

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MEETING**

**TUESDAY, MAY 11, 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 April 13, 2021**
- 3. Executive Director's Report**
- 4. Resolution Authorizing Subordination of Mortgage on 3222-58 H Street**  
*The Philadelphia Land Bank will execute an agreement subordinating a mortgage on 3222-58 H Street (the "Property") in favor of Esperanza Health Center Support Corporation, a Pennsylvania non-profit corporation (the "Borrower"), NFF New Markets Fund XLIV, LLC, a New York limited liability company, and PNC CDE 117, LLC, a Delaware limited liability company (collectively, the "Lenders"). This subordination will allow the Borrower to finance the development and construction of a new community center on the Property utilizing New Market Tax Credits.*
- 5. Property Dispositions**
  - A. Side/Rear Yards**  
*The properties below are proposed for conveyance to individual applicants as side or rear yards; the applicant must reside in and own the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.*
    - 1740 S. Howard Street – Anthony Lewandowski & Tracy Lewandowski (CD1)
    - 2216 N. 3rd Street – Jessica Fox (CD7)
- 6. Public Comment (Old & New Business)**
- 7. Adjournment**

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**MEMORANDUM**

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**FROM:** Andrea Imredy Saah, Esq., Acting Senior Counsel  
**RE:** **Philadelphia Land Bank May 11, 2021 Board Meeting**  
Remote Board Meeting Notice, Attendance, and Comment Procedures  
**DATE:** May 1, 2021

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**A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, May 11, 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=ZW9iMkp2b3pjeUs4ZlBkVm5WVFNjZz09>

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](mailto:andrea.saah@phdc.phila.gov) by 1:00 p.m. on Monday, May 10, 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**  
**APRIL 13, 2021 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)**

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, April 13, 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](mailto:Andrea.Saah@phdc.phila.gov).

Prior to today's Public Session, the Board held an Executive Session at which the Board reviewed the meeting agenda and discussed the Sheriff's Office's move to conducting virtual sheriff's sales.

**Item 1**  
**Roll Call**

The following members of the Board of Directors reported present: Alex Balloon, Eric Bodzin, Anne Fadullon, Andrew Goodman, Michael Johns, Rebecca LopezKriss and Rick Sauer. Majeedah Rashid joined the meeting via phone at 10:10 am. Richard DeMarco joined the meeting at 10:24 am.

The following board members were absent: Joshu Harris and Michael Koonce.

The following staff members were present: Wendolyne David, Jamila Davis, Jessie Lawrence, Cristina Martinez, Angel Rodriguez, Tracy Pinson-Revire, 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 regarding the minutes of the Board meeting of March 9, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of March 9, 2021.

Mr. Sauer moved to approve the minutes. Mr. Bodzin seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the March 9, 2021 Board Meeting Minutes. Mr. Johns abstained from the vote because he was not in attendance at the March 9, 2021 board meeting.

**Item 3**  
**Appointment of Senior Counsel**

Ms. Fadullon called for the appointment of the Land Bank's Senior Counsel. Mr. Rodriguez asked the Board to authorize the appointment of Andrea Imredy Saah as Senior Counsel as recommended by David S. Thomas, President and CEO of PHDC. He indicated that Ms. Saah has been with the Land Bank assisting with various legal matters since 2015 and that she is highly recommended.

Ms. Fadullon called for questions or comments from the Board. Ms. LopezKriss asked if the appointment was permanent or for a period of time. Mr. Rodriguez clarified that the appointment is not for a set period of time. Mr. Johns commented that he was part of the interview committee and was pleased to see this appointment.

Ms. Fadullon called for comment or questions from the public. There were none.

Ms. Fadullon called for a motion to approve the appointment of Andrea Imredy Saah as Senior Counsel for the Philadelphia Land Bank.

Mr. Balloon moved to approve the appointment. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Appointing Senior Counsel for the Philadelphia Land Bank (attached to these minutes as **Exhibit A**).

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

Mr. Rodriguez had no report for the board.

Mr. Rodriguez proceeded to introduce Jessie L. Lawrence to the Board as the Director of Real Estate for Land Management, stating that he was very happy to have Mr. Lawrence in this position. Mr. Lawrence worked for the Philadelphia Redevelopment Authority for nine (9) years

as a Project Manager II, then moved to the private sector for a few years, and has now returned in this new role. Ms. Fadullon welcomed Mr. Lawrence back to the Land Management team.

## **Item 5**

### **Administrative – Interagency Transfer**

Mr. Rodriguez indicated that the Philadelphia Land Bank intends to convey title of properties owned by the Philadelphia Land Bank to the Philadelphia Redevelopment Authority (“PRA”) for management and disposition by PRA. The properties include 1610, 1612, 1614 and 1616 Page Street in the 5<sup>th</sup> Council District and 3714 Brown Street in the 3<sup>rd</sup> Council District.

Ms. Fadullon called for comments or questions from the Board. Ms. Sauer asked whether the reason for the transfer was to add to assemblages of properties held by PRA, and for what intended purpose. Mr. Rodriguez responded that the transfer of the Page Street properties was for the purpose of adding to an assemblage for affordable housing and that the Brown Street property was being transferred to secure a community garden and open space. Those dispositions will be presented to the PRA Board at a future date. Mr. Johns asked if the disposition of the Page Street properties was to Habitat for Humanity, to which Mr. Rodriguez responded that this resolution is solely for the purpose of transferring the properties into PRA.

Ms. Fadullon asked if there were any questions or comments from the public. There were none.

Ms. Fadullon called for a motion to approve the inter-agency transfer of 1610, 1612, 1614 and 1616 Page Street and 3714 Brown Street to PRA.

Mr. Balloon moved to approve the inter-agency transfer. Ms. LopezKriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1610, 1612, 1614 and 1616 Page Street and 3714 Brown Street to Philadelphia Redevelopment Authority, attached to these minutes as **Exhibit B**.

## **Item 6**

### **Property Dispositions**

#### **A. Development – Affordable Housing**

Ms. Fadullon asked Mr. Rodriguez to introduce the proposed property dispositions.

Before Mr. Rodriguez began, Mr. Sauer announced that he was recusing himself from the discussion and vote on this item and then left the meeting.

- 19, 21, 23, 25, 27 E. Somerset Street; 3022, 3024, 3026, 3028 N. American Street – HACE Affordable Housing Corporation (CD 7)

Mr. Rodriguez presented the proposed disposition of 19, 21, 23, 25 and 27 E. Somerset Street and 3022, 3024, 3026 and 3028 N. American Street in the 7<sup>th</sup> Council District to Hispanic Association

of Contractors and Enterprises Affordable Housing Corporation (HACE Affordable Housing Corporation) for the development of affordable housing. This proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The disposition will be for nominal value. Nine (9) homeownership units will be sold to purchasers with household incomes between sixty-one percent (61%) and eighty percent (80%) of area median income. This will be a nominal transaction. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry and reverter provision, use restrictions and resale restrictions. Purchasers will be required to undergo an income verification process.

Following Mr. Rodriguez’s presentation, Ms. Fadullon noted for the record that Majeedah Rashid had joined the meeting at the beginning of Mr. Rodriguez’s presentation and was also recusing herself from this discussion and vote.

Ms. Fadullon called for questions or comments from the Board. Mr. Johns asked how many units will be developed and what the development timeline would be. Mr. Rodriguez responded that nine (9) units will be developed and that once settlement is complete, HACE will have eighteen (18) months to develop the homes.

Ms. Fadullon called for questions or comments from the public. There were none.

Ms. Fadullon called for a motion to approve the disposition of 19, 21, 23, 25 and 27 E. Somerset Street and 3022, 3024, 3026 and 3028 N. American Street to HACE Affordable Housing Corporation.

Mr. Goodman moved to approve the disposition. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 19, 21, 23, 25 and 27 E. Somerset Street; 3022, 3024, 3026 and 3028 N. American Street to HACE Affordable Housing Corporation, attached to these minutes as **Exhibit C**.

Mr. Sauer and Ms. Rashid rejoined the meeting following the vote.

## **B. Business Expansion**

- 2907 Gransback Street – Barrio Flats LLC (CD 7)

Mr. Rodriguez presented the proposed disposition of 2907 Gransback Street in the 7<sup>th</sup> Council District to Barrio Flats LLC for the development of a parking lot that will serve the developer’s adjacent mixed-use project. This proposal was unsolicited and was evaluated pursuant to the Disposition Policy in effect as of January 1, 2020. This will be a market rate transaction for the appraised value of \$20,000. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will not require an EOP. The project will be subject to an irrevocable power of attorney, a right of reentry and reverter provision, and use restrictions.

Ms. Fadullon called for questions or comments from the Board. There were none.

Ms. Fadullon called for question or comments from the public. There were none.

Ms. Fadullon called for a motion to approve the disposition of 2907 Gransback Street to Barrio Flats LLC.

Ms. Rashid moved to approve the disposition. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2907 Gransback Street to Barrio Flats LLC, attached to these minutes as **Exhibit D**.

### **C. Side/Rear Yards**

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

Ms. Fadullon stated that unless a member of the Board objected, the Board would approve the resolutions authorizing the disposition of all side yards with one vote. No objection was made.

Mr. Rodriguez asked the Board to authorize the disposition of 2013 E. Hazzard Street to Jessica Klementzos and Casey Martin as a side yard in the 1<sup>st</sup> Council District. Evidence of project financing has been provided, the applicants are compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an Economic Opportunity Plan.

Mr. Rodriguez asked the Board to authorize the disposition of 610 S. 54<sup>th</sup> Street to Grant Struble and Kendyll T. Young as a side yard in the 3<sup>rd</sup> Council District. Evidence of project financing has been provided, the applicants are compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an Economic Opportunity Plan.

Mr. Rodriguez asked the Board to authorize the disposition of 5410 Spruce Street to Christina Acholla and Melissa Krechmer as a side yard in the 3<sup>rd</sup> Council District. Evidence of project financing has been provided, the applicants are compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an EOP.

Mr. Rodriguez asked the Board to authorize the disposition of 5559 Locust Street to Linda Fernandez as a side yard in the 3<sup>rd</sup> Council District. Evidence of project financing has been

provided, the applicant is compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an EOP.

Mr. Rodriguez asked the Board to authorize the disposition of 413 W. Norris Street to Morgana Ginet as a side yard in the 7<sup>th</sup> Council District. Evidence of project financing has been provided, the applicant is compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an EOP.

Mr. Rodriguez asked the Board to authorize the disposition of 419 W. Norris Street to Heyda Colon as a side yard in the 7<sup>th</sup> Council District. Evidence of project financing has been provided, the applicant is compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an EOP.

Mr. Rodriguez asked the Board to authorize the disposition of 1707 N. Orianna Street to Sarah R. Gearhart as a side yard in the 7<sup>th</sup> Council District. Evidence of project financing has been provided, the applicant is compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an Economic Opportunity Plan.

Mr. Rodriguez asked the Board to authorize the disposition of 2152 N. Randolph Street to Regina Anne Hoffman and Andrew Roller as a side yard in the 7<sup>th</sup> Council District. Evidence of project financing has been provided, the applicants are compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard. The project will not require an EOP.

Ms. Fadullon called for questions and comments from the Board regarding any of the side yard dispositions.

Ms. LopezKriss asked about any efforts the Land Bank had made to sell 2013 E. Hazzard Street prior to this disposition. Mr. Rodriguez responded that the property was posted for competitive sale unsuccessfully in the past. Ms. LopezKriss asked whether 610 S. 54<sup>th</sup> Street and 5410 Spruce Street were previously offered for competitive sale. Mr. Rodriguez responded that they had not been offered for competitive sale.

Ms. Fadullon asked if there were questions or comments from the public. There were none.

Ms. Fadullon called for a motion to approve the disposition of the presented properties as side or rear yards.

Mr. Balloon moved to approve the side yard dispositions. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the majority of the Board members present voted to adopt the following resolutions, with Ms. LopezKriss voting against:

Resolution Authorizing Conveyance of 2013 E. Hazzard Street to Jessica Klementzos and Casey Martin, Resolution Authorizing Conveyance of 610 S. 54<sup>th</sup> Street to Grant Struble and Kendyll T. Young, Resolution Authorizing the Conveyance of 5410 Spruce Street to Christina Acholla and Melissa Krechmer, Resolution Authorizing Conveyance of 5559 Locust Street to Linda Fernandez, Resolution Authorizing Conveyance of 413 W. Norris Street to Morgana Ginet,



Resolution Authorizing Conveyance of 419 W. Norris Street to Heyda Colon, Resolution Authorizing Conveyance of 1707 N. Orianna Street to Sarah R. Gearhart, and Resolution Authorizing Conveyance of 2152 N. Randolph Street to Regina Anne Hoffman and Andrew Roller. The Resolutions are attached to these minutes as **Exhibit E**, **Exhibit F**, **Exhibit G**, **Exhibit H**, **Exhibit I**, **Exhibit J**, **Exhibit K**, and **Exhibit L**, respectively.

**Item 7**  
**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.

Mr. Christopher Shuck submitted a question regarding how to apply for a property he wished to acquire as a side yard. Ms. Fadullon asked that contact information for the appropriate staff person be provided in the Chat function.

Mr. Rafiq Diya Al-Fareed asked whether the public could gain access to the EOPs for projects that require an EOP. Mr. Rodriguez explained that the EOP, setting forth the goals established jointly by the Office of Economic Opportunity and the developer, is recorded as part of the Purchase and Development Agreement when the property is conveyed, and that those documents are available by contacting the Department of Records. He also stated that Land Management does monitor progress on the hiring goals and works with the developer to assist them in reaching those goals.

Ms. Fadullon asked if anyone had any old business they wished to discuss. Mr. Zachary stated that he had requested action to clean up blighted properties at the January Board meeting, and that he had not seen much progress in that regard. He asked if there were plans for inspecting and maintaining the thousands of properties in public ownership, and what the timeline would be for getting properties cleaned. Mr. Rodriguez explained that the Land Bank contracts with the Pennsylvania Horticultural Society ("PHS") to maintain its vacant lots, and that the properties Mr. Zachary had brought to the Land Bank's attention were on PHS's list to be cleared and fenced. The Land Bank was reaching out to the adjacent businesses that use the properties for parking to assess their interest in acquiring the properties for business expansion.

Ms. Alyson Weiss asked about the timeline for presentation of 28 Reger Street to Council for disposition approval; she also asked how she could find out which properties were being maintained by PHS's Land Care program and what happened when one of those properties was sold. Mr. Rodriguez responded that 28 Reger Street was not ready for disposition at this time. He indicated that Land Management does not have a list of the 5,000 to 8,000 properties PHS cares for at one time or another, and that she should contact PHS for that information. Once a publicly owned property is sold, the new owner is responsible for maintaining the property but has a certain number of months to complete the development. If someone wishes to request cleaning and maintenance of a vacant lot owned by the City, the Land Bank, PRA or PHDC, they should bring the property to Mr. Rodriguez's attention, and Land Management will then inspect the lot and request cleaning and maintenance by PHS.

Ms. Fadullon then read a question requesting a website where one could find the affordable housing units being built by developers on land acquired from the Land Bank. Ms. Fadullon

clarified that the Land Bank does not develop affordable housing or have such a listing. Anyone interested in such affordable housing would have to contact the developer that acquired the land from the Land Bank to ask about how to apply to purchase or rent the affordable housing.

All comments submitted in the Q&A are attached to these minutes following the list of public attendees.

### **Adjournment**

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

Mr. Balloon moved to adjourn the meeting. Mr. DeMarco seconded the motion and noted for the record that he joined the meeting via phone around 10:15 am.

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 10:36 am.

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SECRETARY TO THE BOARD

## Public Attendance Sheet



### BOARD OF DIRECTORS REGULAR MEETING

Tuesday, April 13, 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
Carolyn	Terry - PLB Staff	Carolyn.Terry@phdc.phila.gov
Jessica	Klementzos	jessk47@gmail.com
shelia		sgreen613@yahoo.com
Rodesha	Washington	rodesha.washington@phila.gov
a	weiss/SoLo	awfromhh4@gmail.com
Amber	Art & Design	oconnell.martha@gmail.com
Lee	Polonsky	lee.polonsky@gmail.com
Laura	Newlin-Mabery	info@newedencdc.org
Hatem		Hatem.Ahmed9@gmail.com
Cathie		C.lametrie@sarahcarcare.com
Cathie	Lametrie	c.lametrie@aol.com
3rd	District Councilmember Staff	alexis.wright-whitley@phila.gov
Jesse	Frank, Realtor®	jessecfrank@gmail.com
Christopher	Shuck	ces378@drexel.edu
Charles	Simmons	charlessimmons63@gmail.com
Calvin	R. Snowden Jr.	csnowden@bdfsgroup.com
WCAU	Zoom	wcauzoom@gmail.com
Wendolyne.David		Wendolyne.David@phdc.phila.gov
Alex	Benazet	Alex.Benazet@gmail.com
a	weiss/SoLo	awfromhh5@gmail.com
		majeedah@nicetowncdc.org
mark	zachary	zachary587@gmail.com
Greg	Miller	gmiller@ura.org
grantstruble		strublegrant2@gmail.com
alex	balloon	flymetrojet@gmail.com
arpatrick		ryan_patrick04@hotmail.com
Raymond	Bonwell	rbonwell@pensions.org
SRG		srgear@gmail.com
NBC10		emily.macmullen@nbcuni.com
Nomble	Lee	Nomble.Lee@gmail.com
Rafiq	Diya Al-Fareed	ralfareed@aol.com

First Name	Last Name	Email
Aron	Martinez	Rebuild215@gmail.com
Tracy	Reviere	tpreviere@gmail.com
Tracy	Pinson-Reviere	tprunionbusiness@hotmail.com
Cristina.Martinez		Cristina.martinez@phdc.phila.gov
Zoom	user	desh.wash@gmail.com
Sharon	Park	sharon.sy.park@gmail.com
Maria	N. Gonzalez	mgonzalez@hacecdc.org
Denise		whittade@comcast.net
Regina	Hoffman	reginahoffmanpt@gmail.com
Craig	Thom	craig.thom@scopecre.com
Iglesias	Garden	iglesias.garden@gmail.com
Henry	Smart	hsmart@jjay.cuny.edu
IJoyce	Brioks	ladyjoyce7777@gmail.com
Jae	Seu	jaeseu@Gmail.com
jamila.davis		jamila.davis@Phila.gov
Rutta		radmasu1@yahoo.com
Silkcocoon	Beauty Bar	silkcocoonbeautybar@gmail.com

## 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

**EXHIBIT A**

**RESOLUTION NO. 2021 - 15**

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

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

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

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

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

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

<b>Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.</b>
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## **EXHIBIT B**

### **RESOLUTION NO. 2021 – 16**

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

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Philadelphia Code.

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

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

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

1. The conveyance of the Property to the Recipient Public Agency for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**EXHIBIT C**

**RESOLUTION NO. 2021 – 17**

**RESOLUTION AUTHORIZING CONVEYANCE OF 19, 21, 23, 25 AND 27 E. SOMERSET STREET AND 3022, 3024, 3026 AND 3028 N. AMERICAN STREET TO HACE AFFORDABLE HOUSING CORPORATION**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 19 E. Somerset Street, 21 E. Somerset Street, 23 E. Somerset Street, 25 E. Somerset Street, 27 E. Somerset Street, 3022 N. American Street, 3024 N. American Street, 3026 N. American Street and 3028 N. American Street (collectively, the “**Property**”) to HACE Affordable Housing Corporation (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Nine and 00/100 Dollars (\$9.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**



**EXHIBIT D**

**RESOLUTION NO. 2021 – 18**

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

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

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

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

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

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

**EXHIBIT E**

**RESOLUTION NO. 2021 – 19**

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

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

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

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

**EXHIBIT F**

**RESOLUTION NO. 2021 – 20**

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

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

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

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

## **EXHIBIT G**

### **RESOLUTION NO. 2021 – 21**

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

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

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

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

## **EXHIBIT H**

### **RESOLUTION NO. 2021 – 22**

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

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

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

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

1. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

**EXHIBIT I**

**RESOLUTION NO. 2021 – 23**

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

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

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

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

1. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

**EXHIBIT J**

**RESOLUTION NO. 2021 – 24**

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

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

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

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

1. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

**EXHIBIT K**

**RESOLUTION NO. 2021 – 25**

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

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

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

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

1. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**



**EXHIBIT L**

**RESOLUTION NO. 2021 – 26**

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

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

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

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on April 13, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

**MAY 11, 2021 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM 4**

**RESOLUTION NO. 2021 -**

**RESOLUTION AUTHORIZING THE SUBORDINATION OF A MORTGAGE ON  
3222-58 H STREET IN FAVOR OF ESPERANZA HEALTH CENTER SUPPORT  
CORPORATION, NFF NEW MARKETS FUND XLIV, LLC, AND PNC CDE 117, LLC**

**WHEREAS**, the City of Philadelphia (the “**City**”) conveyed certain parcels of land collectively known as 3222-58 H Street, Philadelphia, Pennsylvania (the “**H Street Property**”) to the Philadelphia Redevelopment Authority (“**PRA**”) in April 2017, under and subject to certain terms and conditions; and

**WHEREAS**, PRA conveyed the H Street Property to Esperanza Health Center, Inc., a Pennsylvania non-profit corporation (“**EHC**”), in July 2017; and

**WHEREAS**, EHC granted PRA a ten (10) year self-amortizing Purchase Money Mortgage (the “**PM Mortgage**”) in the amount of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) in July 2017;

**WHEREAS**, PRA assigned the PM Mortgage and the associated promissory note to the Philadelphia Land Bank (“**Land Bank**”) in March 2019 (the “**Assignment**”);

**WHEREAS**, the Land Bank acknowledges that, as of the date hereof, (i) EHC is in compliance with the PM Mortgage in all respects, including with respect to applicable laws as referenced therein, (ii) no default exists under the PM Mortgage, (iii) the Land Bank has not assigned or transferred any of its interests in the PM Mortgage to any person or entity, (iv) as of April 24, 2021, the amount currently outstanding under the PM Mortgage is \$77,000, and, (v) to the Land Bank’s knowledge, no circumstance exists which the Land Bank believes shall constitute a default under the PM Mortgage;

**WHEREAS**, EHC created Esperanza Health Center Support Corporation (“**Borrower**”) in April 2018 for the purposes of redeveloping the H Street Property (the “**Redevelopment Project**”);

**WHEREAS**, EHC conveyed the H Street Property to Borrower in September 2018, subject to the PM Mortgage;

**WHEREAS**, Borrower intends to construct a new community center on the H Street Property (the “**Phase II Project**”); and

**WHEREAS**, in order to finance the development and construction of the Phase II Project, Borrower desires to accept certain New Market Tax Credit loans (“**Phase II QLICIs**”) from NFF New Markets Fund XLIV, LLC, a New York limited liability company, and PNC CDE 117, LLC, a Delaware limited liability company (collectively, the “**Phase II Lenders**”), which loans will be secured by a mortgage on the H Street Property (the “**Phase II QLICI Mortgage**”);

**WHEREAS**, the Borrower and the Phase II Lenders have requested that the Land Bank enter into a subordination agreement in connection with the Phase II QLICI Mortgage;

**WHEREAS**, the Board of Directors of the Land Bank has determined that it is in the best interests of the Land Bank to enter into a subordination agreement in connection with the Phase II QLICI Mortgage, subject to the terms and conditions of this Resolution;

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of Directors of the Philadelphia Land Bank (the “**Board**”) that:

1. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform (1) a subordination agreement in connection with the Phase II QLICI Mortgage with terms and conditions materially in conformance with the subordination agreement attached as Exhibit A, subject to any revisions required by the City of Philadelphia’s Law Department regardless of the materiality of such revisions, and (2) any and all other agreements and documents as may be necessary or appropriate to fulfill the purposes and intents of this Resolution with terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate and which, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
2. 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.
3. This Resolution shall take effect immediately upon adoption by the Board.

<b>Adopted by Philadelphia Land Bank Board of Directors _____.</b>
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**EXHIBIT A**

SUBORDINATION AGREEMENT

BY

THE CITY OF PHILADELPHIA

AND

PHILADELPHIA REDEVELOPMENT AUTHORITY

AND

PHILADELPHIA LAND BANK

In favor of

ESPERANZA HEALTH CENTER SUPPORT CORPORATION,  
A PENNSYLVANIA NON-PROFIT CORPORATION

AND

NFF NEW MARKETS FUND XLIV, LLC,  
A NEW YORK LIMITED LIABILITY COMPANY

AND

PNC CDE 117, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

**THIS SUBORDINATION AGREEMENT** (this “Agreement”) dated the \_\_\_\_ day of \_\_\_\_, 2021, by The City of Philadelphia, acting by and through its Department of Public Property, a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania (the “City”), the Philadelphia Redevelopment Authority (“PRA”), and the Philadelphia Land Bank (“Land Bank”) in favor of **Esperanza Health Center Support Corporation**, a Pennsylvania non-profit corporation (the “Borrower”), **NFF New Markets Fund XLIV, LLC**, a New York limited liability company (together with its successors and assigns, the “NFF Lender”) and **PNC CDE 117, LLC**, a Delaware limited liability company (together with its successors and assigns, the “PNC Lender” and collectively with NFF Lender, the “Lenders”).

**WITNESSETH:**

**WHEREAS**, the City by a certain Deed dated April 19, 2017 and recorded in the Department of Records in and for the City of Philadelphia on July 14, 2017 as Document No. 53238769 (“City Deed”), granted and conveyed certain parcels of land collectively known as 3222-58 H Street, Philadelphia, Pennsylvania (collectively the “H Street Property”), and as more specifically described in Exhibit A attached hereto, to the PRA, under and subject to certain terms and conditions; and

**WHEREAS**, PRA by Indenture dated July 13, 2017 and recorded in the Department of Records in and for the City of Philadelphia on July 18, 2017 as Document No. 53240089 (hereinafter “PRA Deed”), granted and conveyed the H Street Property to Esperanza Health Center, Inc., a Pennsylvania non-profit corporation (“EHC”); and

**WHEREAS**, pursuant to the terms of the aforesaid City Deed, PRA agreed for itself, its successors, and assigns, to take the H Street Property subject to the following conditions (collectively, the “Conditions”):

- A. Develop and use the H Street Property in conformity with the Comprehensive Land Use Plan of the City of Philadelphia.
- B. Undertake and complete the rehabilitation and/or improvement of the H Street Property within one (1) year of July 13, 2017 (the “Initial Outside Completion Date”) in conformity with the Building, Electrical, Fire, Housing, Plumbing and Zoning Codes of the City of Philadelphia and regulations promulgated thereunder, unless said time is otherwise extended in the manner as provided for in Chapter 16-400 of the Philadelphia Code (“Condition B”).

**WHEREAS**, the terms of the City Deed also provided that title to the H Street Property is conditioned upon compliance with the aforementioned Conditions, and that failure of compliance with said Conditions would cause title to the H Street Property to revert, at the City's sole option, to the ownership of the City, or its nominee, as specifically set forth in the City Deed (hereinafter the “Reversion Right”); and

**WHEREAS**, EHC became subject to the aforementioned Conditions and Reversion Right contained in the City Deed pursuant to the PRA Deed; and

**WHEREAS**, EHC granted PRA that certain Purchase Money Mortgage dated July 13, 2017 (the “Mortgage” and collectively with the PRA Deed and the City Deed, the “City Documents”) and recorded in the Department of Records in and for the City of Philadelphia on July 18, 2017 as Instrument No. 53240090, in the amount of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00);

**WHEREAS**, the Mortgage and the associated promissory note were assigned by PRA to the Land Bank pursuant to that certain Assignment of Mortgage and Notes dated March 20, 2019 and recorded in the Department of Records in and for the City of Philadelphia on March 21, 2019 as Instrument No. 53490911 (the "Assignment");

**WHEREAS**, EHC created Borrower on April 24, 2018 under the laws of the Commonwealth of Pennsylvania for the purposes of (1) assuming title to the H Street Property as well as a non-contiguous property on the same block located at 861-79 East Allegheny Avenue in Philadelphia, Pennsylvania (the "Allegheny Property" and collectively with the H Street Property, the "Property") from EHC and (2) the redevelopment of a vacant former bank building into a new community-based healthcare center on the Allegheny Property complimented by the construction of a parking deck on the H Street Property (all of the aforementioned activities and any other actions necessary for the use of the Property as described above, referred to generally herein as the "Phase I Project");

**WHEREAS**, Borrower acquired title to the Property from EHC (the "Transfer") on September 12, 2018 (the "Phase I Closing Date");

**WHEREAS**, Borrower entered into a lease with EHC to lease the Phase I Project to EHC (the "Phase I Lease") on the Phase I Closing Date;

**WHEREAS**, in order to finance the development and construction of the Phase I Project, Borrower accepted certain loans, a source of which are certain New Markets Tax Credit ("NMTC") loans in the aggregate principal amount of \$18,200,000 (the "Phase I QLICIs") from PIDC-RDC Sub-CDE XXII, LP, a Pennsylvania limited partnership, and Capital Fund NMTC CDE #8 LLC, a Delaware limited liability company (collectively, the "Phase I Lenders"), which Phase I QLICIs are secured by a mortgage on the Property (the "Phase I QLICI Mortgage"); and

**WHEREAS**, the Phase I QLICIs are secured by the Phase I QLICI Mortgage with first priority assignments of leases and rents, assignment of all real estate collateral rights, and first lien security interest in all the tangible and intangible assets of the Borrower associated with the Property; and

**WHEREAS**, in connection with the making of the Phase I QLICIs by the Phase I Lenders and the recording of the Phase I QLICI Mortgage, the City, EHC, Borrower and the Phase I Lenders entered into that certain Subordination Agreement dated August 14, 2018 and recorded in the Department of Records in and for the City of Philadelphia on September 18, 2018 as Instrument No. 53418216 (the "Phase I Subordination Agreement") pursuant to which, amongst other things, the City (i) consented to the Transfer, the making and acceptance of the Phase I Lease, the Borrower's development, construction and leasing of the Phase I Project, the making and acceptance of the Phase I QLICIs and the execution and recording of the Phase I QLICI Mortgage, (ii) subordinated the City Documents to the Phase I QLICI Mortgage, and (iii) agreed that construction of a parking garage or other improvements ancillary to EHC's use of the Allegheny Property would satisfy Condition B;

**WHEREAS**, the Phase I Project was developed in conformity with the Comprehensive Land Use Plan of the City of Philadelphia and in conformity with the Buildings, Electrical, Fire, Housing, Plumbing, and Zoning Codes of the City of Philadelphia and regulations promulgated thereunder; and

**WHEREAS**, Borrower intends to construct a new community center on the H Street Property (referred to generally herein as the “Phase II Project”); and

**WHEREAS**, Borrower intends to enter into an additional lease with EHC to lease the Phase II Project to EHC (the “Phase II Lease”);

**WHEREAS**, in order to finance the development and construction of the Phase II Project, Borrower desires to accept certain loans in the aggregate principal amount of \$11,230,000 (collectively, the “Phase II QLICIs”) from the Lenders, which Phase II QLICIs will be secured by a second-priority mortgage on the H Street Property (the “Phase II QLICI Mortgage”); and

**WHEREAS**, the Phase II QLICIs will be secured by the Phase II QLICI Mortgage with second priority assignments of leases and rents, assignment of all real estate collateral rights, and second lien security interest in all the tangible and intangible assets of the Borrower associated with the H Street Property; and

**WHEREAS**, the Phase II Project will be developed in conformity with the Comprehensive Land Use Plan of the City of Philadelphia and in conformity with the Buildings, Electrical, Fire, Housing, Plumbing, and Zoning Codes of the City of Philadelphia and regulations promulgated thereunder; and

**NOW, THEREFORE**, for good and valuable consideration, and with intent to be legally bound hereby, the City, the PRA, and the Land Bank hereby stipulate, covenant, and agree as follows:

1. Representations of the City, the PRA, and the Land Bank. City, PRA, and the Land Bank represent, as of the date of the acknowledgment on their respective signature pages hereto, as follows:
  - a. The City, the PRA, and the Land Bank hereby consent to (i) the making and acceptance of the Phase II Lease, (ii) the making and acceptance of the Phase II QLICIs, and (iii) the execution and recording of the Phase II QLICI Mortgage.
  - b. The Phase II QLICI Mortgage, and all amendments, modifications, extensions, and renewals thereof shall unconditionally be and remain at all



times a lien or charge on the H Street Property prior and superior to the lien or charge of any and all of the City Documents. To the extent of their respective interests in the City Documents, the City, the PRA, and the Land Bank intentionally and unconditionally subordinates the lien or charge of any and all of the City Documents, in favor of the lien or charge upon the H Street Property of the Phase II QLICI Mortgage, and understands that in reliance upon and in consideration of this subordination, specific loans and advances are being and will be made by the Lenders and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this subordination.

- c. The City and PRA hereby acknowledge that, as of the date hereof, (i) Borrower is in compliance with the PRA Deed and the City Deed in all respects, including with respect to applicable laws as referenced therein, (ii) no default exists under the PRA Deed or the City Deed, (iii) no cause exists for suspension or termination of the PRA Deed or the City Deed, (iv) except pursuant to the Assignment, the City and the PRA have not assigned or transferred any of their respective interests in the H Street Property to any person or entity, , and, (iv) to the City's and PRA's actual knowledge, without investigation, no circumstance exists which the City or the PRA believes shall constitute a default under, or give rise to the suspension or termination of, the PRA Deed or the City Deed. Further, the City and the PRA acknowledge that the Conditions have been fully satisfied by the completion of the Phase I Project and the City and the PRA shall no longer have the right to enforce the Reversion Right which the City and PRA confirm has no further force or effect.
- d. The Land Bank hereby acknowledges that, as of the date hereof, (i) EHC is in compliance with the Mortgage in all respects, including with respect to applicable laws as referenced therein, (ii) no default exists under the Mortgage, (iii) the Land Bank has not assigned or transferred any of its interests in the Mortgage to any person or entity, (iv) as of April 24, 2021, the amount currently outstanding under the Mortgage is \$77,000, and, (v) to the Land Bank's knowledge, no circumstance exists which the Land Bank believes shall constitute a default under Mortgage.

2. Forbearance and Cure. City, the PRA, and the Land Bank agree that Lenders shall have the right, but not the obligation, to elect to cure the noticed default(s) or event(s) of default (the "Noticed Defaults") by giving the City, the PRA, and the Land Bank written notice of its

intention to cure the Noticed Defaults within sixty (60) days after Lenders receive the Notice of Remedy from the City, the PRA, or the Land Bank pursuant to Section 4 below (the "Cure Period") and thereafter curing all Noticed Defaults within the Cure Period. If a cure of all the Noticed Defaults is completed within the Cure Period, the City, the PRA, and the Land Bank will rescind, cancel, or otherwise dismiss any pending foreclosure proceeding or action.

3. Subordination. To the extent of their respective interests in the City Documents, the City, the PRA, and the Land Bank agree and hereby do subordinate any right, remedy, title, estate, and interest in and to the H Street Property arising as a result of any City Document to the lien of the Phase II QLICI Mortgage, which document is intended to be recorded contemporaneously herewith.

4. Notice by City, the PRA, and the Land Bank. City, the PRA, and the Land Bank agree that prior to exercising any of their respective rights or remedies under the City Documents, the City, PRA, or the Land Bank, as applicable, shall give sixty (60) days prior written notice (a "Notice of Remedy") to:

Borrower	Esperanza Health Center Support Corporation c/o Esperanza Health Center, Inc. 4417 N. 6 <sup>th</sup> Street Philadelphia, PA 19140 Attention: Jake Becker Facsimile: (215) 329-2369 Email: <a href="mailto:jake.becker@esperanzahealth.com">jake.becker@esperanzahealth.com</a>
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NFF Lender	NFF New Markets Fund XLIV, LLC c/o Nonprofit Finance Fund 5 Hanover Square, 9 <sup>th</sup> Floor New York, NY 10004 Attention: NMTC Manager Email: <a href="mailto:nmtc@nff.org">nmtc@nff.org</a>
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PNC Lender	PNC CDE 117, LLC c/o PNC Financial Services Group The Tower at PNC Plaza, 14th Floor 300 Fifth Avenue Mailstop: PT-PTWR-14-4 Pittsburgh, PA 15222-2401 Attention: NMTC Asset Management Facsimile: (412) 762-5022 E-mail: <a href="mailto:nmtcreporting@pnc.com">nmtcreporting@pnc.com</a>
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5. Notice by Lenders. Upon notifying the Borrower of any default under the Phase II QLICI Mortgage or any other document securing the Phase II QLICIs (the “Financing Documents”) and upon initiating foreclosure proceedings with respect to the H Street Property, the Lenders shall give the City, the PRA, and the Land Bank immediate written notice. The aforesaid notices shall be sent:

To:

Commissioner of Public Property  
City of Philadelphia  
Room 790 City Hall  
Philadelphia, PA 19107

With copies to:

Divisional Deputy City Solicitor  
Real Estate and Economic Development  
Law Department of the City of Philadelphia  
1234 Market Street  
Philadelphia, PA 19102

and

Senior Vice President of Land Management  
Philadelphia Housing Development Corporation  
1234 Market Street, 17th Floor  
Philadelphia, PA 19107

To:

Executive Director  
Philadelphia Redevelopment Authority  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107

With copies to:

General Counsel  
Philadelphia Redevelopment Authority  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107

To:

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

With copies to:

Senior Counsel  
Philadelphia Land Bank  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107

6. Representations, Warranties and Covenants.

(a) The Borrower agrees that without the consent of the City, the PRA, the Land Bank, which consent shall not be unreasonably withheld or delayed, it will not amend or modify the terms of the Financing Documents in any way that would (i) increase the principal amount of the Phase II QLICI Mortgage; (ii) increase the interest rate on the Phase II QLICIs except in strict accordance with the Financing Documents as they exist on the date hereof; or (iii) increase in

any material respect the payments or other monetary obligations required thereunder. Amounts funded by the Borrower under the Financing Documents as a result of (a) the making of any protective advance following a default by the Borrower under the Financing Documents; (b) interest accruals or accretions and any compounding thereof; or (c) any other reason permitted by the Financing Documents as they exist on the date hereof, shall not be deemed to contravene this Section 6(a).

(b) Each Lender covenants that it will not transfer or assign the Phase II QLICI Mortgage to the Borrower.

(c) Borrower represents and warrants to the City, the PRA, and the Land Bank that the only loans it has outstanding with the Lenders are the Phase II QLICIs and covenants that until the Phase II QLICIs are repaid in full it will not enter into another loan with the Lenders that is cross-defaulted with the Phase II QLICI Mortgage.

7. Successors, and Assigns Bound. This Agreement shall be binding upon the respective successors and assigns of the parties hereto.

8. Governing Law. This Agreement will be governed by, and construed and enforced in accordance with, the laws of the Commonwealth of Pennsylvania. The parties hereto further agree that venue of any action brought under this Agreement shall lie in the Court of Common Pleas of Philadelphia County, Pennsylvania or in the United States District Court for the Eastern District of Pennsylvania and also consent to service of process by any means authorized by those courts or federal law.

9. Severability. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision were not contained herein.

10. Counterparts. This Agreement may be signed in counterparts with the same effect as if all signatories had executed the same instrument.

11. Complete Agreement. This Agreement represents the complete agreement between the Lenders, the Borrower, PRA, the City, and the Land Bank with respect to the matters contained herein, and no prior understanding or agreement between those parties, whether written or oral, shall be of any effect unless specifically incorporated herein.

12. No Oral Modification. This Agreement shall not be modified or amended, except by a written instrument executed by all parties.

13. Captions. Section headings have been inserted for convenience only and are not to be utilized in interpreting this Agreement.

14. Limitation of Liability. Each of the parties hereto shall have the right to seek and obtain specific performance of the terms of this Agreement and each party expressly consents to the granting of such relief where deemed appropriate by a court of competent jurisdiction.

15. Termination. This Agreement shall terminate upon the termination of the Mortgage.

**[SIGNATURES NEXT PAGE]**

**IN WITNESS WHEREOF**, the City of Philadelphia has executed this Agreement on the day and year first above written.

APPROVED AS TO FORM:  
Diana Cortes, City Solicitor

The City of Philadelphia, acting through  
its Department of Public Property

By: \_\_\_\_\_  
Assistant City Solicitor

By: \_\_\_\_\_  
Bridget Collins-Greenwald  
Commissioner of Public Property

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF PHILADELPHIA :

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Bridget Collins-Greenwald, who acknowledged herself to be the Commissioner of Public Property of the City of Philadelphia, and that she, as such Commissioner, being authorized to do so, executed the forgoing instrument for the purposes therein contained by executing the same by herself as such Commissioner.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My commission expires:

**IN WITNESS WHEREOF**, the Philadelphia Redevelopment Authority has executed this Agreement on the day and year first above written.

APPROVED AS TO FORM:  
Philadelphia Redevelopment Authority

Philadelphia Redevelopment Authority

By: \_\_\_\_\_  
Attorney

By: \_\_\_\_\_  
Gregory Heller  
Executive Director

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF PHILADELPHIA :

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Gregory Heller, who acknowledged himself to be the Executive Director of the Philadelphia Redevelopment Authority , and that he, as such Executive Director, being authorized to do so, executed the forgoing instrument for the purposes therein contained by executing the same by himself as such Executive Director.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My commission expires:

**IN WITNESS WHEREOF**, the Philadelphia Land Bank has executed this Agreement on the day and year first above written.

APPROVED AS TO FORM:  
Philadelphia Land Bank

Philadelphia Land Bank

By: \_\_\_\_\_  
Attorney

By: \_\_\_\_\_  
Angel Rodriguez  
Executive Director

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF PHILADELPHIA :

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally Angel Rodriguez, who acknowledged himself to be the Executive Director of the Philadelphia Land Bank, and that he, as such Executive Director, being authorized to do so, executed the forgoing instrument for the purposes therein contained by executing the same by himself as such Executive Director.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My commission expires:



**IN WITNESS WHEREOF**, Esperanza Health Center Support Corporation has executed this Agreement on the day and year first above written.

Attest:

ESPERANZA HEALTH CENTER SUPPORT  
CORPORATION, a Pennsylvania non-profit  
corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: Jake Becker

Title: Treasurer

\_\_\_\_\_  
: SS.  
County of \_\_\_\_\_ :

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public of the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Jake Becker, who acknowledged himself to be the Treasurer of Esperanza Health Center Support Corporation, a Pennsylvania non-profit corporation, and he, as such Treasurer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My commission expires:

**IN WITNESS WHEREOF**, NFF New Markets Fund XLIV, LLC has executed this Agreement on the day and year first above written.

Attest:

**NFF New Markets Fund XLIV, LLC**, a New York limited liability company

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name Norah McVeigh

Title: \_\_\_\_\_

Title: Managing Director, Financial Services

\_\_\_\_\_  
: SS.  
County of \_\_\_\_\_ :

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public of the \_\_\_\_\_, the undersigned Officer, personally appeared Norah McVeigh, who acknowledged herself to be the Managing Director, Financial Services of NFF New Markets Fund XLIV, LLC, a New York limited liability company , and she, as such Managing Director, Financial Services, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public

My commission expires:

**IN WITNESS WHEREOF**, PNC CDE 117, LLC has executed this Agreement on the day and year first above written.

Attest:

**PNC CDE 117, LLC**, a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: PNC Community Partners, Inc., a Pennsylvania corporation, its managing member

By: \_\_\_\_\_

Name: Sarah Baker

Title: Vice President

\_\_\_\_\_  
: SS.  
County of \_\_\_\_\_ :

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public of the \_\_\_\_\_, the undersigned Officer, personally appeared Sarah Baker, who acknowledged herself to be the Vice President of PNC Community Partners, Inc., a Pennsylvania corporation, as the managing member of PNC CDE 117, LLC, a Delaware limited liability company, and she, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public

My commission expires:

## **EXHIBIT A TO SUBORDINATION AGREEMENT**

### **Legal Description**

#### **PREMISES**

**ALL THAT CERTAIN** lot or piece of ground.

**SITUATE** on the South side of Westmoreland Street between "H" Street and Sungard or Shelbourne Street in the 33<sup>rd</sup> Ward of the City of Philadelphia.

**CONTAINING** in front or breadth on said Westmoreland Street 110 feet and extending in length or depth Southward of that width along the West side of "H" Street and East side of Sungard or Shelbourne Street 250 feet.

**BEING known as 3222-3258 "H" Street**

**BEING** the same premises which the City of Philadelphia by Deed dated April 19, 2017 and intended to be recorded simultaneously herewith granted and conveyed unto the Philadelphia Redevelopment Authority formerly known as the Redevelopment Authority of the City of Philadelphia.

**MAY 11, 2021 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM 5A**

**RESOLUTION NO. 2021 –**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1740 S. HOWARD STREET  
TO ANTHONY LEWANDOWSKI AND TRACY LEWANDOWSKI**

**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 1740 S. Howard Street (the “Property”) to Anthony Lewandowski and Tracy Lewandowski (the “Purchasers”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

1. **ADDRESS:** 1740 S. Howard Street

2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19148	<b>Census Tract:</b> 002702	<b>Council District:</b> 1
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 1,344 SF	
<b>OPA Value:</b> \$51,000	<b>Appraised Value:</b> \$135,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Anthony Lewandowski and Tracy Lewandowski	<b>Type:</b> Side/Rear Yard
<b>Homeowner Name(s):</b> Anthony Lewandowski and Tracy Lewandowski	
<b>Mailing Address:</b> 126 Pierce Street, Philadelphia, PA 19148	
<b>Authorized Contact:</b> Tracy Lewandowski	
<b>Application Date:</b> July 2, 2020	

4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Side/Rear Yard (Individual only)	<b>Strategic Plan Goal (Land Bank Only):</b> Side/Rear Yard
<b>Price Paid at Settlement:</b> \$1.00	<b>Proposed Use:</b> Side/Rear Yard
<b>Mortgage Amount:</b> \$134,999	<b>Type of Mortgage:</b> 30-year, forgiven at end of 30 years
<b>Total Project Costs:</b> \$2,400	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

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

## 6. DEVELOPMENT SUMMARY

### **Project Summary:**

The applicant proposes to rehabilitate 1740 S. Howard Street as a rear yard. Improvements include a flower bed, table and chairs and a bench.

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
---	--

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 1740 S. Howard Street as a rear yard to Anthony Lewandowski and Tracy Lewandowski in accordance with the Disposition Policy.

**Prepared by:** Brian Romano – Project Manager II

**Reviewed by:** Jessie Lawrence – Director of Real Estate

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

☒ Property photos

☒ Site Plan

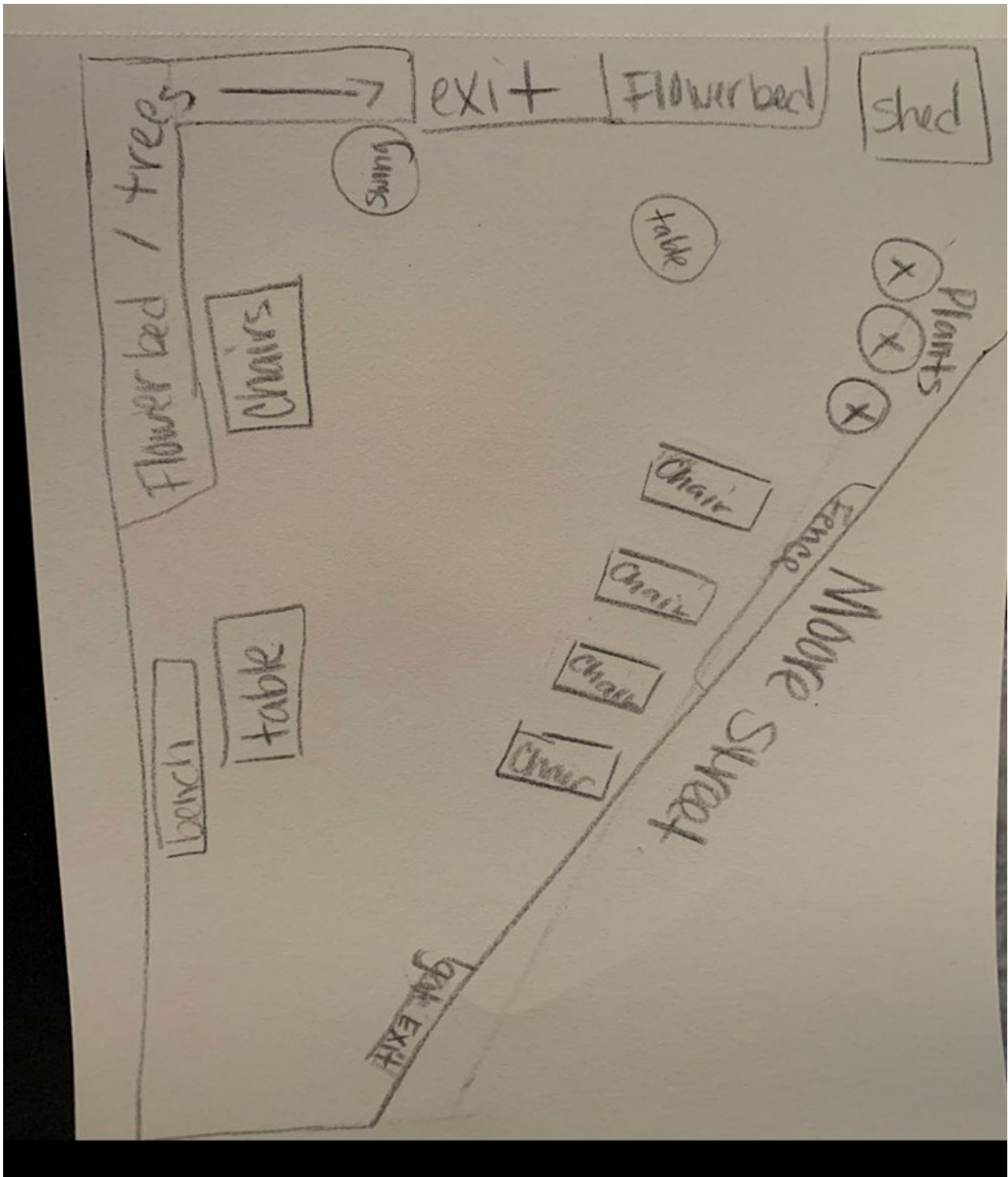
☒ Appraisal Summary Page

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SITE PLANS





## PROPERTY APPRAISAL(S)

### **PHILADELPHIA LAND BANK Danielle Deuber, Staff Appraiser**

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice ("USPAP"). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report. This report consists of a total of 8 pages.

IDENTIFICATION OF SUBJECT PROPERTY: 1740 S. Howard Street  
Philadelphia, PA 19148

OPINION OF VALUE: \$135,000

USE OF REAL ESTATE EXISTING AS OF  
MAY 11, 2020 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED  
IN THIS APPRAISAL AS OF MAY 11, 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

**RESOLUTION NO. 2021 –**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2216 N. 3RD STREET  
TO JESSICA L. FOX**

**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 2216 N. 3rd Street (the “Property”) to Jessica L. Fox (the “Purchaser”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_, 2021.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

1. **ADDRESS:** 2216 N. 3rd St.

2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 016200	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 865 Sq. Ft.	
<b>OPA Value:</b> \$10,000	<b>Appraised Value:</b> \$60,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Jessica L. Fox	<b>Type:</b> Side/Rear Yard
<b>Homeowner Name(s):</b> Jessica L. Fox	
<b>Mailing Address:</b> 2217 N. Orianna St., Philadelphia PA 19133	
<b>Authorized Contact:</b> Jessica L. Fox	
<b>Application Date:</b> 3/14/2021	

4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Side/Rear Yard (Individual only)	<b>Strategic Plan Goal (Land Bank Only):</b> Side/Rear Yard
<b>Price Paid at Settlement:</b> \$1.00	<b>Proposed Use:</b> Side/Rear Yard
<b>Mortgage Amount:</b> \$59,999	<b>Type of Mortgage:</b> 30-year, forgiven at end of 30 years
<b>Total Project Costs:</b> \$2,000	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. **APPROVALS, DEADLINES, EOP**

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

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The applicant proposes to rehabilitate 2216 N. 3rd Street as a side or rear yard.

Improvements include growing vegetable and an herb garden.

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

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

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

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

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

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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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 2216 N. 3rd Street as a rear yard to Jessica L. Fox in accordance with the Disposition Policy.

**Prepared by:** Wendolyne David, Senior Development

**Reviewed by:** Jessie Lawrence, Director of Real Estate

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

☒ Property photos

☒ Site Plan

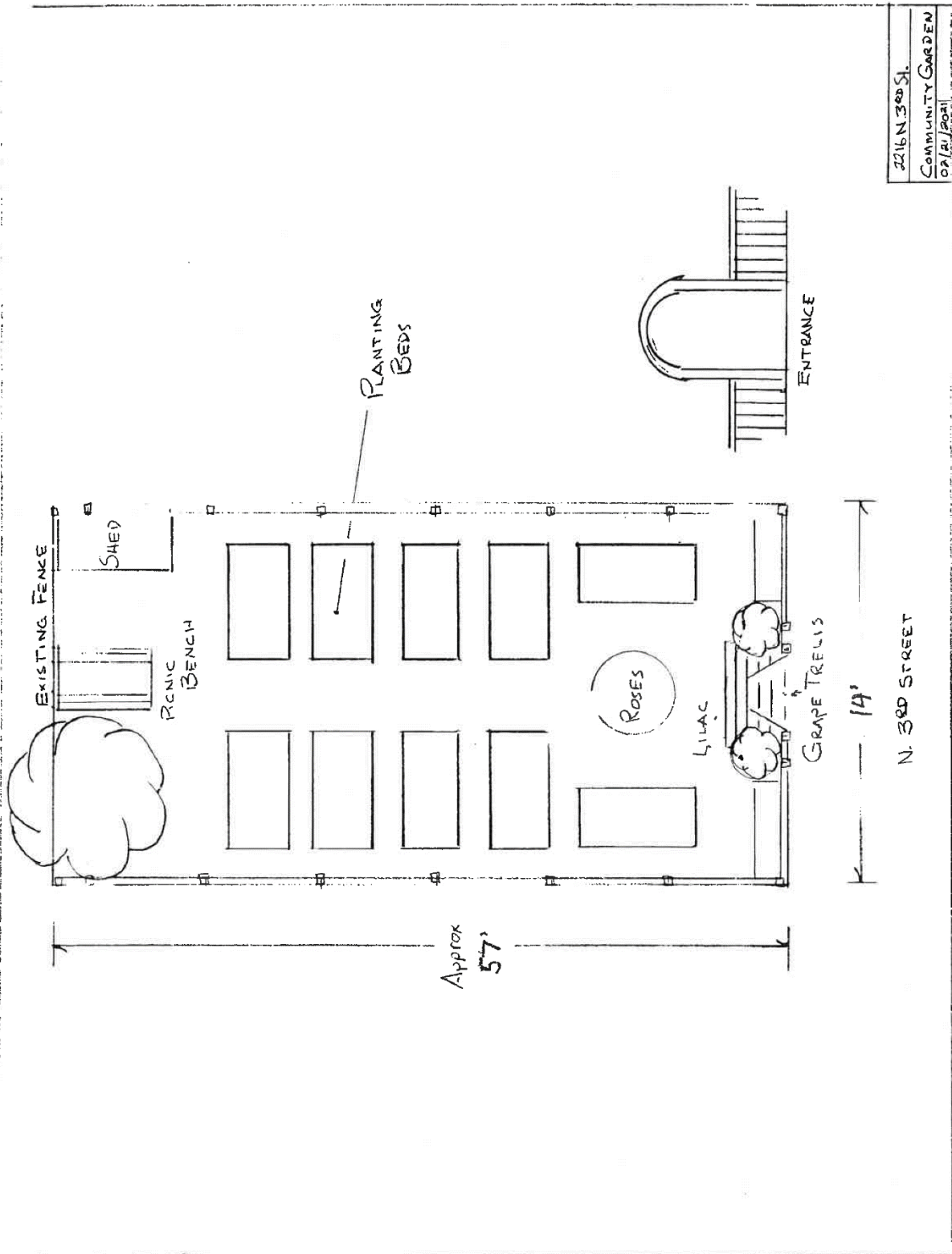
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PROPERTY POSTING PHOTO(S)



# SITE PLAN(S)





## PROPERTY APPRAISAL(S)

PHILADELPHIA LAND BANK

Danielle Deuber, Staff Appraiser

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IDENTIFICATION OF SUBJECT PROPERTY:                    2216 N 3rd Street  
Philadelphia, PA 19133

OPINION OF VALUE:     \$60,000

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

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

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank