12,800	\$10,119.14
175		42 5333 DELANCEY ST	3	3/21/2019	Affordable Housing	RM1	\$13,400	\$14,900.00

EXHIBIT R (5 of 5)

PLB Tax Sale Acquisitions FY19, Q1 - Q4 To Date
(7/1/2018 - 4/30/2019)

		Property Address	CD	Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amount Paid to Acquire (incl services fees)
196	4TH QUARTER	1 1438 OGDEN ST	5	4/16/2019	Market Rate	RM1	\$32,700	\$22,925.85
197		2 2017 N 30TH ST	5	4/16/2019	Affordable Housing	RM1	\$8,300	\$9,200.00
198		3 2047 N 3RD ST	7	4/16/2019	Housing	RM1	\$14,500	\$14,229.27
199		4 212 RAMSEY ST	3	4/16/2019	Affordable Housing	RSAS	\$6,000	\$6,900.00
200		5 2250 N 19TH ST	5	4/16/2019	Affordable Housing	RSAS	\$5,900	\$6,800.00
201		6 2334 N FAIRHILL ST	7	4/16/2019	Sideyard	RM1	\$4,800	\$5,700.00
202		7 2429-31 N ORIANNA ST	7	4/16/2019	Market Rate	RSAS	\$4,200	\$5,100.00
203		8 2437 N 10TH ST	5	4/16/2019	Affordable Housing	RM1	\$17,800	\$7,482.09
204		9 260 W CORNWALL ST	7	4/16/2019	Sideyard	RM1	\$6,800	\$7,700.00
205		10 2710 N 28TH ST	4	4/16/2019	Affordable Housing	RSAS	\$10,400	\$11,900.00
206		11 2713 W THOMPSON ST	5	4/16/2019	Workforce Housing	RSAS	\$5,600	\$6,900.00
207		12 2934 N BAMBREY ST	4	4/16/2019	Affordable Housing	RSAS	\$2,900	\$3,800.00
208		13 2960 N 26TH ST	4	4/16/2019	Sideyard	CMX3	\$5,700	\$6,600.00
209		14 3337 HOPE ST	7	4/16/2019	Sideyard	RM1	\$8,100	\$9,000.00
210		15 3006 WYALISING AVE	3	4/16/2019	Affordable Housing	RSAS	\$8,700	\$9,600.00
211		16 3954 PENNINGROVE ST	3	4/16/2019	Affordable Housing	RSAS	\$6,600	\$7,500.00
212		17 4407 BROWN ST	3	4/16/2019	Affordable Housing	RM1	\$4,600	\$5,500.00
213		18 5415-17 LANSDOWNE AVE	4	4/16/2019	Community Use	RM1	\$28,200	\$29,100.00
214		19 6031 UPLAND ST	2	4/16/2019	Affordable Housing	RM1	\$8,100	\$9,000.00
215		20 1228 HANSON ST	3	4/17/2019	Affordable Housing	RSAS	\$11,200	\$5,067.33
216		21 1431 S 49TH ST	3	4/17/2019	Affordable Housing	RSAS	\$20,700	\$7,843.96
217		22 3013 N 5TH ST	7	4/17/2019	Housing	CMX2.5	\$16,400	\$5,409.92
218		23 3148 W ARIZONA ST	5	4/17/2019	Affordable Housing	RSAS	\$2,500	\$2,500.00
219		24 411 CANTRELL ST	1	4/17/2019	Market Rate	RSAS	\$42,000	\$6,305.88
220		25 1230 BURNS ST	5	4/18/2019	Workforce Housing	RM1	\$2,400	\$1,900.00
221		26 1238 BURNS ST	5	4/18/2019	Workforce Housing	RM1	\$2,800	\$3,700.00
222		27 1248 BURNS ST	5	4/18/2019	Workforce Housing	RM1	\$2,800	\$3,700.00
223		28 1413 MARLBOROUGH ST	5	4/18/2019	Community Use	RSAS	\$3,900	\$4,400.00
224		29 1806 HARLAN ST	5	4/18/2019	Workforce Housing	RSAS	\$3,300	\$4,200.00
225		30 2150 N PERCY ST	5	4/18/2019	Affordable Housing	RM1	\$18,800	\$19,700.00
226		31 2237 N 17TH ST	5	4/18/2019	Affordable Housing	RSAS	\$9,900	\$10,800.00
227		32 2321 N 27TH ST	5	4/18/2019	Affordable Housing	RSAS	\$5,000	\$5,900.00
228		33 3010 W NEVADA ST	5	4/18/2019	Affordable Housing	RSAS	\$4,100	\$5,000.00
229		34 48 N ST BERNARD ST	5	4/18/2019	Affordable Housing	RSAS	\$9,200	\$10,200.00

**THE FOLLOWING PERTAINS TO ITEMS 4 TO 7
ON THE JUNE 19, 2019 AGENDA**

RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
3017 N. PHILLIP STREET TO NELLIE MONTES**

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 3017 N. Phillip Street (the "Property") at its public meeting held on June ____, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. _____, adopted on June ____, 2019.

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

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

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

1. ADDRESS: 3017 N. Philip Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 017601	Council District: 7
Zoning: RSA-5	Lot Area: 700	
OPA Value: \$7,200	Appraised Value: \$n/a	Open EOs: 1

3. APPLICANT INFORMATION

Name: Nellie Montes
Mailing Address: 3015 N. Philip Street
Type: Individual
Authorized Contact: Nellie Montes
Application Date: 6/25/2018

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: 0 - Residential 0 - Commercial	Buildings/Structures: 0
Gross Floor Area: 700	End User: Owner-Occupied (by Applicant)
Construction Costs: \$600	Construction Cost / sq. ft.: \$0.86
Total Project Costs: \$777.25	Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The applicant proposes to develop 3017 N. Philip Street as a side yard.

Evidence of project financing has been provided in the form of a money order.

This project is not subject to an Economic Opportunity Plan.

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

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 3017 N. Philip Street to Nellie Montes for use as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director



RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1309 S. 20TH STREET TO JKC INVESTMENTS LP**

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

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of 1309 S. 20th Street (the "Property") at its public meeting held on June ____, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. ____, adopted on June ____, 2019.

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

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

1. The conveyance of the Property to JKC Investments LP for One Hundred Seventy Thousand Dollars (\$170,000) 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.

1. ADDRESS: 1309 S. 20th Street

2. PROPERTY INFORMATION

Zip Code: 19146	Census Tract: 003100	Council District: 2
Zoning: RM-1	Lot Area: 799	
OPA Value: \$33,700	Appraised Value: \$120,000	Open EOs: 14

3. APPLICANT INFORMATION

Name: JKC Investments LP
Mailing Address: 1900 Market Street, 8th Floor, Philadelphia, PA 19130
Type: Business / Legal Entity
Authorized Contact: Colin Laren
Application Date: 3/12/2019

4. PROJECT INFORMATION

Disposition Type: Competitive Sale	Strategic Plan Goal: Housing - Market Rate
Price: \$170,000	Determined by: Accepted Bid Offer
Development Type: New Construction	Proposed Use: Residential
Units: 4 - Residential 0 - Commercial	Buildings/Structures: 1
Gross Floor Area: 4,659	End User: Lease to Tenant
Construction Costs: \$503,142.50	Construction Cost / sq. ft.: \$107.99
Total Project Costs: \$798,842.50	Project Funding Available: Acceptable Plan Verified*

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

JKC Investments LP proposes to develop four 3-bd/3ba units of market-rate, multi-family housing.

Evidence of project financing has been provided in the form of a loan commitment from the Trust of Kathryn Smith.

The developer has more than five years of experience as a project manager, overseeing more than 50,000 square feet of construction in Philadelphia during that time.

This project will be subject to an Economic Opportunity Plan.

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

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 1309 S. 20th Street to JKC Investments LP.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director



RESOLUTION NO. 2019 – _____

RESOLUTION AUTHORIZING SUSQUEHANNA SQUARE LP TO CONVEY 2145, 2147, AND 2149 N. 15TH STREET AND ASSIGN THE PURCHASE AND DEVELOPMENT AGREEMENT TO SUSQUEHANNA SQUARE HOUSING LP

WHEREAS, the Philadelphia Land Bank (“**Land Bank**”) entered into a Purchase and Development Agreement dated August 24, 2018 (“**PDA**”) with Susquehanna Square LP for the sale and development of 2145, 2147, and 2149 N. 15th Street (collectively, the “**Properties**”).

WHEREAS, pursuant to the PDA, settlement occurred on August 30, 2018 and the Properties were conveyed to Susquehanna Square LP by deed recorded on August 31, 2018.

WHEREAS, tax credits will be utilized for development of the Properties and, as a result, the PDA contemplates that National Equity Fund (“**NEF**”) will replace Community Ventures as the limited partner of Susquehanna Square LP.

WHEREAS, prior to acquiring the Properties, Susquehanna Square LP did not comply with the “all appropriate inquiry” standard under the Comprehensive Environmental Response, Compensation, and Liability Act (together with the regulations issued thereunder, “**CERCLA**”) and, as a result, is unable to assert certain protections from potential environmental liability.

WHEREAS, NEF cannot recommend this project to its Investment Review Committee until the “all appropriate inquiry” standard under CERCLA is satisfied, which must be done prior to acquisition.

WHEREAS, to rectify this situation, Susquehanna Square LP requests that the Properties be conveyed, and the PDA be assigned, to a newly formed entity, Susquehanna Square Housing LP.

WHEREAS, section 12.01 (a) of the PDA provides that, prior to issuance of a Certificate of Completion, the Land Bank’s prior written consent is required for any assignment or transfer of any interest in the PDA or for a sale of the Properties.

WHEREAS, the Land Bank Board of Directors has determined that it is in the best interest of the Land Bank to allow Susquehanna Square LP to convey, and assign the PDA, to Susquehanna Square Housing LP pursuant to this Resolution.

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 Land Bank hereby consents to Susquehanna Square LP conveying the Properties, and assigning the PDA, to Susquehanna Square Housing LP.
2. The Executive Director is 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 convey the Properties to Susquehanna Square Housing LP and assign the PDA to Susquehanna Square Housing LP, which shall contain such terms and conditions as the Executive Director, with the advice of 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.