

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTOR'S MEETING**

TUESDAY, MARCH 10, 2020 – 10:00 AM  
1234 MARKET STREET, 17TH FLOOR BOARDROOM  
THIS MEETING IS OPEN TO THE PUBLIC

1. **Roll Call**
2. **Public Comment**
3. **Approval of Minutes of the Meeting of February 11, 2020**
4. **Executive Director's Report**
5. **Resolution Regarding 623-39 N. 39th Street**

*The purpose of this resolution is to amend Resolution 2019-49 regarding the Land Bank's acquisition of this property at sheriff's sale and to authorize a management agreement.*
6. **Resolution Adopting a Fee Schedule**

*The purpose of this resolution is to establish fees for the preparation of certain agreements, changing plans, and releasing restrictions, among other things.*
7. **Property Leases**

*Below are proposed multi-year leases as an interim step to development of mixed income housing. The tenant will be responsible for management of the properties and to indemnify the Land Bank. As funding is obtained, the applicable properties will be presented to the Board for approval for disposition.*

  - 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3<sup>rd</sup>; 301 W. Berks; 2004, 2015 N. Bodine; 313 W. Norris; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961, 2001 N. Orianna; 1923, 1927, 1935 N. 4<sup>th</sup>; 309 W. Berks St to APM (CD7)
  - ~~415, 417, 419 W. Berks~~; 401, 405, 407 W. Hewson; 1909, 1931-33, 1939, 1943 N. Lawrence; 1912, 1916, 1922, 1936, 1940 N. Leithgow; 413, 415, 417, 418, 419, 421 W. Norris; 1934 N. 4<sup>th</sup> to APM (CD7)
  - ~~431, 433~~, 434, 438, 443 Arlington St; 433, 437, 447, 537 W. Berks, 1934 N. Lawrence; 424 W. Norris; 1851 N. Leithgow to APM (CD7)
8. **Property Dispositions**

**Request for Proposal - Competitive Sales**

*The RFP was posted for 30 days and scored by the evaluation team pursuant to the 2017 disposition policy. At least 60% of the residential units must be to renters with household incomes not to exceed 80% of AMI.*

  - 5334, 5336, 5338, 5340, 5342, and 5344 Market St. to Kaede Holdings, LLC (CD3)

**Garden**

*Garden dispositions are subject to a right of re-entry and the following restrictions: (i) at least 50% of the property must be used for growing crops; (ii) no more than 50% may be used for certain ancillary uses as defined in the PDA; and (iii) the property may not be used for parking, maintaining, or storing motor vehicles or watercrafts, among other things; and keeping or breeding any animals.*

  - 1906 N. 24th Street to Sanctuary Farm Phila (CD5)
9. **Officer Elections**
10. **Adjournment**

# **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, February 11, 2020 commencing at 10:00 a.m. in the offices of the Philadelphia Housing Development Corporation, being its regular meeting place, 17th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

## **CALL TO ORDER**

Mr. Dunbar called the meeting to order at 10:20 a.m.

## **ANNOUNCEMENT**

Steve Cusano, Senior Counsel, announced that prior to today's Public Session, the Board held an Executive Session in which the Board received an update on the Land Bank budget, certain litigation matters, upcoming board elections, the scoring rubric, and the disposition policy.

## **Agenda Item 1**

### **Roll Call**

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

The following members of the Board of Directors were not present: Alex Balloon and Richard DeMarco.

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

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

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

## **Agenda Item 2**

### **Public Comment**

Mr. Dunbar called for public comment.

Jihad Ali from the Enterprise Center expressed his concern that there is not enough information regarding the transfer of 1402 and 1440 Taylor Street to PRA and 724 S. 50<sup>th</sup> Street to PHDC. He also expressed concerns regarding the lack of an Economic Opportunity Plan for these transfers.

Floyd Preto stated that he is trying to acquire 1615 and 1619 N. 6<sup>th</sup> Street for affordable housing and that he owns 1617 N. 6<sup>th</sup> Street. Mr. Rodriguez asked Mr. Preto to provide his contact information to Carolyn Terry so that someone can follow up with him.

Shondra Jackson spoke on behalf of her father (Raymond Jackson) and her father's pending acquisition of 1615 N. 6<sup>th</sup> Street. Ms. Jackson expressed her opinion that 1617 N. 6<sup>th</sup> Street should be demolished.

Ebony Griffin from the Public Interest Law Center expressed concerns that the new website is not user friendly with respect to locating properties for acquisition and locating application materials. Mr. Rodriguez responded that the website is currently being updated to address many of these concerns.

Nickolson Jeante stated that he currently owns 1950 W. Cheltenham Ave. and is seeking to acquire 1948 W. Cheltenham Avenue. Mr. Jeante wants to understand the application process and how he can acquire the lot. Mr. Rodriguez asked Mr. Jeante to share his contact information with Carolyn Terry so that someone can follow up with him.

### **Agenda Item 3** **Approval of Board Minutes**

Mr. Dunbar called for a motion to approve the minutes of the Board meeting of January 14, 2020.

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

Ms. Fadullon abstained as she was not a Board member at the January 14, 2020 meeting.

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

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

Mr. Rodriguez did not provide an oral report, but he did provide the Board with the following: aggregate report on properties conveyed in FY 2020 attached to these minutes as Exhibit A, dispositions to date (settled) attached to these minutes as Exhibit B, dispositions to date (approved, not yet conveyed) attached to these minutes as Exhibit C, dispositions in pipeline attached to these minutes as Exhibit D, and garden license agreements attached to these minutes as Exhibit E.

### **Agenda Item 5** **Resolution Delegating Authority to Extend Certain** **Garden License Agreements**

Mr. Cusano presented the Board with this Resolution to extend certain garden license agreements for an additional year.

Mr. Dunbar called for a motion to approve the Resolution Delegating Authority to Extend Certain License Agreements.

Ms. Fadullon made a motion to approve this Resolution. The motion was seconded by Ms. Adams.

Upon motion made and duly seconded, the Board approved the Resolution Delegating Authority to Extend Certain License Agreements attached to these minutes as Exhibit F.

### **Agenda Item 6** **Resolution Authorizing Agreement for Professional Services with** **Connor Strong & Buckelew Companies, LLC**

Mr. Cusano presented this Resolution to enter into a professional services agreement with Connor Strong & Buckelew Companies, LLC to provide insurance, risk management, safety and loss control, and claims and administrative services and explained the terms of this Resolution.

The Board deliberated and asked questions which Mr. Cusano answered.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Agreement for Professional Services with Connor Strong & Buckelew Companies, LLC.

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

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Agreement for Professional Services with Connor Strong & Buckelew Companies, LLC attached to these minutes as Exhibit G.

### **Agenda Item 7** **Property Dispositions**

Ms. Fadullon announced that she had a conflict of interest with respect to the disposition of 1402 and 1440 Taylor Street and recused herself and left the room.

Although not rising to the level of a conflict of interest, Mr. Harris also left the room due to the 2<sup>nd</sup> Council District's involvement with the potential development of 1402 and 1440 Taylor Street.

Mr. Rodriguez informed the Board that 1648 Bodine Street will be tabled.

### **Interagency Transfers**

#### **A. 1402 and 1440 Taylor Street to Philadelphia Redevelopment Authority**

Mr. Rodriguez presented the proposed conveyance of 1402 and 1440 Taylor Street to PRA for a LIHTC project in South Philadelphia. The Board deliberated and asked questions which Mr. Rodriguez answered.

Mr. Ali expressed his concerns regarding the lack of an Economic Opportunity Plan for these transfers. Mr. Rodriguez stated that an Economic Opportunity Plan will be required once these properties are conveyed to the ultimate purchaser.

#### **B. 724 S. 50<sup>th</sup> Street to Philadelphia Housing Development Corporation**

Mr. Rodriguez presented the proposed conveyance of 724 South 50<sup>th</sup> Street to PHDC in order to rectify a "tangled title" issue. The Board deliberated and asked questions which Mr. Rodriguez answered. The property will be transferred to PHDC and then to the current owner-occupant. Ms. Adams shared some history of this "tangled title" issue with the Board.

Mr. Dunbar called for a motion to approve Resolution Authorizing Conveyance of 1402 and 1440 Taylor Street to Philadelphia Redevelopment Authority and Resolution Authorizing Conveyance of 724 S. 50th Street to Philadelphia Housing Development Corporation.

Mr. Johns made a motion to approve these Resolutions. The motion was seconded by Ms. Adams.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1402 and 1440 Taylor Street to Philadelphia Redevelopment Authority attached to these minutes as Exhibit H and the Resolution Authorizing Conveyance of 724 S. 50th Street to Philadelphia Housing Development Corporation attached to these minutes as Exhibit I.

Ms. Fadullon and Mr. Harris re-entered the meeting.

## **Side Yards**

Mr. Rodriguez informed the Board that 2760 N. Ringgold Street is being tabled due to non-compliance and that 2314 N. 5<sup>th</sup> Street is being tabled so that certain concerns regarding the current use of the property and the adjacent residence may be investigated and addressed.

### **A. 1421 Letterly Street to Karen Hughston and 1615 N. 6<sup>th</sup> Street to Raymond Jackson**

Mr. Rodriguez presented the proposed conveyance of 1421 Letterly Street to Karen Hughston and 1615 N. 6<sup>th</sup> Street to Raymond Jackson.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 1615 N. 6<sup>th</sup> Street to Raymond Jackson and the Resolution Authorizing Conveyance of 1421 Letterly Street to Karen Hughston.

Ms. Rashid made a motion to approve these Resolutions. The motion was seconded by Mr. Johns.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1615 N. 6<sup>th</sup> Street to Raymond Jackson attached to these minutes as Exhibit J and the Resolution Authorizing Conveyance of 1421 Letterly Street to Karen Hughston. attached to these minutes as Exhibit K.

## **Agenda Item 8** **Adjournment**

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

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

Upon motion made and duly seconded, the Board approved to adjourn the meeting.  
The meeting was adjourned at 10:54 a.m.

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SECRETARY TO THE BOARD

# GUEST SIGN-IN SHEET



BOARD OF DIRECTORS

REGULAR MEETING

Tuesday, February 11, 2020 at 10:00 AM

1234 Market Street, 17<sup>th</sup> Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN IN

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

1	NAME	COMPANY	EMAIL
1	Libby Griffin	Public Interest Law Center	egriffin@publicinterest.org
2	Raymond L Jackson		ray46jock@gmail.com
3	THAO ALI	EVERPASS	THAO@THAOALI.COM
4	Floyd Preith		Floyd.Preith@gmail.com
5	Andrew Goodman	Councilmember Gault's Office	Andrew.Goodman@phil.gov
6	Nicole Con Tiente		NTEuntee186@gmail.com
7	Joseph Allayne		
8	Shardra Jackson		jacksonsharda@aol.com
9	Blissful Enterprises LLC	Blissful Enterprises LLC	blissfulangel@usa.com
10			
11			

**EXHIBIT A**  
**Aggregate Report on PLB Properties Conveyed in FY 2020**

Aggregate Report on PLB Properties Conveyed in FY 2020,  
Approved Awaiting Conveyance,  
and Awaiting Approval  
as of 2-11-2020

	Property Address	No. of DOR Parcels	No. of Lots in Parcels	Price	Appraisal Value	OPA Value (at time of approval)	Sideyard	Housing - Total # of Units	# of Units 30% AMI	# of Units 60% AMI	# of Units 120% AMI	# of Units Market	Housing - # of Lots	Garden/ Open Sp.	Business Expansion/ Commercial	TOTALS
	FISCAL YEAR 2020 STRATEGIC PLAN DISPOSITION TARGETS						124	316	63	95	79	79		50	10	500
	FY 2020 TOTAL PROPERTIES CONVEYED (Title Transfer, LT Lease)	21	23	\$614,010		\$305,900	5	22	1	13	1	7	17	1	1	29
	TOTAL APPROVED AWAITING CONVEYANCE	94	108	\$551,962		\$1,654,800	27	179	42	57	4	76	44	33	4	243
	TOTAL AWAITING APPROVAL	17	17	\$140,010		\$131,600	8	0					0	7	2	17
	TOTAL - CONVEYED IN FY 2020, APPROVED, AWAITING APPROVAL	132	148	\$1,305,982		\$2,092,300	40	201	43	70	5	83	61	41	7	289
							32.26%	63.61%	68.25%	73.68%	6.33%	105.06%		82.00%	70.00%	57.80%
	VARIANCE TO ANNUAL GOAL						84	115	20	25	74	4	61	9	3	211
	INDIVIDUAL GARDENS NOT BEING CONVEYED AS SIDEYARDS						60									



