

## **PHILADELPHIA LAND BANK BOARD MEETING MINUTES**

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, December 8, 2020, commencing at 10:00 a.m. via Zoom webinar pursuant to 35 Pa.C.S. § 5741 and proper notices.

### **CALL TO ORDER**

Ms. Fadullon called the meeting to order at 10:08 a.m.

Andrea Imredy Saah, Acting Senior Counsel, made the following announcements:

Today's Board meeting is being held via an authorized communication device as authorized by Title 35, Section 5741 of the Pennsylvania Consolidated Statutes and is being recorded. Questions and comments may be made using the Q&A button at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by hitting \*9 on your phone. You can use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to [Andrea.Saah@phdc.phila.gov](mailto:Andrea.Saah@phdc.phila.gov).

Prior to today's Public Session the Board held an Executive Session at which the board received information on issues for the Policy Committee to consider.

### **Item 1 Roll Call**

The following members of the Board of Directors reported present: Alex Balloon, Eric Bodzin, Richard DeMarco, Anne Fadullon, Joshu Harris, Michael Johns, Michael Koonce, Rebecca Lopez Kriss, Majeedah Rashid, and Rick Sauer. Paulette Adams joined the meeting at a later time point.

The following staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Carolyn Terry, Wendolyne David and Jamila Davis.

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.

### **Item 2 Approval of Board Minutes**

Ms. Fadullon called for questions or comments on the minutes. There were none.

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of November 10, 2020.

Mr. Johns moved to approve the minutes of the Board meeting of November 10, 2020. The motion was seconded by Mr. Sauer.

Upon motion made and duly seconded, the Board approved the minutes of the November 10, 2020 Board meeting.

**Item 3**  
**Election of Board Officers and 11<sup>th</sup> Member of the Board**  
**Announcement of 2021 Board Meeting Schedule**

Ms. Fadullon called for the presentation of the nominees for the Officers of the Philadelphia Land Bank Board. Ms. Imredy Saah presented the nominations received for the following positions: Chairperson, Vice Chairperson, Secretary, Treasurer, and 11<sup>th</sup> Member. There was one nomination for each position: Anne Fadullon for Chairperson, Eric Bodzin for Vice Chairperson, Majeedah Rashid for Secretary, Joshu Harris for Treasurer, and Rick Sauer for 11<sup>th</sup> Member. Ms. Fadullon acknowledged that the nominating committee approved these nominations. All nominees accepted the nomination.

Ms. Fadullon called for a motion to approve and accept the slate of nominees.

Mr. Balloon moved to approve and accept the slate of nominees. The motion was seconded by Mr. Johns. Upon motion made and duly seconded, the Board approved the Resolution Electing Officers of the Philadelphia Land Bank, attached to these minutes as Exhibit A.

Moving on to the next item, Ms. Fadullon asked the meeting host to post the proposed 2021 Philadelphia Land Bank Board meeting dates in the Q & A section for the meeting attendees and indicated that the dates of the Philadelphia Land Bank Board meetings in 2021 will also be posted on the PHDC website.

Ms. Fadullon called for a motion to approve the proposed Philadelphia Land Bank Board meeting schedule for 2021.

Mr. Sauer moved to approve the meeting schedule. The motion was seconded by Mr. Bodzin.

Upon motion made and duly seconded, the Board approved the Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2021, attached to these minutes as Exhibit B.

**Item 4**  
**Executive Director's Report**

**Staff Updates** - Mr. Rodriguez updated the Board regarding staffing. He received several resumes for the two vacant Senior Development Specialist positions and hopes to fill the positions in early 2021.

Ms. Fadullon asked if there were any questions or comments from the Board. There were none.

**Item 5**  
**Property Dispositions**

**A. Development – Interagency Transfer**

Ms. Fadullon announced that the proposed conveyance of 2338, 2340, 2408, 2410, 2412, 2500 N. 31st Street; 2401, 2549½ a/k/a 2551 N. 32nd Street; 2401 N. 33rd Street; and 3010, 3012, 3013, 3014, 3015, 3108, 3110, 3112, 3200, 3202, 3204, 3206, 3214, 3222 W. York Street to the Philadelphia Housing Authority was tabled.

**B. Development – Request for Proposal**

2231, 2232, 2235, 2249, 2252, 2324 Cross Street; 2227 Fernon Street; 2224, 2256, 2305, 2309 Greenwich Street; 2230 Reed Street; 2318 Tasker Street; 2214, 2220, 2222, 2239, 2241, 2243, 2315 Wilder Street to Civetta Property Group, LLC (CD 2)

Mr. Rodriguez presented the proposed conveyance of 2231, 2232, 2235, 2249, 2252, 2324 Cross Street; 2227 Fernon Street; 2224, 2256, 2305, 2309 Greenwich Street; 2230 Reed Street; 2318 Tasker Street; and 2214, 2220, 2222, 2239, 2241, 2243, 2315 Wilder Street to Civetta Property Group, LLC, for the development of affordable housing. The properties were included in an RFP, and the scoring committee recommended that the project be awarded to Civetta Property Group, LLC. The developer plans to construct 20 homeownership units with 3 bedrooms and 1.5 baths each; 14 units will be sold to purchasers with household incomes not to exceed 80% of AMI, and the remaining 6 units will be sold to purchasers with household incomes not to exceed 120% of AMI. The properties are appraised at a total value of \$2,000,000, but the lots will be sold at a highly discounted price of \$2,000 to subsidize the construction of this affordable housing.

The minority participation goals for this project will be 15% MBE (Minority-Owned Enterprises) and 20% WBE (Woman-Owned Enterprises). A Declaration of Restrictive Covenants will be placed on all of the homes to ensure a certain period of affordability and use as the purchaser's residence.

Ms. Fadullon asked if there were any questions from the Board. At this time, Mr. Harris recused himself from the discussion and voting on this matter because of his direct involvement in this matter due to his position on the 2<sup>nd</sup> Council District staff. Mr. Harris left the meeting at 10:17 am. His letter of recusal is attached to these minutes as Exhibit C.

Board members proceeded to ask questions of a representative of the developer, Michael Tomasetti, who was present for the discussion, and Mr. Rodriguez. The questions and answers are below:

- What is the sales price at each level of affordability?  
*At 80% AMI, the price cap is \$195,000; at 120% AMI, the price cap is \$250,000*
- What will the approximate monthly payment be, assuming no down-payment?  
*The principal, interest, taxes and insurance (PITI) payment for a \$195,000 home would be approximately \$825/month; the PITI payment for a \$250,000 home would be approximately \$1,000/month.*

- How will the developer market the properties?  
*The properties will be marketed to PHA residents for the first 30 days; after that, they will work with local RCOs and do additional marketing to identify potential purchasers.*
- How do eligible purchasers obtain financing?  
*They are directed to mortgage lenders that have appropriate mortgage products, or they come with their own lender already identified.*
- Does the developer provide a title company?  
*The purchaser chooses their own title company.*
- How is compliance with MBE/WBE goals for a development project monitored?  
*That is handled by DHCD's compliance unit – they request monthly reports and send inspectors to the worksite to check. If a developer will not hit their goal, a meeting is called to identify the obstacles in reaching the MBE/WBE goals and help the developer meet those goals.*

Michael Koonce requested reports on the MBE/WBE goals attained by developers, which Mr. Rodriguez agreed to provide as projects are completed.

Ms. Fadullon then moved to the questions posed by the public online and in person during the meeting and with emails submitted prior to the board meeting. The questions and concerns and the answers are below:

- I am worried about the structural integrity of my home as homes are built on either side.  
*There will not be any underpinning or excavation of basements for these homes.*
- When is construction likely to begin, and what is the estimated timeline for completion?  
*City Council must still approve the project, which will likely occur in February. The earliest construction would likely begin in the late spring, and the entire project will probably take 5 months to complete.*
- What is the per square foot construction cost, and are these union jobs?  
*Approximately \$135 to \$145 per sqft. These are not union jobs. If they were, the cost would be \$240/sqft.*
- How are potential purchasers vetted for this income eligibility?  
*Their information, including tax returns and paystubs, is provided to the Land Bank to evaluate and certify as income-eligible.*
- What credit scores are required to purchase these homes?  
*Purchasers with credit scores as low as 550 have been qualified to receive a mortgage through the Bank of America program.*
- How many residents on Earp Street are African-American?  
*This information is unknown.*
- Sidewalks will be blocked for months. How will these and sound complaints be handled?  
*The developer will meet with all of the neighbors and will provide the General Contractor's contact information for when issues arise. All of the units will be constructed at the same time to minimize the amount of time the neighborhood will be disrupted.*
- Why could I not purchase one of these properties as a side yard?  
*These properties were selected to be included in RFPs for affordable housing development several years ago and were therefore not made available for side yards.*
- How many L&I violations did the developer's last project have?  
*None.*
- What percentage of the contractors working on the developer's last project were locally based?  
*Approximately 28-29%.*

Concerns were raised by members of the public about how MBE and WBE participation goals are set and who approves them, and why they are lower than the City's stated participation goals. Residents would like to see the percentage of minority contractors working on these projects increase. The developer indicated that he reaches out to a long list of MBE and WBI contractors for each project but receives very few bids, and he would appreciate assistance with outreach to minority contractors.

Several community representatives and residents expressed their strong objections to the sale of properties in the Point Breeze area for any purpose other than deeply affordable housing, affordable for people who earn no more than \$15/hour. They stated that people who have grown up in the area can't afford to purchase homes there, and residents who have lived there for decades are seeing their property taxes and insurance rise while newcomers pay no taxes for 10 years due to the property tax abatement. They urged the City and the Land Bank to find funds to develop deeply affordable housing and asked the Board to table this disposition and refuse to approve the project.

Board member Paulette Adams joined the meeting at 11:00 am.

Ms. Fadullon then asked Ms. Imredy Saah to read the emailed comments that were received, which she did. They and the comments submitted online for this agenda item during the meeting are attached to these minutes as Exhibit D.

Mr. Sauer asked Mr. Rodriguez to describe other Land Bank dispositions in the area to provide some context for this disposition. Mr. Rodriguez explained that the Land Bank manages the property dispositions for the City's Department of Public Property, the Philadelphia Redevelopment Authority, the Philadelphia Housing Development Corporation and the Philadelphia Land Bank. PRA was closing on a deeply affordable rental project in the same area later in the week, affordable to families and veterans earning 30% to 60% of AMI. Properties on Manton Street have been set aside for homeownership with a deeper level of affordability. The Land Bank has issued RFPs for mixed-income projects targeting purchasers making up to 80% of AMI for the affordable units in these projects and is not conducting competitive sales in the area. In addition, its focus has been on preserving and stabilizing community gardens.

Members of the Board requested a report on all recent public dispositions in the 2<sup>nd</sup> Council District, which Mr. Rodriguez agreed to provide. When asked about deed restrictions, Mr. Rodriguez stated that there are restrictive covenants and that we monitor compliance with those restrictive covenants to the best of our ability.

Ms. Fadullon then closed the public comment period for this agenda item and called for a motion from the Board on the proposed disposition.

Mr. Balloon moved to approve the proposed award of the RFP to the Civetta Property Group, LLC. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 2231, 2232, 2235, 2249, 2252, 2324 Cross Street; 2227 Fernon Street; 2224, 2256, 2305, 2309 Greenwich Street; 2230 Reed Street; 2318 Tasker Street; and 2214, 2220, 2222, 2239, 2241, 2243, 2315 Wilder Street to Civetta Property Group, LLC, attached to these minutes as Exhibit E.

### **C. Development – Mixed-Income Affordable Housing**

2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, 2201-29 E. William Street and 2306 Collins Street to BMK Properties, LLC (CD 1)

Mr. Rodriguez presented the proposed conveyance of 2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, 2201-29 E. William Street and 2306 Collins Street to BMK Properties, LLC, for the development of mixed-income affordable housing. The proposal was unsolicited and was scored pursuant to the disposition policy in effect as of January 1, 2020. The developer plans to construct 29 homeownership units, 15 of which will be sold to purchasers with household incomes between 80% and 120% of AMI and 14 of which will be sold at market rate. The properties are appraised at a total value of \$1,000,000. The properties are being conveyed to the developer at the bid price of \$60,000 in order to support the development of affordable homeownership units in this area.

The MBE and WBE participation goals have yet to be established for this project. A Declaration of Restrictive Covenants will be placed on all of the affordable homes to ensure a certain period of affordability and use as the purchaser's residence.

Ms. Fadullon asked for comments and questions by the Board.

Mr. Koonce asked for the sale price at each income level, and what the approximate monthly PITI payment would be. The developer's representative, Mo Rushdy, responded as follows:

- At 80% of AMI, the sale price will be \$169,990; with no down-payment, the mortgage amount is about \$800/month.
- At 120% AMI, the sale price will be \$229,990; with no down-payment, the mortgage amount is about \$1,100/month.

He also clarified that every purchaser has the right to choose their own title company; this is information the seller must provide by law.

Mr. Johns asked for the construction cost per square foot and the developer's marketing plan. Mr. Rushdy stated that the cost is between \$130 and \$145 per square foot, depending on the size of the unit. Most of the units will have 3 bedrooms and 2 bathrooms and full basements, and all of the units are finished exactly the same. He explained that they will use the same marketing plan that was successfully used in their Francisville workforce housing project, reaching out to the PHA, housing counseling agencies, RCOs and unions and finding purchasers for all of their units without placing them on the Multiple Listing Service.

Ms. Fadullon then recognized Mr. Ali's request to speak. Mr. Ali stated that he had tried to work with Mr. Rushdy's partner to increase MBE contractor participation in their past projects but had not been successful, and he asked for Mr. Rushdy's and the Land Bank Board's assistance in increasing the participation of qualified minority contractors.

Mr. Ali then asked Ms. Fadullon whether this project was part of the Accelerator program. Ms. Fadullon responded that the Accelerator program is not fully operational but will start to provide financing in early 2021.

Ms. Fadullon went on to state that she wished to clarify, in response to some earlier comments, that the Land Bank does not provide financing. The Land Bank provides land that it often makes available at a below-market, often nominal, cost in order to facilitate the development of affordable housing.

