

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, APRIL 13, 2021 – 10:00 AM
PURSUANT TO 35 PA.C.S. § 5741, THIS MEETING WILL BE HELD REMOTELY
THIS MEETING IS OPEN TO THE PUBLIC

INSTRUCTIONS FOR PUBLIC ACCESS TO THIS MEETING
AND TO SUBMIT PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA

AGENDA ITEMS

- 1. Roll Call**
- 2. Approval of Minutes of the Meeting of March 9, 2021**
- 3. Appointment of Senior Counsel**
- 4. Executive Director's Report**
- 5. Administrative – Interagency Transfer**
The Philadelphia Land Bank (the “PLB”) will convey title of properties owned by the PLB to the Philadelphia Redevelopment Authority for the disposition, re-use and management by the Philadelphia Redevelopment Authority.
 - 1610, 1612, 1614 and 1616 Page Street (CD5)
 - 3714 Brown Street (CD3)
- 6. Property Dispositions**
 - A. Development – Affordable Housing**
The properties below are proposed for conveyance to Hispanic Association of Contractors and Enterprises (HACE) for the development of affordable housing. The proposal was unsolicited and was scored pursuant to the disposition policy in effect as of January 1, 2020. Nine (9) homeownership units will be sold to purchasers with household income between 61% and 80% of Area Median Income (AMI).
 - 19, 21, 23, 25, 27 E. Somerset Street; 3022, 3024, 3026, 3028 N. American Street – HACE (CD7)
 - B. Assemblage**
The property below is proposed for conveyance to Barrio Flats LLC to develop a parking lot that will serve its adjacent mixed-use residential adaptive rehab project. The applicant owns the other lots comprising the development site.
 - 2907 Gransback Street – Barrio Flats LLC (CD7)

C. Side/Rear Yards

The properties below are proposed for conveyance to individual applicants as side or rear yards; the applicant must reside in and own the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.

- 2013 E. Hazzard Street – Jessica Klementzos and Casey Martin (CD1)
- 610 S. 54th Street – Grant Struble and Kendyll T. Young (CD3)
- 5410 Spruce Street – Christina Acholla and Melissa Krechmer (CD3)
- 5559 Locust Street – Linda Fernandez (CD3)
- 413 W. Norris Street – Morgana Ginnet (CD 7)
- 419 W. Norris Street – Heyda Colon (CD7)
- 1707 N. Orianna Street – Sarah R. Gearhart (CD7)
- 2152 N. Randolph Street – Regina Anne Hoffman and Andrew Roller (CD7)

7. Public Comment (Old & New Business)

8. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Acting Senior Counsel
RE: **Philadelphia Land Bank April 13, 2021 Board Meeting**
Remote Board Meeting Notice, Attendance, and Comment Procedures
DATE: April 1, 2021

A meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is currently scheduled for Tuesday, April 13, 2021, to begin 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 Zoom webinar and is open to public attendees and public comments and questions.

To join the meeting using a computer, tablet or smartphone, use the following link:

<https://us02web.zoom.us/j/82506082170?pwd=ZW9iMkp2b3pjeUs4Z1BkVm5WVFNjZz09>

Passcode to access the meeting: 732993

To join the meeting by calling in, use one of the following options:

iPhone one-tap: US: +13017158592,,82506082170# or +13126266799,,82506082170#

OR call +1-301-715-8592 or +1-312-626-6799 or +1-929-2056099 or +1-253-215-8782 or +1-346-248-7799 or +1-669-900-6833

Webinar ID: 825 0608 2170; Passcode: 732993

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.

Public comment and questions regarding the matters that are posted on the agenda may be submitted prior to and during the Board meeting.

If you are joining and viewing the Board meeting through the Zoom webinar link above, you will be able to submit your questions/comments live during the Board meeting through a "Question and Answer" window on the web interface. Do not use the Chat function for questions and comments. The Board Chair may limit repetitious questions or comments. Submissions will be attached to the minutes.

If you wish to submit any questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 1:00 p.m. on Monday, April 12, 2021:

- Your full name and group or company affiliation, if applicable;
- Contact information (your email address or phone number);
- Identify the agenda item that you are addressing; and
- Provide your question(s)/comment(s) in a clear and concise manner.

A note to those members of the public who submit the above information by email within the required time frame: your question(s) and/or comment(s) will be read at the Board meeting, answered or addressed to the extent possible, and attached to the minutes of the meeting.

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

PHILADELPHIA LAND BANK
BOARD OF DIRECTORS MEETING MINUTES (DRAFT) – MARCH 9, 2021

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, March 9, 2021, commencing at 10:00 a.m. via Zoom webinar pursuant to 35 Pa.C.S. § 5741 and proper notices.

CALL TO ORDER

Ms. Fadullon called the meeting to order at 10:02 a.m.

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

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

Prior to today's Public Session, the Board held an Executive Session at which the Board reviewed today's agenda.

Item 1
Roll Call

The following members of the Board of Directors reported present: Alex Balloon, Eric Bodzin, Anne Fadullon, Andrew Goodman, Joshu Harris, Michael Koonce, Rebecca Lopez Kriss, Rick Sauer.

The following board members were absent: Richard DeMarco, Majeedah Rashid, Michael Johns.

The following staff members were present: Jamila Davis, Jessie Lawrence, Angel Rodriguez, Johanna Ramos, Brian Romano, Andrea Imredy Saah, Esq., and Carolyn Terry.

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

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

Item 2
Approval of Board Minutes

Ms. Fadullon called for questions or comments on the minutes of the Board meeting of February 9, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes. Mr. Koonce moved to approve the minutes of the Board meeting of February 9, 2021. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the February 9, 2021 Board meeting.

Item 3

Executive Director's Report

Mr. Rodriguez welcomed the Philadelphia Land Bank's new Real Estate Director Jessie Lawrence, who will assist the department with dispositions of surplus property owned by the Department of Public Property, the Philadelphia Land Bank and the Philadelphia Redevelopment Authority. He announced that the Land Bank is reviewing applications and interviewing applicants for several Development Specialist positions.

Mr. Rodriguez presented an aggregate report of all the properties already conveyed or approved for a long-term lease as well as properties being processed for disposition in Fiscal Year 2021. The Aggregate report is attached to these minutes as **Exhibit A**.

Item 4

Property Dispositions

A. Gardens/Open Space

- ~~1851, 1916, 1922, 1936, 1940 N. Leithgow Street
1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951-1952, 1954, 1958, 1961 N. Orianna Street
1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street
1923, 1927, 1934, 1935 N. 4th Street
2004, 2015 N. Bodine St
301, 309, 433, 437, 447, 537 W. Berks Street
313, 421 W. Norris Street
401, 405, 407 W. Hewson Street
Lease for 5 year term to Asociacion Puertorriquenos en Marcha (APM) (CD 7)~~

Ms. Fadullon informed the Board that the proposed five-year lease of multiple properties to Asociacion Puertorriquenos en Marcha (APM) for management as open space was tabled and that comments and questions would not be taken on this item at this time.

- 2001 N. Orianna Street to Philly-Wood 7 Inc. (CD 7)

Mr. Rodriguez presented the proposed disposition of 2001 North Orianna Street as a community garden to Philly-Wood 7, Inc., a Pennsylvania nonprofit corporation, to the Board for approval. Ms. Fadullon asked if the Board had questions on this item. There were none. There were no questions or comments from the public.

Ms. Fadullon called for a motion to approve the proposed disposition. Mr. Balloon moved to approve the disposition of 2001 North Orianna Street to Philly-Wood 7 Inc. The motion was seconded by Mr. Goodman.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2001 North Orianna Street to Philly-Wood 7 Inc., attached to these minutes as **Exhibit B**.

B. Side/Rear Yards

- 1909 N. Lawrence Street to Daniel Ortiz (CD 7)
- 5026 N. 7th Street to William Quadir Sorrell, Sr. (CD 8)

Mr. Rodriguez presented the proposed dispositions of 1909 North Lawrence Street as a side yard to Daniel Ortiz and of 5026 North 7th Street as a side yard to William Quadir Sorrell, Sr., to the Board for approval. Ms. Fadullon asked if the Board had any comments or questions. There were none.

Ms. Fadullon asked if the public had questions or comments. Ambika Singh asked how she and other homeowners who recently purchased homes on the 1900 block of North Orianna Street could submit applications to acquire lots as side yards. Mr. Rodriguez responded that he has had several conversations with Ms. Singh and that she is referring to the lots included in the group of properties to be approved for long-term lease to APM until APM acquires the financing for a future affordable housing project. Mr. Rodriguez briefly described the history of the project and explained that until APM's application has been resolved, no additional applications will be accepted. Ms. Fadullon explained that it is an open application. The properties have been on the agenda but they were tabled.

Ms. Fadullon then asked the public to limit their questions at this point to the two side yard dispositions being considered for approval and to save other comments and questions for later. No other comments were made regarding the two side yard properties.

Ms. Fadullon called for a motion to approve the proposed side yard dispositions. Mr. Goodman moved to approve the property disposition of 1909 North Lawrence Street as a side yard to Daniel Ortiz and of 5026 North 7th Street as a side yard to William Q. Sorrell, Sr. The motion was seconded by Mr. Sauer.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1909 North Lawrence Street to Daniel Ortiz and the Resolution Authorizing Conveyance of 5026 North 7th Street to William Q. Sorrell, Sr., attached to these minutes as **Exhibit C** and **Exhibit D**, respectively.

Item 5 **Public Comment (Old & New Business)**

Ms. Fadullon asked if any member of the public had any old or new business that they would like to bring to the Board's attention.

Nomble Lee asked in the Q&A how she could acquire a side yard. Ms. Fadullon asked someone on staff to follow up with Ms. Lee.

