

**PHILADELPHIA LAND BANK
BOARD MEETING MINUTES**

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 11, 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 10:04 a.m.

**Item 1
Roll Call**

The following members of the Board of Directors reported present: Paulette Adams, Alex Balloon, Eric Bodzin, Christian Dunbar, Richard DeMarco, Anne Fadullon, Michael Johns, Michael Koonce, Majeedah Rashid, and Rick Sauer.

The following members of the Board of Directors were not present: Joshu Harris.

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

Steve Cusano, Senior Counsel, made the following announcement: 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, you can make comment by pressing *9. 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 Steve.Cusano@phdc.phila.gov.

Mr. Cusano then announced that prior to today's public session, the Board held an executive session where the Board received information regarding committee assignments and information regarding increasing community engagement and communication with the Land Bank.

**Item 2
Approval of Board Minutes**

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of July 14, 2020.

Mr. Koonce made a motion to approve the minutes of the Board meeting of July 14, 2020. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board approved the minutes of the July 14, 2020 Board meeting.

Item 3 **Executive Director's Report**

The Executive Director's report is attached to these minutes as Exhibit A.

Mr. Rodriguez updated the Board regarding recently completed settlements including 3247 Tampa Street and 250 Thayer Street, which are both side yards.

Mr. Rodriguez then reported on requests for proposals and competitive sales. Mr. Rodriguez reported the following:

- Ten (10) properties in the First Council District (as shown on Exhibit A) were listed for competitive sale. Mr. Rodriguez indicated that six (6) of the properties received submissions (as shown on Exhibit A) which are currently under review. Mr. Rodriguez indicated that he met with the communication department on suggestions to increase responses.
- RFP for Point Breeze, Cross Street et al: Mr. Rodriguez reported that one submission was received. This RFP is for an affordable housing development on eighteen (18) parcels that will be income restricted as shown on Exhibit A.
- RFP for Amber Street, et al: Mr. Rodriguez reported that no submissions were received. Certain details of this RFP are shown on Exhibit A.
- RFP for 2100 block of East Orleans Street, et al: Mr. Rodriguez reported that no submissions were received. Certain details of this RFP are shown on Exhibit A.

Mr. Rodriguez indicated that the Land Bank is reevaluating the markets for the RFP for Amber Street, et al and the RFP for 2100 block of East Orleans Street, et al before reposting these RFPs, if at all.

Mr. Rodriguez reported that the Land Bank Training for Disposition Process webinar for the public was held on July 27th and that thirty-five people attended. The PowerPoint presentation for this webinar as well as for the side/rear yard disposition webinar will be posted on the webpage. Mr. Rodriguez also reported that the Land Bank is looking into posting the videos for these webinars on the website.

Mr. Rodriguez reported on the website application process and results of web traffic as shown on Exhibit A. Mr. Rodriguez indicated that the screening questions for side/rear yards are accomplishing the goal of reducing the number of unqualified applicants. Mr. Rodriguez also indicated that the problem with applicants forgetting to upload their application was corrected by

including a box that the applicant must check to confirm they uploaded their application before exiting.

Mr. Rodriguez reported that there are still certain issues to resolve with the on-line application process as shown on Exhibit A, which the Land Bank staff are working on. There were no questions from the Board.

Item 4 **Property Dispositions**

Gardens

2001 Pemberton Street to Neighborhood Gardens Trust

Mr. Vassallo presented the conveyance of 2001 Pemberton Street to Neighborhood Gardens Trust and described the garden restrictions as provided in the fact sheet.

Ms. Fadullon asked if members of the Board had any questions or comments. Certain members of the Board had questions which Mr. Rodriguez answered.

Ms. Fadullon asked Mr. Cusano to read the comment received via the Q&A function. Mr. Cusano stated the following: "My name is Jennifer Hope. I am a resident on the 2000 block of Pemberton. I am in full support of 2001 Pemberton Street being put in the Neighborhood Gardens Trust and thank the Board for their work in providing and solidifying necessary public green spaces in the City. A special thanks to Jane Landis who, over the last 30 years, has cultivated and maintained the garden in its current beautiful form, which was previously a trash strewn and unloved lot. It is her efforts that made the garden what it is today. I'm so proud to call her our neighbor and friend. Thank you!"