Mr. Ali's last comment was to highlight to work done by NACA, the Neighborhood Assistance Corporation of America, which makes purchase money mortgages available to people with no down-payment, closing costs or fees and or the requirement for perfect credit.

Seeing no further comments from the Board or from the public, Ms. Fadullon called for a motion from the Board on the proposed disposition.

Mr. Balloon moved to approve the proposed disposition to BMK Properties, LLC. The motion was seconded by Ms. Rashid.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, 2201-29 E. William Street and 2306 Collins Street to BMK Properties, LLC, attached to these minutes as Exhibit F.

#### **D. Business Expansion**

##### 1331 N. 8th Street to Project HOME (CD 5)

Mr. Rodriguez presented the proposed conveyance of 1331 N. 8<sup>th</sup> Street to Project HOME for use as a portion of a parking lot being built to serve the staff and guests of Gloria Casarez Residence and Peg's Place, both of which are affordable housing developments. The property will be transferred by the Department of Public Property to the Land Bank. The property is appraised at of \$145,000 and will be conveyed at the nominal price of \$1. A 30-year self-amortizing mortgage for the difference between the appraisal value and the purchase price will be placed on the property. Its use will be restricted to use as a parking lot, and all zoning variances must be obtained prior to settlement.

The MBE and WBE participation goals have yet to be established for this project. The developer is in attendance, and public feedback was received prior to the meeting.

Ms. Fadullon asked if there were any questions or comments from the Board. Since there were none, Ms. Fadullon asked Ms. Imredy Saah to read the emailed comment objecting to the disposition that was received from a neighbor, which she did. The email is attached to these minutes as Exhibit G.

Mr. Rodriguez indicated that Terry Guerra, a representative from Project Home, wished to respond to the objection. Ms. Guerra indicated that she would respond to the concerns raised but first wanted to state that when Project HOME met with the neighbors in 2016 about the proposed

development of Gloria Casarez Residence and Peg's Place, a major concern expressed by the neighbors was the need for parking. Consequently, Project HOME agreed to build a small parking lot for the use of the residents and staff. 1331 N 8<sup>th</sup> Street is a critical part of this lot. She had provided a statement to the Board shortly prior to the meeting, which is attached to these minutes as Exhibit H.

Ms. Guerra then responded to the neighbor's concerns about safety and noise concerns, describing the plans she submitted for the installation of a high fence and trees at the perimeter between the parking lot and the neighbor's home, a swing gate at the sole entrance of to the parking lot, and restricted access to the lot. The submitted plan is attached as Exhibit I. She also stated that Project HOME has no other parking lot in the area. Loud music is being played by people parked in cars, but they are not the staff or residents, and Project HOME has no control over their actions.

Board members asked when the neighbor's application to purchase the side yard was submitted, why it was denied, and whether she was planning to pay market price or purchase it under the side yard disposition program. Ms. Guerra and Mr. Rodriguez clarified that the neighbor did not purchase her home until November 2019 and submitted the application later. Mr. Rodriguez also explained that the discussion regarding the proposed disposition to Project HOME began several years earlier, and that the side yard application was therefore not considered.

The Board discussed the possibility of requiring more sustainable construction features for certain types of projects, such as stormwater management systems. This would be an item for the Policy Committee to discuss further. Ms. Guerra responded that there is a stormwater catchment area under the parking lot, and their projects are always developed with sustainability features.

Since there were no further comments from the Board or from the public, Ms. Fadullon called for a motion from the Board on the proposed disposition.

Mr. Koonce moved to approve the proposed disposition to Project HOME. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1331 N. 8<sup>th</sup> Street to Project HOME, attached to these minutes as Exhibit J.

## **E. Gardens/Open Space**

Ms. Fadullon announced that the proposed disposition of 1931 N. Orianna Street; 1934, 1939, 1943, 2031 N. Lawrence Street; 418, 424 W. Norris Street; and 431, 433, 434, 438, 443 Arlington Street to César Iglesias Andreu Community Garden (CD 7) was tabled and that there would be no live public comment on this item during today's meeting, since it was going to come up for discussion at a future board meeting. However, she asked Mr. Rodriguez to explain why the item was tabled.

Mr. Harris rejoined the Board Zoom meeting at this time (11:42 am) and indicated that he had inadvertently rejoined the meeting earlier as a member of the public and wished to place on the record that he voted in favor of the disposition of 1331 N. 8<sup>th</sup> Street to Project HOME.

Mr. Rodriguez stated that before we bring a disposition to the Board, we make sure that the applicant is qualified and the application is complete. For garden dispositions, the applicant must



be organized as a non-profit under Pennsylvania law. The Land Bank had not received proof of the organization's non-profit status or the organization's articles of incorporation and bylaws. The next issue was that there was confusion about which properties were to be included in the disposition: two of the properties proposed for gardens were being used as side yards and therefore not eligible for disposition as a garden. In addition, no proof of funds had been received for the improvement (including fencing) of the additional sites that would be turned into gardens. Several properties were not posted properly by the Land Bank, as inspectors rely on property lines in Atlas, and those are sometimes inaccurate. And finally, we were waiting to hear whether the gardeners wished to engage in a proposed swap of one of the properties on the list that hasn't been gardened on for a property owned by a developer on which the gardeners are already actively gardening. Because of the number of unresolved issues, the decision was made to postpone consideration of this agenda item.

Ms. Fadullon then asked Ms. Imredy Saah to read the letter received from Iglesias Community Garden regarding the tabled disposition. After Ms. Imredy Saah read the letter, which is attached to these minutes as Exhibit K, Ms. Fadullon reiterated that the agenda item will be discussed at a future board meeting.

#### **F. Side/Rear Yards**

1738 N. Bodine Street (Lisa Gahagen); 2006 N. Lawrence Street (Teresa Torres); 2031 N. Orkney Street (Carrie Maguire); 2034 Hope Street (Martha Hanna); 2249 Waterloo Street (Eddy M. Lantigua); 2451 N. 6<sup>th</sup> Street (Gladys Torres); 4257 N. Fairhill Street (Carmen Rodriguez); 4338 Tackawanna Street (Martin Sanchez); 833 E. Madison Street (Nichole Bryant) – CD 7  
2919 N. 23<sup>rd</sup> Street (Robert Franklin) – CD 8

Mr. Rodriguez proposed that the Board approve all of the properties proposed to be conveyed for side or rear yards via a consent decree. Ms. Fadullon agreed.

Wendolyne David presented the proposed conveyances of 1738 N. Bodine Street, 2006 N. Lawrence Street, 2031 N. Orkney Street, 2034 Hope Street, 2249 Waterloo Street, 2451 N. 6th Street, 4257 N. Fairhill Street, 4338 Tackawanna Street, 833 E. Madison Street, and 2919 N. 23rd Street as side or rear yards.

Mr. Rodriguez then asked Ms. Imredy Saah to read an email received in reference to the disposition of 2034 Hope Street, which she did. The email is attached to these minutes as Exhibit K. Mr. Rodriguez added that he also received an email from the same individual asking how to apply for land for the purpose of community gardening in the area. Ms. Imredy Saah will be contacting her to assist her with her request.

