

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, FEBRUARY 9, 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 January 12, 2021
3. Executive Director's Report
4. Property Dispositions

A. Development – Affordable Housing Interagency Transfer > **TABLED**

~~The following properties are proposed for conveyance to the Philadelphia Housing Authority for a Low Income Housing Tax Credit (LIHTC) project by future development that will create 69 units of rental housing for very low income residents. Some of the properties are owned by the Land Bank, while others will be transferred from the Department of Public Property and the Philadelphia Redevelopment Authority into the Land Bank for the conveyance to PHA.~~

- ~~• 2338, 2340, 2408, 2410, 2412, 2500 N. 31st Street; 2401, 2549½ a/k/a 2551 N. 32nd Street; 2401 N. 33rd Street; 3010, 3012, 3013, 3014, 3015, 3108, 3110, 3112, 3200, 3202, 3204, 3206, 3214, 3222 W. York Street (CD 5)~~

B. Gardens/Open Space

The properties below are proposed for conveyance for community garden and open space preservation. The properties will be permanently restricted for use as a community garden or open space.

- 2842-44, 2846 Tulip Street to Disney-Nichols African Methodist Episcopal Church (CD 1)
- 1931-33, 1939, 1943 N. Lawrence Street; 431, 433, 434, 438, 443 Arlington Street; 415, 417, 418, 424 W. Norris Street to Iglesias Gardens Co. (CD 7)

C. Side/Rear Yards

The properties below are being conveyed 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.

- 538 Dudley Street to Jarell Spears & Carmen A. Gervasio (CD 1)
- 639 Cantrell Street to Joanna C. Manzo & Andre Samir Davis (CD 1)
- 1746 Annin Street to Howard Ian Jacobson (CD 2)
- 1905 N. Philip Street to Christian Betancour (CD 7)

5. Public Comment (Old & New Business)

6. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Acting Senior Counsel

RE: **Philadelphia Land Bank February 9, 2021 Board Meeting**
Remote Board Meeting Notice, Attendance, and Comment Procedures

DATE: January 29, 2021

A meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is currently scheduled for **Tuesday, February 9, 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, January 11, 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 MEETING MINUTES (DRAFT)**

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 12, 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 10:01 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 received information regarding the requirements for Board ethics training.

**Item 1
Roll Call**

The following members of the Board of Directors reported present: Paulette Adams, Alex Balloon, Eric Bodzin, Richard DeMarco, Anne Fadullon, Rebecca Lopez Kriss, and Rick Sauer. Michael Koonce joined the meeting at a later time point.

The following board members were absent: Joshu Harris, Michael Johns and Majeedah Rashid.

The following staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Carolyn Terry and Jamila Davis.

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

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

**Item 2
Approval of Board Minutes**

Ms. Fadullon called for questions or comments on the minutes of the Board meeting of December 8, 2020. There were none.

Ms. Fadullon called for a motion to approve the minutes.

Mr. Balloon moved to approve the minutes of the Board meeting of December 8, 2020. The motion was seconded by Ms. Adams.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the December 8, 2020 Board meeting.

Item 3

Executive Director's Report

Mr. Rodriguez indicated that he had no Executive Director report for the Board at this time. Ms. Fadullon requested an update from Mr. Rodriguez about the Annual Report that the Land Bank is required to provide. Mr. Rodriguez responded that the Strategic Planning and Policy Committee met and that he is drafting an outline for the Fiscal Year 2020 Annual Report and a mid-year report for Fiscal Year 2021. Ms. Fadullon asked if there was a time frame for issuance of the report. Mr. Rodriguez responded that the Committee will reconvene in mid-January to discuss the timing and the contents of the report.

Item 4

Property Dispositions

A. Gardens/Open Space

Mr. Rodriguez proposed that he present to the Board all of the properties proposed to be conveyed for community gardens and that the Board approve them via a consent decree. Mr. Sauer then indicated that he would have to recuse himself from the discussion and vote on the conveyance of 2914 and 2926 N. 2nd Street to HACE, since the Executive Director of HACE serves on the board of PACDC. As a result, Ms. Fadullon indicated that the votes would need to occur separately.

1329 S. 15th Street to Neighborhood Gardens Trust (CD 2)

Mr. Rodriguez presented the proposed conveyance of 1329 S. 15th Street to Neighborhood Gardens Trust (NGT) for preservation as a community garden. This is an existing community garden and will be subject to use restrictions as a community garden.

Mr. Sauer left the meeting at 10:05 am. His letter of recusal is attached to these minutes as Exhibit A.

2914, 2926 N. 2nd Street to HACE (CD 7)

Mr. Rodriguez then presented the conveyance of 2914 & 2926 N. 2nd Street to HACE as community open space. One of the lots included in the project was previously approved by the Board for conveyance to HACE (2916-24 N. 2nd Street), and 2914 and 2926 N 2nd Street are needed to complete the project. The parcels were held by other public agencies and were transferred into the

Land Bank for the disposition. The properties will be subject to use restrictions as community open space.

Ms. Fadullon asked if there were any questions or comments from the Board regarding either of the dispositions presented by Mr. Rodriguez. There were none. There were no questions or comments from the public about either of the dispositions.

Ms. Fadullon called for a motion to approve the proposed conveyance of 1329 S. 15th Street to Neighborhood Gardens Trust.

Ms. Adams moved to approve the disposition of 1329 S. 15th Street to Neighborhood Gardens Trust. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1329 S. 15th Street to Neighborhood Gardens Trust, attached to these minutes as Exhibit B.

Next, Ms. Fadullon called for a motion to approve the proposed conveyance of 2914 and 2926 N. 2nd Street to HACE.

Ms. Adams moved to approve the disposition of 2914 and 2926 N. 2nd Street to HACE. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2914 and 2926 N. 2nd Street to HACE Affordable Housing Corporation, attached to these minutes as Exhibit C.

B. Side/Rear Yards

1736 N. Bodine Street to Lisa & Michael Gahagen (CD 7)

1907 N. Philip Street to Eliot Coven (CD 7)

2661 N. Orianna Street to Rosario Garcia (CD 7)

Ms. Fadullon requested that Mr. Rodriguez present the conveyances of all of the side yards prior to the Board voting on the dispositions via a consent decree. Mr. Rodriguez asked that Mr. Sauer be notified to rejoin the meeting. Mr. Sauer rejoined the meeting at 10:09 am.

