

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTOR'S MEETING

TUESDAY, FEBRUARY 11, 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 January 14, 2020**
4. **Executive Director's Report**
5. **Resolution Delegating Authority to Extend Certain License Agreements**
Pursuant to Resolution 2019-4, a license agreement cannot be longer than one (1) year without approval of the Board. The purpose of this resolution is to extend certain individual garden license agreements for an additional one (1) year.
6. **Resolution Authorizing Agreement for Professional Services with Connor Strong & Buckelew Companies, LLC**
This is for insurance, risk management, claims, safety/loss control, and administrative services.
7. **Property Dispositions**
 - Interagency Transfers**
 - 1402 Taylor Street to Philadelphia Redevelopment Authority (CD2)
 - 1440 Taylor Street to Philadelphia Redevelopment Authority (CD2)
 - 724 S. 50th Street to Philadelphia Housing Development Corporation (CD3)
 - 1648 Bodine Street to the City of Philadelphia (CD7)*The applicant for each of the properties below is a "qualified applicant" and, as such, is tax compliant.*
 - Side Yards**
The side/rear yard dispositions listed below are subject to a right of re-entry and the following restrictions: (i) the property may only be used as a side/rear yard incidental to the "adjacent residence"; (ii) no parking, maintaining, and storage of motor vehicles, trailers, machinery, and boats, among other things; (iii) no commercial activities; (iv) fencing is require at all times; (v) no alley may be fenced or obstructed; and (vi) must be used, operated, and maintained in accordance with the agreement and all applicable laws.
 - 2760 N. Ringgold Street to Kim M. Moore (CD4)
 - 1421 Letterly Street to Karen Hughston (CD5)
 - 2314 N 5th Street to Oscar Santos (CD7)
 - 1615 N. 6th Street to Raymond Jackson (CD7)
8. **Adjournment**

PHILADELPHIA LAND BANK BOARD MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 14, 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 10:14 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 information on the status of Land Bank funding, status of the scoring rubric, disposition legislation and policies, update regarding the ability to apply for property on-line and nomination for Board elections.

Agenda Item 1 Roll Call

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

The following members of the Board of Directors were not present: Richard DeMarco and Majeedah Rashid.

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

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. There were no comments from the public.

Agenda Item 3 Approval of Board Minutes

Mr. Dunbar called for a motion to approve the minutes of the Board meeting of December 20, 2019.

Mr. Johns made a motion to approve the minutes of the Board meeting of December 20, 2019. The motion was seconded by Mr. Koonce.

Mr. Sauer abstained as he was not present at the December 20, 2019 meeting of the Board of Directors.

Upon motion made and duly seconded, the Board approved the minutes of the December 20, 2019 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, garden license agreements attached to these minutes as Exhibit E and tax sale acquisitions FY 2020 attached to these minutes Exhibit F.

Agenda Item 5
Resolution Authorizing the Executive Director to
Settle Litigation, Subject to Certain Terms and Conditions

Mr. Cusano presented the Board with this Resolution to authorize the Executive Director to settle certain litigation with the advice of Senior Counsel up to a maximum value of \$125,000 of the cash, property or combination of both relinquished. The Board deliberated and asked questions which Mr. Cusano answered.

Mr. Dunbar called for a motion to approve the Resolution Authorizing the Executive Director to Settle Litigation, Subject to Certain Terms and Conditions.

Mr. Balloon 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 Authorizing the Executive Director to Settle Litigation, Subject to Certain Terms and Conditions attached to these minutes as Exhibit G.

Agenda Item 6
Property Dispositions - Side yards

Mr. Rodriguez explained that all property dispositions will be approved together to expedite the approvals.

A. 2760 N. Ringgold Street – This was tabled due to compliance issues regarding the applicant.

B. 2166 N. Franklin Street and 2908 N. 2nd Street

Mr. Rodriguez presented 2166 N. Franklin Street to Emily Rodriguez as a side yard and 2908 N. 2nd Street to Criselida Delgado as a side yard. The Board deliberated.

Mr. Dunbar called for a motion to approve the Resolution Authorizing the Conveyance of 2166 N. Franklin Street to Emily Rodriguez and the Resolution Authorizing the Conveyance of 2908 N. 2nd Street to Criselida Delgado. Mr. Harris made a motion to approve these Resolutions. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing the Conveyance of 2166 N. Franklin Street to Emily Rodriguez attached these minutes as Exhibit H and the Resolution Authorizing the Conveyance of 2908 N. 2nd Street to Criselida Delgado attached these minutes as Exhibit I.