**EXHIBIT B**  
**dispositions to date (settled)**

PLB FY 2020 Dispositions To Date (Settled)  
as of 2-10-2020

	Property Address	Purchaser	PLB Board Res. Date	PLB Board Res. No.	No. of DOR Parcels	No. of Lots in Parcels	Council District	Actual Settlement Date	Price	OPA Value (at time of approval)	Type of Sale	Type of Pricing	Notes	Housing - # of Lots	# of Units 30% AMI	# of Units 60% AMI	# of Units 120% AMI	# of Units Market	Housing - Total # of Units	Sideyard	Garden/ Open Sp.	Business Expansion/ Commercial
	FISCAL YEAR 2020 - PROPERTIES CONVEYED (Title Transfer or Longterm Lease)																					
1	2831 W Harold St	Janie Waddell	4/17/2019	2019-17	1	1	5	7/12/2019	\$1	\$5,200	NON- COMP	NOM	sideyard							1		
2	2147 E Orleans St	The Student-Run Emergency Housing Unit of Philadelphia, Inc.	12/13/2018	2018-51	1	1	1	7/24/2019	\$1	\$9,200	NON- COMP	NOM	pre-fab construction demonstration project for low-income homeownership (80% AMI)	1		1			1			
3	805 N 40th Street	PRA (for Habitat for Humanity)	5/15/2019	2019-36	1	1	3	8/28/2019	\$1	\$9,700	NON- COMP	NOM	scattered site mixed income housing - affordable homeownership	1	1				1			
4	818 N 40th Street	PRA (for People's Emergency Center)	5/15/2019	2019-36	1	1	3	8/28/2019	\$1	\$24,600	NON- COMP	NOM	scattered site mixed income housing - affordable rental	1		3			3			
5	1309 S 20th St	JKC Investments LP	6/19/2019	2019-39	1	1	2	9/9/2019	\$170,000	\$33,700	COMP	MKT	market rate rental housing (4 3-bd/3 ba units)	1				4	4			
6	3133 Hurley St	Barbara Hill-Cassie	4/17/2019	2019-18	1	1	7	9/23/2019	\$1	\$6,400	NON- COMP	NOM	sideyard							1		
7	2340 N 19th St	Carolyn Williams	6/14/2018	2018-27	1	1	5	10/16/2019	\$1	\$6,600	NON- COMP	NOM	sideyard							1		
8	1248-52 S 23rd St (3 cons. lots)	Lily S 23rd St, LLC	9/20/2018	2018-42	1	3	2	11/1/2019	\$361,000	\$45,400	COMP	MKT	single-family market rate homeownership	3				3	3			
9	2751 Kensington Ave	Rock Ministries of Philadelphia, Inc.	5/15/2019	2019-28	1	1	7	11/5/2019	\$1	\$58,800	NON- COMP	NOM	community open space								1	
10	1238 N 15th St	Derrick Jacobs	12/13/2018	2018-50	1	1	5	12/13/2019	\$83,000	\$6,800	NON- COMP	MKT	single-family workforce housing (price <= \$200K) plus commercial space; lot needed to	1			1		1			1
11	2937 N 8th St	Daniel and Denise Anderson	4/17/2019	2019-21	1	1	5	12/19/2019	\$1	\$10,000	NON- COMP	NOM	sideyard							1		
12	1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, 1954 N 8th St	PHA	12/12/2019	190973	9	9	5	2/7/2020	\$1	\$55,200	NON- COMP	NOM	PHA affordable homeownership project	9		9			9			
13	1235 W Cambria St	Alice Veal	4/17/2019	2019-14	1	1	5	2/10/2020	\$1	\$34,300	NON- COMP	NOM	sideyard							1		
	FY 2020 - TOTAL CONVEYED				21	23			\$614,010	\$305,900				17	1	13	1	7	22	5	1	1