Ms. Fadullon recognized William Quadir Sorrell, who moved into 5024 N. 7th Street a year ago. He has been dealing with trash disposal/dumping and rats and asked if the City could post a sign to stop the dumping? Mr. Rodriguez confirmed to Mr. Sorrell that the lot was approved for conveyance to him at this meeting, and once City Council approved the disposition, the Land Bank would move towards settlement, giving Mr. Sorrell rightful ownership of the property.

Ms. Fadullon recognized Edgett Hilimire regarding the properties on North Orianna and West Berks Street. Mr. Hilimire and his neighbors would like to obtain the paperwork and list of requirements to acquire properties as a side yard, so if the properties do become available they are ready to move forward with the side yard applications. Mr. Rodriguez informed Mr. Hilimire that he can get the application on our website. Land Bank will require a completed an application with all signatures.

Ms. Fadullon recognized Franchesca Isaac. Ms. Isaac, who lives on the 1900 block of North Orianna Street, asked if there is a plan to clear and maintain the lots that are awaiting disposition to APM and are used for illegal short dumping. Mr. Rodriguez will ask the Pennsylvania Horticultural Society to increase the frequency of their clearance and maintenance of the lots.

Ms. Fadullon addressed several additional comments in Q&A from members of the public asking about the status of their applications. Mr. Rodriguez will have staff reach out to the individuals. All comments submitted in the Q&A are attached as **Exhibit E**.

Ms. Fadullon recognized Charles Watson. Mr. Watson asked about the City's process for determining which neighborhoods can get side yards and which are reserved for affordable housing. He stated that people have applied for side yards shown as available on the website but are then told that the properties are not available. Mr. Rodriguez clarified that if a property is not available for side yard disposition, one cannot apply for it on the website. Land use in specific areas is determined based on housing trends and Councilmembers' priorities for their district. Land use determinations are supposed to align with the City's Housing Action Plan and the Land Bank's Strategic Plan.

Item 6

Adjournment

There being no further business to address, Ms. Fadullon called for a motion to adjourn the meeting. Mr. Sauer moved to adjourn the meeting. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn. Ms. Fadullon thanked all of the commenters for their comments and suggestions. The meeting was adjourned at 10:29 am.

SECRETARY TO THE BOARD

Public Attendance Sheet



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, March 9, 2020 at 10:00 AM

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

First Name	Last Name	Email
Solomon	Williams	solomon@nicetowncdc.org
Andria	Bibiloni	andriab@temple.edu
Brian	Romano	brome22@aol.com
Jacquie	Sims	jacquelyn@maplehousing.org
Mike	G M	mikem1006@aol.com
Johanna	Ramos	johanna.ramos@phila.gov
Leslie	Fuentes	lfuentes70@gmail.com
ABWREI	ABWREI	info@abwrei.com
Luke		lbrower09@gmail.com
William	Sorrell	wqsorrell@gmail.com
Christiana	Barile	christianab@kw.com
franchesca		franchesca.isaac@gmail.com
David	Geiger	dgeiger@ura.org
Alex	Balloon	flymetrojet@gmail.com
Carolyn	Terry - PLB Staff	Carolyn.Terry@phdc.phila.gov
Sharon	Park	sharon.sy.park@gmail.com
jamila.davis		jamila.davis@phila.gov
glennmancini		mancinidesignbuild@gmail.com
cristina		r21cristina06@gmail.com
Abdul-Rahim	Muhammad	icpic@rcn.com
Edgett	Hilimire	ehilimire@mmitnetwork.com
arpatrick		ryan_patrick04@hotmail.com
a	weiss/SoLo	awfromhh4@gmail.com
adamarie	baez	adamarie15baez210@gmail.com
mara	h	marahenao02@gmail.com
Charles	Watson	reporterc.watson@gmail.com
Sharon		shadeane0120@gmail.com
Chagai	Bader	chagai.bader@gmail.com
Max	Weiss	max.weiss@phila.gov
Tyrone	Mayo	tyrone@acousticvision.net
Natil		Nati@Santechconstruction.com
Craig	Thom	craig.thom@scopecre.com

First Name	Last Name	Email
Nomble	Lee	nomble.lee@gmail.com
Ambika	Singh	ambikas@upenn.edu
Lafayette	Gooding	lgoodingiii@yahoo.com
gpage		goblue8690@msn.com
Larry		agottseg@andrew.cmu.edu
SHAW	FROGG BANKS	frogg7@gmail.com
NBC10		emily.macmullen@nbcuni.com
Rob	Call	rob.call@phila.gov

Aggregate Report on PLB Properties Conveyed in FY 2021;
Partially or Fully Approved, Not Settled;
and Awaiting Approval
as of 3-8-2021

	Disposition Category	No. of DOR Parcels	No. of Lots in Parcels	Price/Rent	Appraisal Value	OPA Value (at time of approval)	Sideyard	Housing - Total # of Units	# of Units 30% AMI	# of Units 60%/80% AMI	# of Units 120% AMI	# of Units Market	Housing - # of Lots	Garden/ Open Sp.	Business/ Organ. Expansion/ Developmt	TOTALS
	FISCAL YEAR 2021 STRATEGIC PLAN DISPOSITION TARGETS						124	316	63	95	79	79	NA	50	10	500
	PROPERTIES CONVEYED (Title Transfer, Longterm Lease)	27	31	\$26	*	\$525,300	18	88	42	46	0	0	13	0	0	106
	PARTIALLY OR FULLY APPROVED, NOT SETTLED (Title Transfer, Longterm Lease)	132	157	\$160,084	\$6,434,000	\$2,493,000	24	129	0	30	19	80	65	65	4	222
	AWAITING APPROVAL (Title Transfer, Longterm Lease)	86	86	\$84	\$531,600	\$477,800	7	78	7	71	0	0	34	45	0	130
	TOTAL - CONVEYED IN FY 2021, APPROVED, AWAITING APPROVAL	245	274	\$160,194		\$3,496,100	49	295	49	147	19	80	112	110	4	458
							39.52%	93.35%	77.78%	154.74%	24.05%	101.27%	N/A	220.00%	40.00%	91.60%
	VARIANCE TO ANNUAL GOAL (3-8-2021)						-75	-21	-14	52	-60	1	N/A	60	-6	-42
	INDIVIDUAL GARDENS NOT BEING CONVEYED AS YARDS AT THIS TIME						60									

* At the time that most of the properties settled in Fiscal Year 2021 were approved for disposition, an appraisal was not required, so this information is not available.

EXHIBIT B

RESOLUTION NO. 2021 – 12

**RESOLUTION AUTHORIZING CONVEYANCE OF
2001 N. ORIANNA STREET TO
PHILLY-WOOD 7 INC.**

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

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 2001 N. Orianna Street (the “Property”) to Philly-Wood 7 Inc. (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 March 9, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

RESOLUTION NO. 2021 – 13

**RESOLUTION AUTHORIZING CONVEYANCE OF
1909 N. LAWRENCE STREET
TO DANIEL ORTIZ**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1909 N. Lawrence Street (the “**Property**”) to Daniel Ortiz (the “**Purchaser**”).

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

6. 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.
7. 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.
8. 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.
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 by Philadelphia Land Bank Board of Directors on March 9, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT D

RESOLUTION NO. 2021 – 14

**RESOLUTION AUTHORIZING CONVEYANCE OF
5026 N. 7TH STREET
TO WILLIAM QUADIER SORRELL**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 5026 N. 7th Street (the “**Property**”) to William Quadier Sorrell (the “**Purchaser**”).

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

11. 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.
12. 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.
13. 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.
14. 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.
15. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on March 9, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT E

PUBLIC COMMENTS SUBMITTED IN Q&A

#	Question	Asker Name	Asker Email
1	A few months back, I was denied a side yard lot due to an unwritten policy/rule/regulation (not sure) surrounding affordable housing in the north central neighborhood. I was told that this policy/rule/regulation did not have an end date or start date, so it was best that I reapply for the side yard periodically. Checking just this morning, I noticed that the lot adjacent to my home is still listed as eligible for side yard. My question is when does the board think I should reapply? Also, is there more clarity around this restriction on side yards in my neighborhood due to affordable housing? I ask because other Philadelphia citizens in neighborhoods with extremely limited affordable housing (for example point breeze) are able to successfully acquire side yards from the land bank?	Nomble Lee	nomble.lee@gmail.com
2	I've already applied, multiple times. I am asking about the restriction on side yards in my neighborhood. Thank you	Nomble Lee	nomble.lee@gmail.com
3	Nomble.Lee@gmail.com	Nomble Lee	nomble.lee@gmail.com
4	I might have missed this part - but I'm purchasing a property at 403 W Hewson and I'm looking to understand where the application process is for the Land Bank properties surrounding 403 W Hewson and 405 W Hewson. Thank you!	Christiana Barile	christianab@kw.com
5	I have a neighbor that is interested in acquiring the side lot of a building he owns that is currently in Landbank possession and he's been showing interest in since 2001. The property in question is 447 w Norris st.	arpatrick	ryan_patrick04@hotmail.com
6	Thank you! My email is christianab@kw.com so you have it here, many thanks!	Christiana Barile	christianab@kw.com

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 3 ON THE
APRIL 13, 2021 AGENDA**

RESOLUTION NO. 2021 -

**RESOLUTION APPOINTING SENIOR COUNSEL
FOR PHILADELPHIA LAND BANK**

WHEREAS, the Pennsylvania Land Bank Act, 68 Pa. C.S.A. § 2101, *et seq.* (“Land Bank Act”) provides that a land bank may employ or enter into a contract for legal counsel;

WHEREAS, the Land Bank and the Philadelphia Housing Development Corporation (“PHDC”) have entered into a Management Contract which provides that PHDC staff will manage Land Bank operations under the guidance and supervision of the Land Bank Board of Directors; and

WHEREAS, the Land Bank desires to appoint an individual who will serve as Senior Counsel to the Land Bank, having determined that this individual possesses the knowledge, skill and experience necessary to serve in such capacity;

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

1. Andrea Imredy Saah, Esquire, is hereby appointed as Senior Counsel to the Philadelphia Land Bank.
2. Ms. Imredy Saah shall report to the Land Bank Executive Director and shall serve as sole legal counsel and advisor to the Land Bank Board of Directors.
3. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____, 2021.

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 5 ON THE
APRIL 13, 2021 AGENDA**

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
1610, 1612, 1614 AND 1616 PAGE STREET AND 3714 BROWN STREET
TO PHILADELPHIA REDEVELOPMENT AUTHORITY**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “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 in accordance with the requirements of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 1610 Page Street, 1612 Page Street, 1614 Page Street, 1616 Page Street, and 3714 Brown Street (collectively, the “Property”) to the Philadelphia Redevelopment Authority (the “Recipient Public Agency”).

WHEREAS, the conveyance of the Property is not subject to Section 16-404 of the Philadelphia Code and therefore does not require approval by resolution of Philadelphia City Council.

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 Recipient Public Agency for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
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 _____, 2021.

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 6A ON THE
APRIL 13, 2021 AGENDA**

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
19, 21, 23, 25 AND 27 E. SOMERSET STREET AND
3022, 3024, 3026 AND 3028 N. AMERICAN STREET
TO HACE AFFORDABLE HOUSING 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, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 19 E. Somerset Street, 21 E. Somerset Street, 23 E. Somerset Street, 25 E. Somerset Street, 27 E. Somerset Street, 3022 N. American Street, 3024 N. American Street, 3026 N. American Street and 3028 N. American Street (collectively, the “**Property**”) to HACE Affordable Housing 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 Nine and 00/100 Dollars (\$9.00) 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 19,21,23,25,27 E. Somerset Street, 3022, 3024, 3026, 3028 N. American Street

2. **PROPERTY INFORMATION**

Zip Code: 19134	Census Tract: 017601	Council District: 7
Zoning: RSA-5	Lot Area: 7,187 Sq. Ft.	
OPA Value: \$75,200	Appraised Value: \$390,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: HACE Affordable Housing Corporation	Type: Nonprofit
Entity Owners: HACE Affordable Housing Corporation	
Mailing Address: 167 W. Allegheny Ave., Philadelphia, PA 19140	
Authorized Contact: Maria Gonzalez	
Application Date: 11/8/2019	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$9	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 9
Units: # units - Residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 13,500 Sq. FT	Construction Cost / sq. ft.: \$177
Construction Costs: \$2,112,672	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$2,283,109	Mortgage Amount: N/A

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: 25% MBE, 10% WBE
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 of months after settlement

6. DEVELOPMENT SUMMARY

How was title acquired? HACE Affordable Housing Corporation, a not for profit operating in North Philadelphia, intends to develop affordable housing for homeownership

Project Summary:

HACE intends to develop 9 single-family homes, all of which will be affordable to purchasers earning between 61-80% of AMI. Each 3-story single-family home will have 3 bedrooms with 1-1/2 baths at a total of 1,500 square feet. The applicant is tax compliant and current with all obligations to the City of Philadelphia. An Economic Opportunity Plan will apply to this project.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
---	--

All nine homeownership units will be sold to purchasers earning 61% to 80% of Area Median Income (AMI). A Declaration of Restrictive Covenants will be placed on all of the homes.

7. STAFF RECOMMENDATION

Staff Recommends the dispositions of 19, 21, 23, 25 and 27 E. Somerset Street and 3022, 3024, 3026 and 3028 N. American Street to HACE Affordable Housing Corporation for the purpose of affordable housing development.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Pages

POSTING PHOTO(S)

19, 21, 23 E. Somerset Street



23, 25, 27 E. Somerset Street



3022 N. American Street



3024 N. American Street

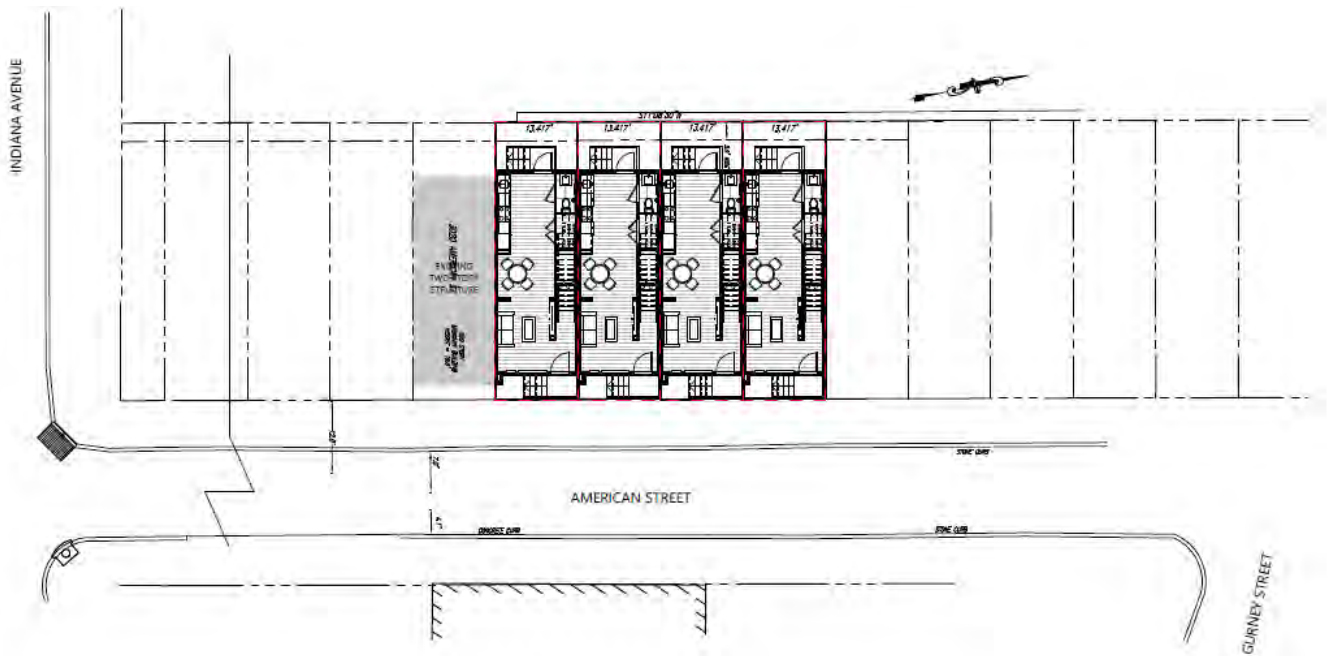
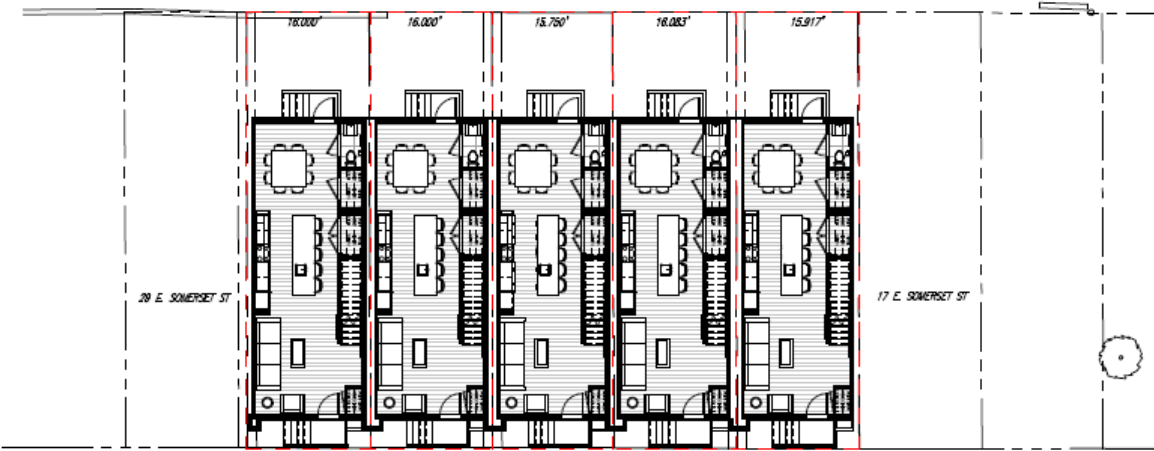


3026, 3028 N. American St.

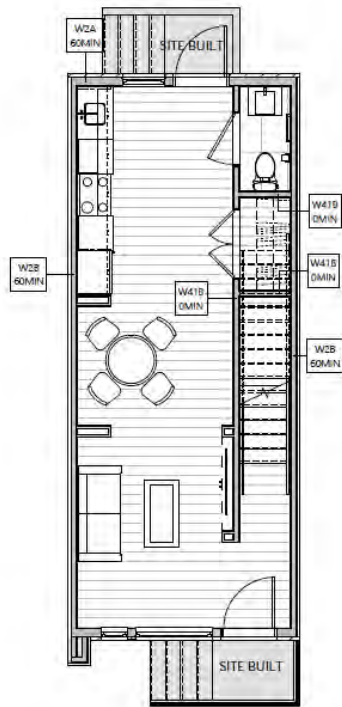
3026, 3028 N. American Street



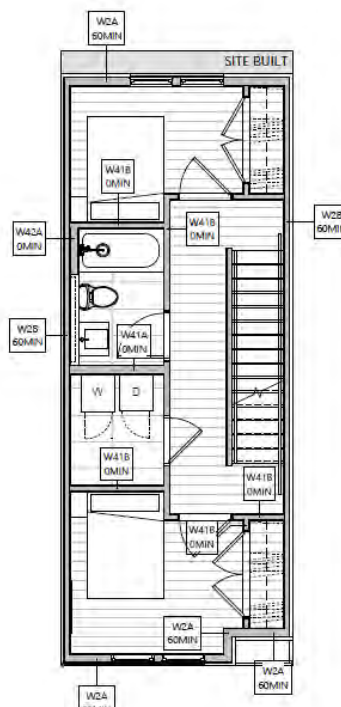
SITE PLAN(S)



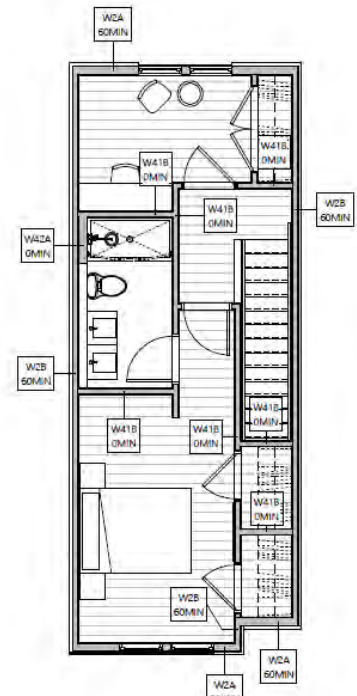
FLOOR PLAN(S)



FIRST FLOOR - MODULE 1
440 SF

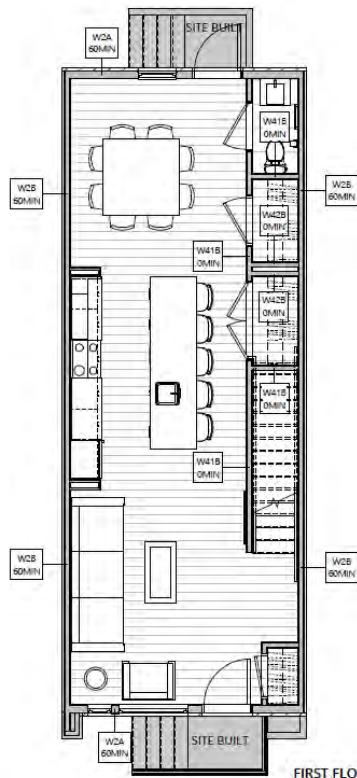


SECOND FLOOR - MODULE 2
455 SF

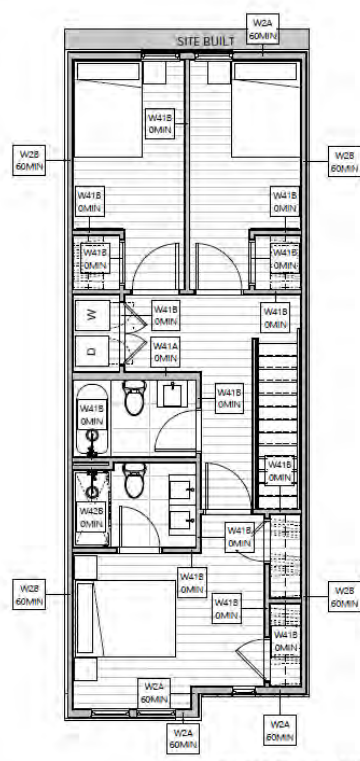


THIRD FLOOR - MODULE 3
455 SF





FIRST FLOOR - MODULE 1
658 SF



SECOND FLOOR - MODULE 2
670 SF



MODULAR ANALYSIS

19-27 E SOMERSET STREET PHILADELPHIA, PA 19131
DECEMBER 4, 2020



DESIGN CONCEPT PACKAGE

19-27 E SOMERSET STREET PHILADELPHIA, PA 19131
DECEMBER 4, 2020

Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: HACE
Property Address: 19 E Somerset, 21 E Somerset, 23 E Somerset, 25 E Somerset, 27 E Somerset, 3022 N American, 3024 N American, 3026 N American, 3028 N American

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$1,440,000.00	63.07%	Sales of 9 Units
Subordinate Debt		\$0.00	0.00%	
Developer Equity		\$408,109.00	17.88%	HACE Investment
Other - describe to the right		\$335,000.00	14.67%	SPP Funds
Other - describe to the right		\$100,000.00	4.38%	Philadelphia Foundation
Other - describe to the right		\$0.00		
TOTAL SOURCE OF FUNDS		\$2,283,109.00	100.00%	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$0.00	0.00%
Closing Costs	\$53,255.00	2.33%
Other - describe in space to the right	\$0.00	0.00%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$2,112,672.00	92.53%
OTHER CONSTRUCTION		
Landscaping	\$0.00	0.00%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL HARD COSTS	\$2,165,927.00	94.87%

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$13,500.00	0.59%
Legal	\$16,562.00	0.73%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$15,680.00	0.69%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	\$0.00	0.00%
Construction Origination	\$47,540.00	2.08%
Appraisal	\$3,900.00	0.17%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%
OTHER SOFT COSTS		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$20,000.00	0.88%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
TOTAL SOFT COSTS	\$117,182.00	5.13%
TOTAL DEVELOPMENT COST	\$2,283,109.00	100.00%

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Unit 1	1,329	\$177.00	\$235,233.00	4	\$940,932.00	5,316	44.54%
2	Unit 2	1,324	\$177.00	\$234,348.00	5	\$1,171,740.00	6,620	55.46%
3		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
4		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
5		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
6		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	TOTALS			\$469,581.00	9	\$2,112,672.00	11,936	100.00%

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 19 E Somerset Street
Philadelphia, PA 19134

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 21 E Somerset Street
Philadelphia, PA 19134

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 23 E Somerset Street
Philadelphia, PA 19134

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

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Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 25 E Somerset Street
Philadelphia, PA 19134

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 27 E Somerset Street
Philadelphia, PA 19134

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

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IDENTIFICATION OF SUBJECT PROPERTY: 3022 N American Street
Philadelphia, PA 19133

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 3024 N American Street
Philadelphia, PA 19133

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 3026 N American Street
Philadelphia, PA 19133

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

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IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 3028 N American Street
Philadelphia, PA 19133

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 6B ON THE
APRIL 13, 2021 AGENDA**

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
2907 GRANSBACK STREET
TO BARRIO FLATS LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2907 Gransback Street (the “**Property**”) to Barrio Flats LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Twenty Thousand and 00/100 Dollars (\$20,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 2907 Gransback St.

2. **PROPERTY INFORMATION**

Zip Code: 19134	Census Tract: 017702	Council District: 7
Zoning: RSA-5	Lot Area: 731 Sq. FT	
OPA Value: \$3,100	Appraised Value: \$20,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Barrio Flats LLC	Type: Business / Legal Entity
Entity Owners: Jae Seu	
Mailing Address: 1226 N. Randolph St, Philadelphia PA 19122	
Authorized Contact: Jae Seu	
Application Date: 7/16/2020	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Owns 50% of Development Site	Strategic Plan Goal (Land Bank Only): Housing - Market Rate
Price Paid at Settlement: \$20,000	Proposed Use: Parking
Development Type: New Construction	No. of Buildings: N/A
Units: N/A	End User: Lease to Tenant
Gross Floor Area (sq. ft.): 1,593 sq. ft.	Construction Cost / sq. ft.: \$14
Construction Costs: \$24,995	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$44,995	Mortgage Amount: N/A

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: TBD	Construction Completion Deadline: TBD

6. DEVELOPMENT SUMMARY

How was title acquired? Was acquired by deed from PRA to the Land Bank on March 16, 2016.

Project Summary:

The applicant proposes to create a gated parking lot out of 2907 Gransback Street and 2905 Gransback Street, which is owned by Barrio Flats LLC, to support its adjacent mixed-use development at 2900-02 Rorer Street. Evidence of project financing has been provided in the form of a Capital One 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.

Summary of Restrictions or Covenants: This transaction is subject to the following only if the box is checked:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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The property will be restricted for use as a parking lot, and the applicant will be required to obtain all necessary permits and zoning variances prior to settlement.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2907 Gransback St. to Barrio Flats LLC for a parking lot in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

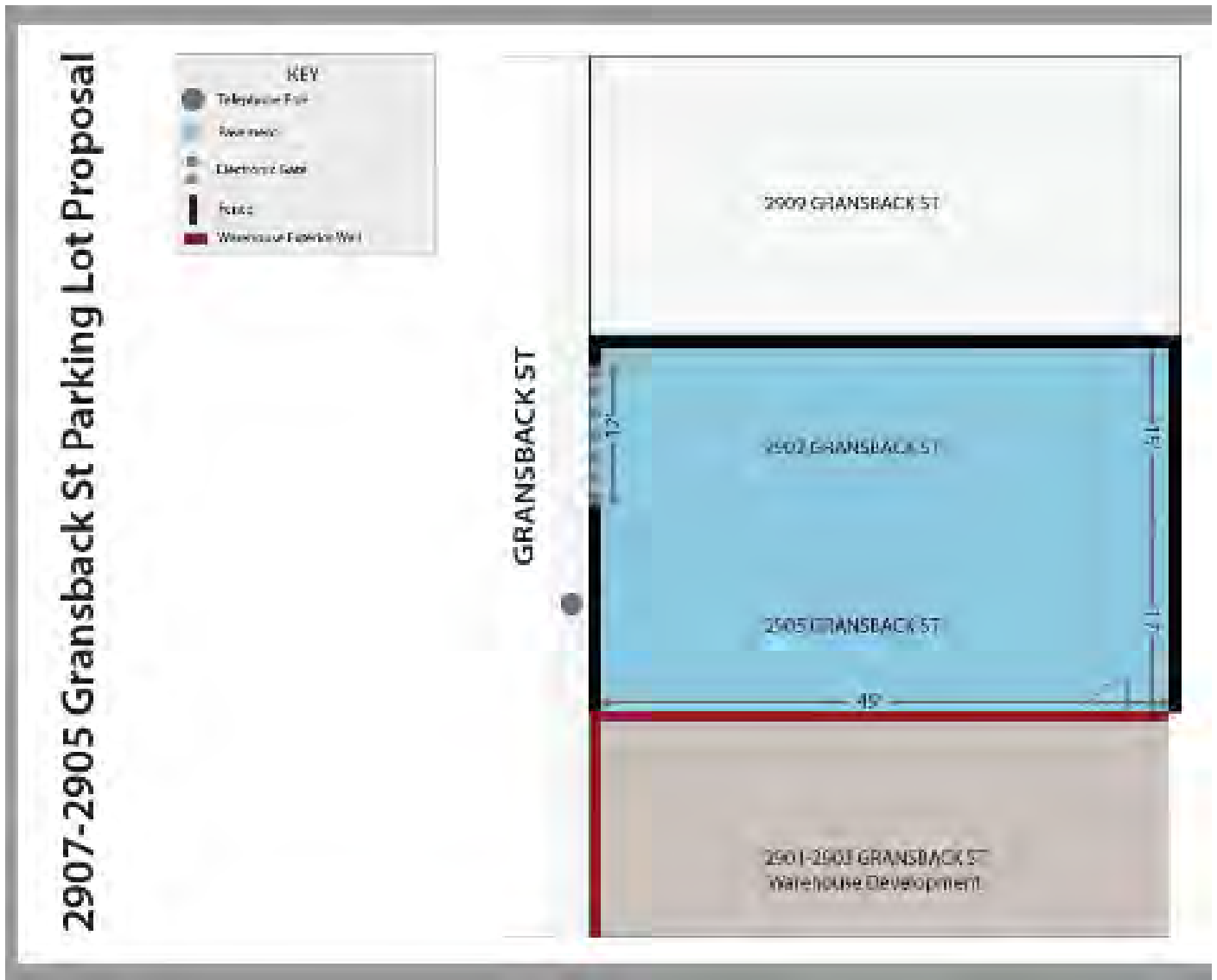
Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Page

POSTING PHOTO(S)



SITE PLAN(S)



Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Barrio Flats LLC
Property Address: 2907 Gransback St

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt			0%	
Subordinate Debt			0%	
Developer Equity			0%	
Other - describe to the right	Yes	\$44,995.00	100%	Line of Credit/ Info is in Proof of Funds section of Proposal
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$44,995.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$20,000.00	44.45%	
Closing Costs	\$750.00	1.67%	
Other - describe in space to the right	\$0.00	0.00%	
UNIT CONSTRUCTION			
Complete the table below	\$0.00	0.00%	
OTHER CONSTRUCTION			
Landscaping	\$0.00	0.00%	
Permits	\$2,000.00	4.44%	
Clearance and Demolition	\$0.00	0.00%	
Utility Connections & Tap Fees	\$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	\$0.00	0.00%	
Water and Sewer	\$0.00	0.00%	
Stormwater & Drainage	\$0.00	0.00%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$0.00	0.00%	
Other - describe in space to the right	\$7,780.00	17.29%	Fencing
Other - describe in space to the right	\$6,465.00	14.37%	Automatic Door
Other - describe in space to the right	\$8,000.00	17.78%	Paving
TOTAL HARD COSTS	\$44,995.00	100.00%	

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$0.00	0.00%	
Legal	\$0.00	0.00%	
Consultant	\$0.00	0.00%	
Survey	\$0.00	0.00%	
Market Study	\$0.00	0.00%	
Environmental	\$0.00	0.00%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$0.00	0.00%	
Construction Insurance	\$0.00	0.00%	
Property Taxes	\$0.00	0.00%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
Other - describe in space to the right	\$0.00	0.00%	
TOTAL SOFT COSTS	\$0.00	0.00%	
TOTAL DEVELOPMENT COST	\$44,995.00	100.00%	

Construction/Rehab. Costs						Total Sq. Ft.	Total Sq. Ft. %
	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	
1		0	\$0.00	\$0.00	0	\$0.00	0
2		0	\$0.00	\$0.00	0	\$0.00	0
3		0	\$0.00	\$0.00	0	\$0.00	0
4		0	\$0.00	\$0.00	0	\$0.00	0
5		0	\$0.00	\$0.00	0	\$0.00	0
6		0	\$0.00	\$0.00	0	\$0.00	0
7		0	\$0.00	\$0.00	0	\$0.00	0
8		0	\$0.00	\$0.00	0	\$0.00	0
9		0	\$0.00	\$0.00	0	\$0.00	0
10		0	\$0.00	\$0.00	0	\$0.00	0
11		0	\$0.00	\$0.00	0	\$0.00	0
	TOTALS			\$0.00	0	\$0.00	0.00%

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: 2907 Gransback Street Philadelphia, PA 19134

OPINION OF VALUE: \$20,000

USE OF REAL ESTATE EXISTING AS OF
DECEMBER 16, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF DECEMBER 16, 2020: Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT: Philadelphia Land Bank

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 6C ON THE
APRIL 13, 2021 AGENDA**

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
2013 E. HAZZARD STREET
TO JESSICA KLEMENTZOS AND CASEY MARTIN**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2013 E. Hazzard Street (the “**Property**”) to Jessica Klementzos and Casey Martin (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 2013 E. Hazzard St.

2. **PROPERTY INFORMATION**

Zip Code: 19125	Census Tract: 016100	Council District: 1
Zoning: RSA-5	Lot Area: 792 Sq. Ft.	
OPA Value: \$28,400	Appraised Value: \$110,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Jessica Klementzos & Casey Martin	Type: Side/Rear Yard
Homeowner Name(s): Jessica Klementzos & Casey Martin	
Mailing Address: 2011 E. Hazzard St. Philadelphia PA 19125	
Authorized Contact: Jessica Klementzos & Casey Martin	
Application Date: 2/7/2020	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$109,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$500	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 2013 E. Hazzard St. as a side yard.

Improvements include cleaning the lot, planting vegetables and flowers, and lining the fence with bushes and shrubs.

Evidence of project financing has been provided in the form of 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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2013 E. Hazzard St. as a side yard to Jessica Klementzos & Casey Martin in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

Attachments - If box below is checked, the item is attached.

☒ Property photos

☒ Site Plan

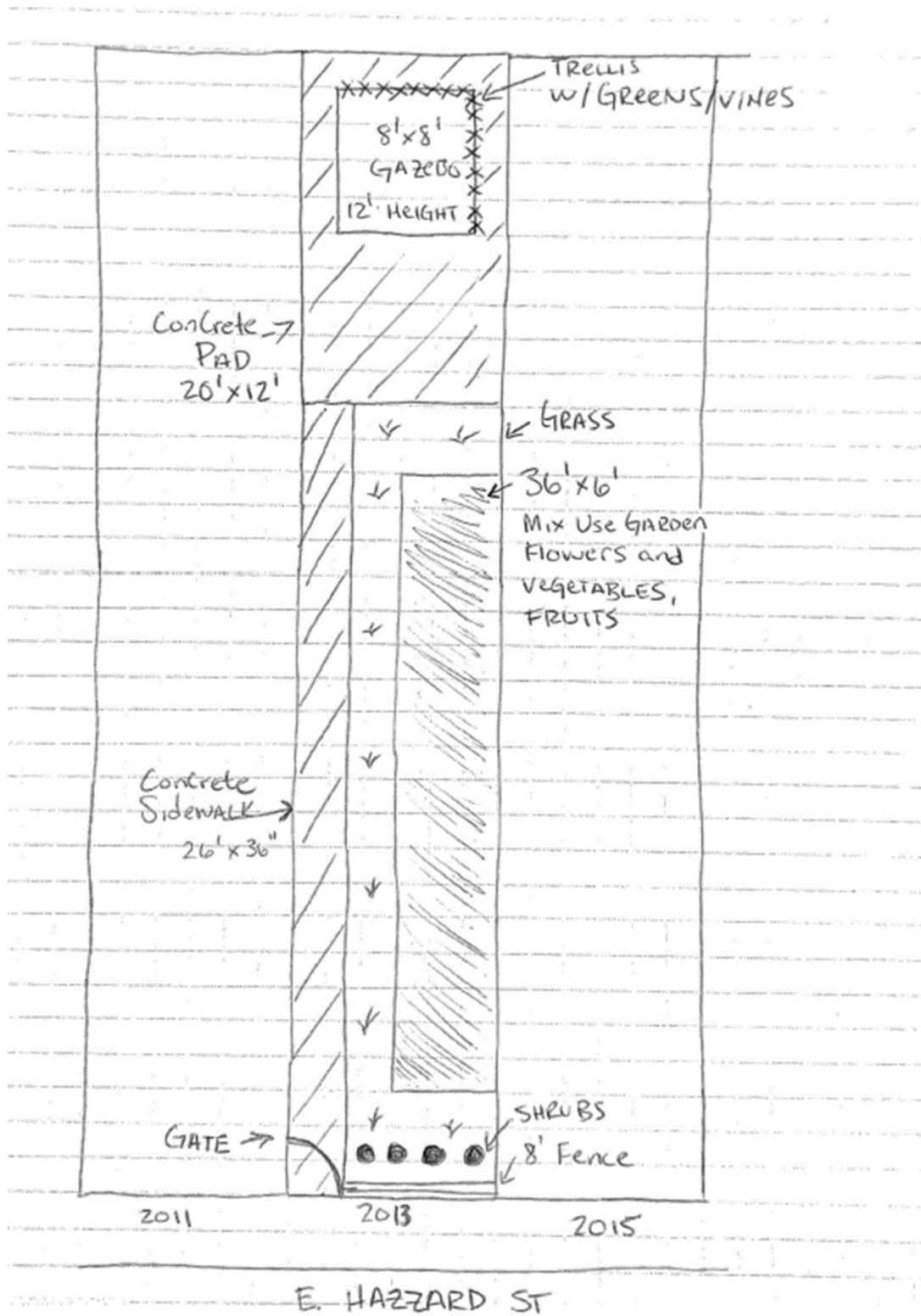
☒ Appraisal Summary Page

POSTING PHOTO(S)





SITE PLAN(S)



PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 2013 Hazzard Street
Philadelphia, PA 19125

OPINION OF VALUE: \$110,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
610 S. 54TH STREET
TO GRANT STRUBLE AND KENDYLL T. YOUNG**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 610 S. 54th Street (the “**Property**”) to Grant Struble and Kendyll T. Young (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

. **ADDRESS:** 610 S. 54th St.