Agenda Item 7
Adjournment

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

Mr. Harris 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 10:26 a.m.

SECRETARY TO THE BOARD

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 1-14-2020

	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)	11	13	\$614,008		\$216,400	4	13	1	4	1	7	8	1	1	19
	TOTAL APPROVED AWAITING CONVEYANCE	102	116	\$551,970		\$1,690,500	26	188	42	66	4	76	53	33	4	251
	TOTAL AWAITING APPROVAL	12	52	\$140,010		\$144,200	8	0					0	2	2	12
	TOTAL CONVEYED IN FY 2020, APPROVED, AWAITING APPROVAL			\$1,305,988		\$2,051,100	38	201	43	70	5	83	61	36	7	282
							30.65%	63.61%	68.25%	73.68%	6.33%	105.06%		72.00%	70.00%	56.40%
	VARIANCE TO ANNUAL GOAL						86	115	20	25	74	4	61	14	3	218
	INDIVIDUAL GARDENS NOT BEING CONVEYED AS SIDEYARDS						49									

EXHIBIT B
dispositions to date (settled)

PLB Dispositions To Date (Settled)
as of 1-14-2020

	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		
	FY 2020 - TOTAL CONVEYED				11	13			\$614,008	\$216,400				8	1	4	1	7	13	4	1	1

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

PLB Dispositions Approved, Not Yet Conveyed
as of 1-14-2020

	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	1235 W Cambria St		Alice Veal	4/17/2019	2019-14	1	1	5	\$1	\$34,300	NON-COMP	NOM	sideyard							1		
4	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			
5	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	
6	1722 N 3rd St		Maria Laboy	5/15/2019	2019-27	1	1	7	\$1	\$85,700	NON-COMP	NOM	sideyard							1		
7	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		
8	1901-09, 1911-15 N 33rd St (8 cons. lots)	1901 - 1915 N 33rd St RFP 2-26-2018	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	8				48	48			
9	1907 E Sterner St		Justin Santiago	5/15/2019	2019-26	1	1	7	\$1	\$3,900	NON-COMP	NOM	sideyard							1		
10	1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, 1954 N 8th St	Norris Choice Phase III	PHA	9/25/2019, ratified	2019-46	9	9	5	\$9	\$55,200	NON-COMP	NOM	PHA affordable homeownership project	9		9			9			
11	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	
12	2201, 2219-21 (2 cons. lots), 2223, 2225 and 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			
13	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		
14	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		
15	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		
16	237 W Thayer St		Ivette Ramirez	5/15/2019	2019-31	1	1	7	\$1	\$6,700	NON-COMP	NOM	sideyard							1		
17	2449 N Marston St		Eddie Johnson	5/15/2019	2019-29	1	1	5	\$1	\$6,400	NON-COMP	NOM	sideyard							1		
18	250 W Thayer St		Marisol Mendez	3/20/2019	2019-6	1	1	7	\$1	\$9,700	NON-COMP	NOM	sideyard							1		
19	265 W Thayer St		Luis Berrios Ortiz	5/15/2019	2019-25	1	1	7	\$1	\$6,700	NON-COMP	NOM	sideyard							1		
20	2741 N Orkney St		Tomasita Hernandez Ortiz	5/15/2019	2019-24	1	1	7	\$1	\$5,400	NON-COMP	NOM	sideyard							1		
21	2776, 2778 Emerald St		Elton Enterprise	5/10/2018	2018-20	2	2	7	\$62,000	\$40,600	NON-COMP	MKT	commercial expansion									2
22	2901 N 6th St		Antonia Serrano	5/15/2019	2019-34	1	1	7	\$1	\$3,800	NON-COMP	NOM	sideyard							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)					102	116		\$551,970	\$1,690,500				53	42	66	4	76	188	26	33	4

EXHIBIT D
dispositions in (pipeline)