Mr. Sauer asked for clarification of the area that would be conveyed under the disposition of 833 E. Madison Street, and Mr. Rodriguez confirmed that only the lot behind the applicant's home is being conveyed, not the entire area of vacant land on either side of the lot, and that the purchaser would be required to fence in the lot.

Seeing that there were no additional comments or questions from the board or the public regarding these dispositions, Ms. Fadullon called for a motion from the Board on the proposed dispositions.

Ms. Adams moved to approve the proposed dispositions of side and rear yards as presented by Ms. David. The motion was seconded by Mr. Koonce.

Upon motion made and duly seconded, the Board approved the following resolutions:

Resolution Authorizing Conveyance of 1738 N. Bodine Street to Lisa and Michael Gahagen

Resolution Authorizing Conveyance of 2006 N. Lawrence Street to Teresa Torres

Resolution Authorizing Conveyance of 2031 N. Orkney Street to Carrie Maguire and Matthew Ooi

Resolution Authorizing Conveyance of 2034 Hope Street to Martha Hanna and Cody Mason

Resolution Authorizing Conveyance of 2249 Waterloo Street to Eddy M. Lantigua

Resolution Authorizing Conveyance of 2451 N. 6<sup>th</sup> Street to Gladys Torres

Resolution Authorizing Conveyance of 4257 N. Fairhill Street to Carmen Rodriguez

Resolution Authorizing Conveyance of 4338 Tackawanna Street to Martin Sanchez

Resolution Authorizing Conveyance of 833 E. Madison Street to Nichole Bryant

Resolution Authorizing Conveyance of 2919 N. 23<sup>rd</sup> Street to Robert L. and Sharon D. Franklin.

The approved resolutions are attached to these minutes as Exhibit L.

**Item 6**  
**Public Comment**  
**Old & New Business**

Ms. Fadullon indicated that there was a public comment from Sean Banks related to his application on behalf of Philly-Wood 7, Inc. for 2001 N. Orianna Street. Mr. Banks indicated he had not received a response and that he was also one of the Iglesias gardeners. Mr. Rodriguez explained that Mr. Banks had submitted an incomplete application and that he had been asked to submit copies of documents, not low-resolution photos of the documents. Since communications with many of the applicants who are also Iglesias gardeners has occurred through an intermediary, he has asked his assistant to schedule a phone meeting with Mr. Banks directly to discuss his application.

Ms. Fadullon recognized Mr. Ali's request to speak. Mr. Ali asked whether Mr. Rodriguez had reported on dispositions yet. Mr. Rodriguez indicated that under the new legislation, he has to report on all public agency dispositions and that we will be issuing the broader report in 2021. Mr. Ali also indicated that he wished to express his concern about unconscious bias being an issue in developers' hiring of contractors for projects and that he would like to see a policy of "conscious inclusion" being adopted by developers. He also stated his opinion that developers be required to adopt the City's stated MBE and WBE participation goals.

Mr. Rodriguez indicated that under the legislation in effect as of 1/1/2020, the Land Bank is responsible not just for Land Bank for also for City, PRA and PHDC dispositions. The agencies are collectively looking at how they can increase the number of MBE, WBE and DBE (Disabled-Owned Enterprises) developers applying for land for development as well as contractors participating in awarded projects, whether they are subsidized (LIHTC) or unsubsidized. They have been meeting with various organizations to identify steps they can take to improve inclusion and are taking steps to better monitor the developers' compliance with their participation goals.

Ms. Fadullon then recognized Mr. Butler's request to speak. Mr. Butler stated that he has heard a number of the public commenters expressing their frustration with the Land Bank's lack of transparency and lack of engagement, month after month. It appears to him that developers are treated differently than other applicants, and he encouraged the Board and others to do what they can to support the Land Bank's staff and fix the process.

**Item 7**  
**Adjournment**

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

Ms. Adams moved to adjourn the meeting. Ms. Rashid seconded the motion. Upon motion made and duly seconded, the Board voted to adjourn. Ms. Fadullon thanked all of the commenters for their comments and suggestions. The meeting was adjourned at 12:14 pm.

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SECRETARY TO THE BOARD

## Public Attendance Sheet



### BOARD OF DIRECTORS REGULAR MEETING

Tuesday, December 8, 2020 at 10:00 AM

Pursuant to 35 Pa.C.S. § 5741, this meeting was held remotely using Zoom Webinar.

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Nicole	Hostettler	tum94693@temple.edu
Lauren	Troop	laurenatroop@gmail.com
Rodesha	Washington (Councilwoman Sanchez's Office)	rodesha.washington@phila.gov
Moor	Ali El	mensley912@hotmail.com
Annette		babycake2012@comcast.net
plumevans@hotmail.com		lawrencebattlejr@gmail.com
		Joshua.Harris@Phila.gov
Cody	Mason	cmason89@gmail.com
Leslie	Torres	lfuentes70@gmail.com
Josh	R	reavesjoshua13@gmail.com
C		tippbusiness@gmail.com
Terry	Guerra	terryguerra@projecthome.org
Jarell	Spears	Gervasio.Spears@gmail.com
Carolyn.Terry		Carolyn.Terry@phdcphila.gov
Kera		jakarea.badgett@gmail.com
Al		apage1801@aol.com
Gail	Loney	meet2@epaumc.org
Dorthel	Roberts	dorthelroberts@gmail.com

**EXHIBIT A**

**RESOLUTION NO. 2020 - 22**

**RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK**

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that the following individuals are elected to the position below appearing opposite their names, to hold office for one year or until their successors are appointed and qualified:

Chair – Anne Fadullon  
Vice Chair – Eric Bodzin  
Secretary – Majeedah Rashid  
Treasurer – Joshu Harris  
Eleventh Member – Rick Sauer

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

**ADOPTED 12/08/2020**

## **EXHIBIT B**

### **RESOLUTION NO. 2020 – 23**

#### **RESOLUTION ADOPTING PHILADELPHIA LAND BANK SCHEDULE OF REGULAR BOARD OF DIRECTORS MEETINGS FOR 2021**

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

1. For calendar year 2021, the regular meetings of the Board shall be held at 10:00 a.m. Eastern Prevailing Time on the following dates:

January 12, 2021

February 9, 2021

March 9, 2021

April 13, 2021

May 11, 2021

June 8, 2021

July 13, 2021

August 10, 2021

September 14, 2021

October 12, 2021

November 9, 2021

December 14, 2021 (Annual Meeting)

2. While the Proclamation of Disaster Emergency due to the COVID-19 pandemic, first issued by the Governor of the Commonwealth of Pennsylvania on March 6, 2020 and renewed on June 3, August 31, and November 24, 2020, remains in effect, the meetings will be held remotely, pursuant to 35 PA.C.S. § 5741. If the Disaster Emergency continues to be renewed, the meetings will continue to be held remotely for the period during which the Disaster Emergency remains in effect.
3. After the period of the Disaster Emergency ends, meetings will be held in person in the 17th Floor Boardroom at 1234 Market Street, Philadelphia, PA 19107.
4. Public notice of such schedule shall be given as required by the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*
5. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
6. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## EXHIBIT C