Mr. Rodriguez presented the conveyance of 1736 N. Bodine Street to Lisa and Michael Gahagen as a rear yard. The board previously approved (December 2020) the transfer of 1738 N. Bodine Street as a rear yard to Mr. & Mrs. Gahagen. The combined area of the two lots is less than the limit of 1,440 square feet. The property will be subject to use restrictions as a side/rear yard.

Mr. Rodriguez presented the conveyance of 1907 N. Philip Street to Eliot Coven as a rear yard. The property will be subject to use restrictions as a side/rear yard.

Mr. Rodriguez presented the conveyance of 2661 N. Orianna Street to Rosario Garcia as a side yard. The property will be subject to use restrictions as a side yard.

Ms. Fadullon asked if there were any questions or comments from the board with respect to any of the proposed conveyances. There were none. There were also no questions or comments from the public regarding the proposed side/rear yard conveyances.

Ms. Fadullon called for a motion to approve the conveyance of 1736 N. Bodine Street to Lisa and Michael Gahagen as a side yard, 1907 N. Philip Street to Elliot Coven as a side yard and 2661 N. Orianna Street to Rosario Garcia as side yard.

Mr. Sauer moved to approve the dispositions of 1736 N. Bodine Street to Lisa and Michael Gahagen, 1907 N. Philip Street to Elliot Coven and 2661 N. Orianna Street to Rosario Garcia. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1736 N. Bodine Street to Lisa and Michael Gahagen, attached to these minutes as Exhibit D, the Resolution Authorizing Conveyance of 1907 N. Philip Street to Eliot Coven, attached to these minutes as Exhibit E, and the Resolution Authorizing Conveyance of 2661 N. Orianna Street to Rosario Garcia, attached to these minutes as Exhibit F.

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

Ms. Fadullon asked if any member of the public had any old business that they would like to address.

Ms. Fadullon recognized Mr. Ali's request to speak. Mr. Ali requested a follow-up regarding the EOP plan and marketing plan for the housing project awarded to BMK Properties LLC at the December 8, 2020 board meeting. Mr. Rodriguez responded that they have not been finalized at this time. City Council approval is still needed, and once that is granted, the EOP goals will be finalized.

Mr. Ali mentioned a recent newspaper article about problems with a developer who had acquired multiple public properties in the past. Are there any guidelines in place to prevent corruption amongst agency staff? Mr. Rodriguez stated that every employee of the Land Bank is required to attend ethics training and is bound by the same state and local ethics rules as Board members. He also clarified that the dispositions occurred several years ago, before the current ordinance and disposition policy, which became effective on January 1, 2020, were put in place. The agency that was referenced in the article has since transferred nearly all of its properties to the Land Bank, with the exception of properties with title issues.

Mr. Rodriguez then explained that under the current legislation, the developer must be a qualified applicant and must sign a purchase and development agreement that is recorded and spells out the developer's obligations. Properties that are conveyed at a discounted or nominal price are subject to use restrictions and have a mortgage placed upon them. If a developer is not meeting EOP goals during construction, the Land Bank is now requiring them to stop the project and meet to formulate a plan to meet those goals. We are aware of the past problems with dispositions and therefore took steps to change the legislation and change the disposition processes we follow internally. Applications are scored by external reviewers, not staff. If a developer wishes to change its plans, it must come back to the Board (Land Bank or Redevelopment Authority) in open session and must be

approved by Council. The new policies apply to all dispositions from the Land Bank and the Philadelphia Redevelopment Authority.

Michael Koonce joined the meeting at 10:17 am.

Mr. Ali asked if there is a fraud reporting hotline number for the public to report concerns of fraud to our agency. Ms. Fadullon responded that everyone can contact the Inspector General's office, and that staff can contact each agency's Integrity Officer if they have concerns. Mr. Ali asked if this information is on the PHDC website. Ms. Fadullon responded that the information is on the city's website, and that she will investigate whether we can make that information available on the PHDC website.

Ms. Fadullon recognized Ms. Wu. Ms. Wu stated that she is new to her neighborhood and wanted to know how to acquire a vacant lot behind her home so that she could clean it up and maintain it. Mr. Rodriguez provided Carolyn Terry's email address in the chat session for the public to reach out to Ms. Terry with questions. Mr. Rodriguez also encouraged Ms. Wu to go the PHDC website for additional information on acquiring a rear yard. That site is <https://phdcphila.org/land/buy-land/side-and-rear-yards/>

Ms. Fadullon read a question from Mariel Featherstone regarding her application to membership in the Steering Committee. Ms. Fadullon responded that the Land Bank does not administer a Steering Committee.

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 10:21 am.

SECRETARY TO THE BOARD

Public Attendance Sheet



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, January 12, 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
Bob	Jobin	jrjobin@gmail.com
Eva	Hayes	eva.hayes@phila.gov
Jihad	Ali	jihad@jihadali.com
Mirta	Reyes	mirta.reyes@phila.gov
Jenny	Greenberg	jgreenberg@pennhort.org
Kwanzaa	Parker	kwanzaa.parker@phila.gov
Mariel	Featherstone	fmariel@upenn.edu
Carolyn	Terry	Carolyn.Terry@phdc.phila.gov
Lt	Pyatt	ltpyatt@yahoo.com
HFHP	Homeowner Services	ritac@habitatphiladelphia.org
Sharon	Park	sharon.sy.park@gmail.com
Jacquelyn	J Sims-The Maple Corp	jacquelyn@maplehousing.org
Virgis		balticorpllc@gmail.com
Shayla	Graves	shaylagraves36@gmail.com
Eliot		eliot.coven@gmail.com
Michael	Gahagen	mgahagen@hamiltonlane.com
Chenping	Wu	chenpingwu@gmail.com

EXHIBIT A



January 12, 2021

Via Certified Mail

Anne Fadullon
Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Philadelphia Association of Community Development Corporations ("PACDC"), of which I am the Executive Director.