PLB Dispositions FY20 (In Pipeline)
as of 1-14-2020

	Property Address	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	Council District	Price	OPA Value (2019)	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 Q1-Q2 FISCAL YEAR 2020 (sorted by address)																					
1	1421 Letterly St (IGA to SY)	Karen Hughston					1	5	\$1	\$5,600	NON-COMP	NOM	sideyard - awaiting application							1		
2	1532 Seybert St (IGA to SY)	Vera Ball					1	5	\$1	\$4,500	NON-COMP	NOM	side yard							1		
3	2166 N Franklin St (IGA to SY)	Emily Brooks Randle	12/12/2019	190974	1/14/2020	2020-	1	5	\$1	\$22,700	NON-COMP	NOM	side yard							1		
4	2212, 2214 Fernon St	Point Breeze Fund LLC					2	2	\$140,000	\$48,700	MKT	MKT	developer owns supermajority of development site									2
5	2314 N 5th St (IGA to SY)	Oscar Santos					1	7	\$1	\$5,100	NON-COMP	NOM	side yard							1		
6	2637 Waterloo St (IGA to SY)	Santos Valentin					1	7	\$1	\$6,000	NON-COMP	NOM	side yard							1		
7	2760 N Ringgold St (IGA to SY)	Kim M Moore	12/5/2019	190953	1/14/2020	2020-	1	4	\$1	\$5,100	NON-COMP	NOM	side yard							1		
8	2908 N 2nd St (IGA to SY)	Criselida Alfaro	11/21/2019	43804	1/14/2020	2020-	1	7	\$1	\$31,100	NON-COMP	NOM	side yard							1		
9	3318, 3320 N 5th St (IGA to open space)	Iglesia De Dios Vision Misionera Int.					2	7	\$2	\$7,000	NON-COMP	NOM	community open space								2	
10	4253 Mantua St (IGA to SY)	Geraldo Valdivia					1	3	\$1	\$8,400	NON-COMP	NOM	side yard							1		
	FY2020 - TOTAL AWAITING APPROVAL						12	52	\$140,010	\$144,200				0					0	8	2	2

EXHIBIT E
garden license agreements

PLB FY20 Garden/Other License Agreements (Signed)
as of 1-14-2020

	INDIVIDUAL GARDEN / OTHER LICENSE AGREEMENTS Property Address	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed for Disp.
	FISCAL YEAR 2020 - SIGNED 18 new, plus 4 renewals) (sorted by date of signing)				
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
	TOTAL COUNTS FY2020	19 (plus 4 renewals)		19*	11
	TOTAL GARDEN AGREEMENTS SIGNED SINCE INCEPTION * Lots with renewed agreements are counted only once.	97 (plus 12 renewals)		100 lots *	30 (plus 9 sold)

EXHIBIT F
PLB Tax Sale Acquisitions FY 2020

PLB Tax Sale Acquisitions FY 2020
through 12-31-2019

Property Address	Council District	Proposed Use	Date of Sheriff Sale
1911 S SALFORD ST	2	Affordable Housing	7/17/2019
2623-25 ISLAND AVE	2	Mixed Use	12/17/2019
1209 N 41ST ST	3	Affordable Housing	12/17/2019
28 N 51ST ST	3	Affordable Housing	7/25/2019
323 N HOLLY ST	3	Community Garden	7/17/2019
5146 WALNUT ST	3	Affordable Housing	12/18/2019
5735 BELMAR ST	3	Affordable Housing	7/17/2019
6007 CEDARHURST ST	3	Affordable Housing	12/19/2019
6011 CEDARHURST ST	3	Affordable Housing	12/19/2019
6015 CEDARHURST ST	3	Affordable Housing	12/19/2019
880 N 49TH ST	3	Affordable Housing	7/25/2019
1465 N FRAZIER ST	4	Community Use	12/19/2019
531 N CONESTOGA ST	4	Community Garden	12/19/2019
1049 W ORLEANS ST	5	Affordable Housing	7/25/2019
1203 W ALLEGHENY AVE	5	Affordable Housing	7/25/2019
1205 W ALLEGHENY AVE	5	Affordable Housing	7/25/2019
1223 W DAUPHIN ST	5	Affordable Housing	7/25/2019
1304 W CAMBRIA ST	5	Affordable Housing	7/25/2019
2126 N 9TH ST	5	Affordable Housing	7/23/2019
2152 N NATRONA ST	5	Affordable Housing	7/17/2019
2233 N 21ST ST	5	Affordable Housing	7/25/2019
2263 N 19TH ST	5	Affordable Housing	7/23/2019
2347 N 27TH ST	5	Affordable Housing	7/25/2019
2412 N PARK AVE	5	Affordable Housing	12/19/2019
2418 N PARK AVE	5	Affordable Housing	12/19/2019
2535 N 17TH ST	5	Affordable Housing	12/19/2019
2550 N NAPA ST	5	Affordable Housing	12/19/2019
2564 N 28TH ST	5	Sideyard	12/19/2019
2749 N 9TH ST	5	Affordable Housing	12/19/2019
2864 N DARIEN ST	5	Sideyard	12/17/2019
3012 N DARIEN ST	5	Affordable Housing	7/23/2019
3029 N DARIEN ST	5	Sideyard	12/17/2019
3031 N DARIEN ST	5	Sideyard	12/17/2019
3128 N WENDLE ST	5	Affordable Housing	7/23/2019
1916 N 3RD ST	7	Affordable Housing	7/23/2019
1918 N 3RD ST	7	Affordable Housing	7/23/2019
1943 N 4TH ST	7	Affordable Housing	7/25/2019
2209 N ORKNEY ST	7	Affordable Housing	12/17/2019
2419 N ORIANNA ST	7	Sideyard	7/23/2019
248 W THAYER ST	7	Affordable Housing	7/23/2019
2729 N FRONT ST	7	Affordable Housing	12/19/2019
2747 N FRONT ST	7	Affordable Housing	12/19/2019
2749 N FRONT ST	7	Affordable Housing	12/19/2019
2851 N WATER ST	7	Affordable Housing	12/19/2019
2853 N WATER ST	7	Affordable Housing	12/19/2019
1944 CHELTEN AVE	8	Mixed Use	12/18/2019
3341 N 17TH ST	8	Affordable Housing	7/25/2019
36 E CLAPIER ST	8	Affordable Housing	8/20/2019
5812 LENA ST	8	Affordable Housing	7/23/2019