## CITY OF PHILADELPHIA CITY COUNCIL

KENYATTA JOHNSON  
ROOM 580, CITY HALL  
Philadelphia, PA 19107  
(215) 686-3412 or 3413  
Fax No. (215) 686-1932  
Email: [Kenyatta.Johnson@Phila.Gov](mailto:Kenyatta.Johnson@Phila.Gov)

2<sup>ND</sup> DISTRICT COUNCILMEMBER

December 9, 2020

Anne Fadullon, Chair  
Board of Directors  
Land Bank  
*Sent via electronic mail*

Dear Ms. Fadullon,

At the Land Bank Board's December meeting, held yesterday, I announced my recusal on Agenda Item 5.B. As you know, that agenda item concerned approval of Land Bank staff's recommended selection for a housing RFP pertaining to the neighborhood of Point Breeze. In my role as a staff member in the associated district Council office, I participated in discussions with Land Bank staff regarding the RFP generally (but not the scoring and selection process). For that reason, I deemed it prudent to recuse myself from the Board's consideration of the agenda item. Accordingly, I announced my recusal when it was called up for consideration and left the virtual room so as not to participate in any way.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Josh Harris'.

Josh Harris  
Legislative Director  
Office of Councilmember Kenyatta Johnson

cc: Angel Rodriguez, Executive Director, Land Bank  
Michael Cooke, Acting General Counsel, Board of Ethics  
James Leonard, Commissioner, Department of Records



## **EXHIBIT D**

**From:** [skthomas@cox.net](mailto:skthomas@cox.net)

**To:** [Andrea Saah](#)

**Subject:** Land Bank lots in Point Breeze- Meeting Dec 8th

**Date:** Monday, December 7, 2020 10:45:21 PM

Hello,

I would like to express my disapproval of the conveyance of all 20 of these lots, including 2231 Cross St, etc. by the land bank.

I believe that the desire to add more affordable housing to the neighborhood is important, but if all of these lots were to be made into new buildings, this would take away some of the only remaining green spaces in this neighborhood. Green spaces in neighborhoods have been correlated a number of favorable outcomes for the residents including decreased prevalence of health inequalities. Please, don't discount the importance of having some nature near your home for these residents in this neighborhood. Why not make some of these lots into community gardens or public outdoor recreation spaces?

Additionally, in this neighborhood, crosswalks and sidewalks are already made dangerous, particularly for peoples with disabilities, by the number of cars parking in them and on them respectively. If many more residences were constructed in this small area of point breeze, the parking capacity would be even more overwhelmed and crosswalks will inevitably be made inaccessible, preventing some people from being able to travel around the neighborhood and it will make it more dangerous for everyone who will have to move around cars parked improperly. Please don't make crossing our streets even more dangerous than it already is.

Moreover, I am concerned that the applicant will not use these lots to build actually affordable housing and will instead use these lots to make a profit for themselves, as has been done in the past with city owned lots. Have other applications for all of these lots been considered, including for people who wish to use them as side lots to build equity in their home? Is this applicant going to pay full fair market value for this land and will the money from the sale benefit this community?

I hope the committee will consider if selling all of these lots is really doing what is best for the community and for the residents and isn't just the easiest thing to do with the land.

Thank you,  
Stacy Thomas

## **EXHIBIT D**

**From:** [Daniel Donovan](#)  
**To:** [Andrea Saah](#)  
**Subject:** 2214 Wilder Street  
**Date:** Wednesday, November 25, 2020 9:28:13 PM

Philadelphia Land Bank,

I am writing in regards to the parcel at [2214 Wilder Street](#).

I have been a resident of Philadelphia for 12 years and a Point Breeze resident for 6 years. I have resided next to [2214 Wilder Street](#) for the past 3 years.

The empty parcel at [2214 Wilder Street](#) was filled with weeds and trash when I first moved in, so I began to maintain the parcel. I regularly clean trash and construction materials, sweep the sidewalk, and prune the trees on this parcel. I installed lights on the side of my property to increase visibility at night due to loitering and criminal activities.

During this three year period of maintaining the parcel, I reached out to the local councilman (Kenyatta Johnson) several times through email, phone calls and Facebook messages. I also reached out to the PHDC Land Bank several times through email. My goal has been to keep this parcel clean and secure, but I was never given the opportunity to do so through the side yard program. Responses to my messages were either 1) no response at all or 2) the parcel is not available for sale.

I am disappointed to find out - through a sign placed on the parcel around 11/24/2020 - that the parcel is being sold to a developer. As a longtime resident of this city and Point Breeze, and as an active community resident, I believe my requests to purchase the parcel should have been given consideration. The developer will be given the opportunity to buy this parcel because they are more privileged, being able to afford to spend over \$1 million across 20 parcels, while long time residents are not given a fair shot. I am opposing the conveyance of [2214 Wilder Street](#) to a developer and would like the opportunity to purchase the vacant parcel.

Thank you,  
Daniel Donovan

## **EXHIBIT D**

**From:** Albert Littlepage <[apage1801@aol.com](mailto:apage1801@aol.com)>  
**Sent:** Tuesday, December 1, 2020 10:51 AM  
**To:** Brian Romano <[Brian.Romano@phdc.phila.gov](mailto:Brian.Romano@phdc.phila.gov)>  
**Subject:** Point Breeze Community Development Coalition

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To Whom It May Concern:

I finally received your letter regarding the proposed parcels being acquired for an affordable housing development. I believe

this is a great opportunity for the Point Breeze Community. However, can you tell me who the applicant will be, and provide their contact information? Thank you!

Also my contact information:

Albert Littlepage  
1801 S. 17th Street  
Philadelphia; Pa, 19145  
[number redacted]  
[apage1801@aol.com](mailto:apage1801@aol.com)

Albert Littlepage, President  
Point Breeze Community Development Coalition

## **EXHIBIT D**

<b>Question</b>	<b>Asker Name</b>	<b>Asker Email</b>	<b>Answer(s)</b>
Good morning, I am the current home owner and resident of 2307 Greenwich street and have been for the last 4 years. My concerns are for the structural integrity of my home. There are plans to build on both 2305 and 2309 on both sides of my home. My additional concern is that my wife and I are both working from home and construction noise will disrupt that surely. I was looking to get a timeline on the project. Thank you.	Tim	timcoleman514@gmail.com	
Regarding Agenda item 5B-Development RFP - When will the conveyance be considered by City Council or has it been approved? - What is the timeline for completion of the 20 new home builds? - How are low-income homebuyers vetted?	Brittany Coleman	brittany.coleman@ashfieldhealthcare.com	
HELLO QUESTION FOR THE PERSON THAT REMOVE HIMSELF WHAT OFFICE IS HE FROM? THANK YOU	Annette	babycake2012@comcast.net	That was Joshu Harris, Director of Legislation for Councilmember Johnson, Council District 2. The properties are located in this Council District.
Our Mayor has stated he wants Philadelphia to be like New York City, where over a million people have been displaced due to gentrification. Where are low/moderate income citizens of Philadelphia to live??? Why are we continuing to build UNAFFORDABLE housing in the Point Breeze/South Philadelphia neighborhoods???	PATRICIA S Griffin	motash49@yahoo.com	
What are the credit score max, and minority participation in the project	Al	apage1801@aol.com	
How many of the residents on Earp street are African American?	Al	apage1801@aol.com	
but that doesnt eliminate the sound complaints.	marahenao	marahenao02@gmail.com	
it's also construction on the same block, which will eventually block the sidewalk, for 4 months! do you all not take any of that stuff into consideration?	marahenao	marahenao02@gmail.com	
I attempted to purchase one of these lots as a side yard and was told it was not for sale for the past 3 years. Why was it available for the developer to purchase, but not the residents?	daniel	danieldonovan89@gmail.com	