Maria Gonzalez, President of PACDC's Board of Directors, is also President of HACE, a community development organization. HACE has requested the Land Bank to convey to it the properties located at 2914 and 2926 N. 2nd Street. Because both Ms. Gonzalez and I are involved with PACDC and I am a Land Bank Board member, I disqualify myself and abstain from using the authority of my office or taking official action related to any request by HACE or its affiliates for the conveyance of Land Bank properties.

I am removing myself from the opportunity to influence in any manner the Land Bank's actions related to HACE's request for the conveyance of the properties at 2914 and 2926 N. 2nd Street. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

Please note that the above-referenced matter was presented to the Land Bank Board and voted on at the Board meeting held on January 12, 2021 via Zoom due to the restrictions on in-person gatherings caused by the COVID-19 pandemic. At that meeting, I announced my conflict, recused myself from deliberation and voting, and turned off the Zoom video and audio channels while the Executive Director consulted with Land Bank Board members and while the Land Bank Board considered and voted on this matter. I am now providing this letter to fulfill my obligation under the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues.

EXHIBIT A

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank matters involving HACE or its affiliates while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Sauer", with a stylized, flowing script.

Rick Sauer

215.732.5829 x 105

rsauer@pacdc.org

EXHIBIT B

RESOLUTION NO. 2021 – 1

**RESOLUTION AUTHORIZING CONVEYANCE OF
1329 S. 15TH STREET
TO NEIGHBORHOOD GARDENS TRUST**

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

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 1329 S. 15th Street (the “Property”) to Neighborhood Gardens Trust (the “Purchaser”).

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

1. The conveyance of the Property to the Purchaser for 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 January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

RESOLUTION NO. 2021 – 2

RESOLUTION AUTHORIZING CONVEYANCE OF 2914 AND 2926 N. 2ND 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 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 2914 and 2926 N. 2nd 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 Two Dollars (\$2.00) 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 January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT D

RESOLUTION NO. 2021 – 3

**RESOLUTION AUTHORIZING CONVEYANCE OF
1736 N. BODINE STREET
TO LISA AND MICHAEL GAHAGEN**

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 1736 N. Bodine Street (the “**Property**”) to Lisa and Michael Gahagen (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 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 January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT E

RESOLUTION NO. 2021 – 4

**RESOLUTION AUTHORIZING CONVEYANCE OF
1907 N. PHILIP STREET
TO ELIOT COVEN**

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 1907 N. Philip Street (the “Property”) to Eliot Coven (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 January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT F

RESOLUTION NO. 2021 – 5

**RESOLUTION AUTHORIZING CONVEYANCE OF
2661 N. ORIANNA STREET
TO ROSARIO GARCIA**

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 2661 N. Orianna Street (the “Property”) to Rosario Garcia (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 January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 4B ON THE
FEBRUARY 9, 2021 AGENDA**

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
2842-44 AND 2846 TULIP STREET TO
DISNEY-NICHOLS AFRICAN METHODIST EPISCOPAL CHURCH**

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 2842-44 and 2846 Tulip Street (collectively, the “Properties”) to Disney-Nichols African Methodist Episcopal Church (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 Twelve Dollars (\$2.00) 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:** 2842-46 Tulip Street

2. **PROPERTY INFORMATION**

Zip Code: 19134	Census Tract: 017900	Council District: 1
Zoning: RSA-5	Lot Area: 2,270 sq ft	
OPA Value: \$108,700	Appraised Value: \$105,000	
Redevelopment Area: East Kensington	Urban Renewal Area: Auburn URA	

3. **APPLICANT INFORMATION**

Applicant Name: Disney-Nichols African Methodist Episcopal Church	Type: Nonprofit
Entity Owners: N/A	
Mailing Address: 2262 E. Auburn Street, Philadelphia, PA 19134	
Authorized Contact: Jacqueline Capers	
Application Date: 5/28/20	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price: \$1.00	Proposed Use: Community Garden
Total Project Costs: \$4,275	Project Funding Available: Acceptable Plan Verified - Applicant has provided documentation of reasonable ability to obtain necessary 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
Construction Commencement Deadline: One month after settlement	Construction Completion Deadline: Three months after settlement

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant plans to create a managed open space with flower beds, benches, and a memorial.

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

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

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

The property will be subject to use restrictions as a community garden/open space.

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

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "**Crops**") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.

- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, a single bulletin board not greater than nine (9) square feet, washing stations, sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.

- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.

- The sale of Crops at the Premises is not permitted to exceed One Thousand Dollars (\$1,000) in any calendar year.

- All compost must be stored in rodent-resistant containers.

- No structures are permitted on the Premises unless expressly permitted by the agreement.

- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited

- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

- The Premises shall at all times be used, operated, and maintained in accordance with this Agreement and all Applicable Laws.

The properties will have a 30-year mortgage that will be reduced by 1/30th of the original mortgage amount each year and will be considered satisfied on the 30th anniversary of the mortgage. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage balance must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2842-42 and 2646 Tulip Street as a community garden to Disney-Nichols African Methodist Episcopal Church in accordance with the Disposition Policy.

