

PHILADELPHIA LAND BANK
FEBRUARY 9, 2021 BOARD MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, February 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 10:01 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 side/rear yard dispositions on today's agenda.

Item 1
Roll Call

The following members of the Board of Directors reported present: Paulette Adams, Alex Balloon, Eric Bodzin, Richard DeMarco, Anne Fadullon, Michael Koonce and Rebecca LopezKriss. Majeedah Rashid joined the meeting at 10:07 am.

The following board members were absent: Joshu Harris, Michael Johns and Rick Sauer.

The following staff members were present: Wendolyne David, Jamila Davis, Cristina Martinez-Rodriguez, Angel Rodriguez, 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 January 12, 2021. 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 January 12, 2021. The motion was seconded by Mr. DeMarco.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the January 12, 2021 Board meeting.

Item 3

Executive Director's Report

Mr. Rodriguez indicated that he had no Executive Director report for the Board at this time, and that he was working on the format and contents of the aggregate report required under the new disposition policy.

Item 4

Property Dispositions

A. Development – Affordable Housing Interagency Transfer – TABLED

Ms. Fadullon informed the Board that the proposed transfer of multiple properties to the Philadelphia Housing Authority was tabled and that comments and questions would not be taken on this item at this time. There was one comment received by email, which was read into the record by Ms. Imredy Saah and is attached to these minutes as **Exhibit A**.

B. Gardens/Open Space

- **2842-44 and 2846 Tulip Street to Disney-Nichols African Methodist Episcopal Church (CD 1)**

Mr. Rodriguez presented the proposed disposition of 2842-44 and 2846 Tulip Street as a community garden to Disney-Nichols African Methodist Episcopal Church, a Pennsylvania nonprofit corporation, to the Board for approval. Ms. Fadullon asked if the Board had any comments or questions. There were none. There were no comments or questions from the public.

Mr. Rodriguez noted that Pastor Jacqui Capers from Disney-Nichols African Methodist Episcopal Church was present but did not wish to speak.

Ms. Fadullon called for a motion to approve the proposed disposition. Ms. Adams moved to approve the property disposition of 2842-44 and 2846 Tulip Street to Disney-Nichols African Methodist Episcopal Church. The motion was seconded by Mr. Bodzin.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2842-44 and 2846 Tulip Street to Disney-Nichols African Methodist Episcopal Church, attached to these minutes as **Exhibit B**.

- 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)

Mr. Rodriguez presented the proposed disposition of 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 as a community garden to Iglesias Gardens Co. a Pennsylvania nonprofit corporation, to the Board for approval. Ms. Fadullon asked if any member of the board had questions or comments.

Ms. Adams acknowledged the work of the constituents and the Land Bank's management and staff in bringing these gardens to the Board for approval.

Ms. Fadullon stated for the record at 10:10 am that Majeedah Rashid had joined the meeting. She then asked if any member of the public had questions or comments.

Amy Gottsegen, a volunteer with Iglesias Garden, thanked the community who fought to acquire this land to preserve it as a resource for the community. She also mentioned several people who applied for land as side yards or gardens that were not on the agenda and who were waiting to hear about their applications.

Shawn Banks of Philly-Wood 7, Inc. thanked the Land Bank. He asked the Land Bank to look at the other applications and give them consideration.

There were no additional comments or questions from the public, just confirmations of comments made in the Q&A.

Ms. Fadullon called for a motion to approve the proposed disposition. Ms. Adams moved to approve the disposition of 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 to Iglesias Gardens Company. The motion was seconded by Mr. Bodzin.

Upon motion made and duly seconded, the Board unanimously approved the 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., attached to these minutes as **Exhibit C**.

C. Side/Rear Yards

- 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)

Ms. Fadullon requested that Mr. Rodriguez present all of the side/rear yard dispositions prior to Board discussion or public comment. Mr. Rodriguez presented the four proposed side/rear yard dispositions to the applicants listed on the agenda to the Board for approval.

Ms. Fadullon asked if the Board had any questions. Mr. Koonce asked that the appraised value of each lot proposed for disposition be listed for the record. Mr. Rodriguez announced each lot's appraised value, as listed in the fact sheets included in the Board package:

The appraised value for 538 Dudley Street is \$80,000.

The appraised value of 639 Cantrell Street is \$85,000.

The appraised value of 1746 Annin Street is \$125,000.

The appraised value of 1905 N. Philip Street is \$50,000.

Ms. Fadullon asked Ms. Imredy Saah to read the emailed comment received in reference to the proposed disposition of 1746 Annin Street. The comment was read into the record by Ms. Imredy Saah and is attached to these minutes as **Exhibit D**.

Ms. Fadullon asked if the Board had any questions. Ms. Adams asked if the Land Bank had received any community garden applications for the lot at 1746 Annin Street. Mr. Rodriguez responded that no such applications had been received.

Ms. LopezKriss requested details about the Land Bank's efforts to list the lots for disposition and the results of those efforts.

Mr. Rodriguez explained that the properties in the 1st Council District, 538 Dudley Street and 639 Cantrell Street, had been posted for competitive sale, but no qualified applications were received. Subsequently, the current side yard applications were received and qualified under the current disposition policy.

1746 Annin Street was posted for competitive sale several years ago, but it was withdrawn due to a number of issues surrounding competitive sales in the 2nd Council District and was not reposted. The applicant had applied for the lot as a side yard several years ago and was eligible to acquire the lot as a side yard under the current disposition policy.

1905 N. Phillip Street had never been posted for competitive sale, and side/rear yard applications are prioritized by the 7th Council District.

Ms. Fadullon asked Mr. Rodriguez to describe the deed restrictions for side yards. Mr. Rodriguez detailed the restrictions for side yards: it must remain open space; no parking or storage of any vehicles or watercraft is permitted; and it must be fenced without obstructing alleyways. Approved applicants must sign a Purchase and Development Agreement that describes permitted and non-permitted uses in detail and contains a power of attorney that allows the Land Bank to take the property back if the recipient of the property does not follow the requirements of the agreement. The Purchase and Development Agreement is recorded, and the deed references the agreement. In addition, a 30-year mortgage for the appraised value is placed on all side/rear yards. No payment is due unless the property is sold prior to the end of the 30-year term, which requires the Land Bank's permission and payment of the full mortgage amount. Ms. LopezKriss then stated her concern that a recipient could sell the property, pay off the mortgage in full and still make a large profit. Mr. Rodriguez responded that the property is subject to permanent use restrictions, so the only way the property could be developed if the Land Bank recorded a release from those restrictions. Also, the Land Bank could recover the property using its power of attorney.

Mr. DeMarco left the meeting during Mr. Rodriguez's presentation and did not rejoin.

Since there were no additional questions or comments from the Board, Ms. Fadullon then asked for public comments.

Mr. Howard Jacobson, the applicant for 1746 Annin Street, spoke, indicating that he has been a resident of Point Breeze since January 1, 2011. He applied for the property when he purchased his home and received approval from Councilwoman Anna Verna. He has been maintaining the lot as a garden for his family, pets and his neighbors while continuing to seek approval of his acquisition of the lot as a side yard since his initial application was submitted.

Ms. Winnie Branton asked in the Q&A if there was a staff person responsible for monitoring compliance with the conditions for side yards, and how the Land Bank could ensure compliance with the use restrictions other than in the event of a sale. Mr. Rodriguez responded that inspectors conduct visual inspections and bring violations, particularly of the prohibition against parking, to the attention of the Land Bank, which then follows up with the owner. Also, title agents are becoming increasingly familiar with the restrictions placed on former public properties and with the process for requesting a release from those restrictions, if warranted.

Mr. Jihad Ali asked about an email he sent regarding an agenda item and why he wasn't accorded the courtesy of a response, as well as whether such emailed comments are attached to the minutes. Ms. Imredy Saah responded that she strives to respond to all emails within 24 hours and did not receive an email from him and requested that he send the email to her again. Ms. Fadullon confirmed that all questions and comments related to a Board agenda item and sent via email are attached to the minutes of that Board meeting.

Ms. Joanna Manzo Davis and her husband Mr. Andre Davis, the applicants for 639 Cantrell Street, stated that she, like Mr. Jacobson, wanted to thank Mr. Rodriguez and the staff for their assistance with acquiring her side yard.

Ms. Fadullon called for a motion on the the side/rear yards presented for disposition. Mr. Mr. Koonce requested that the motion for each disposition be presented separately.

Ms. Fadullon called for a motion to approve the proposed disposition of 538 Dudley Street. Mr. Balloon moved to approve the disposition of 538 Dudley Street as a side/rear yard to Jarell Spears and Carmen A. Gervasio. The motion was seconded by Mr. Bodzin.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 538 Dudley Street to Jarell Spears and Carmen A. Gervasio, attached to these minutes as **Exhibit E**.

Ms. Fadullon called for a motion to approve the proposed disposition of 639 Cantrell Street. Mr. Balloon moved to approve the disposition of 639 Cantrell Street to Joanna C. Manzo and Andre Samir Davis. The motion was seconded by Mr. Bodzin.

Upon motion made and duly seconded, the Board approved the Resolution Authorizing Conveyance of 639 Cantrell Street to Joanna C. Manzo and Andre Samir Davis, attached to these minutes as **Exhibit F**.

Ms. Fadullon called for a motion to approve the proposed disposition of 1746 Annin Street. Mr. Balloon moved to approve the disposition of 1746 Annin Street to Howard Ian Jacobson. Mr. Bodzin seconded the motion.

Upon motion made and duly seconded, the Board by majority vote approved the Resolution Authorizing Conveyance of 1746 Annin Street to Howard Ian Jacobson, attached to these minutes as **Exhibit G**. The vote was five (5) to two (2) in favor of the disposition, with Ms. Adams, Mr. Balloon, Mr. Bodzin, Ms. Fadullon and Ms. Rashid voting in favor of the disposition and Mr. Koonce and Ms. LopezKriss voting against the disposition.

Ms. Fadullon called for a motion to approve the proposed disposition of 1905 N. Philip Street. Mr. Balloon moved to approve the disposition of 1905 N. Philip Street to Christian Betancour. Mr. Bodzin seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1905 N. Philip Street to Christian Betancour, attached to these minutes as **Exhibit H**.

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

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

Ms. Fadullon recognized Mark Zachary. Mr. Zachary had sent an email to Ms. Imredy Saah, attached to these minutes as **Exhibit I**. Mr. Zachary lives in the 7th Council District and has concerns about the blighted condition of multiple large publicly owned lots in the district, which are used for illegal parking and illegal trash dumping. He asked whether the Land Bank has a policy regarding the inspection, cleaning, fencing and maintenance of properties it owns or manages on behalf of the public, and the maintenance and repair of sidewalks along its properties. Mr. Zachary also suggested that the Land Bank provide a link on the website through which community members could notify the Land Bank about such problem properties.

Mr. Rodriguez explained that the bundle of parcels Mr. Zachary had brought to the Land Bank's attention comprises more than half of a city block. The area is covered by a routine maintenance contract the Land Bank has with the Philadelphia Horticultural Society, and the lots are on the PHS's schedule for stabilization. The Land Bank and PHS have developed a plan to notify adjoining businesses that they must vacate the properties so that PHS can then clear the land and fence it. With respect to the disposition of the land, Mr. Rodriguez will have conversations with the 7th District Council office concerning the intended use for those lots.

With regard to the broader question of management of publicly owned land, the Land Bank is responsible not just for the maintenance of properties owned by the Land Bank but also properties owned by the City's Department of Public Property, the Philadelphia Redevelopment Authority and PHDC. The Land Bank tries to have lots stabilized and fenced as quickly as possible and to

be responsive to residents' complaints, particularly regarding illegal trash dumping and other blighting activities.

Ms. Fadullon then recognized Mara Henao. Ms. Henao asked about the addresses of the lots Mr. Zachary had referenced. Mr. Rodriguez responded that the lots are on N. Fairhill Street; Mr. Zachary added that there were several lots were on the 100 block of W. Cumberland Street, but the large lots were between N. Reese Street and N. Fairhill Street, comprising about 25,000 square feet in area, and that the problem has persisted for years. He requested an increased effort by the Land Bank to manage its properties and reduce blight. Ms. Fadullon responded that the conversation with the 7th Council District office needs to be accelerated so that a permanent solution can be found to move the properties out of the Land Bank's inventory and into some type of productive use.

Ms. Fadullon then asked if anyone wished to discuss any old or new business with the Board. Ms. Valerie Banks asked about how she could acquire the lot next to her home, 2032 Bodine Street, which she has maintained for years under a garden agreement while living in the adjacent PHA-owned home. Ms. Banks indicated that she will soon become the owner of her residence and would like to acquire 2032 N Bodine Street. Mr. Rodriguez responded that an applicant for a side yard must not only live in but own the adjacent residence, so once Ms. Banks owns her home (is on the deed), she can apply to acquire 2032 Bodine Street as a side yard.

Item 6
Adjournment

There being no further business to address, Ms. Fadullon called for a motion to adjourn the meeting.

Mr. Koonce moved to adjourn the meeting. Mr. Bodzin 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 10:49 am.

SECRETARY TO THE BOARD

Public Attendance Sheet



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, February 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
Valerie	Banks	amy@createlab.org
Mike	G M	mikem1006@aol.com
Anthony	Miller-Secretary	amiller@nkcdc.org
jamila.davis		Jamila.Davis@phila.gov
Jacquie	Sims	jacquelyn@maplehousing.org
Joseph	Berger	jbergerre@gmail.com
Mara	Henao	marahenao02@gmail.com
Jihad	Ali	Jihad@jihadali.com
Nur	Hasan	nhasan7777@gmail.com
Phuong	Nguyen (She/Her)	phuong@thewomensfilmfestival.org
Holloway		tholloway421@gmail.com
LR	Cross	LCross@phmc.org
Evangelist	Jenique Wiley	jenique1984@gmail.com
Christian	Betancour	C.betancour@outlook.com
Jarell	Spears	Gervasio.Spears@gmail.com
cruz		gcruz101@yahoo.com
Michael	Gahagen	mgahagen@hamiltonlane.com
Jaime		jaifarr+zoom@protonmail.com
Carolyn.Terry		Carolyn.Terry@phdc.phila.gov
Elizabeth	Wright	elizabethwright49@yahoo.com
WING	sandy plummer	penny110@verizon.net
Winnie	Branton	wbranton@brantonstrategies.com
Howard	Ian Jacobson	h.ian.jacobson@gmail.com
Monica	Butler	monicaybutler@gmail.com
Robert	Gibson	robertvgibsonjr@gmail.com
Zoom	user	desh.wash@gmail.com
Mark	Zachary	zachary587@gmail.com
Andrew	Goodman	andrew.goodman@phila.gov
Sharon	Park	sharon.sy.park@gmail.com
Brian	Romano	brome22@aol.com
David	Fecteau (City Planning Staff)	David.Fecteau@phila.gov
Josh		jgreav@gmail.com

First Name	Last Name	Email
zef	.	willowzef@gmail.com
Leslie	Torres	lfuentes70@gmail.com
Vanessa	Caracoza	vanessa.caracoza@ceibaphiladelphia.org
R21cristina		r21cristina06@gmail.com
Rodesha	(Councilwoman Sanchez's Office)	rodesha.washington@phila.gov
Pastor	Jacqui Capers, Disney-Nichols AME, Phila	jcapers@msn.com
Jaime		misha.rodriquez@apmphila.org
Wendolyne.David		wendolyne.david@phdc.phila.gov
Cassandra	Green	cassgreen24@gmail.com
arpatrick		ryan_patrick04@hotmail.com
Eli		ebevins@eliluent.com
Kristie	Bergey	kb@kbconsultinginc.com
Andria	Bibiloni	andriab@temple.edu
Jerrica	Gunter	mizzjerri@gmail.com
SHAWN	FROGG BANKS	frogg7@gmail.com
a	weiss/SoLo	awfromhh4@gmail.com
gailloney		loneygail@yahoo.com
Amy	Gottsegen	agottseg@andrew.cmu.edu
joanna	manzo davis	joanna@trinityflavors.com
Charles	Simmons	charlessimmonssr63@gmail.com
adam	b	a_butler@pobox.com

EXHIBIT A

From: Don Blakely <2461ricks@gmail.com>
Sent: Monday, February 8, 2021 12:59 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Affordable housing at 32nd and York Street Philadelphia PA 19132

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Yes my name is Don Blakely block captain of the 2400 block of 32nd 2500 + 2300 I'm speaking on behalf of the residents of these blocks about the proposed affordable housing to be built at the corner of 32nd and York Street Philadelphia PA I'm we have concerns about the the low-income residents we had we have encountered difficulties with affordable housing in our neighborhood on our block Housing Programs that was available on our blocks we had the weed them out because they posed a danger to our children and our elderly so we are opposed to the development all the affordable housing units I will be in contact with Daryl Clark president again we oppose affordable housing because of the elements it tends to grain to already stressed out community thank you and I appreciate your help in this matter sincerely Don Blakely

EXHIBIT B

RESOLUTION NO. 2021 – 6

**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 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 February 9, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

RESOLUTION NO. 2021 – 7

**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:

6. 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.
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 February 9, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT D

From: C. Cosico <cnpi.cosico@gmail.com>
Sent: Monday, February 8, 2021 5:47 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: 1746 Annin St parcel acquisition

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

To whom it may concern:

I am a resident homeowner on 17th and Federal St, and I am against the proposal regarding 1746 Annin St acquiring the adjacent parcel as a side yard.

In such a rapidly growing and transforming neighborhood, public space is a precious resource. Had I not been informed of this proposal, I would already have assumed 1746 owned the parcel. I'm appalled to know they have fenced it up and locked it away from the rest of the neighborhood for their own personal use without the legitimate right to do so.

I would prefer the parcel be used as a public space, similar to Manton Green, whether it be a neighborhood garden, community outdoor gathering place, or small dog run - the space should be shared by the neighborhood, not hoarded by a single family who desires a suburban amount of land in an area where it isn't warranted.

I appreciate the opportunity to express my opinion regarding this matter.

Christine N. Cosico, PharmD

EXHIBIT E

RESOLUTION NO. 2021 – 8

**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:

11. 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.
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 February 9, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT F

RESOLUTION NO. 2021 – 9

**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:

16. 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.
17. 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.
18. 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.
19. 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.
20. This Resolution shall take effect immediately upon adoption by the Board.

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

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT G

RESOLUTION NO. 2021 – 10

**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:

21. 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.
22. 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.
23. 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.
24. 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.
25. This Resolution shall take effect immediately upon adoption by the Board.

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

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT H

RESOLUTION NO. 2021 – 11

**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:

26. 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.
27. 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.
28. 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.
29. 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.
30. This Resolution shall take effect immediately upon adoption by the Board.

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

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT I

From: Mark Private <zachary587@gmail.com>
Sent: Wednesday, January 27, 2021 12:39 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>; Eric Bodzin <Eric.Bodzin@Phila.gov>
Subject: Fwd: vacant lots/extreme blighting influence

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hello,

I am attempting to bring to the board's attention extreme blight existing at some of the land bank owned properties in my area.

the properties are as follows:

158, 162, 164, 166 W Cumberland(all adjoining parcels at Mutter and Cumberland streets

2506-22 N Reese St, 515-33 W Cumberland, 2511-21 N Fairhill, 2524 N Reese, 2534-42 N Reese, 2543-51 N Fairhill (25 THOUSAND SQ FT)

I have included pictures of the parcels in question.

The 158-166 cumberland parcel is essentially being used as a trash dump/scrap yard, and undoubtedly harbors rodents and hazardous materials like lead, etc, that are leaking into the surrounding environment.

the huge assemblage of land at cumberland and Reese, almost half of a city block, is being used as a vehicle scrap and junkyard, and a trash dumping site. the frontage along cumberland is approaching post apocalyptic levels of litter and trash accumulation-an absolute disgrace and affront to the near neighbors.

Why is the Land Bank allowing the land it owns, and is allegedly responsible for stewardship of, to become such a blighting and negative influence on an area?

What is the Land Bank's plan to remediate and prevent its property from being used for unlawful scrap yards that result in environmental degradation and blight?

Why does the Land Bank not have a direct contact email and a point person who is responsible for cleaning up problem properties?

Does the Land Bank have plans to Fence land that is proving to be a problem to keep clean and keep junkyards from forming?

these parcels are just a small sample of issues throughout the city with land bank owned property. I would hope and trust that the Board will address not only these specific parcels in a timely manner, but also respond to my other questions and provide a point person who can systematically deal with these issues and proactively inspect vacant Land Bank land.

Please advise next steps, as i plan to address the board on this issue on Feb 9th, and continue to do so until these parcels are cleaned up and fencing is put up. I also plan to compile a list of properties that i am aware of that are also problematic for the neighborhood.

EXHIBIT I

thank you

mark zachary
resident and homeowner, no affiliation with a group or business.
philadelphia 19133



EXHIBIT I