2. PROPERTY INFORMATION

Zip Code: 19143	Census Tract: 008102	Council District: 3
Zoning: RSA-5	Lot Area: 1,227 Sq. FT.	
OPA Value: \$11,400	Appraised Value: \$35,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Grant Struble & Kendyll T. Young	Type: Side/Rear Yard
Homeowner Name(s): Grant Struble & Kendyll T. Young	
Mailing Address: 612 S. 54th St. Philadelphia PA 19143	
Authorized Contact: Grant Struble	
Application Date: 1/27/2020	

4. PROJECT INFORMATION

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$ 1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$34,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$1,000	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 610 S. 54th St. as a side or rear yard.
Improvements include fencing with an open garden with raised flowers beds.
Evidence of project financing has been provided in the form of 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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 610 S. 54th St. as a side yard to Grant Struble & Kendyll T. Young in accordance with the Disposition Policy.

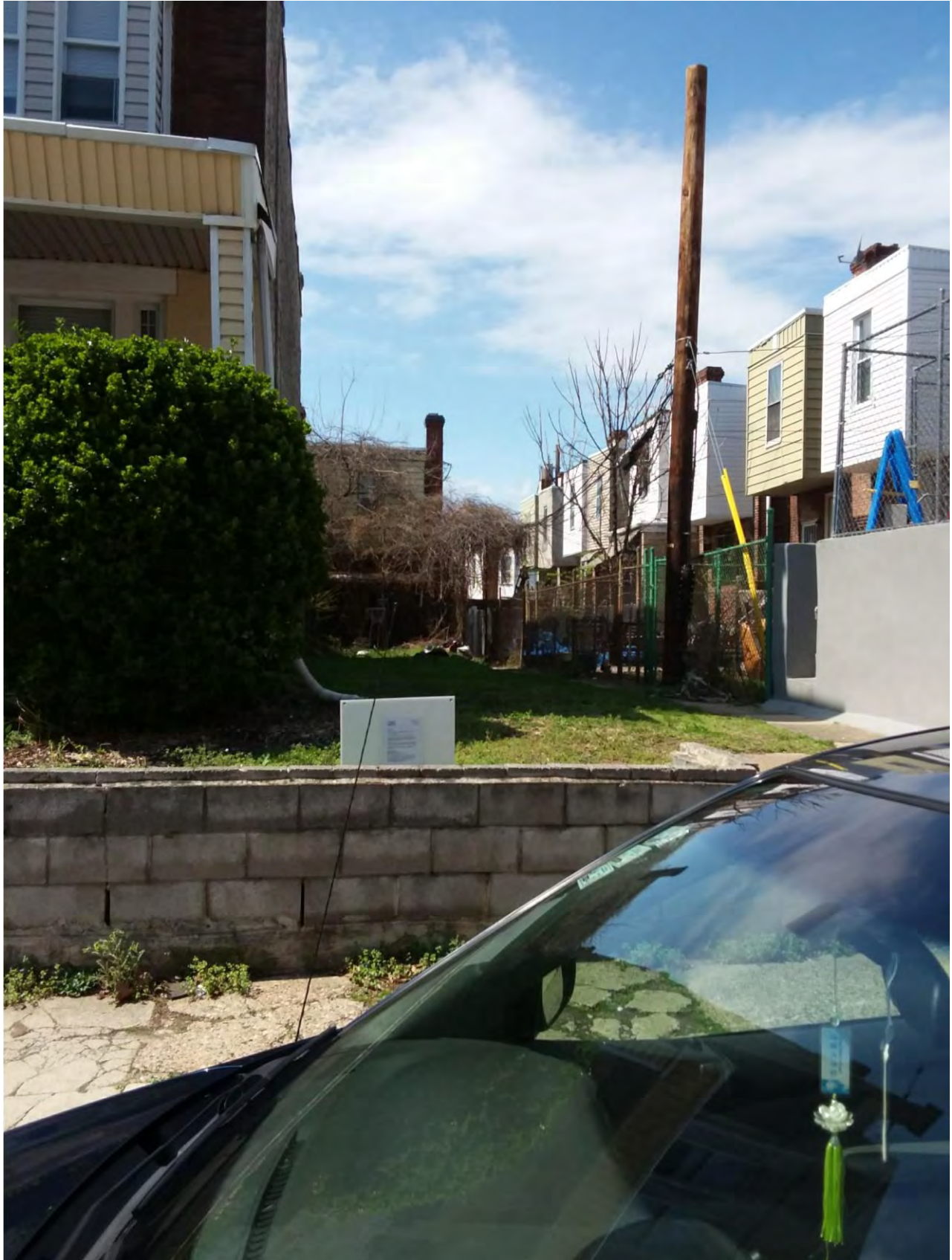
Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

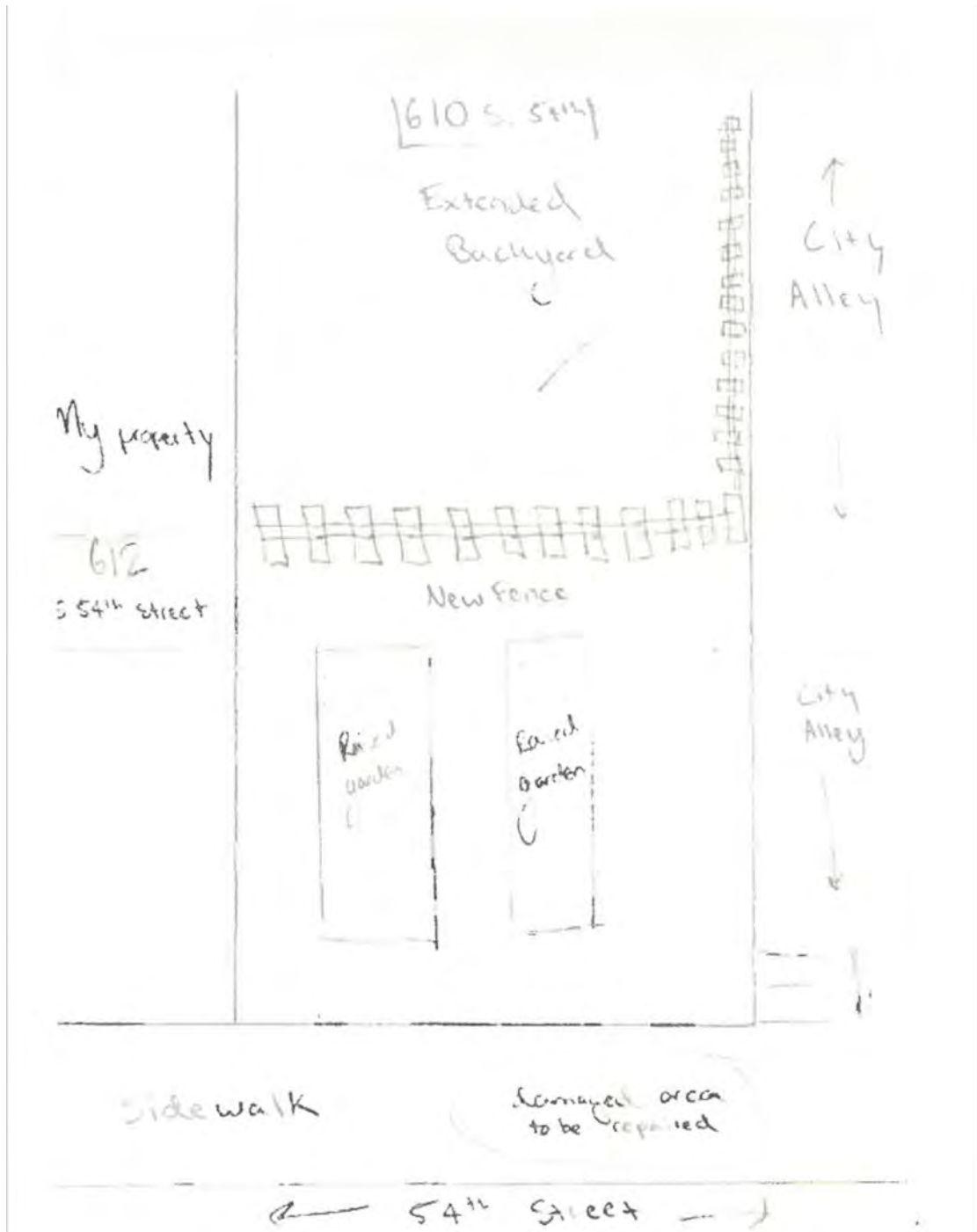
Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page

PROPERTY POSTING PHOTO(S)



SITE PLAN(S)



PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 610 S 54th Street
Philadelphia, PA 19143

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The City of Philadelphia.