Prepared by: Brian Romano, Project Manager

Reviewed by: Angel Rodriguez –Executive Director, Philadelphia Land Bank

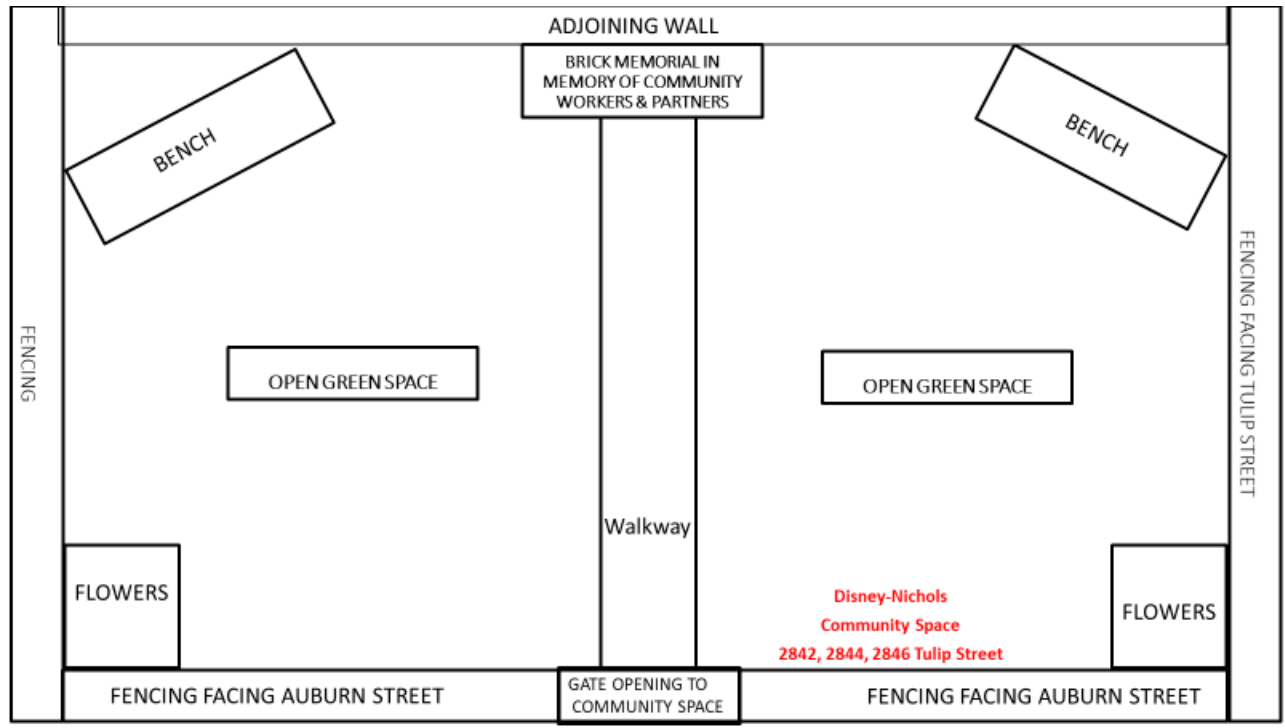
Attachments - If box below is checked, the item is attached.

☒ Property photos

☒ Site Plan

☒ Appraisal Summary Page





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: 2842-46 Tulip Street
Philadelphia, PA 19134

OPINION OF VALUE: \$105,000

USE OF REAL ESTATE EXISTING AS OF
JANUARY 25, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JANUARY 25, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by PRA.

IDENTIFICATION OF THE CLIENT:

PRA

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
1931-33, 1939, 1943 N. LAWRENCE STREET; 431, 433, 434, 438, 443 ARLINGTON
STREET; AND 415, 417, 418, 424 W. NORRIS STREET
TO IGLESIAS GARDENS CO.**

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 1931-33, 1939 and 1943 N. Lawrence Street; 431, 433, 434, 438 and 443 Arlington Street; and 415, 417, 418 and 424 W. Norris Street (collectively, the “Properties”) to Iglesias Gardens Co. (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 Twelve Dollars (\$12.00) 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(ES):** 1931-33, 1939, 1943 N. Lawrence Street; 431, 433, 434, 438, 443 Arlington Street; 415, 417, 418, 424 W. Norris Street

2. **PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 015600	Council District: 7
Zoning: RSA-5, RM-1	Lot Area: 8,651 sq ft	
OPA Value: \$137,000	Appraised Value: \$720,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Iglesias Garden Co.	Type: Nonprofit
Entity Owners: N/A	
Mailing Address: 1906 N. Leithgow Street, Philadelphia, PA 19122	
Authorized Contact: Michael Moran, Leslie Gonza, Anthony Patrick, Mara Henao	
Application Date: 9-21-2020	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Garden (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price: \$12.00	Proposed Use: Community Garden
Total Project Costs: \$2,000	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 already operates a community garden on several of the parcels and will expand to the other parcels. Its plans include vegetable, flower and herb gardens, gardens for children, seniors and gardeners with mobility issues, and multiple sitting and meeting areas.

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

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

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

The property will be subject to use restrictions as a community garden/open space.

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

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "**Crops**") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, a single bulletin board not greater than nine (9) square feet, washing stations, sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- The sale of Crops at the Premises is not permitted to exceed One Thousand Dollars (\$1,000) in any calendar year.
- All compost must be stored in rodent-resistant containers.
- No structures are permitted on the Premises unless expressly permitted by the agreement.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

The properties will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage. 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 1931-33, 1939, 1943 N. Lawrence Street, 431, 433, 434, 438, 443 Arlington Street, and 415, 417, 418, 424 W. Norris Street as a community garden to Iglesias Gardens Co. in accordance with the Disposition Policy.