EXHIBIT G

RESOLUTION NO. 2020 – 1 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SETTLE LITIGATION SUBJECT TO CERTAIN TERMS AND CONDITIONS

WHEREAS, from time to time, the Philadelphia Land Bank (the "**Land Bank**") becomes engaged in litigation.

WHEREAS, approval of the Board of Directors of the Philadelphia Land Bank (the "**Board**") is required to settle any litigation.

WHEREAS, the Board finds that operations of the Land Bank can be better managed by delegating the authority to settle litigation to the Executive Director pursuant to the terms of this Resolution.

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

1. The Executive Director is hereby authorized, on behalf of the Land Bank, with the advice of Senior Counsel, to settle any and all litigation so long as any cash, appraised value of property, or any combination of both which the Land Bank is required to relinquish in order to settle the specific, individual litigation matter does not exceed One Hundred Twenty-Five Thousand (\$125,000).
2. The Executive Director is hereby further authorized, on behalf of the Land Bank, with the advice of Senior Counsel, to approve, execute, and deliver any and all documents to settle any and all litigation 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.
3. The Executive Director shall inform the Board of any litigation settled pursuant to this Resolution at the next Regular Meeting of the Board.
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 1/14/2020

EXHIBIT H

RESOLUTION NO. 2020 – 2 RESOLUTION AUTHORIZING CONVEYANCE OF 2166 N. FRANKLIN STREET TO EMILY RODRIGUEZ

WHEREAS, Bill No. 190606-AA03 (as amended from the floor 10/24/2019) was signed by the Mayor on November 12, 2019 and became effective on January 1, 2020 (the “Legislation”).

WHEREAS, the Legislation amended Chapter 16-400 and 16-700 of the Philadelphia Code (“Code”).

WHEREAS, Section 5 of the Legislation provides that the Code as it read on December 31, 2019 shall continue to govern the disposition of properties for which, prior to January 1, 2020, an Agency, which includes Philadelphia Land Bank (“Land Bank”), issued a reservation or commitment letter.

WHEREAS, since the Land Bank issued a reservation letter on December 26, 2019 regarding the proposed transfer of 2166 N. Franklin Street (the "Property"), the Code as it read on December 31, 2019 shall continue to govern the disposition of the Property.

WHEREAS, Section 16-707 of the Code, as it read on December 31, 2019, authorizes the Land Bank to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of the Property at its public meeting held on December 10, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190974, adopted on December 12, 2019.

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

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

1. The conveyance of the Property to Emily Rodriguez for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Code as it read on December 31, 2019.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments,

supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 1/14/2020

EXHIBIT I

RESOLUTION NO. 2020 – 3 RESOLUTION AUTHORIZING CONVEYANCE OF 2908 N. 2ND STREET TO CRISELIDA DELGADO

WHEREAS, Bill No. 190606-AA03 (as amended from the floor 10/24/2019) was signed by the Mayor on November 12, 2019 and became effective on January 1, 2020 (the “Legislation”).