Ms. Fadullon asked if members of the public had any other questions or comments. There were none.

Mr. Fadullon called for a motion to approve the conveyance of 2001 Pemberton Street to Neighborhood Gardens Trust.

Mr. Koonce made a motion to approve the conveyance of 2001 Pemberton Street to Neighborhood Gardens Trust. The motion was seconded by Mr. Johns.

Upon motion made and duly seconded, the Board approved the conveyance of 2001 Pemberton Street to Neighborhood Gardens Trust pursuant to the Resolution Authorizing Conveyance of 2001 Pemberton Street, 320 N. 41st Street, and 323 N. Holly Street to Neighborhood Gardens Trust, attached to these minutes as Exhibit B.

Gardens

320 North 41st Street and 323 North Holly Street to Neighborhood Gardens Trust

Mr. Vassallo presented the conveyance of 320 North 41st Street and 323 North Holly Street to Neighborhood Gardens Trust as provided in the fact sheets and indicated that the same garden restrictions as previously discussed apply to these conveyances.

Ms. Fadullon asked if members of the Board had any questions or comments. There were none.

Ms. Fadullon asked if members of the public had any questions or comments. There were none.

Mr. Fadullon called for a motion to approve the conveyance 320 North 41st Street and 323 North Holly Street to Neighborhood Gardens Trust.

Ms. Adams made a motion to approve the conveyance of 320 North 41st Street and 323 North Holly Street to Neighborhood Gardens Trust. The motion was seconded by Mr. De Marco.

Upon motion made and duly seconded, the Board approved the conveyance of 320 North 41st Street and 323 North Holly Street to Neighborhood Gardens Trust pursuant to the Resolution Authorizing Conveyance of 2001 Pemberton Street, 320 N. 41st Street, and 323 N. Holly Street to Neighborhood Gardens Trust, attached to these minutes as Exhibit B.

Item 5

Resolution Authorizing a Lease to Community Justice Land Trust for 1210, 1212, 1214 S. 27th St; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 Ingram St; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 Manton St; and 2705, 2720 Oakford St.

Ms. Fadullon announced that she had a conflict of interest, was recusing herself from voting on this item, and turned the meeting over to Vice Chair Eric Bodzin. Ms. Fadullon turned off her video and muted her microphone.

Mr. Cusano read the letter attached to these minutes as Exhibit C.

Mr. Bodzin announced that Mr. DeMarco left the meeting (10:26 am).

Mr. Vassallo presented the Resolution Authorizing a Lease to Community Justice Land Trust for 1210, 1212, 1214 S. 27th St; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 Ingram St; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 Manton St; and 2705, 2720 Oakford St. as provided in the fact sheet. Mr. Vassallo indicated that the sale of these properties will be brought back to the Board at a future date.

Mr. Bodzin asked if members of the Board had any questions or comments. There were none.

Mr. Bodzin asked if members of the public had any questions or comments.

Mr. Jihad Ali asked if Mr. DeMarco left the meeting because he had a conflict with respect to this lease? Mr. Cusano responded that Mr. DeMarco left the meeting because of a prior appointment and that, to his knowledge, Mr. DeMarco had no conflict. Mr. Rodriguez explained that Mr.

Bodzin, as Vice Chair, is the acting Chair because Ms. Fadullon recused herself and left the meeting.

Mr. Ali then asked about whether the EOP plan was required with this lease. Mr. Rodriguez explained that the lease allows for site control to the non-profit while they seek financing and that an EOP will be required when the properties are ultimately sold. Mr. Ali asked what happens if the non-profit is unable to obtain financing. Mr. Rodriguez responded that there are provisions in the lease to terminate the lease. Mr. Ali expressed his desire to improve the number of minority contractors participating in construction.