Prepared by: Wendolyne David, Senior Development Specialist

Reviewed by: Angel Rodriguez –Executive Director, Philadelphia Land Bank

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

☒ Property photos

☒ Site Plan

☒ Appraisal Summary Page

1931-33 N Lawrence Street



1939 N. Lawrence Street



1943 N. Lawrence Street



431, 433 W. Norris Street



434 and 438 Arlington Street



443 Arlington Street



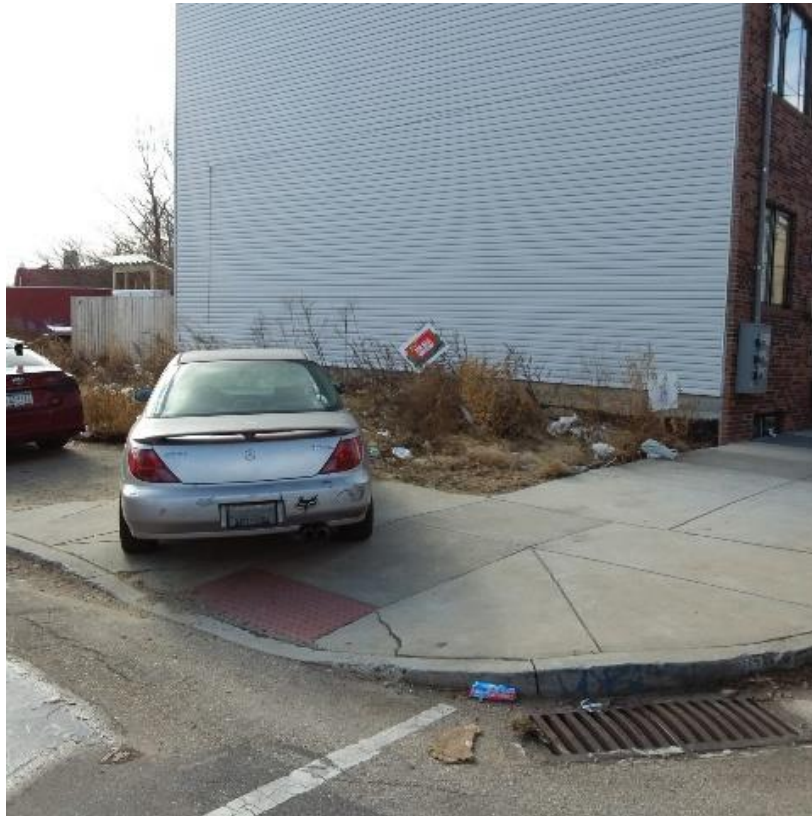
415, 417 W. Norris Street

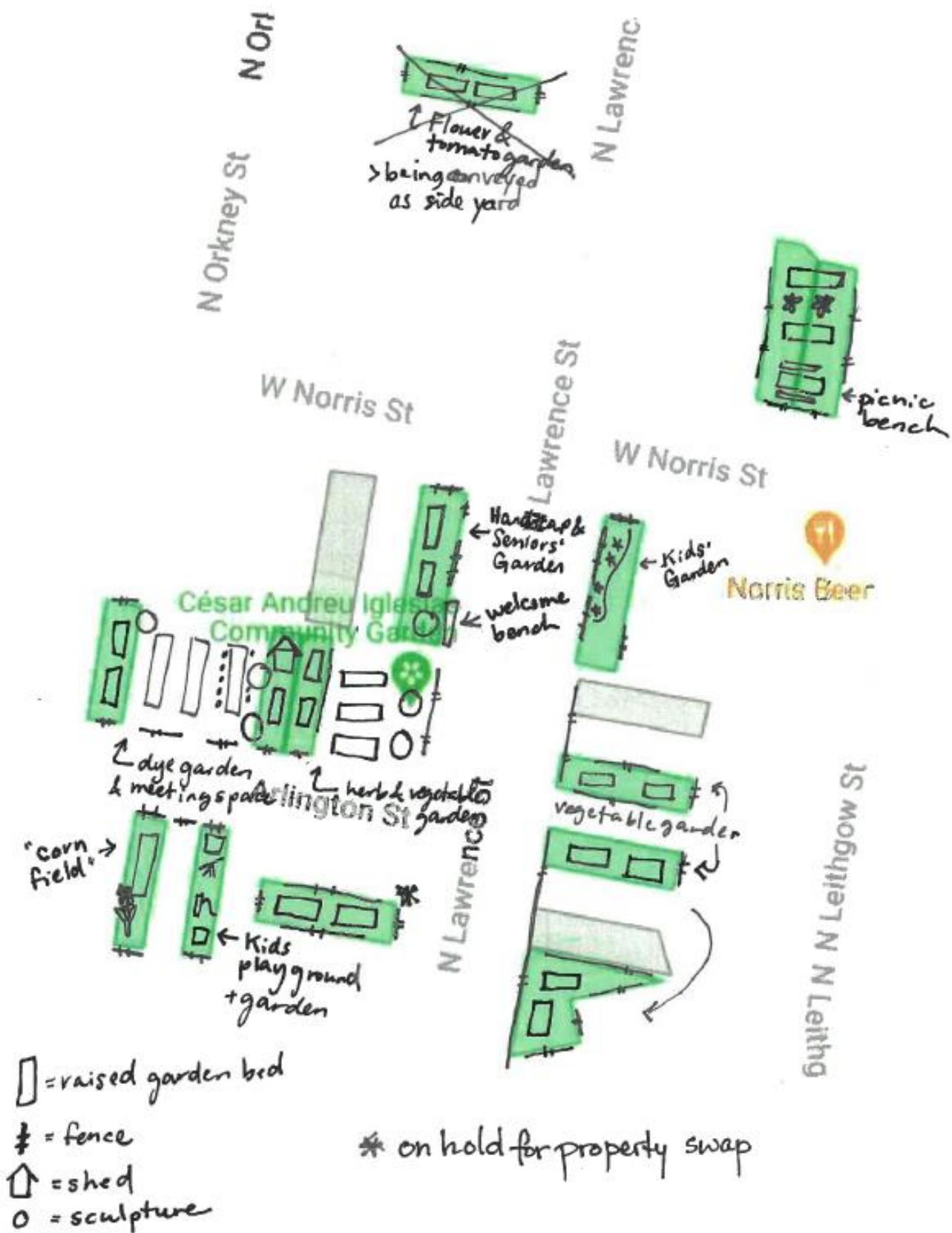


418 W. Norris Street



424 W. Norris Street





PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 1931-33 Lawrence Street
Philadelphia, PA 19122

OPINION OF VALUE: \$70,000

USE OF REAL ESTATE EXISTING AS OF
FEBRUARY 2, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF FEBRUARY 2, 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: 1939 Lawrence Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 1943 Lawrence Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 431 Arlington Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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: 433 Arlington Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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: 434 Arlington Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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: 438 Arlington Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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: 443 Arlington Street
Philadelphia, PA 19122

OPINION OF VALUE: \$55,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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: 415 Norris Street
Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
FEBRUARY 2, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF FEBRUARY 2, 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: 417 Norris Street
Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
FEBRUARY 2, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF FEBRUARY 2, 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

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: 418 Norris Street
Philadelphia, PA 19122

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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

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: 424 Norris Street
Philadelphia, PA 19122

OPINION OF VALUE: \$70,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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

**THE FOLLOWING MATERIALS PERTAIN TO
ITEM 4C ON THE
FEBRUARY 9, 2021 AGENDA**

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
538 DUDLEY STREET
TO JARELL SPEARS AND CARMEN A. GERVASIO**

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 538 Dudley Street (the “Property”) to Jarell Spears and Carmen A. Gervasio (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 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:** 538 Dudley Street

2. **PROPERTY INFORMATION**

Zip Code: 19148	Census Tract: 004101	Council District: 1
Zoning: RSA-5	Lot Area: 583 sq ft	
OPA Value: \$37,300	Appraised Value: \$80,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Jarell Spears and Carmen A. Gervasio	Type: Side/Rear Yard
Homeowners: Jarell Spears and Carmen A. Gervasio	
Mailing Address: 536 Dudley Street, Philadelphia, PA 19148	
Authorized Contact: Carmen A. Gervasio	
Application Date: 10/21/20	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price: \$1.00	Proposed Use: Side Yard
Total Project Costs: \$3,066	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 538 Dudley Street as a side yard. Improvements include a garden, flowering plants, tree, picnic table, pavers and new fence and front gate.

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

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

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

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

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 538 Dudley Street as a side/rear yard to Jarell Spears and Carmen A. Gervasio in accordance with the Disposition Policy.

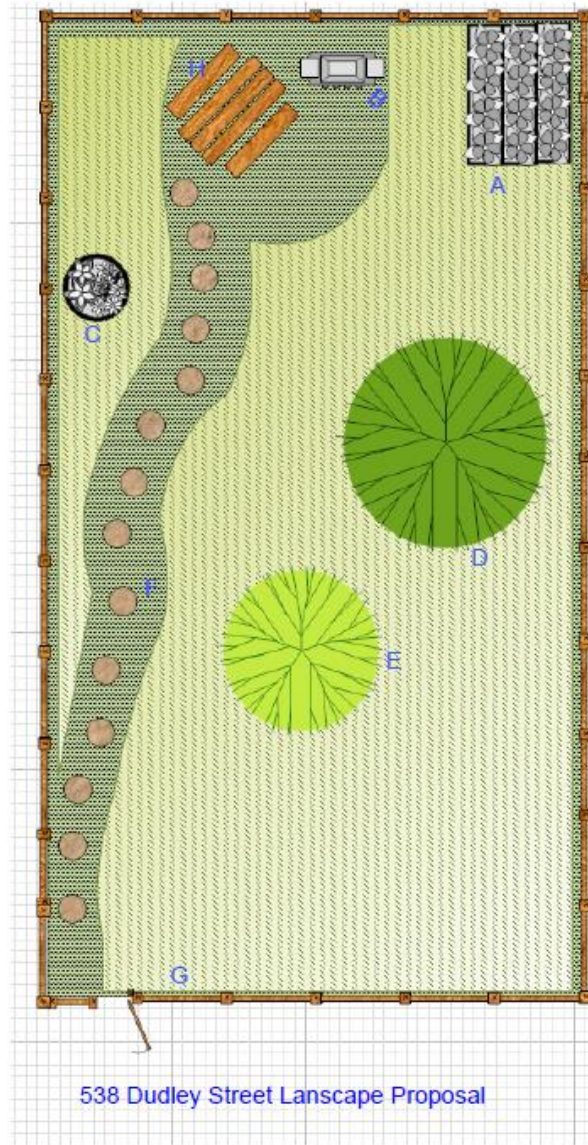
Prepared by: Brian Romano – Project Manager

Reviewed by: Angel Rodriguez – Executive Director, Philadelphia Land Bank

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

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





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: 538 Dudley Street
Philadelphia, PA 19148

OPINION OF VALUE: \$80,000

USE OF REAL ESTATE EXISTING AS OF
JANUARY 25, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JANUARY 25, 2021 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

City of Philadelphia

RESOLUTION NO. 2021 –

**RESOLUTION AUTHORIZING CONVEYANCE OF
639 CANTRELL STREET
TO JOANNA C. MANZO AND ANDRE SAMIR DAVIS**

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 639 Cantrell Street (the “Property”) to Joanna C. Manzo and Andre Samir Davis (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 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:** 639 Cantrell Street

2. **PROPERTY INFORMATION**

Zip Code: 19148	Census Tract: 017201	Council District: 1
Zoning: RSA-5	Lot Area: 914 sq ft	
OPA Value: \$24,400	Appraised Value: \$85,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Names: Joanna C. Manzo and Andre Samir Davis	Type: Side/Rear Yard
Homeowners: Joanna C. Manzo and Andre Samir Davis	
Mailing Address: 641 Cantrell Street, Philadelphia, PA 19148	
Authorized Contact: Joanna C. Manzo	
Application Date: 10/30/20	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price: \$1.00	Proposed Use: Side Yard
Total Project Costs: \$4,700	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 639 Cantrell Street as a side yard. Improvements include fencing, grass, tables and chairs, flowers.

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

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

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

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

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 639 Cantrell Street as a side/rear yard to Joanna C. Manzo and Andre Samir Davis in accordance with the Disposition Policy.

