

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTOR'S MEETING

TUESDAY, MAY 12, 2020 – 10:00 AM
PURSUANT TO 35 PA.C.S. § 5741, THIS MEETING WILL BE HELD REMOTELY
THIS MEETING IS OPEN TO THE PUBLIC

**INSTRUCTIONS TO ACCESS THIS MEETING AND TO SUBMIT PUBLIC COMMENTS ARE
LOCATED ON THE FOLLOWING PAGE.**

AGENDA ITEMS

1. Roll Call
2. Public Comment
3. Approval of Minutes of the Meeting of March 10, 2020
 - Please note that due to COVID-19, the April 2020 meeting was cancelled.
4. Executive Director's Report
5. Officer Elections
6. Adjournment

MEMORANDUM

FROM: Steve Cusano, Esq., Senior Counsel

RE: Philadelphia Land Bank May 12, 2020 Board Meeting
Remote Board Meeting Notice, Attendance, and Comment Procedures

DATE: May 5, 2020

A meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is currently scheduled for **Tuesday, May 12, 2020, to commence at 10:00 A.M.** Because of the closure of Land Bank offices in connection with the Covid-19 emergency, this meeting will be held remotely using WebEx and may be joined and viewed by the public at the following link:
<https://philagov.webex.com/philagov/onstage/g.php?MTID=e8cd351b4fc8e2abd389f7f424163de29>.

Public comment may be received with regard to those matters posted on the agenda prior to, and during, the Board meeting. If you are joining and viewing the Board meeting through the WebEx link above, you will be able to submit your questions live during the Board meeting through a "question and answer" window on the web interface. If you would like to submit any questions or comments prior to the Board meeting, you must email the following information to steve.cusano@phdc.phila.gov by 1:00 p.m. on Monday, May 11, 2020:

- Full name/company affiliation;
- Contact information;
- Identify the item/resolution that you are addressing; and
- Provide your question(s)/comment(s) in a clear and concise manner.

With respect to those members of the public who submit the above information within the required time frame, your question(s)/comment(s) will be read at the Board meeting and answered or addressed to the extent they can be. The Board Chair may limit repetitious question(s)/comment(s).

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have question(s)/comment(s) following the conclusion of the Board meeting, please submit as described above and they will be addressed to the extent possible at the next scheduled Board meeting.

PHILADELPHIA LAND BANK BOARD MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, March 10, 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 10:13 a.m.

Agenda Item 1 Roll Call

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

The following members of the Board of Directors were not present: Paulette Adams, Eric Bodzin, and Joshu Harris.

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

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

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

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 website implementations to accept applications, the status of the future use of expressions of interest, and a brief update regarding certain litigation matters. In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, Mr. Cusano read a letter from Board member Anne Fadullon. A copy of this letter is attached to, and made a part of, these minutes.

Mr. Dunbar announced that under Property Leases the following properties are being removed from consideration: 415, 417, and 419 W. Berks Street and 431 and 433 Arlington St.

Mr. Rodriguez and Mr. Dunbar announced that Item 6 (Fee Schedule) and Item 9 (Officer Elections) are both tabled.

Agenda Item 3

Approval of Board Minutes

Mr. Dunbar called for a motion to approve the minutes of the Board meeting of February 11, 2020.

Mr. Koonce made a motion to approve the minutes of the Board meeting of February 11, 2020. The motion was seconded by Mr. DeMarco.

Mr. Balloon abstained as he did not attend the Board meeting of February 11, 2020.

Upon motion made and duly seconded, the Board approved the minutes of the February 11, 2020 Board meeting.

Agenda Item 2

Public Comment

Mr. Dunbar called for public comment. A large number of people asked to speak on the record about their concerns regarding the proposed lease to APM. A summary of their comments and questions follows.