WHEREAS, the Legislation amended Chapter 16-400 and 16-700 of the Philadelphia Code (“Code”).

WHEREAS, Section 5 of the Legislation provides that the Code as it read on December 31, 2019 shall continue to govern the disposition of properties for which, prior to January 1, 2020, an Agency, which includes Philadelphia Land Bank (“Land Bank”), issued a reservation or commitment letter.

WHEREAS, since the Land Bank issued a reservation letter on December 26, 2019 regarding the proposed transfer of 2908 N. 2nd Street (the “Property”), the Code as it read on December 31, 2019 shall continue to govern the disposition of the Property.

WHEREAS, Section 16-707 of the Code, as it read on December 31, 2019, authorizes the Land Bank to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of the Property at its public meeting held on November 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190956, adopted on December 5, 2019.

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

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

6. The conveyance of the Property to Criselida Delgado for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
7. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Code as it read on December 31, 2019.
8. 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 agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the

Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

9. 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.
10. This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED 1/14/2020

**THE FOLLOWING PERTAINS TO ITEMS 5, 6 AND
7 ON THE FEBRUARY 11, 2020 AGENDA**

RESOLUTION NO. 2020 – _____

**RESOLUTION DELEGATING AUTHORITY TO EXTEND
CERTAIN LICENSE AGREEMENTS**

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

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

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

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

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

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

SCHEDULE I

Property Address	Date Renewal Due	Council District	Being Processed for Disp.
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 th 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 th Street (Gladys Torres)	2/20/2020	7	No
3411 N. 7 th Street (Marielys Comas)	2/20/2020	7	Yes
2533 S 3 rd 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 th 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

RESOLUTION NO. 2020 – _____

**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.

RESOLUTION NO. 2020 – _____

**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 _____

1. **ADDRESS:** 1402 and 1440 S. Taylor Street

2. **PROPERTY INFORMATION**

Zip Code: 19146	Census Tract: 003200	Council District: 2nd
Zoning: RSA-5	Lot Area: 1,362 sq. ft (combined)	
OPA Value: \$43,400 (combined)	Appraised Value: \$140,000	Open EOIs: 0

3. **APPLICANT INFORMATION**

Name: Community Justice Land Trust (WCRP)
Mailing Address: 100 W. Oxford Street, Suite E-2300, Philadelphia, PA 19122
Type: Nonprofit
Authorized Contact: Paul Aylesworth – 267-252-9960
Application Date: November 25, 2019

4. **PROJECT INFORMATION**

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Housing - Affordable (60% AMI)
Price: \$	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Residential
Units: 33 - Residential -	Buildings/Structures: 14
Gross Floor Area: 48,706	End User: Lease to Tenant
Construction Costs: \$9,516,718	Construction Cost / sq. ft.: \$281
Total Project Costs: \$13,937,366	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: Will be executed this month	
Economic Opportunity Plan (EOP): Yes	Restrictions or Covenants: Yes*
VPRC Approval: Not at this time	City Council Approval: Not at this time
Philadelphia Land Bank/PRA Board Approval: Not at this time	
Settlement Date: April/May 2020	Construction Deadline: 18 months after settlement

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The project is a 33-unit development to revitalize blighted, vacant parcels on the 1300 block of S. Capitol St. and the 1400 block of S. Taylor St. to expand the supply of needed affordable housing for households in Point Breeze, a changing community in South Philadelphia. The project, known as the Mamie Nichols Townhomes, is an infill, new construction development in a community that is facing intensifying market pressure due to new high-end housing that is being developed at an unprecedented rate. The project is a general occupancy development in fourteen (14) 2 and 3 story buildings, including single family townhome, duplex, and four-plex style units. The development will consist of ten (10) efficiency units, one (1) 1-bedroom unit (these efficiencies and the one bedroom are targeted to veterans with special needs), 10 2-bedroom units, and 12 3-bedroom units (targeted to families). The project has secured all financing and will close in late spring.