**EXHIBIT C**  
**dispositions to date (approved, not yet conveyed)**

PLB Dispositions Approved, Not Yet Conveyed  
as of 2-10-2020

	Property Address	Project Name	Purchaser	PLB Board Res. Adopted	PLB Board Res. No.	No. of DOR Parcels	No. of Lots in Parcels	Council District	Price	OPA Value (at time of approval)	Type of Sale	Type of Pricing	Notes	Housing - # of Lots	# of Units 30% AMI	# of Units 60% AMI	# of Units 120% AMI	# of Units Market	Housing - Total # of Units	Sideyard	Garden/ Open Sp.	Business Exp./ Comm. Dev.
	APPROVED BUT NOT YET SETTLED (sorted by address)																					
1	110 E Wishart St (IGA to SY)		Victor Diaz	11/20/2019	2019-54	1	1	7	\$1	\$3,800	NON-COMP	NOM	sideyard							1		
2	1106 North St		Louise Smith	7/12/2018	2018-32	1	1	5	\$1	\$63,000	NON-COMP	NOM	sideyard (with 30-yr self-extinguishing mortgage)							1		
3	1327 S 27th St; 2613, 2616, 2701, 2703, 2714, 2719, 2724, 2727, 2735 Earp St; 2639, 2641, 2643 Reed St; 2614, 2626, 2630, 2642, 2648, 2700 Sears St	Grays Ferry Earp Street et al 062119 (2nd Posting)	Civetta Property Group LLC	10/23/2019	2019-51	19	19	2	\$1,900	\$400,000	COMP	DISC	15 homeownership units at < 80% AMI, 4 units at 80-120% AMI	19		15	4		19			
4	1703, 1707, 1711 N 55th St	Five Loaves Two Fish Community Garden	NGT	12/20/2019	2019-65	3	3	4	\$3	\$22,200	NON-COMP	NOM	community garden preservation								3	
5	1722 N 3rd St		Maria Laboy	5/15/2019	2019-27	1	1	7	\$1	\$85,700	NON-COMP	NOM	sideyard							1		
6	1853 E Ontario St (IGA to SY)		Alicia Feliciano	12/20/2019	2019-60	1	1	1	\$1	\$7,600	NON-COMP	NOM	side yard							1		
7	1901-09, 1911-15 N 33rd St (8 cons. lots)	1901 - 1915 N 33rd St RFP 26-2018	Mosaic Berks LP (1901-1915 N 33rd St RFP 02-26-2018)	5/15/2019	2019-35	2	8	5	\$50,000	\$95,000	COMP	MKT	multi-family market rate homeownership (20) and rental (28) units	8				48	48			
8	1907 E Sterner St		Justin Santiago	5/15/2019	2019-26	1	1	7	\$1	\$3,900	NON-COMP	NOM	sideyard							1		
9	1937 E Dauphin St, 2300 Emerald St	Emerald St Urban Farm	NGT	12/20/2019	2019-66	2	2	7	\$2	\$25,900	NON-COMP	NOM	community garden preservation								2	
10	2166 N Franklin St (IGA to SY)		Emily Brooks Randle	1/14/2020	2020-2	1	1	5	\$1	\$22,700	NON-COMP	NOM	side yard							1		
11	2201, 2219-21 (2 cons. lots), 2223, 2225, 2227 N 27th St; 2610-16 (4 cons. lots) W Fletcher St	PHA 27th & Fletcher St	PHA (PHA 27th & Fletcher St)	5/10/2018	2018-19	6	10	5	\$6	\$203,700	NON-COMP	NOM	multi-family very low-income and low-income rental	10	42	42			84			
12	2209 Emerald St (IGA to SY)		Jose Gonzalez	12/20/2019	2019-61	1	1	7	\$1	\$16,800	NON-COMP	NOM	side yard							1		
13	221 W Sergeant St (IGA to SY)		Luis M Gonzalez	11/20/2019	2019-55	1	1	7	\$1	\$1,800	NON-COMP	NOM	side yard							1		
14	237 W Thayer St		Ivette Ramirez	5/15/2019	2019-31	1	1	7	\$1	\$6,700	NON-COMP	NOM	sideyard							1		
15	2410 N 3rd St (IGA to SY)		Natasha Pagan	12/20/2019	2019-62	1	1	7	\$1	\$9,900	NON-COMP	NOM	side yard							1		
16	2449 N Marston St		Eddie Johnson	5/15/2019	2019-29	1	1	5	\$1	\$6,400	NON-COMP	NOM	sideyard							1		
17	250 W Thayer St		Marisol Mendez	3/20/2019	2019-6	1	1	7	\$1	\$9,700	NON-COMP	NOM	sideyard							1		
18	265 W Thayer St		Luis Berrios Ortiz	5/15/2019	2019-25	1	1	7	\$1	\$6,700	NON-COMP	NOM	sideyard							1		
19	2741 N Orkney St		Tomasita Hernandez Ortiz	5/15/2019	2019-24	1	1	7	\$1	\$5,400	NON-COMP	NOM	sideyard							1		
20	2776, 2778 Emerald St		Elton Enterprise	5/10/2018	2018-20	2	2	7	\$62,000	\$40,600	NON-COMP	MKT	commercial expansion									2
21	2901 N 6th St		Antonia Serrano	5/15/2019	2019-34	1	1	7	\$1	\$3,800	NON-COMP	NOM	sideyard							1		
22	2908 N 2nd St (IGA to SY)		Criselida Alfaro	1/14/2020	2020-	1	1	7	\$1	\$31,100	NON-COMP	NOM	side yard							1		
23	2916-24 N 2nd St		HACE	12/20/2019	2019-64	1	5	7	\$1	\$97,800	NON-COMP	NOM	community garden creation								5	
24	2923 N Orianna St		Josefina Rivera	5/15/2019	2019-32	1	1	7	\$1	\$7,000	NON-COMP	NOM	sideyard							1		
25	3017 N Philip St		Nellie Montes	6/19/2019	2019-38	1	1	7	\$1	\$7,200	NON-COMP	NOM	side yard							1		
26	3145 Custer St (IGA to SY)		Maria Torres	12/20/2019	2019-63	1	1	7	\$1	\$7,300	NON-COMP	NOM	side yard							1		
27	3247 Tampa St		Teresa Andino	4/17/2019	2019-19	1	1	7	\$1	\$8,200	NON-COMP	NOM	sideyard							1		
28	3411 N 7th St		Marielys Comas	4/17/2019	2019-20	1	1	7	\$1	\$9,500	NON-COMP	NOM	sideyard							1		
29	3415 Tampa St		Maria Hernandez	5/15/2019	2019-33	1	1	7	\$1	\$5,400	NON-COMP	NOM	sideyard							1		
30	3519 N Marshall St		Santos Santiago and Carmen Rivera	5/15/2019	2019-23	1	1	7	\$1	\$9,800	NON-COMP	NOM	sideyard							1		
31	3848 Melon St (IGA to SY)		Lorraine Durham	12/20/2019	2019-59	1	1	3	\$1	\$20,500	NON-COMP	NOM	side yard							1		
32	4707 Hawthorne St		Sonia Santos Cruz	5/15/2019	2019-30	1	1	7	\$1	\$8,500	NON-COMP	NOM	sideyard							1		
33	4731, 4735 Duffield St		Arway Apron & Uniform Rentals	1/19/2017	2017-2	2	2	7	\$18,000	\$56,100	NON-COMP	MKT	commercial expansion									2
34	513 W Susquehanna Ave; 19, 21, 23, 25, 27 E Somerset St; 2744, 2746 A St; 3012, 3018, 3022, 3024, 3026, 3028, 3036, 3042 N American St; 190, 191 W Monmouth St; 2725, 2729, 2731, 2733, 2735 N Orkney St		HACE	12/20/2019	2019-67	23	23	7	\$23	\$182,500	NON-COMP	NOM	for managed open space lease in the near term (via 5-yr lease at \$23/yr), with eventual conveyance for hsg development								23	
35	540 E Cambria St (IGA to SY)		Jose Rafael Miranda	11/20/2019	2019-56	1	1	7	\$1	\$41,600	NON-COMP	NOM	side yard							1		
36	614 W Allegheny Ave		Jorge Gonzalez	4/17/2019	2019-13	1	1	5	\$1	\$12,500	NON-COMP	NOM	sideyard							1		
37	5107, 5109, 5111, 5113, 5121, 5123, 5125 Market St (all owned by DPP)	51st & Market St RFP 07-09-2018	Kalidave LP (DPP property, RFP managed by PLB) 51st & Market St RFP 07-09-2018	8/14/2019, restated 10/16/2019	PRA 2019-60, restated 2019-76	7	7	3	\$420,000	\$108,500	COMP	MKT	market rate rental housing with commercial space	7				28	28			
	TOTAL (Approved but not yet conveyed)					94	108		\$551,962	\$1,654,800				44	42	57	4	76	179	27	33	4

**EXHIBIT D**  
**dispositions in (pipeline)**

PLB Dispositions FY20 (In Pipeline)  
as of 2-11-2020

	Property Address	Project Name	Purchaser	Adopted by City Council	City Council Res. No.	Adopted by PLB Board (NA for PRA, PHDC)	PLB Board Res. No.	No. of DOR Parcels	No. of Lots in Parcel(s)	Council District	Price	OPA Value (2020)	Type of Sale	Type of Pricing	Notes	Housing - # of Lots	# of Units 30% AMI	# of Units 60% AMI	# of Units 120% AMI	# of Units Market	Housing - Total # of Units	Sideyard	Garden/ Open Sp.	Business/ Organ. Expansion/ Developmt
	AWAITING APPROVAL FISCAL YEAR 2020 (sorted by address)																							
1	1421 Letterly St (IGA to SY)		Karen Hughston			2/11/2020	2020-	1	1	5	\$1	\$5,600	NON- COMP	NOM	sideyard							1		
2	1615 N 6th St (SY)		Raymond Jackson			2/11/2020	2020-	1	1	7	\$1	?? \$74200	NON- COMP	NOM	sideyard							1		
3	1738 N Bodine St (IGA to SY)		Lisa Gahagen					1	1	7	\$1	\$36,500	NON- COMP	NOM	sideyard							1		
4	2212, 2214 Fernon St	2212-14 Fernon Street	Point Breeze Fund LLC					2	2	2	\$140,000	\$48,700	MKT	MKT	developer owns supermajority of development site									2
5	2249 Waterloo St (IGA to SY)		Eddy M. Lantigua					1	1	7	\$1	\$8,100	NON- COMP	NOM	side yard							1		
6	2314 N 5th St (IGA to SY)		Oscar Santos			2/11/2020	2020-	1	1	7	\$1	\$5,100	NON- COMP	NOM	side yard							1		
7	2760 N Ringgold St (IGA to SY)		Kim M Moore	12/5/2019	190953	2/11/2020	2020-	1	1	4	\$1	\$5,100	NON- COMP	NOM	side yard							1		
8	3215, 3221, 3223 Shelbourne St; 901, 905 E Westmoreland St		Esperanza Health Center (Richard Rohrer)					5	5	7	\$1	\$38,900	NON- COMP	NOM	open space								5	
9	3318, 3320 N 5th St (IGA to open space)		Iglesia De Dios Vision Misionera Int.					2	2	7	?	\$7,000	NON- COMP	?	open space								2	
10	4253 Mantua St (IGA to SY)		Geraldo Valdivia					1	1	3	\$1	\$8,400	NON- COMP	NOM	side yard							1		
11	5652 Boyer St (IGA to SY)		Anita Pugh					1	1	8	\$1	\$7,100	NON- COMP	NOM	side yard							1		
	FY2020 - TOTAL AWAITING APPROVAL							17	17		\$140,009	\$170,500				0					0	8	7	2

**EXHIBIT E**  
**garden license agreements**

PLB FY20 Garden/Other License Agreements (Signed)  
as of 2-11-2020

	INDIVIDUAL GARDEN / OTHER LICENSE AGREEMENTS Property Address	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed for Disp.
	<b>FISCAL YEAR 2020 - SIGNED (25 new, plus 7 renewals) (sorted by date of signing)</b>				
1	2427 N Leithgow St	7/5/2019	7	1	
2	4338 Tackawanna St	7/29/2019	7	1	
3	1853 E Ontario St	8/6/2019	1	1	YES
4	2410 N 3rd St	8/9/2019	7	1	YES
5	2934 Gransback St (renewal)	8/16/2019	7	1	
6	2324 McClellan St (renewal)	8/25/2019	2	1	
7	2410 N Orianna St	9/10/2019	7	1	
8	2423 N 6th St	9/10/2019	7	1	
9	110 E Wishart St	9/18/2019	7	1	YES
10	2131 N Orianna St (renewal)	9/20/2019	7	1	
11	3012 N American St	9/27/2019	7	1	
12	3361 N Orkney St	9/27/2019	7	1	
13	2908 N 2nd St	10/2/2019	7	1	YES
14	4253 Mantua Ave	10/7/2019	3	1	YES
15	3430 Hartville St	10/8/2019	7	1	
16	221 W Sergeant St	10/16/2019	7	1	YES
17	2646 Palethorp St	10/16/2019	7	1	
18	2166 N Franklin St	10/21/2019	5	1	YES
19	3848 Melon St	10/22/2019	3	1	YES
20	2314 N 5th St	10/24/2019	7	1	YES
21	2760 N Ringgold St	10/25/2019	4	1	YES
22	131 E Willard St (renewal)	10/30/2019	7	1	
23	1738 N Bodine St	12/12/2019	7	1	YES
24	2249 Waterloo St	1/13/2020	7	1	YES
25	5652 Boyer St	1/14/2020	8	1	YES
26	1952 S Redfield St	1/16/2020	2	1	
27	6033 Allman Street	1/21/2020	2	1	
28	3015 N American St (renewal)	1/23/2020	7	1	
29	6119 N Beechwood St	1/29/2020	8	1	
30	1844 N Taylor St (renewal)	2/3/2020	5	1	YES
31	2443 N Hancock St	2/3/2020	7	1	
32	920 W Sterner St (renewal)	2/5/2020	5	1	
	<b>TOTAL COUNTS FY2020</b>	<b>25 (plus 7 renewals)</b>		<b>25* (plus 7 lots renewed)</b>	<b>14</b>
	<b>TOTAL GARDEN AGREEMENTS SIGNED SINCE INCEPTION * Lots with renewed agreements are counted only once.</b>	<b>102 (plus 15 renewals)</b>		<b>103* (plus 16 lots renewed)</b>	<b>42</b>