Morgana Ginet spoke through an interpreter. She resides at 2002 N. Leithgow Street. She stated that she has been gardening on 413 and 415 W. Norris St. under a garden agreement which she provided to Mr. Cusano. Mr. Cusano indicated that he would research the status of the garden agreement, but that the garden agreement, issued by PRA, expired in 2004, prior to the Land Bank's acquisition of the property. Mr. Rodriguez requested that 413 and 415 W. Norris Street be removed from consideration from the property lease portion of the agenda so that the Land Bank staff may research this matter. The Board agreed.

Shawn Banks expressed his interest in acquiring 2001 N. Orianna Street on behalf of his non-profit organization, Philly Wood 7 Inc., and constructing a "safe house" to help children in the neighborhood. Mr. Banks indicated that the purpose of his organization is to provide a place where children in the neighborhood could meet and to provide programs to keep them away from crime and drugs.

Mr. Dunbar asked Mr. Rodriguez to elaborate on the proposed property lease to APM and whether the proposed development is for affordable housing or a mixed development. Mr. Rodriguez explained that the properties would initially be leased to APM on a month to month basis and that the properties will ultimately be sold to APM and developed so that 51% of the units are reserved for households making 61% to 120% of area median income and the remainder of the development will be at market rate.

After a review of the photos attached to the fact sheet for 2001 N. Orianna St., Mr. Dunbar asked the Board to remove 2001 N. Orianna Street from consideration from the property lease portion of the agenda. Mr. Balloon objected and stated that he was relying on the due diligence performed by Land Bank staff.

Valerie Banks expressed her concern about new developments causing an increase in property values and property taxes and how residents that are retired, living on fixed incomes, and have lived in the neighborhood for more than 10 years are expected to pay higher property taxes while new residents

take advantage of the 10-year tax abatement on new construction. In response to her question about tax relief, Board members explained that there are certain programs to help residents in this regard, and that brochures are available in the lobby. Mr. Rodriguez added that there are also several housing counseling agencies located in the City that can provide assistance.

Ms. Banks also stated that it seems that her neighborhood is being left in the dark and that people are not given a voice in the process. She also stated that the notices advertising Land Bank Board meetings do not include enough information to make it easy for the public to attend the meetings. Mr. Dunbar stated that the Land Bank Board agenda is posted and that public notice of the meetings are advertised as required by law. Various members of the Board indicated that the postings do include the date of the meeting. Mr. Dunbar indicated that the Land Bank will look into including additional information on the postings. Mr. Dunbar also stressed the importance of attending these meetings and disseminating information to other residents.

Ada Marie indicated that she lives at 1907 N. Lawrence Street and that her family has been taking care of 1909 N. Lawrence Street for years. She also indicated that she gardens on the lot and uses it for arts and crafts and as a safe play area for her autistic daughter.

Ms. Fadullon asked that the Board hear everyone regarding the properties proposed for lease to APM before deciding which properties to include in the proposed lease.

Ebony Griffin, an attorney from the Public Interest Law Center, asked if Land Bank staff performs due diligence before properties are proposed for disposition. Mr. Rodriguez responded that the Land Bank inspects the properties, physically posts the properties, and checks if there are any known agreements in force with respect to those properties. Ms. Griffin then asked if people with agreements are given a right of first refusal. Mr. Rodriguez responded that if a valid agreement to use the property is in place, properties would not be included for disposition or lease. Mr. Rodriguez added that a resident must apply to renew their garden agreement every year.

Adam Butler asked if the Land Bank specifically inspected 413 and 415 W. Norris Street before including them in the proposed lease. Mr. Rodriguez responded that a visual inspection is performed and, if the photos show activity on the property, the Land Bank cannot assume use unless a garden agreement is in place.

Ms. Griffin then asked whether any effort is made to contact the user and give them a right of first refusal if a property appears to be occupied. Mr. Dunbar responded that when there is no active agreement in place, it is difficult to ascertain who is occupying the property, which is why the Land Bank physically posts notices on the property prior to each Board meeting.

Mr. DeMarco interjected that the purpose of a garden is to be an interim use as means of eradicating blight, that the property is zoned for a residence, and that garden agreements do not establish ownership.