IDENTIFICATION OF THE CLIENT:
The City of Philadelphia

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
5410 SPRUCE STREET
TO CHRISTINA ACHOLLA AND MELISSA KRECHMER**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 5410 Spruce Street (the “**Property**”) to Christina Acholla and Melissa Krechmer (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 5410 Spruce St.

2. **PROPERTY INFORMATION**

Zip Code: 19139	Census Tract: 008500	Council District: 3
Zoning: CMX-2	Lot Area: 1,196 Sq. Ft.	
OPA Value: \$5,800	Appraised Value: \$50,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Christina Acholla & Melissa Krechmer	Type: Side/Rear Yard
Homeowner Name(s): 5412 Spruce St.	
Mailing Address: 5412 Spruce St. Philadelphia PA 19139	
Authorized Contact: Christina Acholla & Melissa Krechmer	
Application Date: 06/28/2020	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$49,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$500	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 5410 Spruce St. as a side yard. Improvements include expanding current yard for personal use. fencing, plantings, Revitalize urban garden. Offering green space. Evidence of project financing has been provided in the form of 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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 5410 Spruce St. as a side yard to Christina Acholla & Melissa Krechmer in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page

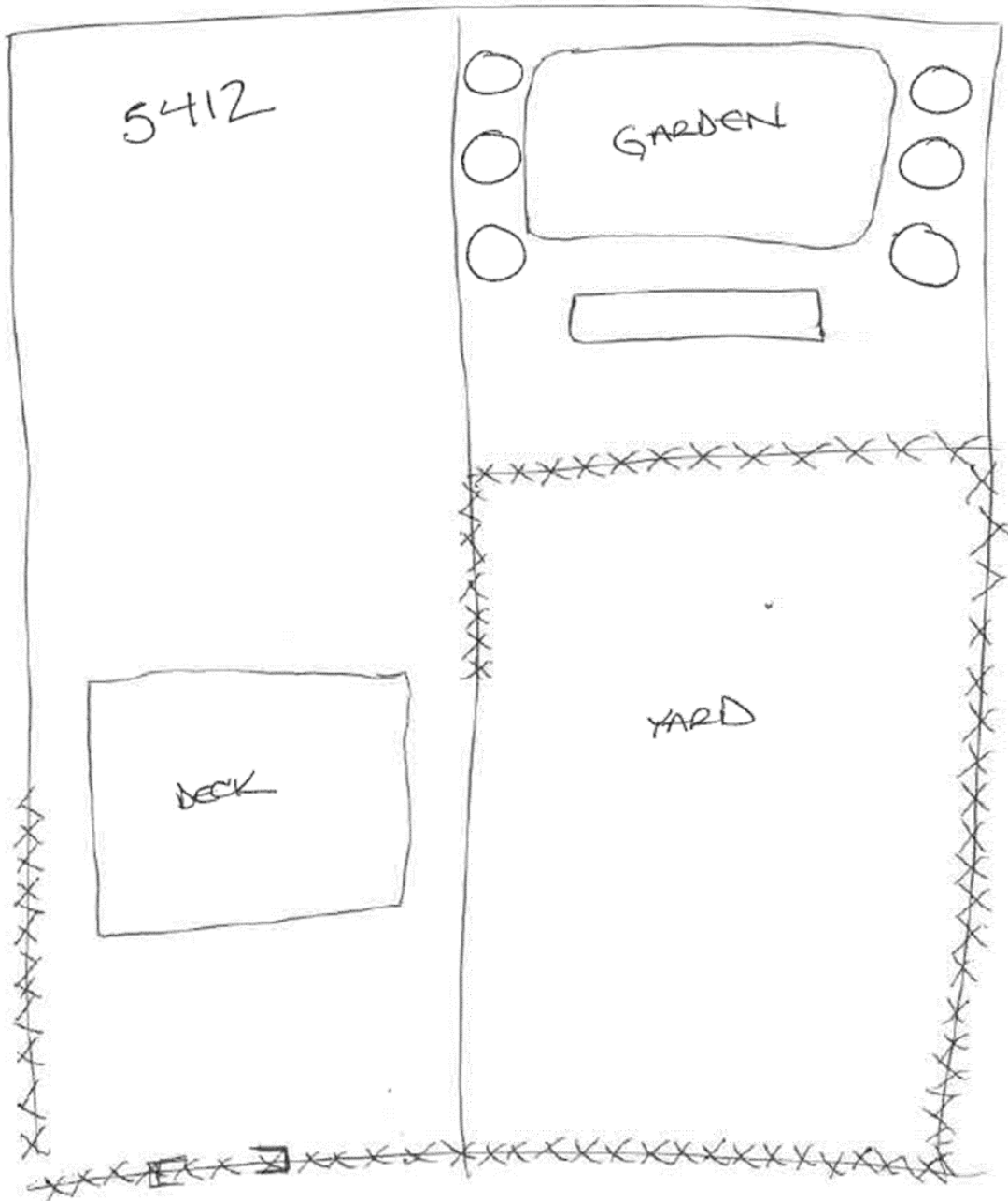
If any box above is not checked, explain why here. If all boxes are checked, delete these instructions

PROPERTY POSTING PHOTO(S)



SITE PLAN(S)

← SPRUCE ST →



PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: 5410 Spruce Street
Philadelphia, PA 19139

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The City of Philadelphia.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
5559 LOCUST STREET
TO LINDA FERNANDEZ**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 5559 Spruce Street (the “**Property**”) to Linda Fernandez (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 and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 5559 Locust St.

2. **PROPERTY INFORMATION**

Zip Code: 19139	Census Tract: 008400	Council District: 3
Zoning: RM-1	Lot Area: 1,212 Sq. Ft.	
OPA Value: \$18,500	Appraised Value: \$40,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Linda Fernandez	Type: Side/Rear Yard
Homeowner Name(s): Linda Fernandez	
Mailing Address: 5557 Locust St. Philadelphia PA 19139	
Authorized Contact: Linda Fernandez	
Application Date: 06/04/2020	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1	Proposed Use: Side/Rear Yard
Mortgage Amount: \$39,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$500	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 5559 Locust Street as a side yard.
Improvements include growing vegetable and caring for flowers.
Evidence of project financing has been provided in the form of 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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 5559 Locust St. as a side yard to Linda Fernandez in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence Director, Real Estate

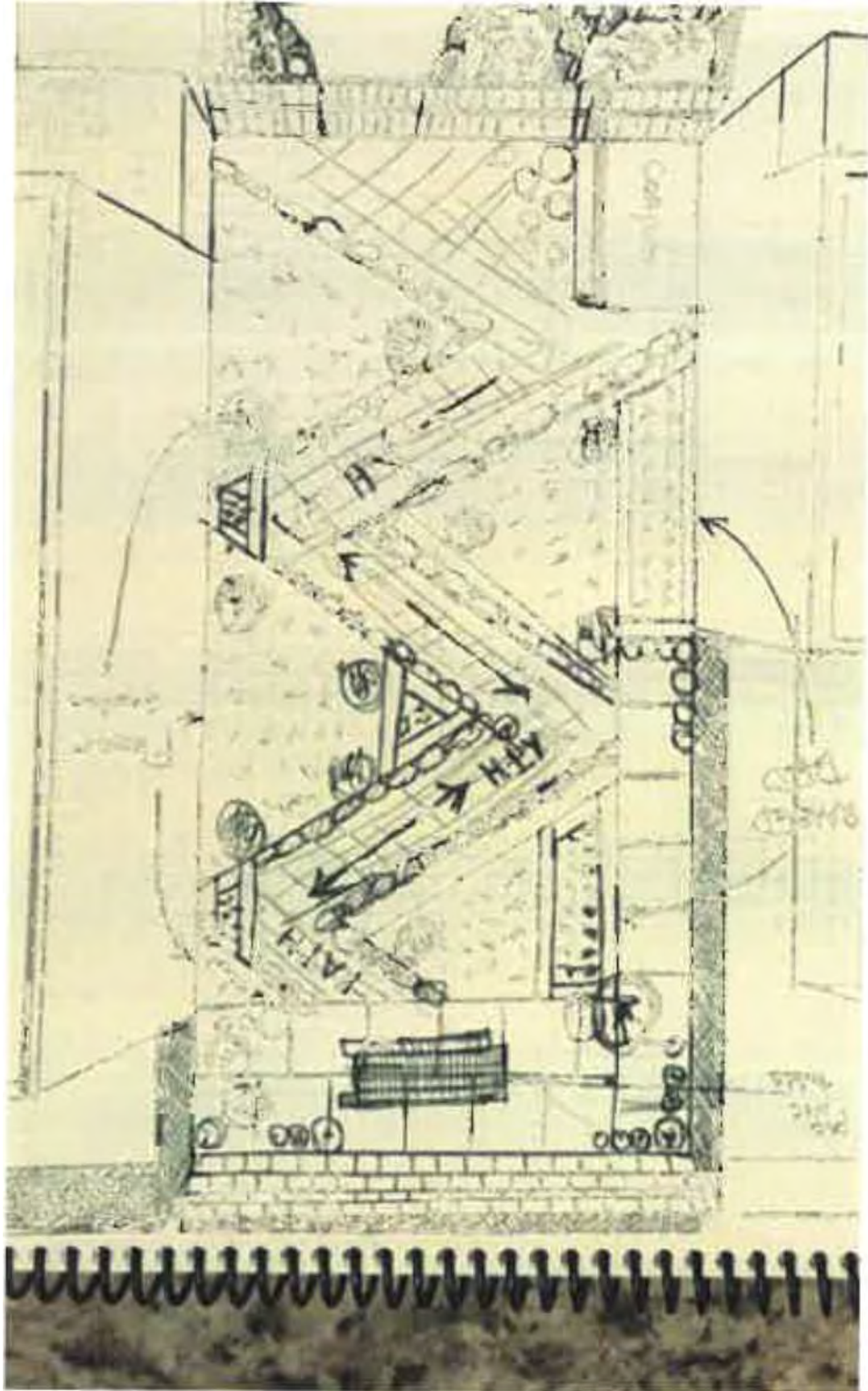
Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page

PROPERTY POSTING PHOTO(S)



SITE PLAN(S)





PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: ‘ 5559 Locust Street
Philadelphia, PA 19139

OPINION OF VALUE: \$40,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
413 W. NORRIS STREET
TO MORGANA GINET**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 413 W. Norris Street (the “**Property**”) to Morgana Ginet (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 and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 413 W. Norris St.