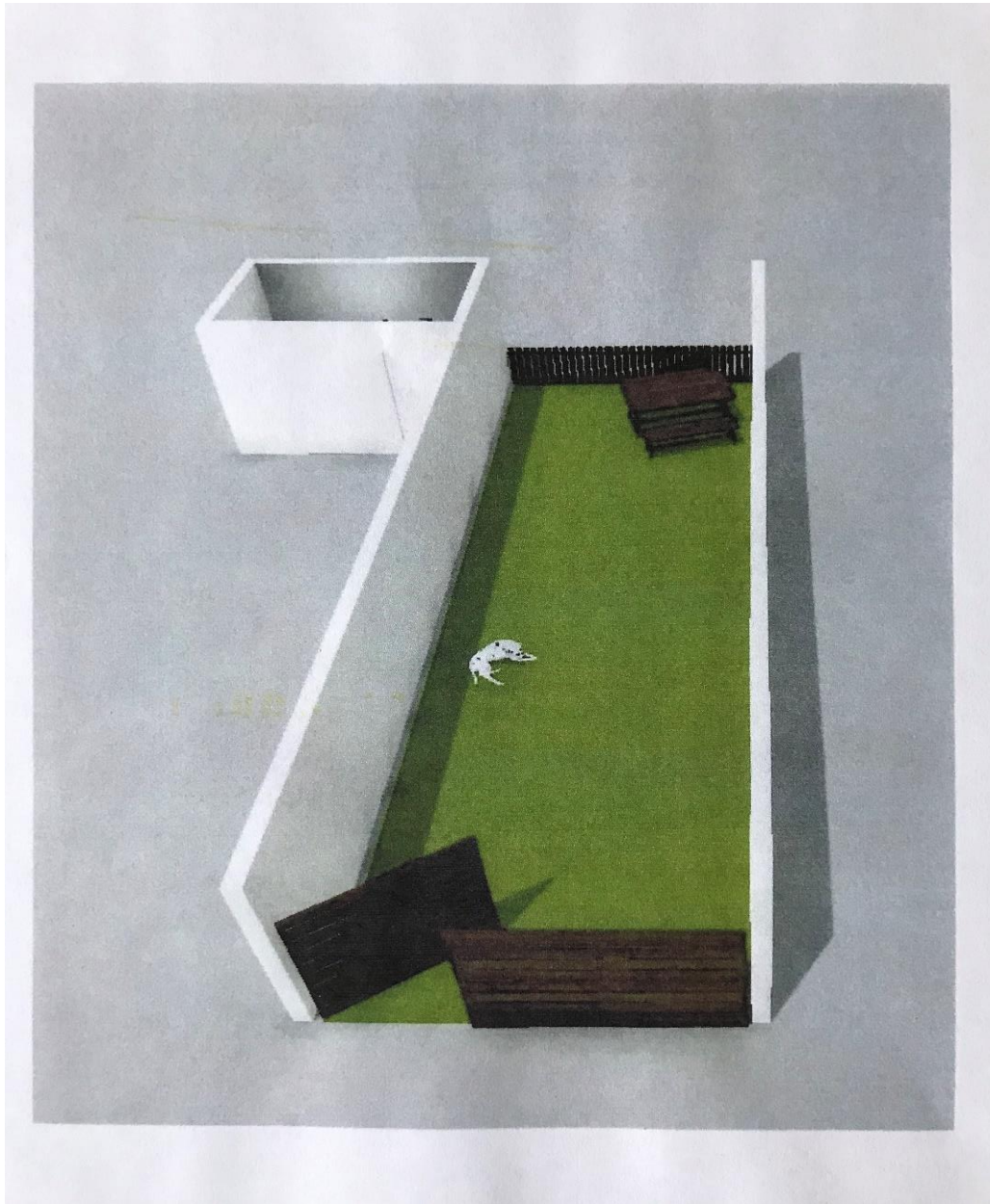
Prepared by: Brian Romano – Project Manager

Reviewed by: Angel Rodriguez – Executive Director, Philadelphia Land Bank

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

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





PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 639 Cantrell Street
Philadelphia, PA 19148

OPINION OF VALUE: \$85,000

USE OF REAL ESTATE EXISTING AS OF
JANUARY 25, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JANUARY 25, 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
1746 ANNIN STREET
TO HOWARD IAN JACOBSON**

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 1746 Annin Street (the “Property”) to Howard Ian Jacobson (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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 1746 Annin Street

2. **PROPERTY INFORMATION**

Zip Code: 19146	Census Tract: 002200	Council District: 2
Zoning: RSA-5	Lot Area: 747 sq ft	
OPA Value: \$76,000	Appraised Value: \$125,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Howard Ian Jacobson	Type: Side/Rear Yard
Homeowners: Howard Ian Jacobson	
Mailing Address: 1744 Annin Street, Philadelphia, PA 19146	
Authorized Contact: Howard Ian Jacobson	
Application Date: 11/10/20	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price: \$1.00	Proposed Use: Side Yard
Total Project Costs: \$381	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 1746 Annin Street as a side yard. Improvements include a fruit and vegetable garden, planter boxes, flowers and table and chairs.

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

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

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

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

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 1746 Annin Street as a side/rear yard to Howard Ian Jacobson in accordance with the Disposition Policy.

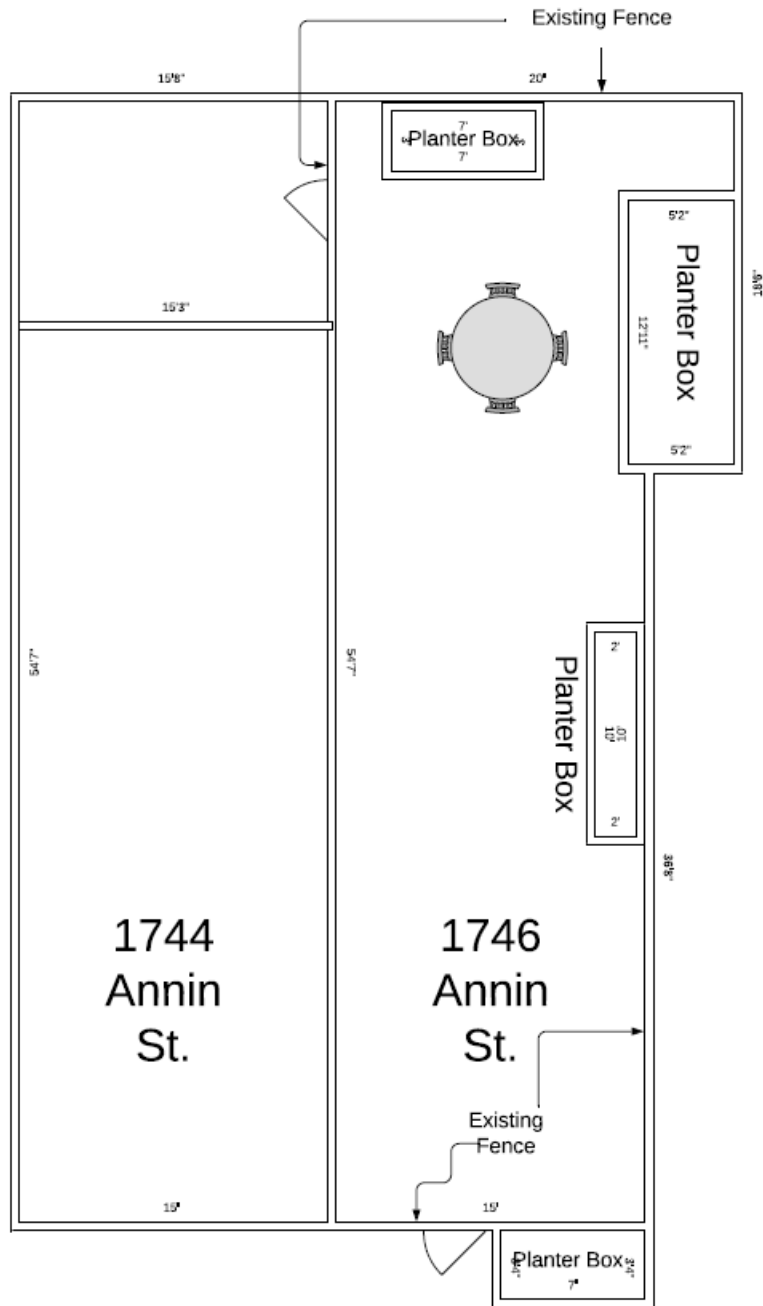
Prepared by: Brian Romano – Project Manager