## **EXHIBIT F**

### **RESOLUTION NO. 2020 – 4 RESOLUTION DELEGATING AUTHORITY TO EXTEND CERTAIN LICENSE AGREEMENTS**

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

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

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

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

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

1. The Executive Director is hereby authorized, on behalf of the Land Bank, to approve, execute, and deliver any and all documents to extend each of the Garden Agreements for an additional one (1) year period which shall contain such terms and conditions which the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, subject to the terms and conditions of this Resolution and Resolution 2019-4.
2. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
3. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 2/11/2020**

## SCHEDULE I

<b>Property Address</b>	<b>Date Renewal Due</b>	<b>Council District</b>	<b>Being Processed for Disp.</b>
2637 N Waterloo Street (Valentin Santos)	6/13/2019	7	No
3015 N American Street (Isabel F Valdez Grullon)	1/23/2020	7	No
3015 N American Street (Isabel F Valdez Grullon)	1/23/2020	7	No
2036 N 29 <sup>th</sup> Street (Aisa Green)	1/17/2020	5	Yes
3134 W Gordon Street (Ato Strong)	1/17/2020	5	No
920 W Sterner Street (Elizabeth Colon)	1/8/2020	5	Yes
2514 Nicholas Street (Naeemah Suluki)	1/25/2020	5	Yes
1844 N Taylor Street (Josefine Ellison)	1/25/2020	5	Yes
1421 W. Letterly Street (Karen Hughston)	1/27/2020	5	Yes
1235 W. Cambria Street (Alice Veal)	1/27/2020	5	Yes
2558 N. Hope Street (Lester I. Natal)	1/29/2020	7	No
2932 W. York Street (Doris Graves)	1/30/2020	5	Yes
3902 N. Delhi Street (Della Jamison)	2/5/2020	5	No
2451 N. 6 <sup>th</sup> Street (Gladys Torres)	2/20/2020	7	No
3411 N. 7 <sup>th</sup> Street (Marielys Comas)	2/20/2020	7	Yes
2533 S 3 <sup>rd</sup> Street (Jose Abrante)	2/24/2020	1	No
3247 Tampa Street (Teresa Andino)	2/25/2020	7	Yes
1207 & 1209 W Cambria Street (Juanita Williams)	2/26/2020	5	No
540 E Cambria Street (Jose Miranda)	3/14/2020	7	Yes
903 W Seltzer Street (Angel Matias)	3/17/2020	5	Yes
4707 Hawthorne Street (Sonia I Santos)	3/21/2020	7	Yes
3415 Tampa Street (Maria Hernandez)	3/28/2020	7	Yes
2356 N Leithgow Street (Nancy Indarte)	3/31/2020	7	No
2901 N 06 <sup>th</sup> Street (Antonia Serrano)	4/11/2020	7	Yes
237 W Thayer Street (Ivette Ramirez)	4/4/2020	7	Yes
2741 N Orkney Street (Tomasita Ortiz)	4/10/2020	7	No
3145 Custer Street (Maria Torres)	4/10/2020	7	Yes
2923 N Orianna Street (Josefina Rivera)	4/11/2020	7	Yes

**EXHIBIT G**  
**RESOLUTION NO. 2020 – 5**  
**RESOLUTION AUTHORIZING AGREEMENT FOR PROFESSIONAL SERVICES**  
**WITH CONNOR STRONG & BUCKELEW COMPANIES, LLC**

**WHEREAS**, the Philadelphia Housing Development Corporation, as agent for the Philadelphia Land Bank (“**Land Bank**”), issued a Request for Proposals seeking proposals from qualified insurance brokerage firms to provide insurance, risk management, safety and loss control, claims and administrative services (collectively, the “**Insurance Services**”).

**WHEREAS**, the proposals were reviewed and evaluated by a selection committee (the “**Committee**”).

**WHEREAS**, the Committee selected Conner Strong and Buckelew Companies, LLC (“**CSB**”) to perform the Insurance Services under certain terms and conditions.

**WHEREAS**, the Board recognizes the need for prompt and timely management decisions and believes that the efficiency of the Land Bank’s operations will be enhanced if the Board authorizes an agreement for the Insurance Services with CSB, subject to the terms of this Resolution.

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

1. The Executive Director, in the name of and on behalf of the Land Bank, is hereby authorized to enter into an agreement for Insurance Services with CSB for a one (1) year term with the option to renew for three (3) successive one (1) year renewal terms. The annual compensation shall not exceed Twenty-Two Thousand Dollars (\$22,000) and the total compensation for all years shall not exceed Eighty-Eight Thousand Dollars (\$88,000).
2. The Executive Director is further hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to consummate an agreement for Insurance Services with CSB (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, renew, and modify the Transaction Documents, or any of them, as may be necessary or desirable, subject to the terms of this Resolution. The Transaction Documents and any amendments, supplements, renewals, and modifications thereto shall contain such terms and conditions as the Executive Director, with the advice of 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.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

**ADOPTED 2/11/2020**

## **EXHIBIT H**

### **RESOLUTION NO. 2020 – 6 RESOLUTION AUTHORIZING CONVEYANCE OF 1402 AND 1440 TAYLOR STREET TO PHILADELPHIA REDEVELOPMENT AUTHORITY**

**WHEREAS**, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank 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 convey 1402 and 1440 Taylor Street (collectively, the "**Properties**") to the Philadelphia Redevelopment Authority (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 if so required.
2. 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.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on 2/11/2020**

## **EXHIBIT I**

### **RESOLUTION NO. 2020 – 7 RESOLUTION AUTHORIZING CONVEYANCE OF 724 S. 50TH STREET TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

**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.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 724 S. 50<sup>th</sup> Street (the “**Property**”) to the Philadelphia Housing Development Corporation (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 if so required.
2. 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.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on 2/11/2020**

## **EXHIBIT J**

### **RESOLUTION NO. 2020 – 8 RESOLUTION AUTHORIZING CONVEYANCE OF 1421 LETTERLY STREET TO KAREN HUGHSTON**

**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 1421 Letterly Street (the "**Property**") to Karen Hughston (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 by Philadelphia Land Bank Board of Directors on 2/11/2020**

## **EXHIBIT K**

### **RESOLUTION NO. 2020 – 9 RESOLUTION AUTHORIZING CONVEYANCE OF 1615 N. 6TH STREET TO RAYMOND JACKSON**

**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 1615 N. 6th Street (the "**Property**") to Raymond Jackson (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 by Philadelphia Land Bank Board of Directors on 2/11/2020**

**THE FOLLOWING PERTAINS TO ITEMS 5  
THROUGH 8 ON THE MARCH 10, 2020 AGENDA**



**RESOLUTION NO. 2020 – \_\_\_\_\_**  
**RESOLUTION REGARDING 623-39 N. 39TH STREET**

**WHEREAS**, the Board of Directors (“**Board**”) of the Philadelphia Land Bank (“**Land Bank**”) adopted Resolution 2019-49 on September 25, 2019 (“**Res. 2019-49**”) regarding 623-39 N. 39<sup>th</sup> Street, Philadelphia, PA 19104 (the “**Premises**”).

**WHEREAS**, a copy of Res. 2019-49 is attached to this Resolution.

**WHEREAS**, the Board has determined that it is in the best interest of the Land Bank to amend Res. 2019-49 and to authorize a management agreement with Mt. Vernon Manor, Inc. pursuant to the terms and conditions of this Resolution.

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

1. Section 2 of Res. 2019-49 is hereby deleted in its entirety and replaced with the following:
  - “2. Prior to acquisition of the Premises, the Land Bank shall satisfy the following conditions:
    - a. The Land Bank shall identify a potential purchaser for the Premises (the “**Potential Purchaser**”).
    - b. The Potential Purchaser will have signed a purchase agreement and management agreement (collectively, the “**Agreements**”) which shall include, without limitation, the Potential Purchaser’s obligation to indemnify, defend, and hold harmless the Land Bank from and against any and all liabilities, obligations, and losses relating to (i) the validity, enforceability, or constitutionality of the Pennsylvania Land Bank Act, the Philadelphia Land Bank Ordinance, or both; (ii) any actual or alleged right of redemption or proceeding to set aside sheriff sale. Notwithstanding anything to the contrary contained in this Resolution, the conveyance of the Premises to any Potential Purchaser is subject to approval of the Board.
    - c. The Potential Purchaser must agree to utilize at least 4,000 square feet of all buildings located on the Premises as a community center to provide social, educational, and/or recreational activities benefiting low-income and moderate-income households.”
2. Prior to conveyance to a Potential Purchaser, the Land Bank will own the Premises which currently includes the Principals’ Demonstration and Preparatory Academy (day care/school for infants through adolescents), Freedom Bible Fellowship, and the Mount Vernon Manor Community Development Corporation. In order to properly manage the Premises and its tenants/occupants, the Board has determined that it is in the best interest of the Land Bank, and the Land Bank is hereby authorized, to enter into a management agreement with Mt. Vernon Manor, Inc., subject to the terms and conditions of this Resolution.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform a management agreement subject to the terms of this Resolution (the “**Management Agreement**”) and, from time to time and at any time, amend, supplement, and modify the Management Agreement as the Executive Director and Senior Counsel deem necessary or desirable. The Management Agreement and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel deem necessary or desirable 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. Except as amended herein, Res. 2019-49 is in full force and effect. In the event of any conflicts between this Resolution and Res. 2019-49, this Resolution shall govern and control.
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.

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

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

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

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

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

**WHEREAS**, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) has determined that it is in the best interest of the Land Bank to acquire the Premises, subject to the terms and conditions of this Resolution.

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

7. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire the Premises at Judicial Sale on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party
8. Prior to acquisition of the Premises, the Land Bank shall satisfy the following conditions:
  - a. The Land Bank shall identify a potential purchaser for the Premises (the “**Potential Purchaser**”).
  - b. The Potential Purchaser, and use of the Premises, shall comply with all applicable disposition policies.
  - c. The Potential Purchaser will have signed a purchase agreement (the “**Agreement**”) which shall include, without limitation, the Potential Purchaser’s obligation to indemnify, defend, and hold harmless the Land Bank from and against any and all liabilities, obligations, and losses relating to (i) the validity, enforceability, or constitutionality of the Pennsylvania Land Bank Act, the Philadelphia Land Bank Ordinance, or both; (ii) any actual or alleged right of redemption or proceeding to set aside sheriff sale. Notwithstanding anything to the contrary contained in this Resolution, the conveyance of the Premises to any Potential Purchaser is subject to approval of the Board.
  - d. The Potential Purchaser must agree to utilize a portion of the Premises as a community center at least to the same extent it is being utilized as of the date of this Resolution.
9. The authority granted in this Resolution is in addition to any other authority to acquire properties at Judicial Sale granted in any other resolution. This Resolution shall not affect, or be deemed to

reduce, any authority or amounts to acquire properties at Judicial Sale which the Board has granted or authorized in any other resolution.

10. Those Land Bank staff authorized to execute and deliver documents on behalf of the Land Bank under Resolution 2017-43 are hereby authorized to execute and deliver any and all applications, contracts, and other documentation necessary or desirable to carry out the purposes and intents of this Resolution.
11. 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.
12. This Resolution shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from the City.

**ADOPTED 9/25/2019**

**RESOLUTION NO. 2020 – \_\_\_\_\_**

**RESOLUTION ADOPTING FEE SCHEDEULE**

**WHEREAS**, the Commonwealth Land Bank Act, 68 Pa. C.S.A. § 2107 states that a land bank constitutes a public body, corporate and politic, exercising public powers of the Commonwealth necessary or appropriate to carry out this chapter, including, among others, the following powers: (1) to fix, charge, and collect rents, fees, and charges for the use of real property of the land bank and for services provided by the land bank, and (2) to do all other things necessary or convenient to achieve the objectives and purposes of the land bank or other law related to the purposes and responsibility of the land bank.

**WHEREAS**, the Board of Directors of the Philadelphia Land Bank (“Land Bank”) has determined that it is in the best interest of the Land Bank to adopt the fee schedule attached to this Resolution as Schedule 1.

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

1. The fee schedule attached to this Resolution as Schedule 1 is hereby adopted by the Land Bank.
2. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
3. This Resolution shall take effect immediately upon adoption by the Board.