2. **PROPERTY INFORMATION**

Zip Code: 19125	Census Tract: 015600	Council District: 7
Zoning: RSA-5	Lot Area: 885 Sq. FT.	
OPA Value: \$5,000	Appraised Value: \$65,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: MORGANA GINET	Type: Side/Rear Yard
Homeowner Name(s): MORGANA GINET	
Mailing Address: 2002 N. Leithgow Street, Philadelphia PA 19122	
Authorized Contact: MORGANA GINET	
Application Date: 09/20/2020	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$ \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$64,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$500	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 413 W. Norris St. as a side yard.
Improvements include a growing vegetable and caring for flowers and maintaining an existing garden.
Evidence of project financing has been provided in the form of Bank Statements.
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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 413 W. Norris St. as a side yard to Morgana Ginert in accordance with the Disposition Policy.

Prepared by: Wendolyne David Senior Development Specialist

Reviewed by: Jessie Lawrence Director, Real Estate

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☐ Site Plan
- ☒ Appraisal Summary Page

**Applicant did not include a site plan as she already actively maintains the garden.*

PROPERTY POSTING PHOTO(S)



SITE PLAN(S)



PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 413 Norris Street, Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021: Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
419 W. NORRIS STREET
TO HEYDA R. COLON**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 419 W. Norris Street (the “**Property**”) to Heyda R. Colon (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 and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 419 W. Norris St.

2. **PROPERTY INFORMATION**

Zip Code: 19125	Census Tract: 008400	Council District: 7
Zoning: RSA-5	Lot Area: 855 Sq. Ft.	
OPA Value: \$5,000	Appraised Value: \$65,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Heyda R. Colon	Type: Side/Rear Yard
Homeowner Name(s): Heyda R. Colon	
Mailing Address: 2003 N. Lawrence Street, Philadelphia, PA 19122	
Authorized Contact: Heyda R. Colon	
Application Date: 9/20/2020	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$64,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$500	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 419 W. Norris St. as a side yard.
Improvements include growing vegetable and caring for flowers.
Maintaining an extending garden.
Evidence of project financing has been provided in the form of 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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
---	--

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 419 W. Norris St. as a side yard to Heyda R. Colon in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

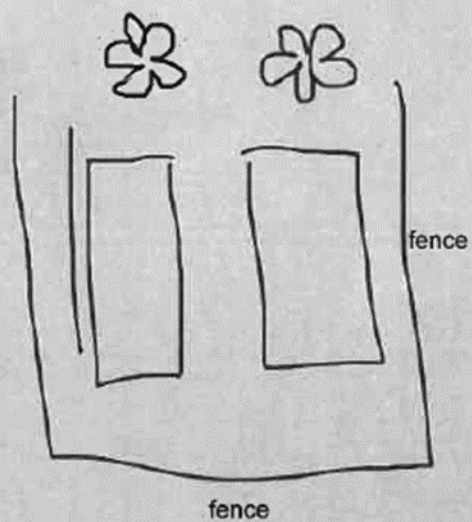
Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page

If any box above is not checked, explain why here. If all boxes are checked, delete these instructions



Haga una ilustración;



PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 419 Norris Street
Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
1707 N. ORIANNA STREET
TO SARAH R. GEARHART**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1707 N. Orianna Street (the “**Property**”) to Sarah R. Gearhart (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 and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 1707 N. Orianna Street

2. **PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 015600	Council District: 7
Zoning: RSA-5	Lot Area: 831 SF	
OPA Value: \$61,900	Appraised Value: \$65,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Sarah R. Gearhart	Type: Side/Rear Yard
Homeowner Name(s): Sarah R. Gearhart	
Mailing Address: 1708 N. 3rd Street, Philadelphia, PA 19122	
Authorized Contact: Sarah R. Gearhart	
Application Date: 10/7/2020	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$64,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$7,587.61	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 1707 N. Orianna St. as a side yard.

Improvements include installing 6' Simtek Fencing along the front, rear, and side of the lots. Applicant plans to remove the 10' long, 6' high concrete wall that separates the 1707 N. Orianna lot from the patio in primary residence at 1708 N. 3rd Street. Applicant has already had a supply of garden soil, seeds, etc. from container gardening throughout the years.

Evidence of project financing has been provided in the form of 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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1707 N. Orianna St. as a side yard to Sarah R. Gearhart in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

Attachments - If box below is checked, the item is attached.

☒ Property photos

☒ Site Plan

☒ Appraisal Summary Page

PROPERTY POSTING PHOTO(S)



SITE PLAN(S)



PHILADELPHIA LAND BANK
SECTION I - Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice (“USPAP”). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

IDENTIFICATION OF SUBJECT PROPERTY: 1707 N Orianna Street
Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
FEBRUARY 9, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF FEBRUARY 9, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The City of Philadelphia

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank and City of Philadelphia

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RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
2152 N. RANDOLPH STREET
TO REGINA ANNE HOFFMAN AND ANDREW ROLLER**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2152 N. Randolph Street (the “**Property**”) to Regina Anne Hoffman and Andrew Roller (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 2152 N. Randolph St.

2. **PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 01622	Council District: 7
Zoning: RSA-5	Lot Area: 665 St. Ft.	
OPA Value: \$8,100	Appraised Value: \$65,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Regina Anne Hoffman & Andrew Roller	Type: Side/Rear Yard
Homeowner Name(s): Regina Anne Hoffman and Andrew Roller	
Mailing Address: 2150 N. Randolph Street, Philadelphia, PA 19122	
Authorized Contact: Regina Anne Hoffman	
Application Date: 01/07/2021	

4. **PROJECT INFORMATION**

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$64,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$7,250	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

Agreement Executed: TBD	Economic Opportunity Plan Goals: N/A
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 2152 N. Randolph Street as a side yard.

Improvements include clearing debris and trash, paving sidewalk, planting grass seeds, plants, flowers and a vegetable garden.

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

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/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2152 Randolph St as a side yard to Regina Anne Hoffman and Andrew Roller in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Jessie Lawrence, Director of Real Estate

Attachments - If box below is checked, the item is attached.

☒ Property photos

☒ Site Plan

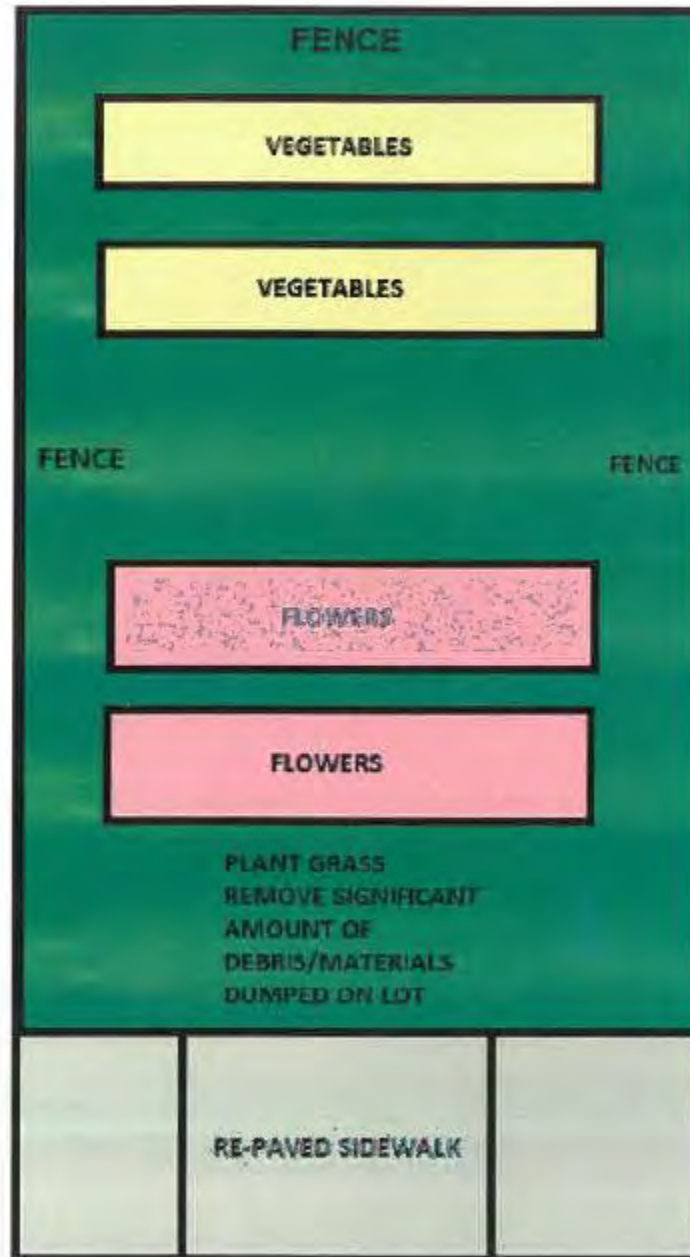
☒ Appraisal Summary Page

POSTING PHOTO(S)





SITE PLAN(S)



PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 2152 Randolph Street
Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
MARCH 29, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MARCH 29, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The Philadelphia Land Bank.

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

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