## **EXHIBIT D**

<b>Question</b>	<b>Asker Name</b>	<b>Asker Email</b>	<b>Answer(s)</b>
How many L&I violations did Mr. Civetti's last development project with Land Bank property incur?	Adam Butler	a_butler@pobox.com	
What is the mixture of local labor and/or contractors working on the construction sites? Are any of these jobs reserved to the community, on a percentage basis?	Duane_Jackson	duanexjackson@gmail.com	
Just for the record I wasn't aware that this project was 80% AMI. I thought this was a low income project.	Al	apage1801@aol.com	
I did not speak, i posted a question on here.	marahenao	marahenao02@gmail.com	
HELLO THAT QUESTION ON THAT VOTE WAS THAT A YES THAT THE CONTRACTOR HAS A YES THAT HE CAN DO THE WORK.	Annette	babycake2012@comcast.net	Yes, the board approved the resolution to convey the properties to the developer.

## **EXHIBIT E**

### **RESOLUTION NO. 2020 - 24**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2231, 2232, 2235, 2249, 2252, 2324 CROSS STREET; 2227 FERNON STREET; 2224, 2256,  
2305, 2309 GREENWICH STREET; 2230 REED STREET; 2318 TASKER STREET; AND  
2214, 2220, 2222, 2239, 2241, 2243, 2315 WILDER STREET  
TO CIVETTA PROPERTY GROUP, LLC**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2231, 2232, 2235, 2249, 2252, 2324 Cross Street; 2227 Fernon Street; 2224, 2256, 2305, 2309 Greenwich Street; 2230 Reed Street; 2318 Tasker Street; and 2214, 2220, 2222, 2239, 2241, 2243, 2315 Wilder Street (collectively, the “Property”) to Civetta Property Group, LLC (the “Purchaser”).

**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 Purchaser for Two Thousand Dollars (\$2,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT F**

### **RESOLUTION NO. 2020 - 25**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, 2201-29 E. WILLIAM STREET AND 2306 COLLINS STREET TO BMK PROPERTIES, LLC**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, 2201-29 E. William Street and 2306 Collins Street (collectively, the “Property”) to BMK Properties, LLC (the “Purchaser”).

**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 Purchaser for Sixty Thousand Dollars (\$60,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT G**

**From:** [syreeta scott](#)

**To:** [Andrea Saah](#)

**Subject:** 1331 N 8th St

**Date:** Tuesday, November 24, 2020 10:03:44 PM

**External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.**

My name is Syreeta Scott. I live in and own 1333 N. 8th St. My home is next door to 1331 N. 8th St. I received notification that your Agency is proposing to convey 1331 N 8th St to an applicant for parking. I am writing this email to request that i be allowed to purchase the property for a side yard to my property. I am willing to pay all closing cost and maintain the lot after purchase. I previously tried to purchase this property but received notification that it was not for sale.

Having a parking lot next to my home would adversely affect my property value and quality of life. I am a single female and this is my largest investment and my home. My windows are on the side of my residence where the proposed parking lot will be constructed. The noise, and air pollution from the vehicles will be an issue. Currently employees and or guests of the Project Home facility sit in their cars playing music at a high level on a regular basis at all times of the day and night. Having them parking right under my bedroom windows would be an issue. There is also a safety concern. I had to put up a fence because individuals are able to access my first floor side windows. This is a high traffic area due to the methadone clinic less than a block away, and the project Home facilities. Also, the Project Home facility already has a parking lot that they do not utilize.

If you require any additional information i can be contacted at [number redacted].

Thank You

Syreeta Scott



## **EXHIBIT H**

### **1331 North 8<sup>th</sup> Street Background and Importance to the Work of Project HOME**

1331 North 8<sup>th</sup> Street is a critical part of Project HOME's investment on North 8<sup>th</sup> Street, in the people who reside and will reside in Gloria Casarez Residence and Peg's Place, and in the North 8<sup>th</sup> Street community. 1331 North 8<sup>th</sup> Street is part of our proposed parking lot for these buildings.

Attached is an earlier concept drawing that shows our proposed parking lot, which is adjacent to but separate from Gloria Casarez Residence (1315 North 8<sup>th</sup> Street) and Peg's Place (1301 North 8<sup>th</sup> Street).

#### **Use: Parking Lot**

- 1331 North 8<sup>th</sup> Street will be part of the Project HOME developments on the 1300 block of North 8<sup>th</sup> Street. In particular, 1331 North 8<sup>th</sup> Street will be part of the parking lot that will serve the staff and guests of two of our affordable housing developments: Gloria Casarez Residence (completed in 2019; 30 LGBTQ-friendly apartments for young adults) and Peg's Place (to be completed in 2021; building with 40 apartments for persons with backgrounds of or at high risk of homelessness).
- In 2016, when Project HOME first approached the community about its plans to develop affordable housing in the community, parking was one of the concerns expressed by the neighbors. The proposed parking lot will fulfill our promise to the community to ensure additional parking related to our new buildings. This parking lot is even more important today due to all the new developments being built in the neighborhood and the increased demand for street parking.
- The proposed parking lot will be designed to have landscaping (to assist with privacy for our neighbors), stormwater management, and appropriate lighting to ensure safety. We estimate that it will have six or seven parking spaces, including at least one that is ADA-compliant.

#### **History and Background**

- The land for Gloria Casarez Residence and Peg's Place was acquired in 2017 by Project HOME from the North Philadelphia Health System. The acquisition process was long and complicated because the then owner, the North Philadelphia Health System, declared bankruptcy in the course of the acquisition process.
- Construction on these two buildings has included the removal of contaminated soils (resulting from the lots' history of having included a factory).
- The proposed parking lot will result from the consolidation of five parcels that will have taken Project HOME approximately five years, parcel by parcel painstakingly, to acquire. The final piece of the puzzle is 1331 North 8<sup>th</sup> Street.