Ms. Tiffany Green from Concerned Citizens of Point Breeze requested a “no” vote to this resolution. Ms. Green expressed concerns with Community Land Trust completing developments such as the Mamie Nicholas project. Ms. Green stated that Grays Ferry and Pointe Breeze are in a race for sustainability and that developers should not be allowed to sit on properties for years while they apply for financing when another community builder in a better financial situation could start building sooner. Ms. Green suggested that these properties be listed for competitive sale. Ms. Green also expressed her concern regarding the amount of affordable housing.

Mr. Rodriguez responded that this opportunity was previously posted for a competitive sale and there were no viable submissions. Mr. Rodriguez did recognize that it does take time to obtain the capital for affordable developments, noting that the Mamie Nicholas project only recently received funding. Members of the Board had questions which Mr. Rodriguez answered.

Mr. Bodzin asked if members of the Board had any other questions or comments. There were none.

Mr. Bodzin asked if members of the public had any other questions or comments. There were none.

Mr. Bodzin called for a motion to approve Resolution Authorizing a Lease to Community Justice Land Trust for 1210, 1212, 1214 S. 27th St; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 Ingram St; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 Manton St; and 2705, 2720 Oakford St.

Mr. Balloon made a motion to approve this Resolution. The motion was seconded by Mr. Koonce.

Upon made and duly seconded, the Board approved the Resolution Authorizing a Lease to Community Justice Land Trust for 1210, 1212, 1214 S. 27th St; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 Ingram St; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 Manton St; and 2705, 2720 Oakford St., attached to these minutes as Exhibit D.

Item 6
Public Comment (Old & New Business)

Ms. Fadullon asked if members of the public had any old business to address with the Board. There was none.

Ms. Fadullon asked if members of the public had any new business to address with the Board. There was none.

Item 7
Adjournment

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

Ms. Adams made a motion to adjourn the meeting. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board approved to adjourn the meeting.

The meeting was adjourned at 10:45 a.m.

SECRETARY TO THE BOARD

Public Attendance Sheet



**BOARD OF DIRECTORS
REGULAR MEETING**

Tuesday, August 11, 2020 at 10:00 AM

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

First Name	Last Name	Email
Jen	Hope	jenlynnhope@gmail.com
Kiasha	Huling	kiasha.huling@gmail.com
Neché	Harris	neche.harris@gmail.com
Elizabeth	Waring	elizabethwaring@gmail.com
Eve-Lena	Shermaine	pinders2015@gmail.com
admin		sharla.russell@phila.gov
ricsa		debsanto@comcast.net
Maria	Quinones Sanchez	councilwomansanchezreply@gmail.com
Charles	Simmons	charlessimmons63@gmail.com
Mehra	den Braven	mehra.denbraven@gmail.com
johannahfine		jotrees@gmail.com
Larissa	Mogano	larissa.j.mogano@drexel.edu
Dana	Booth	dlbooth0@gmail.com
Marlana	Moore (NGT)	mmoore@pennhort.org
zulunation		zulunation@gmail.com
Jihad	Ali	jihad@jihadali.com
111rentalsllc		111rentalsllc@gmail.com
Rachel	Cline	rclinedesigns@gmail.com
Jenny	Greenberg	jgreenberg@pennhort.org
Winnie	Branton	wbranton@brantonstrategies.com
Iesha		ieshamassey@gmail.com
Ethan	Leatherbarrow	ethan.leatherbarrow@gmail.com
Call-In User_1	Tiffany Green	

EXHIBIT A

PHDC LAND MANAGEMENT UPDATE: 8/11/2020

1. Settlements
 - a. (CD 7) 3247 Tampa Street – Side Yard
 - b. (CD 7) 250 Thayer Street – Side Yard

2. Requests for Proposals & Competitive Sales:
 - a. Competitive Sales (CD 1): Six of the ten properties received a submission. They are moving through review.
 - i. 1853 E. Ontario Street – No response
 - ii. 723 Mercy Street – 1 submission
 - iii. 2077 E. Cambria Street – 1 submission
 - iv. 2089 Somerset Street – No response
 - v. 2073 Elkhart Street – No response
 - vi. 2549 S. 3rd Street – 1 submission
 - vii. 2068 E. Monmouth Street – No response
 - viii. 2215 S. 5th Street – 1 submission
 - ix. 3347 Kensington Avenue – 1 submission
 - x. 3058 Joyce Street – 1 submission
 - b. **(CD 2) RFP for Point Breeze, Cross Street et Al.**
 - i. One Submission – being reviewed
 - ii. The Philadelphia Land Bank ("Land Bank"), is soliciting proposals from developers to acquire and develop eighteen (18) parcels located in the Point Breeze neighborhood for affordable homeownership in accordance with this Request for Proposals ("RFP").
 - a. Not less than 70% of residential units produced shall be reserved for purchasers with household incomes not to exceed 80% of the area median income ("AMI") as determined by the United States Department of Housing and Urban Development
 - c. **(CD 1) RFP for 2855 and 2857 Amber Street, 2111 E Auburn Street, 2134 E Cambria Street and 2106, 2133 and 2135 E William Street**
 - i. No Submissions – assessing before reposting
 - ii. The Philadelphia Land Bank ("Land Bank") and the City of Philadelphia ("City"), is soliciting proposals from developers to acquire and develop seven (7) parcels located in the Kensington neighborhood for affordable homeownership or rental in accordance with this Request for Proposals ("RFP").
 - a. 60% of residential units produced shall be reserved for purchasers or renters with household incomes between 80% to 120% of the area median income ("AMI") as determined by the United States Department of Housing and Urban Development
 - d. **(CD 1) RFP for 2100 Block of East Orleans Street, 2100 Bellmore Street and 2000 East Birch Street**
 - i. No Submissions – assessing before reposting
 - ii. The Philadelphia Land Bank is soliciting proposals from developers to acquire and develop 13 parcels located in the Kensington neighborhood for affordable homeownership or rental in accordance with this RFP.
 - a. 60% of residential units produced shall be reserved for purchasers or renters with household incomes between 80% to 120% of the area median income ("AMI") as determined by the United States Department of Housing and Urban Development

3. Trainings/ Webinars
 - a. Webinar held on Monday July 27, 2020; 9:30-11:30 am
 - i. Topic: Land Disposition Process
 1. 35 attendees
 - ii. Will be posting the Power Point Presentation on the website.
4. Website
 - o The web pages went live on June 25, 2020
 - Web site traffic data as of July 3, 2020
 - SIDE/REAR YARDS (SY)
 - o SY SCREENER 1,147; up 437
 - o SY TERMS & CONDITIONS 303; up 113
 - o SY APPLICATIONS SUBMITTED 93; up 31
 - COMMUNITY GARDENS
 - o TERMS & CONDITIONS 144; up 65
 - o APPLICATIONS SUBMITTED 14; up 7
 - LAND APPLICATIONS
 - o TERMS & CONDITIONS 327; up 118
 - o APPLICATIONS SUBMITTED 18; up 4
 - Issues that need to be addressed:
 - Internal sorting indicators for work assignments- In Progress
 - Tighten the screening process for Side/Rear Yards- In Progress
 - o Not allow for ineligible applications
 - Tighten the upload process- Completed
 - o Scenario with submissions made without attachments
 - Out-going Automatic Receipt responses- In Progress
 - Verbiage on each landing page explaining - In Progress
 - o The evaluation processes
 - o Length of time for evaluation – 120 days
 - o Development of page for Individual Garden Agreements
 - o Development of page for License Agreements

EXHIBIT B

RESOLUTION NO. 2020 – 17 RESOLUTION AUTHORIZING CONVEYANCE OF 2001 PEMBERTON STREET, 320 N. 41ST STREET, AND 323 N. HOLLY STREET TO NEIGHBORHOOD GARDENS TRUST

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 has determined that it is in the best interest of the Land Bank to convey 2001 Pemberton Street, 320 N. 41st Street, and 323 N. Holly Street (collectively, the "**Properties**") to Neighborhood Gardens Trust (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 Three Dollars (\$3.00) 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 8/11/2020

EXHIBIT C

August 3, 2020

Via Certified Mail

Eric Bodzin
Vice Chair - Philadelphia Land Bank
Office of Councilmember Quiñones Sánchez
City Hall, Room 330
Philadelphia, PA 19107

Angel Rodriguez
Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

General Counsel
City of Philadelphia Board of Ethics
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

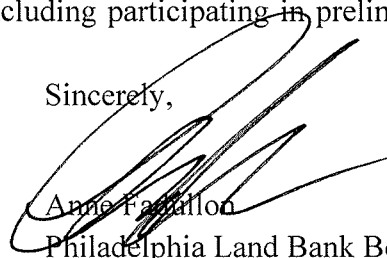
In accordance with the Philadelphia Land Bank's ("Land Bank") Public Disclosure and Disqualification Procedure for Conflict Issues, I hereby disclose my association with the Executive Director of the Women's Community Revitalization Project ("WCRP").

The Land Bank Board of Directors, of which I am a member, is expected to consider and vote on a lease to the Community Justice Land Trust, which is operated by WCRP, for the following: 1210, 1212, 1214 S. 27th St.; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 Ingram St.; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 Manton St.; and 2705, 2720 Oakford St. (the "Properties").

At such meeting, I will announce my conflict and disqualify myself from voting. I will leave the room while the Executive Director consults with Land Bank Board members and while the Land Bank Board considers, and votes on, this matter. If the meeting is held via an "Authorized telecommunications device" pursuant to 35 Pa.C.S. § 5741, I will turn off my video and mute my microphone - the equivalent of leaving the room - while the Land Bank Board considers, and votes on, this matter.

I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues. While the above described conflict exists, I will disqualify myself and abstain from taking any official action including final votes and decisions and will not influence in any manner the Land Bank's actions related to the conveyance of these Properties including participating in preliminary discussions and review.

Sincerely,



Anne Farrell
Philadelphia Land Bank Board Member

EXHIBIT D

RESOLUTION NO. 2020 – 18

RESOLUTION AUTHORIZING A LEASE WITH COMMUNITY JUSTICE LAND TRUST FOR 1210, 1212, 1214 S. 27TH STREET; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 INGRAM STREET; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 MANTON STREET; AND 2705, 2720 OAKFORD STREET

WHEREAS, Section 16-707 of the Philadelphia Code (“**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.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to lease 1210, 1212, 1214 S. 27th St.; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739 Ingram St.; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738, 2740 Manton St.; and 2705, 2720 Oakford St. (collectively, the “**Properties**”) to Community Justice Land Trust, a Pennsylvania non-profit corporation (“**Tenant**”) pursuant to terms set forth in Exhibit “A” attached hereto.

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

1. The lease of the Properties to the Tenant is in the best interests of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all leases, agreements, and other documents, as may be necessary or desirable, to consummate the lease of the Properties with terms and conditions materially in conformance with Exhibit “A” attached hereto (collectively, the “**Transaction Documents**”) and further containing such other terms and conditions which the Executive Director and Senior Counsel deem necessary or desirable. The Executive Director and Senior Counsel are each hereby authorized, from time to time and at any time, to amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable, with terms and conditions materially in conformance with Exhibit “A” attached hereto. The Transaction Documents, when so executed and delivered 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 8/11/2020

Exhibit A

Term	Month-to-Month, automatically expires on the one (1) year anniversary of commencement.
Rent	Twenty-Four Dollars (\$24.00) annually.
Real Estate Taxes, Insurance, and Other Costs	All costs, expenses, liabilities, and obligations relating to the ownership and operation of the premises including insurance, utilities, taxes, construction, repair, and maintenance are tenant's responsibility.
Permitted Use	The tenant will use the premises as (A) passive open space which significantly improves the appearance of the premises including (i) replacing topsoil, (ii) planting grass, trees, and other landscaping, and (iii) constructing post and rail fencing and (B) for those uses expressly approved in writing by the Executive Director of the Land Bank.
Reservation	<u>The lease shall serve as a reservation of the landlord's commitment to an exclusive negotiating relationship for the sale of the premises to the tenant in accordance with the disposition policies.</u>