The development will include a 1,202 net square foot community space with room for community gatherings, a private supportive services space/office, and an area reserved for property management. Nine units will be fully accessible while 2 additional units will be equipped for the audio-visually impaired. The 2 and 3-bedroom units are designed to meet the needs of families with children while the efficiencies and 1-bedroom units will be designed for special needs veterans. The Project is designed to provide affordable housing to families who face challenges to economic self sufficiency due to limited wealth building opportunities and lack of education and work experience. This population also includes families living in crowded and substandard housing, and people denied access to housing due to language and cultural barriers. In addition 11 of the units are targeted to special needs veterans. Permanent supportive housing for veterans and families is needed in Philadelphia and is identified as a priority in the City's current Consolidated Plan.

7. STAFF RECOMMENDATION

Enter Staff Recommendation

Prepared by: Brian Romano – Project Manager

Reviewed by: Angel Rodriguez – Deputy Executive Director, Real Estate



RESOLUTION NO. 2020 – _____

**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. 50th 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 _____

1. **ADDRESS:** 724 S. 50th Street

2. **PROPERTY INFORMATION**

Zip Code: 19143	Census Tract: 007300	Council District: CD3
Zoning: RM-1	Lot Area: 855 SQFT	
OPA Value: \$80,900	Appraised Value: \$N/A	Open EOIs: 0

3. **APPLICANT INFORMATION**

Name: Philadelphia Housing Development Corporation
Mailing Address: 1234 Market Street, 17th Fl, Philadelphia, PA 19107
Type: Business / Legal Entity
Authorized Contact: N/A
Application Date: N/A

4. **PROJECT INFORMATION**

Disposition Type: Interagency	Strategic Plan Goal: N/A
Price: \$1.00	Determined by: Nominal
Development Type: N/A	Proposed Use: N/A
Units: - N/A -	Buildings/Structures: 0
Gross Floor Area: Total Floor Area	End User: N/A
Construction Costs: \$N/A	Construction Cost / sq. ft.: \$
Total Project Costs: \$N/A	Project Funding Available:

5. **DISPOSITION APPROVALS**

Developer Agreement Executed: N/A	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants:
VPRC Approval: N/A	City Council Approval: TBD
Philadelphia Land Bank Board Approval: TBD	
Settlement Date: TBD	Construction Deadline: N/A

*See Development Summary for more information

6. DEVELOPMENT SUMMARY**

The City acquired the property from PHDC in 1983 as part of a grouping of properties. Subsequently, in 2011, PHDC conveyed the same property to a private individual. This clouded the title for the property. PHDC is asking the City to quit claim its interest in the property in order to allow for the private individual to clear title and sell the property. In order to accomplish this as quickly as possible, the City will, pursuant to ordinance, convey the property to PRA. PRA will then convey the property to the Land Bank. The Land Bank will then convey the property to PHDC pursuant to a City Council resolution.

**Must include statement regarding how title was acquired.

7. STAFF RECOMMENDATION

Recommended.

Prepared by: Brad Vassallo Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel



RESOLUTION NO. 2020 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1648 BODINE STREET TO THE CITY OF PHILADELPHIA**

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 1648 Bodine Street (the “**Property**”) to the City of Philadelphia (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 _____

1. **ADDRESS:** 1648 N. Bodine Street

2. **PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 015600	Council District: 7
Zoning: RSA-5	Lot Area: 584 sq ft	
OPA Value: \$47,500	Appraised Value: \$11,000	Open EOLs:

3. **APPLICANT INFORMATION**

Name: City of Philadelphia
Mailing Address: 1234 Market Street, 16th Floor, Philadelphia, PA 19107
Type: Business / Legal Entity
Authorized Contact: Bradley Vassallo
Application Date: 2/6/2020

4. **PROJECT INFORMATION**

Disposition Type: Interagency Transfer	Strategic Plan Goal: Garden / Open Space
Price: \$n/a	Determined by:
Development Type:	Proposed Use: Managed Open Space
Units: - -	Buildings/Structures: 0
Gross Floor Area: n/a	End User:
Construction Costs: \$n/a	Construction Cost / sq. ft.: \$n/a
Total Project Costs: \$n/a	Project Funding Available:

5. **DISPOSITION APPROVALS**

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

This parcel is part of a larger project in which the Department of Public Property will be disposing of seven parcels as side yards to five residents on N. 3rd Street. In expectation of this disposition, the previous property owner, PIDC, transferred the property to the Philadelphia Land Bank. Instead, Public Property will be conveying the properties directly, and thus the parcels must now be transferred to DPP.

1648 N. Bodine Street is not one of the parcels being conveyed as a sideyard, however it must also be in DPP's ownership to complete the subdivision deed necessary for disposition.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the interagency transfer of 1648 N. Bodine Street to the Department of Public Property.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel



RESOLUTION NO. 2020 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2760 N. RINGGOLD STREET TO KIM M. MOORE**

WHEREAS, Bill No. 190606-AA03 (as amended from the floor 10/24/2019) was signed by the Mayor on November 12, 2019 and became effective on January 1, 2020 (the “Legislation”).

WHEREAS, the Legislation amended Chapter 16-400 and 16-700 of the Philadelphia Code (“Code”).

WHEREAS, Section 5 of the Legislation provides that the Code as it read on December 31, 2019 shall continue to govern the disposition of properties for which, prior to January 1, 2020, an Agency, which includes Philadelphia Land Bank (“Land Bank”), issued a reservation or commitment letter.

WHEREAS, since the Land Bank issued a reservation letter on December 26, 2019 regarding the proposed transfer of 2760 N. Ringgold Street (the “Property”), the Code as it read on December 31, 2019 shall continue to govern the disposition of the Property.

WHEREAS, Section 16-707 of the Code, as it read on December 31, 2019, authorizes the Land Bank to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

WHEREAS, the Vacant Property Review Committee reviewed the proposed transfer of the Property at its public meeting held on November 12, 2019 and Philadelphia City Council approved conveyance of the Property by Resolution No. 190953, adopted on December 5, 2019.

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

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

1. The conveyance of the Property to Kim M. Moore for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Code as it read on December 31, 2019.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications

thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

1. **ADDRESS:** 2760 N. Ringold Street

2. **PROPERTY INFORMATION**

Zip Code: 19132	Census Tract: 017201	Council District: 4
Zoning: RSA-5	Lot Area: 653 sq ft	
OPA Value: \$5,100	Appraised Value: \$10,000	Open EOLs:

3. **APPLICANT INFORMATION**

Name: Kim M. Moore
Mailing Address: 2758 N. Ringold Street
Type: Individual
Authorized Contact: Kim M. Moore
Application Date: 4/25/2019

4. **PROJECT INFORMATION**

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: 0 - Residential 0 - Commercial	Buildings/Structures: 0
Gross Floor Area: 632 sq ft	End User: Owner-Occupied (by Applicant)
Construction Costs: \$150	Construction Cost / sq. ft.: \$
Total Project Costs: \$150	Project Funding Available: Committed and Verified*

5. **DISPOSITION APPROVALS**

Developer Agreement Executed:	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: 11/12/19	City Council Approval: 12/5/19
Philadelphia Land Bank/PRA Board Approval:	
Settlement Date:	Construction Deadline:

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The applicant proposes to rehabilitate 2760 N. Ringold Street as a side yard. Improvements include a vegetable garden and flowers.

Evidence of project financing has been provided in the form of a bank statement.

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

The project will not be subject to an Economic Opportunity Plan.

The property will be subject to use restrictions as a side yard.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 2760 N. Ringold Street to Kim M. Moore as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel



RESOLUTION NO. 2020 – _____

**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 _____

Philadelphia City Council Resolution No. _____ dated _____.

1. **ADDRESS:** 1421 W. Letterly Street

2. **PROPERTY INFORMATION**

Zip Code: 19132	Census Tract: 016702	Council District: CD5
Zoning: RSA-5	Lot Area: 651 sq ft	
OPA Value: \$5,600	Appraised Value: \$10,000 (10/31/19)	Open EOIs: 2

3. **APPLICANT INFORMATION**

Name: Karen Hughston
Mailing Address: 1423 W. Letterly Street
Type: Individual
Authorized Contact: Karen Hughston
Application Date: 10/28/2019

4. **PROJECT INFORMATION**

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: - -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$300	Construction Cost / sq. ft.: \$
Total Project Costs: \$301	Project Funding Available:

5. **DISPOSITION APPROVALS**

Developer Agreement Executed:	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: N/A	City Council Approval: TBD
Philadelphia Land Bank/PRA Board Approval: TBD	
Settlement Date:	Construction Deadline:

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The applicant will use the property as a side yard. The property qualifies as a side yard because it has no permanent structures, is not more than 1,440 square feet, is comprised of no more than two adjacent parcels, and the applicant owns and occupies the adjacent property as a primary residence.

The property will be subject to a an irrevocable power of attorney and a reverter.

The property will also be subject to certain restrictions including (i) maintenance; (ii) covenant against discrimination, (iii) permitted use as a side yard incidental to the adjacent primary residence; (iv) no parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts; (v) no commercial activities; (vi) the property must be fenced (any alley way located adjacent to the property shall not be fenced or obstructed); and (vii) must be used, operated, and maintained in accordance with the agreement and all applicable laws. Lastly, the property will have a 30 year non-amortizing mortgage for the appraised value.

7. STAFF RECOMMENDATION

The staff upon review of application recommends this disposition.

Prepared by: Roneece S. Dent – Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel



RESOLUTION NO. 2020 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2314 N. 5TH STREET TO OSCAR SANTOS**

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 2314 N. 5th Street (the “**Property**”) to Oscar Santos (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 _____

Philadelphia City Council Resolution No. _____ dated _____.

1. **ADDRESS:** 2314 N. 5th St.

2. **PROPERTY INFORMATION**

Zip Code: 19133	Census Tract: 016400	Council District: 7
Zoning: RSA-5	Lot Area: 1,216	
OPA Value: \$5,100	Appraised Value: \$35,000 (in-house 2/5/2020)	Open EOIs: 1

3. **APPLICANT INFORMATION**

Name: Oscar Santos
Mailing Address: 2312 N. 5nd St.
Type: Individual
Authorized Contact: Oscar Santos
Application Date: 10/24/19

4. **PROJECT INFORMATION**

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: - -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$250	Construction Cost / sq. ft.: \$
Total Project Costs: \$250	Project Funding Available:

5. **DISPOSITION APPROVALS**

Developer Agreement Executed:	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: N/A	City Council Approval: TBD
Philadelphia Land Bank/PRA Board Approval:	
Settlement Date:	Construction Deadline:

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The applicant will use the property as a side yard. The property qualifies as a side yard because it has no permanent structures, is not more than 1,440 square feet, is comprised of no more than two adjacent parcels, and the applicant owns and occupies the adjacent property as a primary residence.

The property will be subject to a an irrevocable power of attorney and a reverter.

The property will also be subject to certain restrictions including (i) maintenance; (ii) covenant against discrimination, (iii) permitted use as a side yard incidental to the adjacent primary residence; (iv) no parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts; (v) no commercial activities; (vi) the property must be fenced (any alley way located adjacent to the property shall not be fenced or obstructed); and (vii) must be used, operated, and maintained in accordance with the agreement and all applicable laws. Lastly, the property will have a 30 year non-amortizing mortgage for the appraised value.

7. STAFF RECOMMENDATION

The staff upon review of application recommends this disposition.

Prepared by: Wendolyne David Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel



RESOLUTION NO. 2020 – _____

**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 _____

Philadelphia City Council Resolution No. _____ dated _____.

1. **ADDRESS:** 1615 N. 6th St.

2. **PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 015600	Council District: CD7
Zoning: RSA-5	Lot Area: 822 Sq. Ft.	
OPA Value: \$74,200	Appraised Value: \$99,000	Open EOIs: 7

3. **APPLICANT INFORMATION**

Name: Raymond Jackson
Mailing Address: 1613 N. 6th St.
Type: Individual
Authorized Contact: Raymond Jackson
Application Date: 4/4/2019

4. **PROJECT INFORMATION**

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Side Yard
Price: \$1.00	Determined by: Nominal*
Development Type: Rehabilitation	Proposed Use: Side Yard*
Units: - -	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: Yes*
VPRC Approval: N/A	City Council Approval: TBD
Philadelphia Land Bank/PRA Board Approval:	
Settlement Date:	Construction Deadline:

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

The applicant will use the property as a side yard. The property qualifies as a side yard because it has no permanent structures, is not more than 1,440 square feet, is comprised of no more than two adjacent parcels, and the applicant owns and occupies the adjacent property as a primary residence.

The property will be subject to a an irrevocable power of attorney and a reverter.

The property will also be subject to certain restrictions including (i) maintenance; (ii) covenant against discrimination, (iii) permitted use as a side yard incidental to the adjacent primary residence; (iv) no parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts; (v) no commercial activities; (vi) the property must be fenced (any alley way located adjacent to the property shall not be fenced or obstructed); and (vii) must be used, operated, and maintained in accordance with the agreement and all applicable laws.

Lastly, the property will have a 30 year non-amortizing mortgage for the appraised value.

7. STAFF RECOMMENDATION

The staff upon review of application recommends this disposition.

Prepared by: Wendolyne David Senior Development Specialist

Reviewed by: Steve Cusano, Senior Counsel