#### **Large Investment in the North 8<sup>th</sup> Street Community**

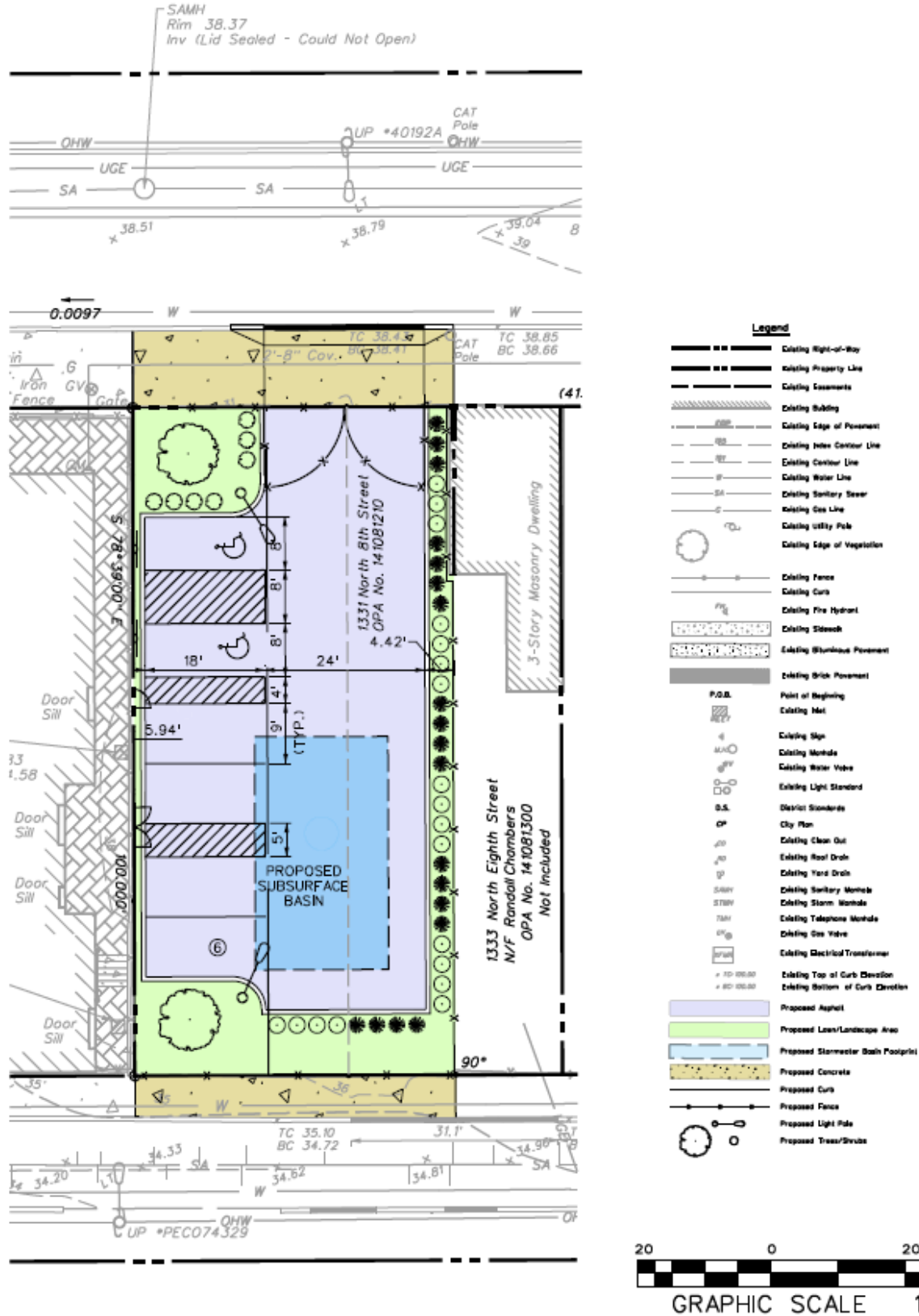
- The investment in Gloria Casarez Residence was \$13,375,000. Project HOME's partners to develop it were the Philadelphia Redevelopment Authority, the Pennsylvania Housing Finance Agency, Raymond James, and TD Bank. The investment in Peg's Place will total \$15,610,000. Project HOME's partners to develop Peg's Place are the Philadelphia Housing Development Corporation (Housing Trust Fund), the Pennsylvania Housing Finance Agency, RBC Capital Markets, and Citizens Bank. Additional funding for these developments was received from other public and private donors including the US Department of Housing and Urban Development, the Philadelphia Housing Authority, the Middleton Partnership, the William Penn Foundation, and the Philadelphia Foundation.

## EXHIBIT H

- The apartments in our developments are designed to have green and/or sustainable features and to achieve Enterprise Green Communities certification. Several units are designed for the mobility-impaired and the hearing- and vision-impaired.
- Project HOME invests not just in buildings but also in their residents. Project HOME offers medical and behavioral health services and substance use treatment and recovery services and employment and education services through Project HOME's workforce solutions program. The overall goals are for residents to sustain stable housing, increase skills and income and move toward higher levels of self-determination and living productively in the community.
- Gloria Casarez Residence has an annual operating budget of around \$250,000, and Peg's Place will have an annual operating budget of around \$300,000. Our buildings provide not just a home and pathways to self-determination for residents but also jobs for residential services, property management, and administrative staff.
- The Project HOME developments on North 8<sup>th</sup> Street build on the neighborhood plans for the area: the *Philadelphia 2035 Lower North District Plan* (Philadelphia City Planning Commission, 2014); *Our Community, Our Ideas* (APM and LISC, 2011 and 2013); and *Our Community Plan* (WCRP, 2009).
- Project HOME has involved the community in its North 8<sup>th</sup> Street developments, starting in 2016, when it first met with the 14<sup>th</sup> Ward Executive Committee RCO. In Project HOME's plan, we included a small parking lot in response to the community's concerns. In the design of our buildings, we also included a courtyard of a size sufficient, in pre-COVID and for post-COVID times, to host indoor and outdoor events and programming for residents and the larger community. After the pandemic, programming may include art program activities, classes and shows; community conversations, "potlatches" and advocacy committee meetings; and other activities in partnership with area organizations. For these, it would be helpful to have a parking lot in addition to street parking.

December 3, 2020

# EXHIBIT I





## **EXHIBIT I**

**Rendering of the Proposed Parking Lot That Will Include 1331 North 8<sup>th</sup> Street  
(as viewed from the northwest corner of Gloria Casarez Residence)**



## **EXHIBIT J**

### **RESOLUTION NO. 2020 – 26**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 1331 N. 8TH STREET TO PROJECT HOME**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 1331 N. 8th Street (the “Property”) to Project Home (the “Purchaser”).

**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 Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## EXHIBIT K

December 6, 2020

Re: The Iglesias Community Garden

To the Land Bank Board of Directors:

Since its inception in 2012, the Cesar Iglesias Community Garden has played a major role in strengthening neighborhood bonds in the Kensington community. Through years of building community engagement and support, we were able to empower Philadelphians to have legal, personal ownership of their lots which they have tended for generations. The Land Bank of Philadelphia is the organization that we have appealed to in order to actualize community empowerment. However, on multiple occasions, the Land Bank through their elected and chosen representatives, have shown that they do not value community members or the transformative power that community gardens have for changing the social landscapes for one of the most impoverished neighborhoods in Philadelphia. Throughout the entire process of working with the Land Bank to acquire both our garden land and side lots in this neighborhood, there has been a major lack of respect for community members and very little transparency.