Ms. Fadullon left the meeting at this time.

Tara Taylor asked what standards are set to determine if any agreements are in place when properties are transferred to the Land Bank and what attempts are made to educate people about the opportunities and resources available to them to renew their agreements. Mr. Dunbar responded that, with respect to 413 and 415 W. Norris Street, the agreements expired years before the transfer to the Land Bank, so there would not be any reason to contact the person. He also mentioned that garden agreements must

be renewed annually and that the Land Bank's Executive Director holds workshops throughout the City to educate the public.

Ada Marie commented that she has never heard about the workshops and that her family has been taking care of 1909 N. Lawrence Street with their own money.

Robert Colon inquired about 417 and 419 W. Norris Street and provided paperwork regarding these lots to Mr. Cusano.

Ebony Griffin asked to speak on the record against the notion that the stated purpose of the Land Bank is for development. She stated that the stated purpose of the Land Bank is to put vacant land back into productive reuse. She also indicated that she does not agree that applying for a garden agreement or anything through the Land Bank is an easy process.

Shawn Banks asked if anyone on the Board is from the neighborhood in question. Mr. Dunbar responded that someone from Council District 7 is on the Board, but he is not present here today.

Adrian Mercado asked about what protections are in place to ensure that affordable housing units will not be flipped once the 10-year requirement is met. Mr. Koonce responded by stating that properties funded with federal and state tax credits have a 30-year affordability requirement. Mr. Dunbar made comments about balancing these types of restrictions against the benefits to the homeowner and the neighborhood.

Kenny Grono indicated that he purchased two properties from the Land Bank - 440 and 442 Arlington Street – in connection with his business, Buckminster Green, and that many properties in the vicinity of these properties are on today's agenda. He is concerned about access to his properties. Mr. Dunbar asked that he speak to someone on the Land Bank staff after the meeting.

Mara Haneo indicated that 1934 and 1939 N. Lawrence St. were promised to Iglesia Gardens by the Land Bank. She indicated that she consulted with NGT, formed a non-profit, and has gardened on those lots for several years. She believes it is unfair that gardeners put in all of the work and then the property is later sold to a developer.

Mr. Johns recommended that the lease to APM be tabled and that further due diligence be done. Mr. Koonce suggested that a community meeting also be planned.

Chris Spaha asked what APM is currently doing. Mr. Dunbar stated that he could not speak for APM, but that the intent is for this project is the development of mixed-income housing in the future

Adrian Mercado asked what happens to the definition of affordability when a household's income increases. Mr. Rodriguez stated that HUD sets the limits, which are subject to change.

Mr. Koonce stated all of this should be addressed at a community meeting with APM at which time residents can ask questions of APM. Tara Taylor asked what avenues of communication will be used to inform the community of such a meeting and what requirements does APM have to follow. Mr. DeMarco and Mr. Rodriguez spoke generally about certain requirements that APM has to satisfy as a registered community organization, NAC and as a housing counseling agency. Mr. Rodriguez acknowledged that there is a need for community outreach and that the Land Bank staff will address it.

Adam Butler stated that it was his expectation that everyone at this meeting would be heard before any board action was taken.

Mr. Dunbar stated that the Board was going to table this matter and called for a motion to table the Resolution Authorizing a Lease with APM. Mr. Johns made a motion to table the Resolution Authorizing a Lease with APM. The motion was seconded by Mr. Koonce. Upon motion duly made and seconded, the Board tabled the Resolution Authorizing a Lease with APM. Mr. Dunbar then explained that this resolution will not move forward until there is a community process/meeting.

Many participants spoke out of turn stating that they had not been heard. Mr. Dunbar again explained that this resolution would not move forward until there is a community process/meeting and that the lease to APM for these properties was now on hold. Mr. Rodriguez also explained that this matter will not be brought back to the Board until there is a public community meeting at a local site to iron out the community's issues, and if the project was not viable, it would not be brought to the Board.

