

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, JULY 13, 2021 – 10:00 AM
BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES DUE TO THE COVID-19 PANDEMIC,
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 June 8, 2021**
- 3. Executive Director's Report**
- 4. Resolution Authorizing Purchase of Insurance**
The purpose of this resolution is to authorize the Executive Director to purchase insurance covering the Land Bank's operations for Fiscal Year 2022.
- 5. Property Dispositions**
 - A. Development – Affordable Housing**
The property below is proposed for conveyance to develop a seventy-six (76) unit mixed income apartment building. Thirty-nine (39) units will be leased to tenants with household incomes between 61%-120% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.
 - 2201 E. Tioga Street (CD1) – Sepviva Lofts LLC *(The property is being transferred by the Department of Public Property to the Land Bank.)*
 - B. Development – Assemblage**
The properties below are proposed for conveyance to develop a 115-unit apartment building to be leased at market rate. The application was unsolicited and was evaluated pursuant to the disposition policy. The applicant owns at least 50% of the development site.
 - 2212 and 2214 Fernon Street (CD2) – 1620 Point Breeze Ave LLC
 - C. Side/Rear Yards**
The property below is proposed for conveyance as a side or rear yard; the applicant resides in and owns the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.
 - 2039 E. Fletcher Street (CD7 – Tasha Doremus & Sebastien Leclercq
- 6. Public Comment (Old & New Business)**
- 7. Adjournment**

MEMORANDUM

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

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, July 13, 2021, to begin at 10:00 A.M. Because of the continued closure of Land Bank offices due to the COVID-19 pandemic, this meeting will be held remotely using Zoom webinar and is open to public attendees and public comments and questions.

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

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

Passcode to access the meeting: 732993

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

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

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

Webinar ID: 825 0608 2170; Passcode: 732993

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

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

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

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

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

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

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

PHILADELPHIA LAND BANK

JUNE 8, 2021 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, June 8, 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, 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 also use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov.

Prior to today's Public Session, the Board held an Executive Session at which the Board reviewed the meeting agenda for today's meeting and received a staffing update.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Eric Bodzin, Andrew Goodman, Joshu Harris, Michael Koonce, Majeedah Rashid, Rick Sauer, Richard DeMarco, and Michael Johns.

The following board members were absent: Alexander Balloon and Rebecca Lopez Kriss.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Tracy Pinson-Revriere, Brian Romano, 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 May 11, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of May 11, 2021.

Mr. Koonce moved to approve the minutes. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the May 11, 2021 Board Meeting Minutes.

Item 3
Executive Director's Report

Mr. Rodriguez had no report to present at this month's meeting.

Item 4
Property Dispositions

A. Development – Competitive Sales

- 1921 S. 6th Street to Civetta Property Group, LLC (CD1)

Mr. Lawrence asked the Board to approve the disposition of 1921 S. 6th Street to Civetta Property Group, LLC for the development of a single-family rental unit for lease to a tenant a household income of 81-120% of the area median income (AMI). The applicant was the only qualified bidder for the competitive sale posting, at a bid price of \$10,000. Evidence of project financing was provided. The applicant is compliant and in good standing with the City of Philadelphia. This project will require an Economic Opportunity Plan. The project will also be subject to an irrevocable power of attorney and right of re-entry reverter. The property will be subject to use restrictions and require income verifications.

Ms. Fadullon asked if anyone from the Board had questions or comments. Mr. Sauer asked what the rent would be for someone with income at 120% of AMI as opposed to typical market rate rent for the area. Mr. Rodriguez responded that market-rate rents for zip code area 19148 are: efficiency \$800, 1-bedroom \$940, 2-bedroom \$1,140, 3-bedroom \$1,420, and 4-bedroom \$1,630 per month. The developer's application indicates that rent for this 3-bedroom 1-bath unit will be \$1,370. Ms. Fadullon pointed out that this property was offered for competitive sale with no requirement that a bid be for affordable housing, and the developer chose to do a project affordable to renters with a household income of 81-120% of AMI. In response to other Board questions, Mr. Rodriguez stated that the applicant was the sole bidder, and the property was posted for bid on the website for 30 days, as required by the legislation governing competitive sales.

Ms. Fadullon called for questions or comments from the public. Ms. Fadullon recognized Zakiyyah (no last name provided), who asked how the public is informed about lots for sale by the Land Bank. Mr. Rodriguez explained how properties posted for competitive sale are advertised via email, notification of various organizations and the mailing list, and posting on the PHDC website. He provided the link to stay informed on the activities of the Land Bank and land sales in the chat (<https://phdcphila.org/stay-informed/>). In addition, applicants can submit application for land for any property listed as available on the PHDC website (<https://phdcphila.org/land/buy-land/>).

Mr. Koonce asked about the terms of affordability. Mr. Rodriguez responded that rental properties are required to remain affordable for 15 years, and that those requirements are included in a Declaration of Restrictive Covenants that is recorded against the property immediately after the deed is recorded.

Seeing no additional questions or comments from the public, Ms. Fadullon called for a motion to approve the disposition of 1921 South 6th Street to Civetta Property Group, LLC.

Mr. Koonce moved to approve the disposition of 1921 South 6th Street to Civetta Property Group, LLC. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1921 South 6th Street to Civetta Property Group, LLC (attached to these minutes as **Exhibit A**).

- 2544 S. 5th Street to Civetta Property Group, LLC (CD1)

Mr. Lawrence asked the Board to approve the disposition of 2544 S. 5th Street to Civetta Property Group, LLC for the development of a single-family rental unit for lease to a tenant with household income of 81-120% of AMI. The applicant was the only qualified bidder for the competitive sale posting, at a bid price of \$10,000. Evidence of project financing was provided, and the applicant is compliant and in good standing with the City of Philadelphia. This project will require an Economic Opportunity Plan. The project will also be subject to an irrevocable power of attorney and right of re-entry reverter. The property will be subject to use restrictions and require income verifications. The 15-year affordability term and Declaration of Restrictive Covenants will also be required.

Ms. Fadullon asked if anyone from the Board had questions or comments. There were none.

Ms. Fadullon called for questions or comments from the public. Ms. Lee asked for an explanation of the term “qualified bidder.” Mr. Lawrence responded that a qualified bidder is one who passes a threshold review for completeness of the application and all required disclosures. The application has a series of items listed in a checklist on the beginning of the application, including project financing, site plans, possible conflicts of interest, campaign disclosures, and indebtedness. Mr. Rodriguez elaborated that the applicant and associated entities cannot have any indebtedness to the City or City tax or water liens or serious L&I violations on any properties they own.

Another public participant asked why developers were getting priority over everyday citizens? Mr. Rodriguez responded this property was offered for competitive sale, the property was posted

for 30 days, and this was the only applicant. Anyone was welcome to bid on this property, and no one other than the applicant did.

Seeing no additional questions or comments from the public, Ms. Fadullon called for a motion to approve the disposition of 2544 South 5th Street to Civetta Property Group, LLC.

Ms. Rashid moved to approve the disposition of 2544 South 5th Street to Civetta Property Group, LLC. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2544 South 5th Street to Civetta Property Group, LLC (attached to these minutes as **Exhibit B**).

B. Development – Assemblage – Tabled

- 2212 & 2214 Fernon Street to 1620 Point Breeze Avenue LLC (CD2)

Ms. Fadullon stated that this agenda item was being tabled because there was not adequate notice provided to Registered Community Organizations about this proposed disposition.

C. Development – Affordable Housing

- 3252 Germantown Avenue to Germantown Liberty Acquisitions LLC (CD5)

Mr. Lawrence asked the Board to approve the disposition of 3252 Germantown Avenue to Germantown Liberty Acquisitions LLC for the development of a 4-story mixed-use apartment building with 12,000 square feet of ground floor commercial space. All forty-one (41) units will be leased to tenants with household incomes at or below 60% of AMI. The disposition will be for nominal consideration. Evidence of project financing has been provided, and it includes a LIHTC (Low-Income Housing Tax Credit) component. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan. The project will also be subject to an irrevocable power of attorney and right of re-entry reverter. The property will be subject to use restrictions and require income verifications.

Ms. Fadullon asked if anyone from the Board had questions or comments. Mr. Koonce asked if the applicant was receiving LIHTC project financing, and Mr. Lawrence responded that they have received LIHTC allocations and will be further vetted by Housing Finance, with projected settlement in the fall.

Ms. Fadullon called for questions or comments from the public. The question was asked whether a developer could obtain private financing and then submit an application, and what was meant by affordable housing financing? Mr. Rodriguez explained that projects that make housing affordable for residents at or below 60% of AMI obtain financing using Low Income Housing Tax Credits and New Market Tax Credits to raise funds for the development of such housing. Ms. Fadullon further explained that when an applicant submits an application, one of the items reviewed is whether the applicant has sufficient financing in place to complete the project they are proposing. Another questioner asked how to apply for a property, and Ms. Fadullon referred to the link provided in the chat.

Raymond Bonwell asked about where to find the regulations for the required number of parking spaces. Ms. Fadullon responded that this information is provided in the Philadelphia Zoning Code and is dependent on the zoning code assigned to the property.

Mr. Solomon asked what is the time frame for the project to be completed and what happens if the project is not completed on time? Mr. Rodriguez responded that once approvals are granted from zoning and L&I, the property is conveyed to the applicant, and the developer then has 18 months to complete the development, which is monitored by the Land Bank.

Seeing that there were no additional questions or comments from the public, Ms. Fadullon called for a motion to approve the disposition of 3252 Germantown Avenue to Germantown Liberty Acquisitions, LLC.

Mr. Johns moved to approve the disposition of 3252 Germantown Avenue to Germantown Liberty Acquisitions, LLC. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 3252 Germantown Avenue to Germantown Liberty Acquisitions, LLC (attached to these minutes as **Exhibit C**).

- 1611-41 Ruan Street to Frankford House LP (CD7)

Mr. Lawrence asked the Board to authorize the disposition of 1611-41 Ruan Street to Frankford House LP for nominal consideration for the development of a 4-story apartment building for very-low-income seniors. All forty-two (42) units will be leased to tenants with household incomes at or below 60% of AMI, and fourteen (14) of the units will be handicapped accessible. Evidence of project financing has been provided; this project includes LIHTC and other public financing. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and will be subject to an irrevocable power of attorney and right of re-entry reverter. The property will be subject to use restrictions and income verifications.

Ms. Fadullon asked if anyone from the Board had questions or comments. There were none.

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

Seeing no further questions or comments, Ms. Fadullon called for a motion to approve the disposition of 1611-41 Ruan Street to Frankford House LP.

Mr. Sauer moved to approve the disposition of 1611-41 Ruan Street to Frankford House LP. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1611-41 Ruan Street to Frankford House LP (attached to these minutes as **Exhibit D**).

D. Development – Business Expansion

- 28 Reger Street to Clark Roofing Company (CD8)

Mr. Lawrence asked the Board to authorize the disposition of 28 Reger Street to Clark Roofing Company for managed open space adjacent to the business. The proposal was unsolicited and evaluated pursuant to the current disposition policy. The proposed development will include fencing, picnic tables, gardens and a basketball court for its employees. The developer is paying the appraised value for this property (\$15,000.00), and evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan but will be subject to an irrevocable power of attorney and right of re-entry reverter.

Ms. Fadullon asked if anyone from the Board had questions or comments. There were none.

Ms. Fadullon called for questions or comments from the public. Ms. Fadullon recognized Allison Weiss representing SoLo Germantown Civic Association, who stated that neighbors in the area are opposed to this proposal. The lot is area is zoned residential single family, and neighbors oppose any other use and have submitted letters and emails to that effect to the Board. Ms. Saah then read the emails received from neighbors (attached to these minutes as **Exhibit E**).

Michael Simone, another neighbor, stated that the community was concerned about congestion in the area and wanted more housing to be built rather than an expansion of the business.

Mr. Sauer asked for clarification about any zoning variance required for this project. Mr. Rodriguez responded that settlement would not occur until the permit for the active use (basketball court) had been obtained. Both Mr. Goodman and Mr. DeMarco clarified that passive recreation would be allowed by right but active recreation would require a use variance, which requires a Zoning Board of Adjustment hearing, which would provide an opportunity for community input. Mr. Rodriguez also confirmed that the business would not be able to convert the use to anything other than the proposed use without Land Bank Board and City Council approval.

After continuing discussion about the proposed use of the property and community opposition to the disposition, as well as the Board's stated desire to have the applicant present at the meeting to answer questions, Mr. Harris moved to table the disposition.

Before the motion was seconded, Ms. Fadullon recognized Ms. Weiss again, who stated that Clark Roofing Company's main building is a property on Germantown Avenue and that the company is currently using 28 Reger Street to park its trucks.

The motion to table was seconded by Mr. DeMarco, who expressed his preference that the Council District staff meeting hold a meeting with the RCOs in the area prior to the Board's next consideration of this disposition. Mr. Harris added that the developer should attend the next Board meeting at which the disposition is presented.

Upon motion made and duly seconded, the Board unanimously adopted the resolution to table this disposition and directed the staff to continue with its follow-up.

E. Side/Rear Yards

Ms. Fadullon stated that unless a member of the Board objected, the Board would adopt the resolutions authorizing the disposition of all side/rear yards except 1912 N. Leithgow Street (because of a question in reference to that property) with one vote. No objection was made.

- 3803 Fairmount Avenue to Yulia Sodik (CD3)
- 217 E. Lippincott Street to Jonathan Fernandez (CD7)
- 1908 N. Leithgow Street to Windelin Adorno (CD7)
- 1944 N. 5th Street to Ana E. Santos (CD7)
- 2547 Mutter Street to Carmen Rivera (CD7)

Mr. Lawrence asked the Board to authorize the disposition of 3803 Fairmount Avenue to Yulia Sodik, 217 E. Lippincott Street to Jonathan Fernandez, 1908 N. Leithgow Street to Windelin Adorno, 1944 N. 5th Street to Ana E. Santos, and 2547 Mutter Street to Carmen Rivera. All applicants provided evidence of project financing and are compliant and in good standing with the City of Philadelphia. The dispositions are not subject to an Economic Opportunity Plan. All of the properties will be subject to an irrevocable power of attorney and right of re-entry reverter as well as permanently restricted for use as a side and or rear yard.

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

Ms. Fadullon asked if there were any questions or comments from the public on these dispositions. Ms. Lee asked why some areas do not permit the disposition of vacant lots as side/rear yards. Mr. Rodriguez responded that certain Council Districts, including the 2nd and 5th Districts, have set other priorities, such as affordable housing, for certain areas of those districts. Ms. Lee indicated that she had applied several times for a property listed as available but been denied. She has experienced the opposite for a lot that was listed as available. Mr. Rodriguez indicated that the area has been prioritized for affordable housing development and that the property she applied for should not be listed as available, since properties in the area will be posted as part of Requests for Proposals (RFPs) for affordable housing development.

Ms. Fadullon recognized Mr. Watson, who asked how areas for affordable housing development are identified and also stated that a lot of market rate housing development is occurring in the area in which Ms. Lee had applied for a side yard. Mr. Rodriguez explained that priorities are developed by PLB staff and the district council office and also clarified that no market rate housing development in the 5th Council District is occurring on publicly owned properties.

Ms. Fadullon read a question asking about the application for 1944 N 5th St as a side yard. Mr. Rodriguez placed the link for side yard applications in the chat (<https://phdcphila.org/land/buy-land/side-and-rear-yards/>) and described the criteria for a side/rear yard application; Mr. Lawrence then explained that the application had been submitted via a garden group in the community that was assisting residents with their applications. Mr. Johns followed up by requesting that the Land Management website indicate the availability of properties accurately.

Rafiq Diya Al-Fareed had a question about EOP workforce and professional service goals and whether they were available to the public for proposed projects. Mr. Rodriguez responded.

Ms. Fadullon then requested a motion to approve the side/rear yard dispositions as presented by Mr. Lawrence.

Mr. Johns moved to approve the side/rear yard dispositions as presented by Mr. Lawrence. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 3803 Fairmount Avenue to Yulia Sodik, the Resolution Authorizing Conveyance of 217 E. Lippincott Street to Jonathan Fernandez, the Resolution Authorizing Conveyance of 1908 N. Leithgow Street to Windelin Adorno, the Resolution Authorizing Conveyance of 1944 N. 5th Street to Ana E. Santos, and the Resolution Authorizing Conveyance of 2547 Mutter Street to Carmen Rivera (attached to these minutes as **Exhibits F, G, H, I and J**).

- 1912 N. Leithgow Street to Henry Smart, III (CD7)

Moving on to the last disposition on the agenda, Mr. Lawrence asked the Board to approve the disposition of 1912 N. Leithgow Street to Henry Smart, III. The applicant provided evidence of project financing and is compliant and in good standing with the City of Philadelphia. The disposition is not subject to an Economic Opportunity Plan. The property will be subject to an irrevocable power of attorney and right of re-entry reverter as well as permanently restricted for use as a side yard.

Ms. Fadullon recognized Mr. Smart, who asked whether the mortgage would be reduced in value if the property was appraised at a value lower than \$50,000. Ms. Fadullon explained that the Land Bank obtains either a 3rd party appraisal or a Statement of Value from a licensed appraiser, and in this case, the Land Bank obtained a Statement of Value that appraised it at \$50,000. The appraisal value sets the purchase price, and the mortgage is based on the purchase price.

Seeing no further questions or comments, Ms. Fadullon called for a motion to approve the disposition of 1912 N. Leithgow Street to Henry Smart, III.

Mr. Goodman moved to approve the disposition of 1912 N. Leithgow Street to Henry Smart, III. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1912 N. Leithgow Street to Henry Smart, III (attached to these minutes as **Exhibit K**).

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

Ms. Fadullon asked if any member of the public had any old or new business that they would like to bring to the Board's attention. She recognized Mr. Zachary, who presented his repeat request for clean-up of a large block of properties in his neighborhood that continue to be used illegally by adjoining automotive businesses and have not yet been cleaned up by PHS, despite the Land Bank's claims. He also asked how business expansion could be considered the highest and best use for those lots, which was previously posed as a possibility by the Land Bank, and he indicated

that in his and his neighbors' view, this property would have been cleaned up much more quickly if it were in a higher income neighborhood. Mr. Zachary also stated his concern that the problems with these properties are emblematic of the larger problem of lack of stewardship of publicly owned properties. Mr. Rodriguez responded that the Council District office had asked that the Land Bank reach out to the adjoining businesses to inquire if they wished to submit applications for some of the properties they were using prior to posting cease and desist notices. Ms. Fadullon suggested that the Land Bank meet with and communicate to the Council office that we are not getting much cooperation from the businesses, that the businesses' use is resulting in violations on these properties that we need to resolve, that we continue to hear from the community that they are unhappy with the lack of progress on this issue, and that we intend to be more assertive in remedying the situation. She applauded Mr. Zachary's continued presence at these meetings and his determination to improve his community.

Mr. Smart added a comment that increased transparency about why an applicant is denied or how a value is determined would be greatly appreciated. Mr. Rodriguez clarified that a mortgage is required by the disposition policy for all side/rear yards and that a 3rd party appraisal will extend the disposition timeline by a month, which is why we often obtain a Statement of Value from an in-house appraiser.

Ms. Lee asked where one could read about the different Council Districts' priorities in terms of the type of development selected for support. Ms. Fadullon explained that these determinations are made via a collaborative and iterative process between Land Bank staff and Board and Council District members, and she encouraged attendees to contact their Council members and their community organizations to advocate for their priorities. She also acknowledged that greater transparency about process and decision-making is a goal that the Land Bank continues to work towards.

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

Item 6 **Adjournment**

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

Mr. Koonce moved to adjourn the meeting. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn.

The meeting was adjourned at 11:24 am.

SECRETARY TO THE BOARD

Public Attendance Sheet



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, June 8, 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
Levent	Ulusal	investinspaces@gmail.com
Raymond	Bonwell	rbonwell@pensions.org
Maxwell	Pryzwara	mpryzwara@walkerdunlop.com
Zakiyyah		m.zpreservation2@gmail.com
Mr.	Solomon	Kas1007@yahoo.com
Rafiq	Diya Al-Fareed	ralfareed@aol.com
vszwanki		vszwanki@eascarpenters.org
Charles	Watson	charles.watson@fox.com
Alia	H	alia.hatch@phila.gov
Brian	Romano	brome22@aol.com
Tracy	Pinson-Revier	tracy.pinson-revier@phdc.phila.gov
Cynthia	A Barnes, Nicetown-Tioga Improvement Team-RCO	Cynthiab127@yahoo.com
Timur	Ryspekov	timur.ryspekov@gmail.com
Nomble	Lee	Nomble.Lee@gmail.com
Sonya	Nickerson	sonya@maplehousing.org
Michael	Simone	msimone825@hotmail.com
a	weiss/SoLo	awfromhh4@gmail.com
Henry	Smart	hsmart@jjay.cuny.edu
Frankford	CDC	kwashington.fcfc@gmail.com
Yulia	Sodik	yuliasodik@gmail.com
LC		LCross@phmc.org
Carolyn	Terry - PHDC	Carolyn.Terry@phdc.phila.gov
mark	zachary	zachary587@gmail.com
Rodesha	Washington	rodesha.washington@phila.gov
jamila.davis		jamila.davis@Phila.gov

PUBLIC COMMENTS SUBMITTED IN Q&A

#	Question	Asker Name	Asker Email	Answer(s)
1	The process is not for you success!	Mr. Solomon	Kas1007@yahoo.com	
2	It if for the city and Investors!	Mr. Solomon	Kas1007@yahoo.com	
3	The process is not for your success it is for the success of the city and Developers! I had to correct my typing.	Mr. Solomon	Kas1007@yahoo.com	
4	What is considererd a qualified bidder in this case?	Nomble Lee	Nomble.Lee@gmail.com	live answered
5	Why are all of the developers getting priority over everyday citizens? They get properties in record time, yet a resident has to go through hell and back to get a side yard that isn't even being kept up by the city.	Charles Watson	charles.watson@fox.com	live answered
6	How do I apply?	Yulia Sodik	yuliasodik@gmail.com	live answered
7	Chairperson - my question is about parking for proposals like Fernon Street (which is close to the intersection of Point Breeze Ave and Tasker Ave) and Germantown Avenue. Parking is already a challenge. Where can one find the regulations for the number of required parking spaces for developments (like these 115-unit and 41-unit apartments)?	Raymond Bonwell	rbonwell@pensions.org	live answered
8	What is the timeframe in which this project will be completed? What happens if it is not completed in that time ?	Mr. Solomon	Kas1007@yahoo.com	live answered
9	Agenda Item 4E. Today, the Board is considering a transfer of 1912 N Leithgow St to me (H. Smart). If the land appraises for less than \$50K can the mortgage be adjusted to reflect the lesser amount?	Henry Smart	hsmart@jjay.cuny.edu	live answered
10	Who sets the priorities for the districts?	Charles Watson	charles.watson@fox.com	live answered
11	How was 1944 N 5th subscribed for, was it a side yard previously? Where can I read the proposal ?	Mr. Solomon	Kas1007@yahoo.com	live answered
12	Madam Chair, Is it possible for the Land Bank Board to require that the proposed EOP workforce and professional service goals	Rafiq Diya Al-Fareed	ralfareed@aol.com	live answered
13	are submitted and avaiable for the public during the hearings.	Rafiq Diya Al-Fareed	ralfareed@aol.com	live answered
14	Madam Chair, "point of clarification", my question regarding proposed EOPs was in general and not a specific site. Can the link Mr. Rodriguez was referring be placed in the chat and included on e-mail notifications ?	Rafiq Diya Al-Fareed	ralfareed@aol.com	
15	Thank you Angel, I'll review.	Rafiq Diya Al-Fareed	ralfareed@aol.com	
16	Thank you all.	Mr. Solomon	Kas1007@yahoo.com	

EXHIBIT A

RESOLUTION NO. 2021 – 30

**RESOLUTION AUTHORIZING CONVEYANCE OF
1921 S. 6TH STREET
TO CIVETTA PROPERTY GROUP, 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 1921 S. 6th Street (the “**Property**”) to Civetta Property Group, 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 Ten Thousand and 00/100 Dollars (\$10,000.00) 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 June 8, 2021.

Philadelphia City Council Resolution No. 210566 dated June 17, 2021.

EXHIBIT B

RESOLUTION NO. 2021 – 31

**RESOLUTION AUTHORIZING CONVEYANCE OF
2544 S. 5TH STREET
TO CIVETTA PROPERTY GROUP, 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 2544 S. 5th Street (the “**Property**”) to Civetta Property Group, 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 Ten Thousand and 00/100 Dollars (\$10,000.00) 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 June 8, 2021.

Philadelphia City Council Resolution No. 210566 dated June 17, 2021.

EXHIBIT C

RESOLUTION NO. 2021 – 32

**RESOLUTION AUTHORIZING CONVEYANCE OF
3252 GERMANTOWN AVENUE
TO GERMANTOWN LIBERTY ACQUISITIONS, 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 3252 Germantown Avenue (the “**Property**”) to Germantown Liberty Acquisitions, 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 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 June 8, 2021.

Philadelphia City Council Resolution No. 210595 dated June 24, 2021.

EXHIBIT D

RESOLUTION NO. 2021 – 33

**RESOLUTION AUTHORIZING CONVEYANCE OF
1611-41 RUAN STREET
TO FRANKFORD HOUSE LP**

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 1611-41 Ruan Street (the “**Property**”) to Frankford House LP (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 June 8, 2021.

Philadelphia City Council Resolution No. 210558 dated June 17, 2021.

EXHIBIT E

From: [Andrew Pirie](#)

To: [Andrea Saah](#)

Subject: 28 Reger Street - concern from a neighbor

Date: Sunday, May 30, 2021 4:33:58 PM

Hi Andrea and all,

I am a near neighbor on Portico Street, living near the intersection of Portico and Manheim Streets since 2007.

28 Reger Street is zoned residential (RSA5) and is adjacent to other vacant lots and small rowhouses, as well as a garage owned by the applicant.

I question whether "business expansion as open space" is permitted in a residential district when the applicant is a commercial roofing company.

A couple of months ago, someone shared a proposal from Clark to create a basketball court on this lot (?) I gathered the proposal was that this would be a gated recreational space for use by Clark employees. A basketball court would be an active use that is not allowed by right in RSA-5. This would require an exception including a public review process. A basketball court also implies a height of fencing, and perhaps lighting, that would not be allowed in the RSA-5 district without exceptions.

Some neighbors, including me, fear that Clark's intention is actually to create a future loading zone for material onto their trucks.

The City's L&I Department has limited resources, and seldom enforces code in this neighborhood. In this context, the Land Bank needs to be more vigilant and proactive in setting and enforcing conditions of sale for any applicant. Generally speaking, I do not think the Land Bank has the authority to convey land for a use that is not allowed by right.

Thanks for your service!

Sincerely,

Andrew Pirie

EXHIBIT E

From: Angel B Rodriguez
To: [Andrea Saah](#)
Subject: FW: 28 reger st june 8 landbank/neighbors oppose
Date: Monday, June 7, 2021 9:25:37 AM
Attachments: [RCO Letter - CD 8 Properties \(SoLo-Germantown Civic Association\)_JDI.pdf](#)

SEE ATTACHED

Angel Rodriguez

Senior Vice President of Land Services, PHDC
Executive Director, Philadelphia Land Bank
Deputy Executive Director- Land, Philadelphia Redevelopment Authority

www.phdcphila.org/land-management/
1234 Market Street, 16th Floor | Philadelphia, PA 19107
(215) 448-3122 | angel.b.rodriguez@phdc.phila.gov

From: aweiss SoLo weiss <awfromhh5@gmail.com>

Sent: Sunday, June 6, 2021 5:02 PM

To: Tyrone Barge <Tyrone.Barge@Phila.gov>; Rodnie Jamison <Rodnie.Jamison@Phila.gov>; Sabrina Aponte <Sabrina.Aponte@Phila.gov>; Charles L. Richardson <Charles.Richardson@Phila.gov>; Gregory Heller <Gregory.Heller@phdc.phila.gov>; Angel B Rodriguez <Angel.B.Rodriguez@phdc.phila.gov>; Ian Hegarty <Ian.Hegarty@Phila.gov>; Anne Fadullon <Anne.Fadullon@Phila.gov>

Cc: Cindy Bass <Cindy.Bass@Phila.gov>

Subject: 28 reger st june 8 landbank/neighbors oppose

hello, hope you are well. please be advised we have been informed the matter of 28 reger st is on the june 8 landbank agenda. as per our previous correspondence neighbors oppose. thank you for your attention to this matter. stay healthy and safe, regards -allison weiss 215 843 5555 SoLo

28 reger st/city council hearing sale property

Inbox

[awfromhh/aweiss](#) <awfromhh4@gmail.com> Tue, Dec 15, 2020, 2:30 PM

to Sabrina, Rodnie

hello sabrina, hope you and your family are well. we still await info re city council hearing concerning sale of 28 reger st. thank you for your attention to this matter. regards -allison weiss 215 843 5555 SoLo/GCA RCO
copy

Nov 2, 2020, 12:16 PM

to [Cindy](#), [Charles](#), [Rodnie](#), [Tyrone](#), [Ian](#), [Matt](#), [Gregory](#), [Angel](#), [Anne](#)

hope you and your families are well. fyi, neighbors object to pra/city conveyance of 28 reger street to clark roofing for use as basketball court. zoned

RSA-5 Residential Single Family Attached-5. thank you for your attention to this matter. stay healthy and safe, regards -allison weiss 215 843 5555 SoLo

REAL ESTATE Mr. Harmon presented "Item IV – Conveyance of Title of City Property and Rescission of Resolution No. 2020-55, Adopted on September 9, 2020" in substance consistent with the Fact Sheet attached hereto. Additional Comments and Discussion Mr. Harmon informed the Board that the transfer of this property was originally approved as a development item at the September 9, 2020 Board meeting. The item being presented today will be correcting the fact that 28 Reger Street should not have been presented as a development item in September as that property is currently owned by the City of Philadelphia ("City"), not the Redevelopment Authority. Mr. Harmon stated that, because this property is owned by the City, it should have been presented as a City transfer and not a development item. As such, staff is asking that Resolution No. 2020-55, adopted September 9, 2020, be rescinded as well to prevent potential confusion in the future. Ms. Fadullon asked if 28 Reger Street would ultimately need approval by City Council prior to any transfer. Mr. Rodriguez stated yes and stated it would also have to be reviewed and approved by the City's Planning Commission. Ms. Fadullon recognized Ms. Weiss and invited her to speak. Ms. Weiss asked what program this transfer falls under. Mr. Rodriguez replied that there was an error and 28 Reger Street is not in the Authority's inventory; however, it is a City owned property and that is why the Board is being requested to take action today. Mr. Rodriguez stated that the Redevelopment Authority is essentially a pass-through entity for this transfer. Ms. Weiss stated that nothing was posted on the property. Mr. Rodriguez responded that he has photos showing the notice was posted on 28 Reger Street and will provide this information to Ms. Weiss. Ms. Weiss replied that she disagrees that the property was posted. Mr. Rodriguez stated that the Department of Public Property has approved this property for disposition. Board Action

Ms. Fadullon called for a motion on the amended resolution. Upon motion made and duly seconded, the amended resolution was approved as follows: 15 Board Meeting of October 14, 2020 Volume 65– Page 205 RESOLUTION NO. 2020-69 (RESCINDING RESOLUTION NO. 2020-56, ADOPTED ON SEPTEMBER 9, 2020) CITY OF PHILADELPHIA – DEPARTMENT OF PUBLIC PROPERTY - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES AND RESCISION OF RESOLUTION NO. 2020-56, ADOPTED ON SEPTEMBER 9, 2020 WHEREAS, certain properties have been acquired by the City of Philadelphia (the "City") and determined to be surplus to the needs of the City. WHEREAS, the City Commissioner of Public Property has recommended that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code. WHEREAS, the City Commissioner of Public Property has also recommended to City Council the below disposition. WHEREAS, the Philadelphia Land Bank ("PLB") has reviewed the proposed disposition and has agreed with the recommendation of the City Commissioner of Public Property. WHEREAS, the PLB, on as agent for the City, will prepare a Purchase and Development Agreement ("PDA") to be recorded against the below property to be recorded prior to any conveyance. WHEREAS, the property identified below will be conveyed for market rate consideration. NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration: Address Grantee(s) Price 28 Reger Street Clark Roofing Company \$15,000 (Appraisal) FURTHER RESOLVING, that for the foregoing conveyance, a self-amortizing mortgage in the amount of the purchase price will be provided in accordance with the City's Land Disposition Policy. FURTHER RESOLVING, that Resolution No. 2020-56, adopted on September 9, 2020, is hereby rescinded. 16

EXHIBIT E

From: [Brother Joe](#)

To: [Andrea Saah](#)

Subject: 28 Reger Street

Date: Monday, June 7, 2021 10:53:19 AM

We concerned citizens of this neighborhood oppose the use of this parcel land for business expansion.

The existing businesses is a nuisance to our seniors and our children.

Please help us reject this idea..

Thank you..

Signed:

Joseph Ashong

For concerned citizens.

EXHIBIT F

RESOLUTION NO. 2021 – 34

**RESOLUTION AUTHORIZING CONVEYANCE OF
3803 FAIRMOUNT AVENUE
TO YULIA SODIK**

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 3803 Fairmount Avenue (the “**Property**”) to Yulia Sodik (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 June 8, 2021.

Philadelphia City Council Resolution No. 210610 dated June 24, 2021.

EXHIBIT G

RESOLUTION NO. 2021 – 35

**RESOLUTION AUTHORIZING CONVEYANCE OF
217 E. LIPPINCOTT STREET
TO JONATHAN 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 217 E. Lippincott Street (the “**Property**”) to Jonathan 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 June 8, 2021.

Philadelphia City Council Resolution No. 210652 dated June 24, 2021.

EXHIBIT H

RESOLUTION NO. 2021 – 36

**RESOLUTION AUTHORIZING CONVEYANCE OF
1908 N. LEITHGOW STREET
TO WINDELIN ADORNO**

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 1908 N. Leithgow Street (the “**Property**”) to Windelin Adorno (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 June 8, 2021.

Philadelphia City Council Resolution No. 210557 dated June 17, 2021.

EXHIBIT I

RESOLUTION NO. 2021 – 37

**RESOLUTION AUTHORIZING CONVEYANCE OF
1944 N. 5TH STREET
TO ANA E. SANTOS**

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 1944 N. 5th Street (the “**Property**”) to Ana E. Santos (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 June 8, 2021.

Philadelphia City Council Resolution No. 210652 dated June 24, 2021.

EXHIBIT J

RESOLUTION NO. 2021 – 38

RESOLUTION AUTHORIZING CONVEYANCE OF 2547 MUTTER STREET TO CARMEN RIVERA

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 2547 Mutter Street (the “**Property**”) to Carmen Rivera (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 June 8, 2021.

Philadelphia City Council Resolution No. 210557 dated June 17, 2021.

EXHIBIT K

RESOLUTION NO. 2021 – 39

**RESOLUTION AUTHORIZING CONVEYANCE OF
1912 N. LEITHGOW STREET
TO HENRY SMART, III**

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 1912 N. Leithgow Street (the “**Property**”) to Henry Smart, III (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 June 8, 2021.

Approved by Philadelphia City Council Resolution No. 210652 dated June 24, 2021.

JULY 13, 2021 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM 4

RESOLUTION NO. 2021 –

RESOLUTION AUTHORIZING PURCHASE OF INSURANCE FOR FISCAL YEAR 2022

WHEREAS, pursuant to Resolution 2020-5, the Board of Directors (“**Board**”) of the Philadelphia Land Bank (“**Land Bank**”) authorized an agreement with Conner Strong and Buckelew Companies, LLC (“**CSB**”) to provide insurance, risk management, safety and loss control, claims and administrative services.

WHEREAS, pursuant to the agreement and at the Land Bank’s request, CSB obtained quotes for commercial general liability insurance, public officials liability insurance, and excess liability insurance, for the period July 1, 2021 to June 30, 2022, and presented the quotes to the Executive Director of the Land Bank, Senior Counsel for the Land Bank, and the Legal Director for the Philadelphia Housing Development Corporation for review.

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to authorize the Executive Director to purchase any and all commercial general liability insurance, public officials liability insurance, and excess liability insurance, pursuant to the terms and conditions of this Resolution.

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

1. The Executive Director is hereby authorized in the name of, and on behalf of, the Land Bank to purchase commercial general liability insurance, public officials liability insurance, and excess liability insurance in such amounts as the Executive Director deems necessary or desirable for the period July 1, 2021 to June 30, 2022.
2. The Executive Director is further authorized to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to purchase any and all insurance pursuant to this Resolution (collectively, the “**Transaction Documents**”). The Transaction Documents shall contain such terms and conditions as the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
3. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

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