**RESOLUTION NO. 2020 - \_\_\_\_\_**

**RESOLUTION AUTHORIZING A LEASE WITH ASOCIACION PUERTORRIQUENOS EN MARCHA, INC. FOR 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3RD STREET; 2004, 2015 N. BODINE STREET; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961, 2001 N. ORIANNA STREET; 1923, 1927, 1934, 1935 N. 4TH STREET; 301, 309, 433, 437, 447, 537 W. BERKS STREET; 401, 405, 407 W. HEWSON STREET; 1909, 1931-33, 1934, 1939, 1943 N. LAWRENCE STREET; 1851, 1912, 1916, 1922, 1936, 1940 N. LEITHGOW STREET; 313, 413, 415, 417, 418, 419, 421, 424 W. NORRIS STREET; AND 434, 438, 443 ARLINGTON STREET**

**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 Land Bank desires to lease to Asociacion Puertorriquenos en Marcha, Inc., a Pennsylvania non-profit corporation (the “**Lessee**”) the following properties: 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 2004, 2015 N. Bodine Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961, 2001 N. Orianna Street; 1923, 1927, 1934, 1935 N. 4th Street; 301, 309, 433, 437, 447, 537 W. Berks Street; 401, 405, 407 W. Hewson Street; 1909, 1931-33, 1934, 1939, 1943 N. Lawrence Street; 1851, 1912, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 413, 415, 417, 418, 419, 421, 424 W. Norris Street; and 434, 438, 443 Arlington Street (collectively, the “**Property**”).

**WHEREAS**, Chapter 16-404 of the Philadelphia Code requires that a lease for more than one year requires approval by resolution of the Board of Directors of the Land Bank (the “**Board**”) and approval by a resolution or ordinance of City Council.

**WHEREAS**, the Board has determined that it is in the best interest of the Land Bank to lease the Property to the Lessee pursuant to terms and conditions of this Resolution.

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

1. The lease of the Property to the Lessee is in the best interests of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
2. The lease 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 negotiate, 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 Property with terms and conditions materially in conformance with the terms set forth in Exhibit “A” attached hereto (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 the Executive Director and Senior Counsel deem 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 deem necessary or desirable 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.

### Exhibit A

Term	Month-to-Month with an outside termination date of five (5) years.
Rent	Fifty-Nine Dollars (\$59.00) 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	Community gardening and open space.



**1. ADDRESS:** 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3RD STREET; 2004, 2015 N. BODINE STREET; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961, 2001 N. ORIANNA STREET; 1923, 1927, 1934, 1935 N. 4TH STREET; 301, 309, 433, 437, 447, 537 W. BERKS STREET; 401, 405, 407 W. HEWSON STREET; 1909, 1931-33, 1934, 1939, 1943 N. LAWRENCE STREET; 1851, 1912, 1916, 1922, 1936, 1940 N. LEITHGOW STREET; 313, 413, 415, 417, 418, 419, 421, 424 W. NORRIS STREET; AND 434, 438, 443 ARLINGTON STREET

**2. PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 015600	Council District: 7
Zoning: Rm-1	Lot Area: 29,714	
OPA Value: \$640,467	Appraised Value: \$	Open EOIs: 1

**3. APPLICANT INFORMATION**

Name: Asociacion Puertorriqueños en Marcha (APM)
Mailing Address: 1900 N. 9th St.
Type: Nonprofit
Authorized Contact: Rose Gray
Application Date: 2/27/2020

**4. PROJECT INFORMATION**

Disposition Type: License / Lease Agreement	Strategic Plan Goal: Housing - Affordable (60% AMI)
Price: \$59.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Residential
Units: - -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

**5. DISPOSITION APPROVALS**

Developer Agreement Executed:	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants:
VPRC Approval: TBD	City Council Approval: TBD

<b>Philadelphia Land Bank/PRA Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

## **6. DEVELOPMENT SUMMARY**

Asociacion Puertorriquenos en Marcha (APM) is seeking to acquire a total of 59 parcels from the Land Bank, to develop a mixed income homeownership project in partnership with Scannapieco Development Corporation. The joint venture will be utilizing PHARE, Home Loan Bank Financing, Private Equity plans and to reinvest profits from the sales of Market Rate homes to subsidize units for individuals and families earning between 61 to 120% of Area Media Income (AMI). The total number of units to be sold will be determined once lots are acquired and consolidated, and an architect is hired to design the project. The Joint Venture commits to 51% of the homes/ units developed will be sold to persons earning between 61 to 120% of AMI and the remaining 49% at market rate prices.

As the Joint Venture works through its pre-development phase, we recommend the Board approve a five (5) year lease to APM for the temporary activation of the vacant lots. The intent of the 5-year lease is to establish clear expectations for the organization and public, regarding the maintenance of the vacant lots. APM will be expected to commit to the following:

- The proper storage and disposal of all waste, trash in accordance with the City of Philadelphia's recycling & sanitation laws, rules and regulations;
- Keep the property and surrounding sidewalks free and clear of snow, ice, rubbish, trash and waste;
- Properly secure the properties from public access in accordance with all applicable laws (e.g., fence, hedgerow, etc.)

As this is a lease and not a transfer of title and no development is occurring at this time an Economic Opportunity Plan is not required. As the Joint Venture moves towards development of the parcels, the Board will be presented with Disposition Fact Sheet for review and approval.

## **7. STAFF RECOMMENDATION**

The staff upon review of application recommends this disposition.

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**Prepared by:** Wendolyne David Senior Development Specialist

**Reviewed by:** Angel B Rodriguez Executive Director



301 W. Berks St.



313 W. Berks St.





401 W. Hewson St.



401 W. Hewson St.





413 W. Norris St.



415 W. Norris St.





415 W Norris St.



419 W. Norris St.



421 W. Norris St.





424 W. Norris St.



433 W. Berks St





438 Arlington St.



434 Arlington St.



443 Arlington St.





447 W. Berks St.



537 W. Berks St.



1851 Leithgow St.





1900 Block of 3<sup>Rd</sup> St



1909 N. Lawrence St.



1910 N. Orianna St.





1912 Leithgow St.



1916 Leithgow St.





1922 Leithgow St.



1922 N. 3<sup>rd</sup> St.





1923 N. Orianna St.