Ebony Griffin stated that she felt it was disrespectful and dismissive to everyone who wanted to be heard that they not have an opportunity to speak and that people took off work and took time from their schedules to attend this meeting and state their concerns.

Adam Butler spoke to remind the Board that one of the key initiatives outlined in the strategic plan is to preserve gardens. Mr. Butler also stated that dealing with the Land Bank is challenging, there is a lack of transparency, and there are planning concerns about what is happening in this neighborhood. Mr. Butler claimed that there was no public notice regarding such a large project and that the Land Bank is not following its own strategic plan.

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

Mr. Rodriguez indicated that there was no report at this time.

Agenda Item 8 **Property Dispositions**

Request for Proposals – Competitive Sale

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

Mr. Vassallo presented the proposed conveyance of 5334, 5336, 5338, 5340, 5342, and 5344 Market St. to Kaede Holdings, LLC.

Mr. Vassallo indicated that the fact sheet incorrectly identified the financing lender as Sallie Mae when, in fact, the lender is Arbor Commercial Funding I, LLC. The updated fact sheet is attached to these minutes as Exhibit A.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 5334, 5336, 5338, 5340, 5342, and 5344 Market St. to Kaede Holdings, LLC.

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

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 5334, 5336, 5338, 5340, 5342, and 5344 Market St. to Kaede Holdings, LLC attached to these minutes as Exhibit B.

Gardens

A. 1906 N. 24th Street to Sanctuary Farm Phila (CD5)

Ms. Dent presented the proposed conveyance of 1906 N. 24th Street to Sanctuary Farm Phila.

Mr. Dunbar called for a motion to approve the Resolution Authorizing Conveyance of 1906 N. 24th Street to Sanctuary Farm Phila.

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

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 1906 N. 24th Street to Sanctuary Farm Phila attached to these minutes as Exhibit C.

Agenda Item 5

Resolution Regarding 623-39 N. 39th Street

Mr. Cusano presented the Board with this Resolution and explained that its purpose is to amend Resolution 2019-49 regarding the Land Bank's acquisition of 623-39 N. 39th Street at sheriff's sale and to authorize a management agreement.

Mr. Dunbar called for a motion to approve the Resolution Regarding 623-39 N. 39th Street.

Mr. Balloon 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 Regarding 623-39 N. 39th Street attached to these minutes as Exhibit D.

Agenda Item 6

Resolution Adopting a Fee Schedule

This item was tabled.

Agenda Item 7

Property Leases

This item was tabled.

Agenda Item 9
Officer Elections

This item was tabled.

Agenda Item 10
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. DeMarco seconded the motion.

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

The meeting was adjourned at 11:24 a.m.

SECRETARY TO THE BOARD

March 4, 2020

Via Certified Mail

Christian Dunbar
Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

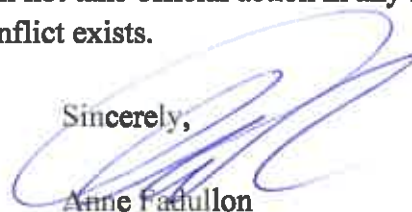
In accordance with the Philadelphia Land Bank's ("Land Bank") Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my association with the Executive Director of the Women's Community Revitalization Project ("WCRP").

At its meeting on February 11, 2020, the Land Bank Board of Directors considered and voted on the conveyance of 1402 and 1440 Taylor Street (the "Properties") to the Philadelphia Redevelopment Authority for further conveyance to WCRP. At that meeting, I announced my conflict, disqualified myself from voting, and left the room while the Executive Director consulted with Land Bank Board members and while the Land Bank Board considered, and voted on, this matter.

Because of this association, I disqualify myself and abstain from taking official action related to the conveyance of these Properties. I am further removing myself from the opportunity to influence in any manner the Land Bank's actions related to the conveyance of these Properties. This includes leaving the room while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers the matter.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and I will not take official action in any future Land Bank matters involving WCRP while the above described conflict exists.

Sincerely,



Anne Fadullon

Philadelphia Land Bank Board Member

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS
REGULAR MEETING

Tuesday, March 10, 2020 at 10:00 AM
1234 Market Street, 17th Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN-IN

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

1	NAME	COMPANY	EMAIL
1	Cedric Fick	VH44	cedrick@vh44.org
2	Gregory Waitfalk	WHLR	gregory@wblr.com
3	Amy Gottsagen	Iglesias Garden	amygottsagen@gmail.com
4	Adamarie Baer		Adamarie.Baer15@gmail.com
5	Morgan Edmund		20021124@gmail.com
6	Jonathan Chriswell	1940 N. 4th Street	jonbelfield@gmail.com
7	Veronica Johnson	Iglesias Garden	
8	Sevelyn Santiago		Sevelynboso@gmail.com
9	Maha Henry	Iglesias Garden	maha.henry@gmail.com
10	Kimberly Haas	Hidden City	khaas@hidden-city.phila.org
11	Laudalbagas	Inquirer	ludbagas@inquirer.com

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS
REGULAR MEETING

Tuesday, March 10, 2020 at 10:00 AM
1234 Market Street, 17th Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN-IN

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1	NAME	COMPANY	EMAIL
12			
13	Deborah Reed	PRC	annrogersmountain@gmail.com
14	Lauren Troop	Iglesias Garden	lauren@troop@gmail.com
15	Shawn L. Banks	PHILLY-WOODTINE	Frogg7@gmail.com
16	Robert L. Ellison		
17	Joel Mayne	Iglesias Garden	
18	Adam Glick	Iglesias Garden	adam_wod@yahoo.com
19	Jacquié Sims	The Maple Corp	jacquie@themaplehousing.org
20	Neera Saxena	Iglesias Garden	neera.sax@gmail.com
21	Matthew MacDermant	Iglesias Garden	MatthewMacDermant@gmail.com
22	Stevyn Delury	Iglesias Garden	s.delury@gmail.com
23	Andrew Goodman	Councilmember Gauthier's Office	andrew.goodman@phila.gov

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS

REGULAR MEETING

Tuesday, March 10, 2020 at 10:00 AM

1234 Market Street, 17th Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN-IN

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

1	NAME	COMPANY	EMAIL
24	Winnie Branton	Branton Strategies wbranton@brantonstrategies.com	
25	Angela Genasi	Wright Inc angela.genasi123@gmail.com	
26	Valerie Banks	2030 N. Godine	
27	Ham Yaffar	Lyles & Garden	Ham.Yaffar@gmail.com
28	Kenny Grono	Buckminster Green	buckminstergreen@gmail.com
29	Chris Spahn	Centennial Parkside CDC	csph@centennialparkside.org
30	Kecadel Ezzamat	Lyles & Garden	
31	Megan Hummel	Lyles & Garden	
32	Michelle Mow	Lyles & Garden	
33	Cherry Griffin	Ray Butcher Law Center	egriffin@pabintlaw.org
34	Adrian Meserab	Lyles & Garden	rooster@pabintlaw.org
35	Geoff Reel	Lyles & Garden	

GUEST SIGN-IN SHEET



BOARD OF DIRECTORS

REGULAR MEETING

March 10, 2020

Tuesday, March 10, 2020 at 10:00 AM

1234 Market Street, 17th Floor, Philadelphia, PA 19107

ALL GUESTS ARE REQUIRED TO SIGN-IN

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

1	NAME	COMPANY	EMAIL
35	Tara Taylor	Facilitating Thriving	Facilitating Thriving@tutanota.com
34	David Feldman	Ryker Steel Lines	
37	Christina Gesualdi	PS	gesualdi@gmail.com
38	Karen Mshale	PRJ	icynth@gmail.com
28			
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EXHIBIT A
Revised Fact Sheet for 5334, 5336, 5338, 5340, 5342, and 5344 Market St. to Kaede Holdings, LLC

1. **ADDRESS:** 5334, 5336, 5338, 5340, 5342, 5344 Market Street

2. **PROPERTY INFORMATION**

Zip Code: 19139	Census Tract: 008500	Council District: 3
Zoning: CMX-4	Lot Area: 6,647 sq ft	
OPA Value: \$67,300	Appraised Value: \$300,000	Open EOIs: n/a

3. **APPLICANT INFORMATION**

Name: Kaede Holdings LLC
Mailing Address: P.O. Box 21, Wynnewood, PA 19096
Type: Business / Legal Entity
Authorized Contact: Leonard Chang
Application Date: 11/15/2019

4. **PROJECT INFORMATION**

Disposition Type: RFP	Strategic Plan Goal: Housing - Affordable (60% AMI)
Price: \$60,000	Determined by: Accepted Bid Offer
Development Type: New Construction	Proposed Use: Mixed Use
Units: 24 - Residential 1 - Commercial	Buildings/Structures: 1
Gross Floor Area: 22,504 sq ft	End User: Lease to Tenant
Construction Costs: \$2,920,200	Construction Cost / sq. ft.: \$129.76
Total Project Costs: \$3,001,039.88	Project Funding Available: Acceptable Plan Verified*

5. **DISPOSITION APPROVALS**

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Note: The following description was amended at the Land Bank Board meeting on March 10, 2020. Evidence of project financing was in fact provided in the form of a term sheet from Arbor Commercial Funding I, LLC, not from Sallie Mae.

Kaede Holdings LLC proposes to develop the subject properties as affordable rental housing. Pursuant to the requirements of the Request for Proposal, titled Cobbs Creek Market Street 081219 (4th Posting), the developer will reserve 60% of the total units produced for tenants earning at or below 60% of AMI. The remaining units produced will be rented at market rate.

The applicant is compliant and in good standing with the City of Philadelphia. Evidence of project financing is provided in the form of a bank statement from Sallie Mae.

The project will be subject to an Economic Opportunity Plan.

7. STAFF RECOMMENDATION

PHDC recommends the disposition of 5334, 5336, 5338, 5340, 5342, and 5344 Market Street to Kaede Holdings LLC for use as affordable and workforce housing.

Prepared by: Brad Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Senior Vice President of Land Management



EXHIBIT B

RESOLUTION NO. 2020 – 10 RESOLUTION AUTHORIZING CONVEYANCE OF 5334, 5336, 5338, 5340, 5342, 5344 MARKET STREET TO KAEDE HOLDINGS, LLC

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, on October 22, 2019, the Land Bank posted a Request for Proposal for 5334, 5336, 5338, 5340, 5342, and 5344 Market Street (collectively, the "Property") which Request for Proposal was issued and evaluated pursuant to the Code, as it read on December 31, 2019, and the 2017 Disposition Policy.

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 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 Kaede Holdings, LLC for Sixty Thousand Dollars (\$60,000) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Code as it read on December 31, 2019.
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 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 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.

ADOPTED 3/10/2020

EXHIBIT C
RESOLUTION NO. 2020 – 11
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. 39th 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.

ADOPTED 3/10/2020

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. 39th 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:

1. 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
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, 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.
3. 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.

4. 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.
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, subject to receipt of acquisition funding from the City.

ADOPTED 9/25/2019

EXHIBIT D

RESOLUTION NO. 2020 – 12 RESOLUTION AUTHORIZING CONVEYANCE OF 1906 N. 24th STREET TO SANCTUARY FARM PHILA

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 1906 N. 24th Street (the "**Property**") to Sanctuary Farm Phila (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 3/10/2020

**THE FOLLOWING PERTAINS TO ITEM 5 ON
THE MAY 12, 2020 AGENDA**

RESOLUTION NO. 2020 - _____

RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that the following members of the Board of Directors are elected as Officers of the Philadelphia Land Bank in the following capacities, to hold office for one year or until their successors are appointed and qualified:

Chair:

Vice Chair:

Secretary:

Treasurer:

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