For context, our garden has been applying for these lots for years - sent in EOIs, called and emailed the Land Bank and Councilwoman Maria Quinones-Sanchez, with no response. We followed every step available to us. In March, flyers went up in 59 lots around the neighborhood, including in our garden and neighbors' side lots, stating that they would be developed. We were able to halt this. In August, we met with the Land Bank and got verbal confirmation that all requested lots (garden and side) would be held, with the expectations that ownership would be eventually transferred. We submitted applications on October 8th, and after review, submitted revised applications on November 3rd.

In mid-November flyers went up throughout the neighborhood, stating that the requested parcels would be up for a vote on December 8. None of us received any other notification - no call, no email – just the jargon-filled, rain damaged flyers. On November 25, we spoke with Angel Rodriguez, who said we would be on the December 8th agenda and all of our applications and materials were complete. We just needed to file a Unincorporated Non-profit Certificate, which we completed on November 27.

We worked hard and diligently to ensure that we held our part of the bargain. On December 3, a friend of the garden sent us the posted Land Bank agenda with the Iglesias Garden parcels tabled. We were never notified that this was the case. We tried to get in contact with the Land Bank to figure out why. On the only call that was actually answered, we were hung up on when we asked why the garden parcels were tabled. It was not until 6pm on Friday, December 5, that Angel outlined the reasoning for our being tabled. There were small paperwork details that could have been easily worked out in time for the December 8 agenda.

This illustrates a systemic problem within the Land Bank's process. Despite the Land Bank's stated goals of supporting, "Affordable, market rate, or mixed-income housing development, business expansion, community facilities, side- and rear-yards, and Gardens and community



## **EXHIBIT K**

open space, including urban agriculture,”<sup>1</sup> it is clear that developers are heavily favored over communities through this process. The complicated application process is clearly designed for a real estate development team to assemble, and for individuals who are fighting to preserve their neighborhood, there’s no signs of relief. The Land Bank has little to no community support through its application process: there is essentially no engagement about the future of publicly owned space; meetings are confusing, with unclear needs and next steps being poorly communicated; and the refusal to help community members with application questions, translation needs, and financial relief to acquire property that they have tended to for years. This is an organization that systematically favors development interests over any competing community interest.

The Land Bank is obviously most interested in disposing publicly-held lands as rapidly as possible. Is this in line with the city’s stated goals of its 2035 plan, wherein the city would preserve open space and protect cultural institutions? If the Land Bank continues to turn over public land to developers without community input, surely not. Perhaps more critically, though, is this in line with a community’s right to determine its own destiny, its own future? Certainly not. How can community members in this city have a say on what happens in their neighborhood, if civic and public institutions continue to fail them? Without sweeping change throughout the whole of the Land Bank, from its focus on developers’ interests to its unwillingness to engage the public, it will continue to be another city institution designed to help the rich get richer while the rest of the city suffers.

**We demand that community members, community land and democratic processes are respected, honored and prioritized by the Land Bank of Philadelphia.**

Sincerely,  
The Members of the Iglesias Community Garden:

Mara Henao  
Amy Gottsegen  
Adam Butler  
TJ Holloway  
Josh Reaves  
Lauren Troop  
Jozef Maguire  
Anthony Patrick  
Michael Moran  
Quanita Kendrick  
Sean Banks

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<sup>1</sup>

[https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/2019/07/2019\\_StrategicPlan\\_DRAFTREPORT\\_PublicRelease\\_060519\\_PRINT-6.5.19-REDUCED.pdf](https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/2019/07/2019_StrategicPlan_DRAFTREPORT_PublicRelease_060519_PRINT-6.5.19-REDUCED.pdf)

## **EXHIBIT L**

**From:** [Kristin](#)

**To:** [Andrea Saah](#)

**Subject:** 2034 Hope Street conveyance (on Mon. 12/8 agenda)

**Date:** Friday, December 4, 2020 4:50:00 PM

Dear Ms. Saah,

I hope this finds you well. I'd like to comment on the side yard conveyance for 2034 Hope Street prior to the meeting on Tuesday as per the public sign displayed on the vacant lot of that address.

While working on the paperwork to form a community garden for this lot, I passed by and saw that the sign had gone up for this side yard conveyance. I have submitted an application for this location and all necessary documents in order to be considered for a community garden here.

It is my belief that I, and the community of volunteers I have come to know, could offer enormous value to others by way of creating a small public space where the people may come together (post-Covid, of course) and share a beautiful space for learning, planting and general outdoor enjoyment. I ask that this please be considered as well as the side yard. Thank you so much,

Respectfully,

Kristin Barrett Brown

2036 Waterloo St.  
Philadelphia, PA 19122  
[number redacted]



## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 27 RESOLUTION AUTHORIZING CONVEYANCE OF 1738 N. BODINE STREET TO LISA AND MICHAEL GAHAGEN**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1738 N. Bodine Street (the “**Property**”) to Lisa and Michael Gahagen (the “**Purchasers**”).

**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 Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 28**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 2006 N. LAWRENCE STREET TO TERESA TORRES**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2006 N. Lawrence Street (the “Property”) to Teresa Torres (the “Purchaser”).

**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 Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 29**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 2031 N. ORKNEY STREET TO CARRIE K. MAGUIRE AND MATTHEW C. OOI**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2031 N. Orkney Street (the “Property”) to Carrie K. Maguire and Matthew C. Ooi (the “Purchasers”).

**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 Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 30**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 2034 HOPE STREET TO MARTHA HANNA AND CODY MASON**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2034 Hope Street (the “Property”) to Martha Hanna and Cody Mason (the “Purchasers”).

**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 Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 31**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 2249 WATERLOO STREET TO EDDY M. LANTIGUA**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2249 Waterloo Street (the “Property”) to Eddy M. Lantigua (the “Purchaser”).

**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 Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 32 RESOLUTION AUTHORIZING CONVEYANCE OF 2451 N 6TH STREET TO GLADYS TORRES**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2451 N. 6th Street (the “Property”) to Gladys Torres (the “Purchaser”).

**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 Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 33 RESOLUTION AUTHORIZING CONVEYANCE OF 4257 N FAIRHILL STREET TO CARMEN RODRIGUEZ**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 4257 N. Fairhill Street (the “Property”) to Carmen Rodriguez (the “Purchaser”).

**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 Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 34 RESOLUTION AUTHORIZING CONVEYANCE OF 4338 TACKAWANNA STREET TO MARTIN SANCHEZ**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 4338 Tackawanna Street (the “Property”) to Martin Sanchez (the “Purchasers”).

**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 Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**



## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 35 RESOLUTION AUTHORIZING CONVEYANCE OF 833 E. MADISON STREET TO NICHOLE BRYANT**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 833 E. Madison Street (the “Property”) to Nichole Bryant (the “Purchaser”).

**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 Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**

## **EXHIBIT M**

### **RESOLUTION NO. 2020 – 36 RESOLUTION AUTHORIZING CONVEYANCE OF 2919 N. 23RD STREET TO ROBERT L. FRANKLIN AND SHARON D. FRANKLIN**

**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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2919 N. 23rd Street (the “Property”) to Robert L. Franklin and Sharon D. Franklin (the “Purchasers”).

**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 Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 12/08/2020**