Reviewed by: Angel Rodriguez – Executive Director, Philadelphia Land Bank

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

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





PHILADELPHIA LAND BANK
Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY: 1746 Annin Street
Philadelphia, PA 19146

OPINION OF VALUE: \$125,000

USE OF REAL ESTATE EXISTING AS OF
NOVEMBER 24, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF NOVEMBER 24, 2020 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
1905 N. PHILIP STREET
TO CHRISTIAN BETANCOUR**

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 1905 N. Philip Street (the “Property”) to Christian Betancour (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 _____, 2021.

Philadelphia City Council Resolution No. _____ dated _____

1. **ADDRESS:** 1905 N. Philip Street

2. **PROPERTY INFORMATION**

Zip Code: 19122	Census Tract: 015700	Council District: 7
Zoning: RSA-5	Lot Area: 644 SQFT	
OPA Value: \$12,800	Appraised Value: \$ 50,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. **APPLICANT INFORMATION**

Applicant Name: Christian Betancour	Type: Side/Rear Yard
Homeowners: Christian Betancour	
Mailing Address: 1904 N. 2 nd Street, Philadelphia, PA 19122	
Authorized Contact: Christian Betancour	
Application Date: 11/27/2020	

4. **PROJECT INFORMATION**

Disposition Type: Non-Comp: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price: \$1	Proposed Use: Side Yard
Total Project Costs: \$10,000	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 1905 N. Philip Street as a rear yard. Improvements include fencing, a paver walkway and a garden.

Evidence of project financing has been provided in the form of a Wells Fargo 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 1905 N. Philip Street to Christian Betancour as a rear yard in accordance with the Disposition Policy.

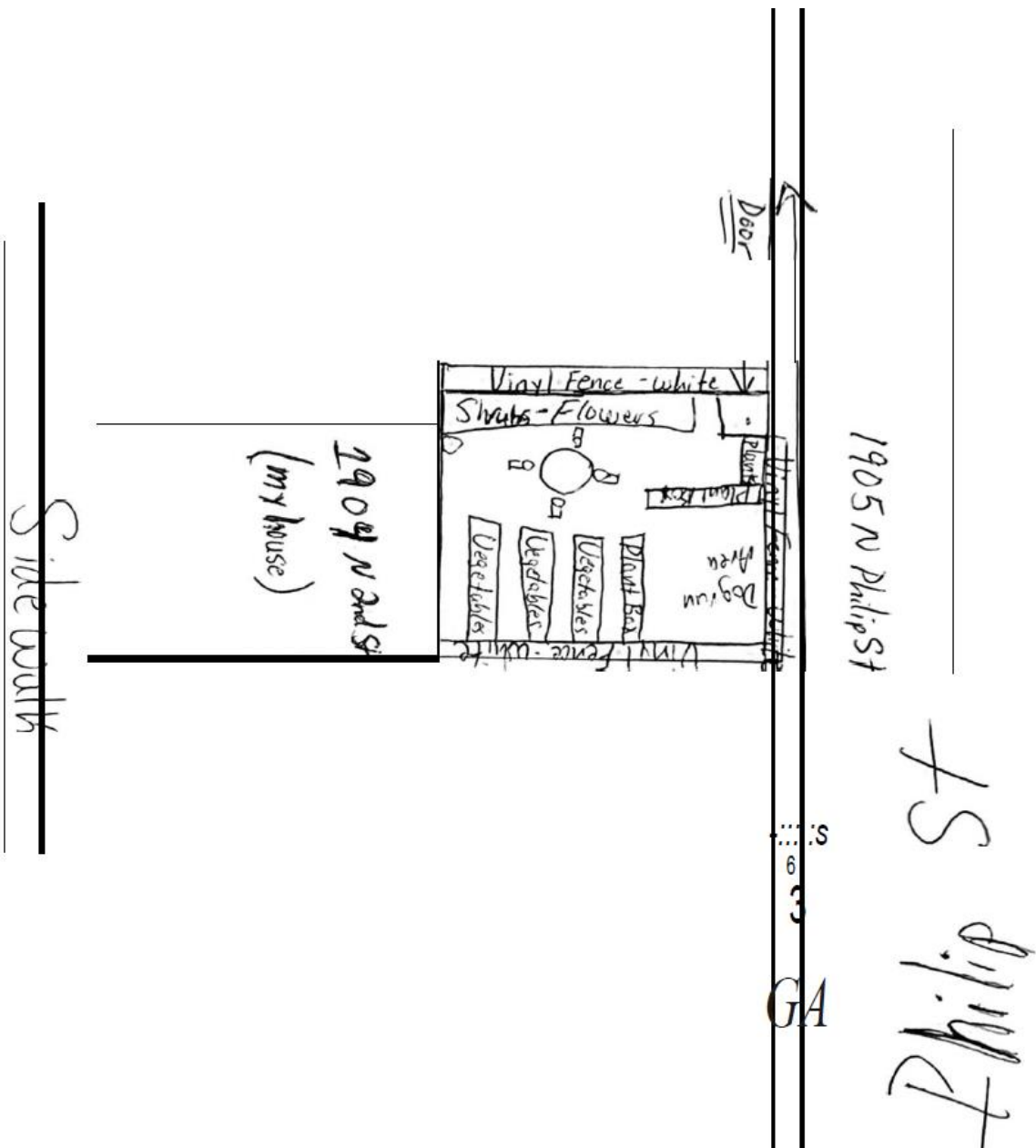
Prepared by: Name - Title

Reviewed by: Angel Rodriguez, Executive Director, Philadelphia Land Bank

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

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





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 Redevelopment Authority 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: 1905 N Philip Street
Philadelphia, PA 19122

OPINION OF VALUE: \$50,000

USE OF REAL ESTATE EXISTING AS OF
JANUARY 25, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JANUARY 25, 2021 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank