

PHILADELPHIA LAND BANK
MARCH 9, 2021 BOARD MEETING MINUTES

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

CALL TO ORDER

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

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

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

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

Item 1
Roll Call

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

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

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

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

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

Item 2
Approval of Board Minutes

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

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

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

Item 3

Executive Director's Report

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

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

Item 4

Property Dispositions

A. Gardens/Open Space

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

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

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

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

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

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

B. Side/Rear Yards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Item 6 **Adjournment**

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

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

SECRETARY TO THE BOARD

Public Attendance Sheet



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, March 9, 2020 at 10:00 AM

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

| First Name | Last Name | Email |
|--------------|-------------------|------------------------------|
| Solomon | Williams | solomon@nicetowncdc.org |
| Andria | Bibiloni | andriab@temple.edu |
| Brian | Romano | brome22@aol.com |
| Jacquie | Sims | jacquelyn@maplehousing.org |
| Mike | G M | mikem1006@aol.com |
| Johanna | Ramos | johanna.ramos@phila.gov |
| Leslie | Fuentes | lfuentes70@gmail.com |
| ABWREI | ABWREI | info@abwrei.com |
| Luke | | lbrower09@gmail.com |
| William | Sorrell | wqsorrell@gmail.com |
| Christiana | Barile | christianab@kw.com |
| franchesca | | franchesca.isaac@gmail.com |
| David | Geiger | dgeiger@ura.org |
| Alex | Balloon | flymetrojet@gmail.com |
| Carolyn | Terry - PLB Staff | Carolyn.Terry@phdc.phila.gov |
| Sharon | Park | sharon.sy.park@gmail.com |
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| arpatrick | | ryan_patrick04@hotmail.com |
| a | weiss/SoLo | awfromhh4@gmail.com |
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| Max | Weiss | max.weiss@phila.gov |
| Tyrone | Mayo | tyrone@acousticvision.net |
| Natil | | Nati@Santechconstruction.com |
| Craig | Thom | craig.thom@scopecre.com |

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

EXHIBIT A

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

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

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

EXHIBIT B

RESOLUTION NO. 2021 – 12

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

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

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

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

1. The conveyance of the Property to the Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

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

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

RESOLUTION NO. 2021 – 13

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

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

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

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

6. The conveyance of the Property to the Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
8. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
9. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
10. This Resolution shall take effect immediately upon adoption by the Board.

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

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT D

RESOLUTION NO. 2021 – 14

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

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

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

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

11. The conveyance of the Property to the Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
12. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
13. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
14. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
15. This Resolution shall take effect immediately upon adoption by the Board.

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

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT E

PUBLIC COMMENTS SUBMITTED IN Q&A

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