

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, DECEMBER 14, 2021 – 10:00 AM
BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES TO THE PUBLIC
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 November 9, 2021**
- 3. Election of Board Officers and Approval of 2021 Board Meeting Schedule**
- 4. Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2021**
- 5. Executive Director's Financial Report Year to Date (against draft budget)**
- 6. Administrative – Interagency Transfer**
The conveyance of these properties will be for disposition, reuse and/or management by the Philadelphia Housing Development Corporation:
 - 4222 Powelton Avenue, 4974 Kershaw Street, 4978 Kershaw Street, 4980 Kershaw Street (CD3) *(The Powelton Avenue property is being transferred by the Department of Public Property to PHDC via the Land Bank.)*
- 7. Property Dispositions**
 - A. Development – Assemblage**
The property below is proposed for conveyance to TBM Group Inc. to develop a mixed-use residential project with ground floor commercial spaces and twelve (12) rental units to be leased at market rate. The application was unsolicited and evaluated pursuant to the disposition policy. The applicant owns at least 50% of the development site.
 - 1707 Ridge Avenue (CD5)

B. Gardens/Open Space

TABLED: ~~(1) The properties below are proposed for conveyance to Urban Creators, a nonprofit organization in the neighborhood. The nonprofit will stabilize these properties for managed open space and urban farming. The properties will be subject to a 30-year mortgage and permanently restricted for use as open space.~~

- ~~• 2316-50 N. 11th Street, 1009-11 W. Dauphin Street (CD5) (The properties are being transferred by the Department of Public Property to the Land Bank.)~~

(2) The properties below are proposed for conveyance to Esperanza Health Center Inc., a nonprofit organization in the neighborhood. The nonprofit will stabilize these properties for managed open space. The properties will be subject to a 30-year mortgage and permanently restricted for use as open space.

- 3215, 3217, 3221, 3223 Shelbourne Street; 901, 905 E. Westmoreland St (CD7) (One of the properties is being transferred by the Department of Public Property to the Land Bank.)

C. Side/Rear Yards

The properties below are proposed for disposition 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.

- 2046 Martha Street (CD1) – Qing Xia Yang and Matas Smakotinas
- 3625 Wallace Street (CD3) – Larita Jackson-Lee (The property is being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)

8. Public Comment (Old & New Business)

9. Adjournment

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank December 14, 2021 Board Meeting**
Remote Board Meeting Notice, Attendance, and Comment Procedures
DATE: December 2, 2021

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, December 14, 2021, to begin at 10:00 A.M. Because of the continued closure of Land Bank offices to the public due to the COVID-19 pandemic, this meeting will be held remotely using Zoom webinar. The meeting 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, December 13, 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 either be read or summarized 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

NOVEMBER 9, 2021 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, November 9, 2021, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:04 a.m.

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

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the pandemic. This meeting 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 received information about today's agenda and discussed what information is to be included in fact sheets for future projects to expand the amount of information available.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Richard DeMarco, Maria Gonzalez, Joshu Harris, Michael Johns, Michael Koonce, Rebecca Lopez Kriss and Rick Sauer.

The following board members were absent: Majeedah Rashid.

Joshu Harris joined the meeting at 10:07 am.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Mathen Pullakattu, William Newcomb, 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 October 12, 2021. There were none.

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

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

Upon motion made and duly seconded, the Board unanimously approved the October 12, 2021, Board Meeting Minutes.

Item 3
Executive Director's Report

Mr. Rodriguez acknowledged that Board member Joshu Harris joined the meeting at 10:07 am.

Mr. Rodriguez reported to the Board that last month, staff closed the Request for Qualification (RFQ) for a Minority Developers Program. More than seventy (70) applications were received. The program will begin near the end of November. The program will include:

- a. Initially, the program will include a partnership with ULI assisting developers with their pro-forma development.
- b. Second, the program will present a bootcamp assisting developers how to get through the Land Bank application process.
- c. Finally, it will include Requests for Proposals (RFPs) for development on publicly owned land throughout the city.

The program is intended to increase the number of contracts and activity with Minority Developers.

Item 4
Property Dispositions

Ms. Fadullon informed the board and attendees that there is a lengthy agenda and the format for these items will be as follows:

1. Staff will present the properties to be approved.
2. Board members will ask questions.
3. The Land Bank's attorney will read emails and comments received from the public.
4. Public comments: each person will be permitted to comment once and will be limited to three (3) minutes. We will do our best to eliminate repetitive comments.

4.A. Development – Affordable Housing

4.A(1) 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street (CD1) – BVG Property Group, LLC

Mr. Lawrence presented the proposed disposition of 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; and 424, 426 Mercy Street in the 1st Council District to BVG Property Group, LLC for the development of fourteen (14) mixed-income homeownership and rental units. Two (2) single-family units will be leased to households with incomes at or below 60% Average Median Income (AMI); six (6) single-family units will be leased to households with incomes at or below 80% AMI. One triplex will include three (3) market rate rental units, and the remaining three (3) single-family units will be sold at market rate. The purchase price will be Sixteen Thousand Five Hundred Dollars (\$16,500). 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 a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable units, and tenants in the affordable units will be required to submit to an annual income certification process.

Mr. Rodriguez asked Mr. Lawrence for the Minority-owned and Women-owned Business Enterprise (MBE/WBE) participation levels for this project. Mr. Lawrence responded that MBE and WBE levels will be 25% and 10%, respectively.

Mr. DeMarco asked for clarification of changes made to the project since the last Board meeting. Mr. Lawrence responded that two (2) units will be affordable for families at or below the 60% AMI mark as opposed to all of the affordable units being affordable to households with income at or below 80% of AMI, as presented last month.

Mr. Sauer asked how long the affordable units would be required to remain affordable. Mr. Lawrence responded that the term of affordability is fifteen (15) years.

Ms. Gonzalez asked who will conduct the income verification for the affordable units. Mr. Lawrence responded that PLB staff will handle income verifications. Mr. Rodriguez further explained that the process includes staff providing the income verification form/package to the developers, who ask prospective applicants to complete the packet with supporting documentation. Land Bank staff then review the packets to verify the information and determine income eligibility.

Ms. Imredy Saah stated that two emails regarding this project were received from the public: one from Erme Maula and one from State Senator Nikil Saval (attached to these minutes as **Exhibit A**). Both emails expressed opposition to the development, questioning the levels of affordability, requesting more community involvement, and stating that the rent levels are not affordable for the neighborhood.

Ms. Fadullon asked if there were any members of the public who wished to comment.

Justin Veasey, the developer, proceeded to address some concerns that were raised at the November Board meeting. He stated that he was able to confirm his MBE/WBE targets and lowered the affordability for several units in order to meet the need for deeper affordability stated by the community and Councilman. Squilla.

John Dizzley, head of the zoning committee of Dickinson Square West Civic Association (a local RCO), asked how much of the profit margin will go back into the community or be used to help the residents who live around the properties. Justin Veasey responded that the project is a “by right”

development and therefore does not require a community approval process but that he has met with two (2) of the three (3) RCOs in the area and intends to meet with the third RCO shortly to discuss how the community would be benefited.

George Donnelly, Chief of Staff for the Office of State Senator Nikil Saval, reiterated Senator Saval's opposition to the disposition being approved today, indicating that the Senator was not opposed to the project per se but expected meetings with the community to occur prior to the disposition of the properties. He acknowledged that Mr. Veasey involved the Council member and met with several groups but did not involve other interested groups like CMAC, Friends of Mifflin Square and Dickinson Square West. Mr. Donnelly stated that the Senator was therefore opposed to the Land Bank moving forward with the disposition at this time.

Councilmember Mark Squilla thanked Mr. Donnelly and noted that the developer had been working on this application for a long time with the Land Bank. The Councilman emphasized that there is a great need for affordable and workforce housing in the district, and that the disposition process takes a long time, allowing for community input by Registered Community Organizations (RCOs). If there is a group that wishes to be involved in the discussions about these types of developments, they should contact the Councilman's office. He indicated that he was not clear about what needed to be changed in order to address the community's concerns and to prevent a project being derailed this late in the process: a change to the Disposition Policy governing affordable housing dispositions by the Land Bank, or more communication with the community. Ms. Fadullon responded it seems to be a combination of both lack of information about the Dispositions Policy as well as the need for deeper affordability.

Jihad Ali followed up on Councilman Squilla's comment to say that the Disposition Policy governing Land Bank dispositions is clearly stated and that the process is very transparent, but that there needs to be more communication between a developer and the people impacted in the neighborhood, included block captains, not just the registered community organizations (RCOs).

Ms. Fadullon noted for the Board a comment in the chat by Thoai Nguyen, CEO of SEAMAAC, an RCO operating in southeast Philadelphia, who stated SEAMAAC's strong objection to the proposed sale of the properties and asked the Board to delay voting on this proposal and allow for additional time for public comments and study of these properties. All comments and questions posed in writing in the Q&A during the meeting are attached to these minutes as **Exhibit B**.

Seeing that there were no other questions from the Board or the public, Ms. Fadullon called for a motion regarding the proposed disposition to BVG Property Group, LLC.

Mr. DeMarco moved to approve the disposition as presented. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street to BVG Property Group, LLC (attached to these minutes as **Exhibit C**).

4.A(2) 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street (CD1) – BVG Property Group, LLC

Mr. Lawrence presented the proposed disposition of 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; and 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street in the 1st Council District to BVG Property Group, LLC to develop eighteen (18) mixed-income rental units. Two (2) will be single-family units leased to households at or below 60% AMI; ten (10) single-family units will be leased to households with incomes at or below 80% AMI. The remaining six (6) units will be leased at market rate. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Twenty-Two Thousand Five Hundred Dollars (\$22,500). 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”), with goals set at 25% and 10% for MBE and WBE, respectively. The project will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable units, and tenants in the affordable units will be required to submit to an annual income certification process for a term of fifteen (15) years.

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

Ms. Fadullon then called for comments from the public.

Nicole Westerman, Director of Real Estate and Economic Development at New Kensington CDC (NKCDC), stated that there is a severe affordability problem in the area. These projects will not increase affordable housing for the residents of these neighborhood but will result in the residents being displaced by people from other neighborhoods moving in, as the Area Median Income is much lower in this area than it is in the Greater Philadelphia metropolitan area on which the official AMI figures are based. She also requested that the Land Bank provide more than the legally required 10-day notice of proposed dispositions to allow for more time for public comments. She asked the Board to reject the disposition because it will not help the people who live in the area.

Ms. Fadullon asked whether any emails were received regarding this disposition. Ms. Imredy Saah responded that an email was received from Jonathan Howe (attached to these minutes as **Exhibit D**), who expressed opposition to the sale of the properties next to his new home, indicated that he had tried to acquire the properties for a side yard, and stated that the process was not transparent.

Mark Zachary stated his disagreement with the idea that building on vacant lots will displace residents and expressed his view that this activity is exactly what the Land Bank is supposed to be doing. He believes that more housing will benefit the community, not harm it, given the large amount of vacant land in the city.

Pastor Harris, representing the Somerset Neighbors for Better Living RCO, stated that he concurs with the statements made by Ms. Westerman of NKCDC.

Jonathan Howe, the submitter of the previously referenced email, then spoke about his interest and efforts as a new homeowner to acquire 2055 and 2057 E. Rush Street as a side yard. He stated that he should have been given the right to apply for the properties as a side yard while the application from

the developer was pending, and that it appeared from the November meeting the Land Bank ignored other side yard requests for properties included in the proposed disposition. He also stated his perception that the Land Bank's process is not transparent and that it systemically discriminates against racial minorities like himself or people of lower socioeconomic status.

Ms. Fadullon clarified that all emails received from the public, including Mr. Howe's, were shared with the Board prior to the meeting. Mr. Rodriguez explained that if the Land Bank has an existing qualified application that was submitted for a particular property or group of properties, under the governing legislation it cannot accept any other application before the first application received is processed, brought to the Board and voted upon. It is not permissible for the Land Bank to stop mid-stream while considering a qualified application in order to accept and evaluate other requests for the same properties, and that is the case whether the initial application is from a community garden, a side yard applicant or a developer.

Mr. Veasey, the developer, stated that his application had been submitted more than a year prior to this meeting, and that Mr. Howe would not have been able to apply for a side yard prior to moving into his new home in October 2020, by which time BVG's application was already being vetted by the Land Bank. He stated that he followed the rules set out in the application process, meeting with the Councilman and with community organizations and taking into consideration the need for greater affordability. Ms. Rachael Pritzker, attorney for the developer, stated her experience that the Land Bank generally prioritizes affordable housing development over side yards.

Ms. Fadullon then acknowledged Pastor Harris's statement in the Q&A regarding concerns about affordability in the neighborhood (see **Exhibit B**).

Seeing no further questions or comments from the public, Ms. Fadullon called for a motion regarding the proposed disposition to BVG Property Group, LLC.

After requesting clarification of the MBE/WBE levels again, Mr. DeMarco moved to approve the disposition as presented. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street to BVG Property Group, LLC (attached to these minutes as **Exhibit E**).

4.A(3) 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street (CD1) – BMK Properties, LLC

Mr. Lawrence presented the proposed disposition of 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643,

2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; and 2106, 2133, 2135, 2250, 2252 E. William Street in the 1st Council District to BMK Properties, LLC for the development of forty-three (43) single-family mixed-income homeownership units. Eight (8) units will be sold to households with incomes between 61% and 80% AMI, fourteen (14) units will be sold to households with incomes between 81% and 120% AMI, and the remaining twenty-one (21) units will be sold at market rate. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Eighty-Six Thousand Dollars (\$86,000). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry and a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable units, and purchasers for the affordable units will be income-certified. The MBE and WBE participation levels will be 25% and 10%, respectively.

Following this presentation, it was clarified that 2405 E. Firth Street, which had been mentioned by Mr. Lawrence as part of the project, was not included in the disposition.

Mr. Goodman asked if any commercial units were included in this project, as properties located on the Kensington Avenue commercial corridor are zoned for mixed-use development. Mr. Lawrence confirmed that there are no commercial units proposed for the development and that the construction of single-family homes on those lots will require a zoning variance to be obtained by the developer.

In response to a question about the affordability of the units, Mr. Rodriguez stated that the \$230,000 sale price for the 81-120% AMI is affordable to someone closer to 80% AMI, while the \$185,000 sale price for the 61-80% units are affordable to a family closer to 60% AMI. Mr. Sauer asked what efforts are being made to market to purchasers on the lower end of the AMI ranges. Before the developer was asked to respond, Ms. Fadullon asked for any other Board questions.

Ms. Gonzalez asked for the sale price for the disposition, which was confirmed as \$86,000 (\$2,000 for each lot on which a unit will be built).

Ms. Imredy Saah stated that an email (attached to these minutes as **Exhibit F**) was received from Steve Shklovsky of Metro Impact, which owns the properties on either side of 2653 Kensington Avenue, in which he expressed his opposition to the sale of the Kensington Avenue properties because this was a commercial corridor and needed more commercial development. He stated that he had sought to acquire the properties from the respective agencies in previous years, that he feels the process has not been transparent, and that he wished to have the properties removed from the disposition and posted for competitive sale.

Ms. Fadullon then recognized Mo Rushdy, one of the developers. Mr. Rushdy responded to Mr. Sauer’s earlier question about affordability levels, agreeing that AMI levels could be misleading. His company constructed the homes in the first and second workforce housing (81-120% AMI) projects built on Land Bank properties, and although the income cap at 120% AMI was \$73,400, the average purchaser’s household income for those units was \$48,000. In this project, the \$185,000 homes, given the current interest rates, would be affordable to a family with an income of \$2,900/month or \$34,800/year paying 30% of their income for housing. The \$230,000 homes at current interest rates would be affordable to a family making \$42,000/year (52%-75% AMI, depending on family size).

Ms. Fadullon recognized Mr. Zachary, who indicated his support for the various dispositions being considered by the Board at today's meeting and stated that the way Mr. Rushdy had described the affordability was much more helpful than the AMI levels provided. He also stated that the knee-jerk reaction against developers receiving public land at a discount was detrimental to the city's need for affordable housing development, as public land is leveraging affordable housing development that would not occur otherwise. He did hope that the developer would consider building mixed-use structures on the Kensington Avenue lots, as that would be more beneficial than single-family units.

Ms. Westerman of NKCDC reiterated her concern that the units would not be affordable to most of the people already living in the neighborhood but would instead attract residents of other neighborhoods. The AMI in the area is about \$30,000, and its residents would not be able to afford these homes and would eventually be forced to leave. She had three requests for the Board: (1) to provide earlier notice of proposed dispositions to the community so that people would have more time to become aware of the proposed development and submit thoughtful responses; (2) to vote "no" on this proposal because the housing is not affordable to the existing residents; (3) to process side and rear yard applications as efficiently and with the same priority as applications submitted by developers.

Mr. Shklovsky reiterated his concerns that the Land Bank's disposition process is neither transparent nor predictable. He stated his support for the development of affordable housing on the lots zoned for single-family housing but asked the Board to consider unbundling the Kensington Avenue parties, which are zoned for mixed use, from the other properties in this project and to then post the commercially zoned properties for a mixed-use project that multiple developers could apply for. He also requested a breakdown of which parcels are intended for affordable development and which for market rate housing and asked if there were additional architectural plans for the various sized lots. The latter two questions were answered in the Q&A (see **Exhibit B**).

Gloria Cartagena, who spoke on behalf of Anthony Miller and Somerset Neighbors for Better Living, stated that any homes affordable at 50% AMI will only be affordable to the wealthiest 44% of residents in the area. She also pointed out that there was a need for safe public green space and asked that public land be used to benefit those with the greatest need rather than developers.

Ms. Fadullon recognized Pastor Harris, who stated his agreement with Ms. Cartagena's comments. He also indicated that he would like to see more minority and nonprofit developers considered for such affordable housing developments.

Mr. Johns followed up on Mr. Shklovsky's assertion that the Land Bank had not followed through on its promise to sell the properties via a competitive process and asked for clarification from the Land Bank. Mr. Rodriguez indicated that the staff had looked into his claim. They determined that the communication Mr. Shklovsky was referring to was an automated response sent to everyone who submitted an Expression of Interest (EOI) when more than one EOI was submitted for a property, which is what the previous disposition policy required. When the disposition policy was changed in early 2020 and the process was revised to eliminate EOIs and require that applicants submit a full application as explained and described on the Land Bank's website, everyone who had submitted an EOI for a public property was notified about the new process via email and a mailed postcard. Mr. Shklovsky was included in that notification process.

Ms. Gonzalez asked what the sale prices would be and whether the prices might be increased due to any delays in construction. Mr. Rodriguez confirmed that the sale price for the 61-80% AMI homes would be \$185,000 and the sale price for the 81-120% AMI homes would be \$230,000. Mr. Rushdy indicated that those prices were fixed and would not be increased.

Mr. Harris asked how much time a developer is given to obtain a required zoning variance. Mr. Rodriguez indicated that the Land Bank provides six months to obtain the variance but will issue an extension as needed, depending on the developer's actions as well as conditions beyond the developer's control. The time is not indefinite.

Ms. Lopez Kriss asked if the commercially zoned properties could be split off for future consideration or a separate disposition. Ms. Fadullon indicated that those properties are currently included in the proposal before the Board but that Board members have the discretion to make an alternate motion. She then called for a motion regarding the proposed disposition to BMK Properties, LLC.

Mr. Koonce moved to approve the disposition as presented. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, all Board members except Maria Gonzalez, who opposed the disposition, voted to approve the Resolution Authorizing Conveyance of 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street to BMK Properties, LLC (attached to these minutes as **Exhibit G**).

4.A(4) 2929 N. 13th Street (CD5) – 2929 N. 13th LLC

Mr. Lawrence presented the proposed disposition of 2929 N. 13th Street in the 5th Council District to 2929 N. 13th LLC for the development of a triplex with three affordable rental units to be leased to households with incomes at or below 60% AMI. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be nominal (\$1.00). 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 a reverter provision. The property will be subject to use restrictions, and tenants in the affordable units will be required to submit to an annual income certification process. The MBE and WBE participation levels will be 25% and 10%, respectively.

Ms. Inredy Saah indicated that no comments had been received by the public prior to the Board meeting.

Seeing no comments or questions from the Board or from the public, Ms. Fadullon called for a motion on the proposed disposition to 2929 N. 13th LLC.

Mr. Goodman moved to approve the disposition as presented. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 2929 N. 13th Street to 2929 N. 13th LLC (attached to these minutes as **Exhibit H**).

4.A(5) 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street (CD7) – Paseo de Jardines LLC

Mr. Lawrence presented the proposed disposition of 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; and 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street to Paseo de Jardines LLC to develop in conjunction with properties the Philadelphia Housing Authority will convey to the developer for the construction of one hundred two (102) mixed-income homeownership units. Of the one hundred two (102) units, fifty-two (52) units will be sold to households with incomes at or below 80% AMI. The remaining fifty (50) units will be sold at market rate. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be nominal. 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 a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable units, and purchasers for the affordable units will be income-certified. The MBE and WBE participation levels will be 20% and 20%, respectively.

Mr. Sauer asked Mr. Lawrence to confirm the affordability level, and Ms. Lopez Kriss asked for clarification of the price the developer will pay for the lots. Mr. Lawrence confirmed that the affordable units will be affordable to purchasers with an income at or below 80% AMI and clarified that the total price to be paid by the developer for the properties is \$46 (\$1.00 per lot).

Ms. Imredy Saah stated that six emails were received from neighborhood residents Erica Toper, Ciara Smith, Ambika Singh, Taryn Williams, Luke Brower, and Asiya Mahmud and Zane L’Erario (attached to these minutes as **Exhibit I**) and forwarded to the Board. All expressed strong opposition to the project. Their concerns included the impact on the availability of parking, the loss of green space, disregard by developers for existing homeowners, lack of engagement by APM, which is one of the partners in the Paseo de Jardines joint venture, and the mix of affordability.

Mr. Koonce stated that in the future, he would like the fact sheet for all dispositions to reflect the sale prices for all units to be built, not just the affordable units. This would allow the Board to evaluate whether the subsidized price to be paid by the developer is warranted. Mr. Rodriguez indicated that this information would be included in future fact sheets.

Ms. Fadullon recognized Councilmember Maria Quiñones Sánchez, who described her office’s work for the past year and a half with the six RCOs in the area on issues related to the rezoning and upzoning of certain areas, addressing 263 vacant PHA-owned lots, and creating assemblage opportunities with Land Bank properties. A number of issues are being addressed, including new

parking programs to address parking needs, improving traffic flow, and new investments in existing parks and recreation centers (a map showing the investments is attached to these minutes as **Exhibit Q**). Her office has been an aggressive supporter of residents applying for community gardens and side yards. She recognized that change is difficult, and there has been disagreement even amongst the RCOs on certain issues. Mixed-income, diverse neighborhoods do not arise by accident, and they require targeted policies and investments. This project is one example of a private-public partnership that will allow for affordability, equity and walkability. She is aware of residents' fears of being pushed out and has created multiple programs to allow residents to remain in their homes, but she recognizes that neighborhood cultures will change. She sees this project as one of many to come, and although there will be communication with residents, there will inevitably be disagreement among residents and opposition by residents both old and new, for differing reasons. She hopes that these projects will demonstrate her commitment to equity and walkability and other community benefits.

Mr. Zachary stated his support for this project as a near neighbor and believes this will be a great benefit to the neighborhood, which has experienced great depopulation and contains vast swaths of vacant land. He would prefer to see even denser development in this area and believes that concerns about parking are misplaced given the need for housing and adaptation to climate change.

Michael Scannapieco, representing Urban Vision, which is the other partner in the Paseo de Jardines joint venture, indicated that the first \$50,000 of proceeds from each market rate unit sold will be used to subsidize construction of the affordable units. The affordable units will be located in the same buildings as the market rate units and will be accessible units, allowing people to age in place.

Ambika Singh stated that she lives on the 1900 block of N. Orianna Street and stated that she and many of her neighbors oppose the concentration of the affordable development, which they feel may make the area less safe for the families that have purchased homes there in the past year and a half and lead to loss of green space that would reduce their standard of living. Their homes are being damaged by construction by other developers, and the residents would like to have more time to give feedback on the project.

Rose Gray, Executive Director of APM, clarified that there were multiple meetings and opportunities for people to give their feedback.

Karen Williams stated that as a homeowner on 1900 block of N. Orianna Street, she concurs with the concerns raised by Ms. Singh, and that parking is a big problem on her very small block that is already crowded and being destroyed by the constant ongoing construction. She also requested that the lots on N. Orianna Street be constructed as market rate single-family units and not as multi-family affordable units, in order to reduce the density.

Ms. Fadullon indicated that although the developers wished to speak again, she was limiting everyone to one comment.

Asiya Mahmud, another resident on N. Orianna Street, indicated that residents did reach out to the developers after the October 16th community meeting but did not receive a response. She also indicated that multiple residents had tried to obtain some of these lots for their own use as side yard for nine months but had not received a response from the Land Bank. Given her experience that current residents are not being supported in their desire to create a better community for themselves, she does not believe that new residents will receive the support they may need.

Seeing no additional comments or questions from the Board or from the public, Ms. Fadullon called for a motion on the proposed disposition to Paseo de Jardines LLC.

Mr. Johns moved to approve the disposition as presented. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street to Paseo de Jardines LLC (attached to these minutes as **Exhibit J**).

Mr. Goodman announced that he was leaving the meeting at this time.

4.B Development – Assemblage

4.B(1) 2224 Wilder Street (CD2) – Civetta Property Group, LLC

Mr. Lawrence presented the proposed disposition of 2224 Wilder Street in the 2nd Council District to Civetta Property Group, LLC for the development of one (1) single-family homeownership unit in conjunction with its affordable homeownership project on the adjacent lots. The unit will be sold to a household with an income at or below 80% AMI. The developer owns at least 50% of the assemblage. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be One Hundred Dollars (\$100). 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 a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable unit, and the purchaser of the affordable unit will be income-certified. The MBE and WBE participation levels will be 15% and 20%, respectively.

Mr. Rodriguez explained that this property was originally included in the RFP for affordable housing development that was awarded to Civetta Property Group last year but had to be removed from the original project approved by the Board because of a clouded title. The title issue was resolved, and the property was now available to be added back into the project.

Ms. Imredy Saah indicated that no emails had been received from the public regarding this disposition.

Tiffany Green, representing Concerned Citizens of Point Breeze, stated that there was confusion about the affordability level. The price is \$195,000, which is not affordable to someone at or below 80% AMI who has several children and a car and other expenses. The community opposed the entire project because there is no truly low-income affordable housing development in the community. Furthermore, there had been no community outreach by the Land Bank or the developer regarding what price the homes should be sold at. They would like to see housing at 30% to 50% AMI. They also want to see more minority developers receiving publicly owned properties. She then requested a

list of the prices at which the other properties in the project have been sold, and Mr. Rodriguez stated that she would receive that information.

Mr. Sauer asked for clarification about the RFP project that this property was a part of, and Mr. Rodriguez provided that information.

Seeing no additional comments or questions from the Board or from the public, Ms. Fadullon called for a motion on the proposed disposition to Civetta Property Group, LLC.

Mr. Sauer moved to approve the disposition as presented. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 2224 Wilder Street to Civetta Property Group, LLC (attached to these minutes as **Exhibit K**).

4.B(2) 2715 Annin Street (CD2) – Greys Ferry 009, LLC

Mr. Lawrence presented the proposed disposition of 2715 Annin Street in the 2nd Council District to Greys Ferry 009, LLC for the development of a mixed-use residential project with two (2) ground floor commercial spaces and nine (9) rental units to be leased at market rate. The developer owns at least 50% of the assemblage. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Fifty-Five Thousand Dollars (\$55,000). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to a right of reentry and a reverter provision. The MBE and WBE participation levels will be 25% and 10%, respectively.

Mr. Harris requested confirmation that the sale price is based on an appraisal; Mr. Lawrence confirmed that sale price is the appraised value.

Ms. Imredy Saah indicated that no emails had been received from the public regarding this disposition.

Ms. Green spoke again to oppose this disposition and asked whether there was any community engagement regarding this disposition and what the requirement is for community engagement. She also wanted to know why the Land Bank wasn’t requiring mixed-income housing, especially when all other housing in the development is market rate.

Mr. Rodriguez responded that there is no requirement for community engagement by the Land Bank under the legislation. This was an unsolicited application by a developer who owns all the properties surrounding the lot. When an application has been approved as qualified, the Land Bank is required to post notice of the disposition at the site and on the website when it brings the proposed disposition to the Board. The Land Bank does not require affordable housing on every property it sells, and in this case, this was a qualified application for a market-rate assemblage.

Seeing no further questions or comments, Ms. Fadullon asked for a motion on the proposed disposition to Greys Ferry 009, LLC.

Mr. Koonce moved to approve the disposition as presented. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 2715 Wilder Street to Greys Ferry 009, LLC (attached to these minutes as **Exhibit L**).

Mr. DeMarco announced that he was leaving the meeting at this time.

4.C. Development – Competitive Sales

4.C(1) 2215 S. 5th Street (CD1) – Civetta Property Group, LLC

Mr. Lawrence presented the proposed disposition of 2215 S. 5th Street in the 1st Council District to Civetta Property Group, LLC for the development of one (1) single-family homeownership unit that will be sold to a household with an income between 81% and 120% AMI. Applications were solicited via a Competitive Sale announcement for the property, and the applicant was the sole qualified bidder for the property. The bid price was One Thousand Dollars (\$1,000). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. A Declaration of Restrictive Covenants will be placed on the unit, and the purchaser will be income-certified. The MBE and WBE participation levels will be 15% and 20%, respectively.

Since there were no questions from the Board, Ms. Fadullon recognized Jihad Ali, who stated that he does not think that there is a level playing field if some applicants pay more and others pay less for properties they acquire for affordable housing development.

Since there were no other comments or questions from the Board, Ms. Fadullon asked for a motion on the proposed disposition to Civetta Property Group, LLC.

Mr. Balloon moved to approve the disposition as presented. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 2215 S. 5th Street to Civetta Property Group, LLC (attached to these minutes as **Exhibit M**).

4.C(2) 152-58 (aka 152) W. Logan Street (CD8) – 3Square Developers, LLC

Mr. Lawrence presented the proposed disposition of 152-58 W. Logan Street in the 8th Council District to 3Square Developers, LLC for the development of twelve (12) single-family homeownership units that will be sold at market rate. Applications were solicited via a Competitive Sale announcement for the property, and the applicant was the sole qualified bidder for the property. The bid price was One Hundred Sixty-Eight Thousand Dollars (\$168,000). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. The MBE and WBE participation levels will be 35% and 10%, respectively. The developer is a MBE.

Seeing no questions from the Board, Ms. Fadullon recognized Mr. Ali.

Mr. Ali raised his concern about a level playing field between developers again, stating that this developer, a MBE, had bid a much higher amount for this property than the bidder for the last property, and that if this developer had known he could have bid lower, he might have been able to purchase it as a lower price. He also questioned why there was only one bidder for a competitive sale posting.

Alison Weiss of SoLo/Germantown Civic Association, an RCO in this area, stated that this was the first time her organization learned of the disposition, and that the plan presented for the project was not a very interesting one. She asked why there was no engagement with the community and why the process was not more participatory so that they could express their desire for a better design.

Mr. Rodriguez stated that when a property is posted for competitive sale, there are no requirements. The posting remains open for 30 days, and bids are evaluated and scored once the posting closes. Once the bid is awarded to the highest scorer, the proposed disposition is posted on the site and on the website and RCOs are notified, as required by law. He confirmed that Ms. Weiss's organization was given notice.

Ms. Fadullon recognized Joan Hill, but Ms. Hill was unable to make herself heard. Mr. Johns then stated for the record that he agreed with Mr. Ali that the same developer being awarded multiple properties raised questions about access to these opportunities. Ms. Fadullon added that she thought the Land Bank needed to assess its outreach efforts to developers for competitive sales to increase the number of bidders.

Mr. Rodriguez then explained that the Land Bank has spent a lot of time developing targeted mailing and e-blast lists to reach more developers. Any known MBE/WBE developers are given notice of competitive sales and RFPs as well. He also explained that the Board that the staff does not discuss competitive sale bids internally or choose among submitted bids. If there is more than one qualified bid, the bids are sent to an outside scoring committee that scores the submissions based on a rubric approved by Council, and each such bid must score at a certain threshold level or above in order to be brought to the Board. However, since the disposition policy was changed by Council in 2020, the offer price is now worth only 5 points out of 100 points on the scoring rubric. The scoring rubric is used for all dispositions, not just competitive sale postings.

Ms. Fadullon then read Ms. Hill's question regarding whether the developer would be required to hire a rodent mitigation specialist before, during and after the development so that neighbors would not encounter the same problems as other areas of the city. Ms. Fadullon indicated that she does not think that is required by L&I but that Ms. Hill should contact 311 or L&I if that becomes an issue.

Since there were no other comments or questions from the Board, Ms. Fadullon asked for a motion on the proposed disposition to 3Square Developers, LLC.

Mr. Koonce moved to approve the disposition as presented. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 152-58 (aka 152) W. Logan Street to 3Square Developers, LLC (attached to these minutes as **Exhibit N**).

4.D. Gardens/Open Space

3119 N. 35th Street (CD4) – RAH Civic Association

Mr. Lawrence presented the proposed disposition of 3119 N. 5th Street in the 4th Council District to RAH Civic Association, a nonprofit organization under Pennsylvania law and registered community organization (RCO) in the neighborhood. The RCO will stabilize the property as managed community open space. The property will be subject to a 30-year mortgage and permanently restricted for use as open space. The sale price is \$25,000, for which a mortgage will be placed on the property. 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 Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision.

Since there were no questions from the Board, Ms. Imredy Saah indicated that she had received an email from Cynthia Sinchi regarding this property, asking how she could acquire the property as a side yard. Land Bank staff responded by email that the property was too large to qualify for a side yard disposition under the disposition legislation and that the process did not allow for such an application to be considered while the property was being considered for a garden disposition.

Ms. Fadullon asked for a motion on the proposed disposition to RAH Civic Association.

Mr. Koonce moved to approve the disposition as presented. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 3119 N. 35th Street to RAH Civic Association (attached to these minutes as **Exhibit O**).

Mr. Harris announced that he was leaving the meeting. Since there was still a quorum, the meeting proceeded.

4.E. Side/Rear Yards

2046 Martha Street (CD1) – Qing Xia Yang and Matas Smakotinas

1932 S. Salford Street (CD2) – Najeemah S. Adams

Mr. Lawrence presented the proposed disposition of 2046 Martha Street in the 1st Council District to Qing Xia Yang and Matas Smakotinas and of 1932 S. Salford Street in the 2nd Council District to Najeemah S. Adams. Both applicants have provided evidence of project financing and are compliant and in good standing with the City of Philadelphia. Neither project will require an Economic Opportunity Plan. Both projects will be subject to use restrictions as a side yard and subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. The Land Bank will place a 30-year mortgage for the appraised value on each property.

Since there were no questions from the Board, Ms. Fadullon recognized Mr. Zachary, who asked how the Board dealt philosophically with the fact that it was effectively removing a property in a densely inhabited area from the market for housing development. Mr. Rodriguez responded that when the Land Bank was first created, one of the groups that was recognized as stakeholders in the Land Bank were people who had been maintaining vacant lots adjacent to their homes at their own expense for many years. Council wanted to address their needs and therefore authorized side/rear yards as one type of non-competitive disposition permitted under the disposition legislation. Council made slight changes to the policy in the most recent change to the legislation, but the basic position of the organization and Council remains the same. Applicants must be owner-occupants of the adjacent home in order to qualify.

Mr. Sauer asked about the sale price of side/rear yard properties. Mr. Rodriguez explained that a mortgage for the appraised value is placed on the property, and that the mortgage must be repaid in full if the property is sold before the 30-year term has ended. The Board must give permission for the owner to sell the property prior to the end of the 30-year term, and there are permanent use restrictions on the property so that the lot continues to be used as a side/rear yard. For 2036 Martha Street, the mortgage is based on the appraised value of \$120,000.

Ms. Lopez Kriss stated that she agreed with Mr. Zachary's point that disposing of a property in a densely inhabited, high-value area as a side yard was not the best use for the property.

Ms. Fadullon asked for a motion on the proposed side/rear yard dispositions.

Ms. Gonzalez moved to approve the dispositions as presented. Mr. Koonce then requested that the two properties be voted on separately.

Ms. Fadullon asked for a motion on 2046 Martha Street.

Ms. Gonzalez moved to approve the disposition as presented. Mr. Johns seconded the motion.

Upon motion made and duly seconded, five (5) Board members (Alex Balloon, Maria Gonzalez, Michaels Johns, Anne Fadullon and Rick Sauer) voted in favor, while two (2) Board members (Michael Koonce and Rebecca Lopez Kriss) voted to oppose the disposition of 2046 Martha Street.

Ms. Imredy Saah pointed out that the number of votes was insufficient for the Board to take action on this disposition. Since the value of the property exceeds \$50,000, action on this item requires a majority of the entire Board, meaning six votes either approving or opposing the disposition. Ms. Fadullon indicated that this item would therefore have to be brought back for consideration at a future Board meeting.

Ms. Fadullon then asked for a motion on 1932 S. Salford Street.

Mr. Koonce moved to approve the disposition as presented. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Approving Conveyance of 1932 S. Salford Street to Najeemah S. Adams (attached to these minutes as **Exhibit P**).

Item 5
Public Comment (Old & New Business)

Ms. Fadullon asked if anyone from the public wished to raise new or old business. Mr. Zachary asked about the status of clean-up of several public lot assemblages that he had brought to the Land Bank's attention in the past and indicated that the Land Bank needed a better system for the clean-up and maintenance of the properties in its inventory.

Mr. Rodriguez indicated that the Land Bank has over 6,000 publicly owned properties that it must maintain and respond to and operates under multiple constraints. The Land Bank is trying to be more responsive and has not been ignoring his requests. With respect to these sites, the vacate notices must be posted for at least 24 hours prior to removal of items located on the site so that people can remove their personal property. Communities throughout the city are very active in ripping down notices nearly as quickly as they are posted, and this has hindered the Land Bank's legal ability to clear these sites. The Land Bank is working on outreach to the community to explain why the area needs to be vacated and cleaned, but progress is slow.

Ms. Weiss asked for an update about 333-35 W. Queen Lane as potential properties that the Land Bank might be able to acquire for green space for the West Queen Lane housing development project. Mr. Rodriguez stated that there are no tax sales scheduled at this time and that the Land Bank does not currently have funds for acquisition. Ms. Fadullon indicated that staff would respond to her request after the meeting.

She also stated her disappointment about the approval of the 152-58 W. Logan Street project. She asked whether the Land Bank could require use of alternative energy sources development on publicly owned property as a way of reducing the city's carbon footprint.

Matas Smakotinas, the applicant for 2046 Martha Street, indicated that he and his wife have been taking care and cleaning debris off the lot ever since they moved into their home and that the lot is used by five other families, including 12 young children, and would therefore benefit the larger community on the block. Ms. Fadullon indicated that the disposition would be considered again at the next Board meeting.

Item 6
Adjournment

Ms. Fadullon thanked everyone for their comments and participation. There being no further business to address, she called for a motion to adjourn the meeting.

Mr. Johns moved to adjourn the meeting. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn at 12:47 pm.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, November 9, 2021 at 10:00 AM, held remotely using Zoom Webinar.

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Nicole Westerman	nwesterman@nkcddc.org
Luke Brower	lbrower09@gmail.com

EXHIBIT A

From: Erme Reading Captain <whitmanreads@gmail.com>
Sent: Monday, November 8, 2021 2:47 PM
To: Andrea Saah
Cc: Mark Squilla; Thoai Nguyen; Elizabeth Fielder; Lily Goodspeed
Subject: Public Comment for 11.9.21 Board Meeting

To the Board of the Land Bank:

Thank you for the opportunity to submit public comment for your Tuesday, Nov. 9, 2021 meeting. I was able to attend the October 12th meeting to hear the presentation about lots proposed by BVG Group on 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street (CD1). I had the opportunity to ask a few questions, but the motion was approved. I was somewhat relieved that the Board did not have a quorum approval for the motion. That gave me a little more time to do some research.

I am a neighbor and concerned resident that lives around 4th and Snyder. I understand that we want development throughout our communities but I also want it to be affordable. **I do not believe that the plan for selling these 12 city-owned landbank lots for \$16,400 will produce affordable housing opportunities for the future of my neighborhood.**

BVG is proposing building 14 units:

- **2 Units** will be targeted for people making 30-60% of the AMI, or \$28K-\$56K/year. That is equivalent to making \$13 - \$27/hour full time. BVG did not have this range last month presented, so I don't know how much rent they would be expecting. Please also note that the minimum wage for non- governmental workers/contractors is still \$7.25/hour or \$15,000 yearly.
- **6 Units** will be targeted for people making 61-80% of the AMI, or \$56K-\$75K. From the minutes from last month, they proposed charging \$1276-\$1702 a month or \$15,312 to \$20,424 a year for 2 Bedroom units. And \$1,474 to \$1,966 for 3 Bedroom units (\$17,688 - \$23,592 yearly).
- **(1) triplex with (3) units** at market rate rentals
- **(3) Single Family Units** SOLD at market rate. (Comps for 3 BR/3BA new developments are in the \$400-\$600K range, which would general significant profit for land that was purchased for \$1367 a lot if you split the \$16,400 evenly over the 12 lots)

My hope is that city-owned lots should be sold to developers who are not just interested in turning a profit over providing housing accessible for all. My understanding is that land banks are supposed to equitably dispose of land and make it viable to the neighborhoods.

I am just now learning how to get involved and informed about lots and development in our neighborhoods. We all see the gentrification that has crept into this neighborhood. It would be nice to have new developments created that could be rented or sold to more families who make 16-40% (\$minimum wage -\$47,000 yearly) of the metropolitan AMI (of \$94,000). These families already exist and live in our neighborhoods. If "affordable" housing is not actually affordable, our diverse neighborhoods (especially made up of ethnically, linguistically, generationally, immigrant and refugee, and educational diversity) will be forced to move out of the area creating a flight of all that has made it so beautiful.

If you take out the surrounding counties when you consider AMI, I believe that the Median Household Income for Philadelphia alone has been around \$40,000. I understand that the Land Bank is using the "official" AMI for the metropolitan area, but this disadvantages the average "Philadelphian".

EXHIBIT A

Please use publicly owned land through the landbank to create gardens and housing that can be used by all Philadelphians.

Please do not approve the sell of these lots to this developer at this time, and continue to entertain non-requested proposals on how to better use these lots.

Thank you, Erme Maula

whitmanreads@gmail.com

Erme Maula (*she/her/hers*)

Reading Captain

Readby4th Philadelphia

EXHIBIT A

From: Donnelly, George <George.Donnelly@pasenate.com>
Sent: Tuesday, November 9, 2021 8:21 AM
To: Andrea Saah
Cc: Saval, Senator Nikil
Subject: Land Bank Agenda Item A(1)

Good morning Andrea,

Late yesterday, the Office of Senator Saval was made aware of the proposed disposition of lots around Mifflin Square to BVG Property Group for development of mixed-income housing. We understand that the deadline for public comment was 3:00 pm yesterday, but we did not learn about the agenda until after that time.

Senator Saval opposes the disposition of those lots to BVG Property without a more significant community input process, especially one regarding the Friends of Mifflin Square and SEAMAAC. While the project will facially create a small number of affordable units, we do not know how long these units would remain affordable, nor do we know if there could be other projects led by nonprofit developers that would produce a higher number of affordable units for longtime residents of the neighborhood. Without having more details on this project and a serious dialogue with the neighbors, Senator Saval does not support the transfer of these properties to a private developer proposing only partial affordability within the project.

I will be on the 10am call and hope to speak briefly to highlight Senator Saval's opposition. Thanks in advance.

George Donnelly Chief of Staff
Office of Senator Nikil Saval

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EXHIBIT B

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, November 9, 2021 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer(s)
1	Regarding Development C2 152-158 W Logan Street, will the developer hire a "Rodent Mitigation Specialist" before, during and after the development so that the neighbors do not encounter the problem that are going on at other developments in the city?	Joan Hill	We can certainly forward your concern and inquiry to the developer.
2	Where can we see a rendering of the proposed units to be developed at 152-158 W Logan Street?	Joan Hill	A copy of the Board Agenda can be found on our website. Renderings for this item can be found here: https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/PLB agendas/2021/PLB-Board-Package-for-November-9-2021-Meeting-Part-2.pdf
3	My name is Thoai Nguyen, CEO of SEAMAAC, operating in Southeast Philadelphia. I would like to strenuously object to the proposed sale of 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street (CD1) (Certain properties are being transferred by the Department of Public Property, PHDC, or PRA to the Land Bank.). I would like to recommend the PLB to delay voting on this proposal and allow for additional time for public comments and study of the these properties.	Thoai Nguyen - CEO, SEAMAAC	
4	SEAMAAC has been trying to identify properties to purchase for affordable housing for the past 4 years, without success since the process seems very opaque. Lots available for sale are not known to us.	Thoai Nguyen - CEO, SEAMAAC	
5	Councilman Squilla, what is the average median income for the neighborhoods that this these properties are located? The AMI is for the metropolitan area, not necessarily these neighborhoods - Making them unaffordable to people who live here.	erme maula (she/her)	
6	SEAMAAC opposes the lack of transparency in this disposition.	Thoai Nguyen - CEO, SEAMAAC	
7	For-Profit developers are motivated by profits not affordable housing. We would like the Board to reconsider this disposition.	Thoai Nguyen - CEO, SEAMAAC	

EXHIBIT B

#	Question	Asker Name	Answer(s)
8	As a resident, I am concerned at the very low sales price as compared to the affordability of the units. Even the most affordable unit on the market would recoup the \$16,000 in one single year, but would not be affordable to most of our neighbors. I think these lots could be put to much better use and for much more affordable rates.	Lily Goodspeed	
9	Can my email be read?	Jonathan Howe	live answered Mr. Howe, your email was forwarded to the Board and will be attached to the minutes.
10	SEAMAAC also demands equity and transparency from PLB	Thoai Nguyen - CEO, SEAMAAC	
11	Why are community members not allowed first right of refusal before approving dispositions? - Dr. Howe	Jonathan Howe	We are required to follow the Disposition Policy which is legislated which does not provide for a first right of refusal.
12	We Somerset Neighbors do want to state the VBG group and Justin have demonstrated that they will listen to the concerns of the community and have altered the project thus far based on community feedback, which leads Somrset Neighbors to not oppose.	Pastor R Harris	live answered
13	will my email be read?	Steve Shklovsky	
14	Where are the levels posted? Dont see them in the agenda	Anthony Miller	We will post the AMI levels in the Chat function
15	What is Angel basing his assertion that these will be at the lower end of the AMI range on?	Anthony Miller	We review the income qualifications of possible buyers with qualified housing counselors to verify that statement
16	1. WOULD THE BOARD CONSIDER DEBUNDLING THE PACKAGE OF 43 PARCELS BY REMOVING THE COMMERCIALLLY ZONED KENSINGTON AVENUE LOTS FROM THIS PROPOSAL AND ALLOWING THE DEVELOPER TO RE-SUBMIT AN APPLICATION FOR A MIXED-USE PROJECT, WHICH CAN BE CONSIDERED ALONGSIDE APPLICATIONS FROM OTHER INTERESTED PARTIES SUCH AS MYSELF	Steve Shklovsky	

EXHIBIT B

#	Question	Asker Name	Answer(s)
17	2. IS THERE A BREAKDOWN OF WHICH PARCELS WILL DEVELOPED FOR MODERATE INCOME VS MARKET RATE?	Steve Shklovsky	<p>Affordable: 2643 Kensington Ave, 2641 Kensington Ave, 2639 Kensington Ave, 2653 Kensington Ave, 2106 E William St, 2133 E William St, 2135 E William St, 2250 E William St, 2252 E William St, 2134 E Cambria St, 2172 E Cambria St, 2855 Amber St, 2857 Amber St, 2536 Jasper St, 2068 E Monmouth St, 2157 E Birch St, 2155 E Birch St, 2143 E Birch St, 2140 E Orleans St, 2151 E Orleans St, 2153 E Orleans St, 2156 E Orleans St</p> <p>Market Rate: 2107 E Dakota St, 2107 E Cumberland St, 2501 Amber St, 2103 E Cumberland St, 2022 E Fletcher Street, 2646 Ritter St, 2658 Ritter St, 2215 - 17 E Harold St, 2643 Janney St, 2645 Janney St, 2649 Janney St, 2637 Janney St, 2639 Janney St, 2480 Emerald St, 2478 Emerald St, 1929 E Harold St, 1935 E Harold St, 1943 E Harold St, 2089 E Somerset St, 1844 E Oakdale St</p>
18	3.I ONLY SEE TWO SETS OF ARCHITERURAL PLANS ON THE APPLICATION. ARE THERE PARCEL SPECIFIC PLANS FOR EACH PROPERTY ON THE LIST. I ONLY SEE TWO SETS OF PLANS ON THE PROPOSAL?	Steve Shklovsky	The developer has confirmed a finalized matrix that has been reviewed by staff. We can have the developer reach out to confirm directlty.
19	sorry for the caps lock	Steve Shklovsky	
20	Will any Land Bank properties be available to real estate development non profit organizations in the near future?	Justin Forte	Any not-profit has the ability to submit an application for housing development via our website, SEE Link - https://phdcphila.org/land/buy-land/propose-affordable-housing-project/
21	How many of the board members live in the area in question?	Erica Toper	
22	This board is sitting in their homes making decisions for a block that they don't live on while 6+ residents are opposed to developing the 300 block of West Berks. Why are your opinions more important than ours?	Erica Toper	
23	This is bullshit	Erica Toper	
24	we were not noticed	a weiss/SoLo	We will forward verification of notification
25	When will more competitive sale properties be available?	Justin Forte	<p>All competitive sales are posted at the link, also you can sign up to be notified of any postings in the future. https://phdcphila.org/rfps-rfqs-sales/competitive-sales/ https://phdcphila.org/stay-informed/</p>

EXHIBIT B

#	Question	Asker Name	Answer(s)
26	it was to our understanding a pra rfp	a weiss/SoLo	Only other action on these properties was to transfer to the land bank
27	competitive bid	a weiss/SoLo	
28	Please respond to my request for info on the Rodent Mitigation! Thank you	Joan Hill	live answered
29	how do we get info / contact on this developer?	a weiss/SoLo	We will share their contact information after the meeting
30	is there any community process?	a weiss/SoLo	There is no requirement for a community process in the Disposition Policy, as the project moves through zoning approvals RCOs will have an opportunity to comment
31	can we see the bid? who do we contact for right to know?	a weiss/SoLo	Would require a right to know
32	when were do i get answers to my questions	a weiss/SoLo	We will provide the information after the Board meeting
33	this would be by right as it stands	a weiss/SoLo	
34	who is the land bank right to know officer	a weiss/SoLo	Andrea.Saah@phdc.phila.gov
35	thank you	a weiss/SoLo	

EXHIBIT C

RESOLUTION NO. 2021 – 50

RESOLUTION AUTHORIZING CONVEYANCE OF 1739 S. 5TH STREET; 1919 S. 6TH STREET; 2612 S. 9TH STREET; 411, 418, 424, 432-34, 624, 626 CANTRELL STREET; 424, 426 MERCY STREET TO BVG 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 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; and 424, 426 Mercy Street (collectively, the “**Property**”) to BVG 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 Eighteen Thousand and 00/100 Dollars (\$18,000.00) 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 November 9, 2021.
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EXHIBIT D

From: John Howe <jhowe2013@yahoo.com>
Sent: Tuesday, November 2, 2021 10:18 AM
To: Andrea Saah
Subject: Comments for the November Board Meeting

Board Members of the Philadelphia Land Bank,

My name is Dr. Jonathan Howe. I would like to start by thanking you for allowing me to speak during the October 12, 2021 meeting. At that time, I spoke in response to Property Disposition A(2) on the agenda. Specifically, I requested the opportunity to acquire 2055 and 2057 E Rush as a side yard to my residence at 2053 E Rush.

I explained that my wife and I relocated here from Texas and during the process of selecting our new home we considered various locations and what each had to offer. As a result of several visits to the block surrounding 2053 E Rush, we established a relationship with a number of neighbors living on that block.

We share the desire to be actively involved in keeping our block community safe, clean, and preserving the market value.

The attribute that solidified my decision to purchase 2053 E Rush as our new home was the opportunity to acquire the adjacent lots, 2055 and 2057 E Rush, as a side yard.

While my new wife and I are young, we are mature-minded. I am 26 years old. I obtained **both my undergraduate and master's degrees from the University of Texas at Austin.** I completed my doctoral program and graduated from The Ohio State in August 2021. Much of my research throughout my tenure as a student has centered around critical race theory, and I now am a professor at Temple University, where I teach within the Department of Sport & Recreation.

My wife, Caroline, is 22 years old. She obtained her bachelor's degree from the University of Texas at Austin and is now a student at the Temple University Law School. She and I share the desire to be active in maintaining the value and comradery of our block community, and her decision to make 2053 E Rush our new home was also heavily impacted by the opportunity to acquire 2055 and 2057 E Rush as side yard to our residence.

As you can imagine, our transition here was quite involved as it entailed coordination of movers from Austin, Texas where Caroline had just graduated from, and Columbus, Ohio where I had just graduated from, as well as from our homes in Houston and Big Sandy, Texas. It was all done with much anticipation of moving into our new home and acquiring the two lots as a side yard.

I began the inquiry process as soon as we moved in. I was faced with some roadblocks, as the website is outdated. It did not show 2055 and 2057 E Rush as available even though they were obviously vacant, unattended, and heavily overgrown. In fact, it did not even show the development of our land/property, which was originally purchased for development in 2019 (see picture below). I continued my attempt to apply for the two lots as a side yard, even reaching out and submitting property inquiries via the Office of Property Assessment.

I now realize that the process that you have in place for the acquisition of the side yard is both presumptive and discriminatory.

You are presumptive in your process by removing 2055 and 2057 E Rush from the list of available lots for the side yard simply because a developer is exploring the possibility of

EXHIBIT D

acquiring them. You presume that just because the developer is looking into the feasibility of their project you will automatically approve it during a Board meeting at some future date.

You are also discriminatory by making such a presumption. You have discriminated against me by precluding me from the opportunity as a homeowner to acquire 2055 and 2057 E Rush as side yard to my residence at 2053 E Rush. As it turns out, there was no error in those lots not showing up as available when I searched relentlessly multiple times. In fact, you made them **unavailable deliberately, based on a presumption that you would approve the developer's** acquisition of them at a future Board meeting.

This is something that I am not taking lightly. I understand structural inequities exist and they are intentionally designed to keep racialized minorities (such as my wife and I) on an unequal playing field. This system is designed to privilege deep-pocket developers, as the process is neither intuitive nor easily accessible for community members. This was evident during the October Board meeting where numerous community members expressed frustration with the process as they have attempted to acquire properties to no avail. Not to mention, many other practices are discriminatory and exclusionary. One of those is highlighting the appraisal value **of the properties even though the Board often accepts bids from developers for "pennies-on-the-dollar."** These practices continue to benefit and privilege those who have capital, both social and financial. Simultaneously, these practices discourage those who do not have privilege (i.e., racialized minorities, individuals in lower socioeconomic classes, etc.). This is not right nor acceptable. We demand equity.

I am requesting that you correct your practice and that you approve 2055 and 2057 E Rush as side yard to my 2053 E Rush residence. This request means not approving Property Disposition A(2) as it is currently written at the upcoming meeting. Allow the residents who want to maintain the land the opportunity to do so.

Best,

Jonathan Howe, Ph.D.

<https://www.jonathanehowe.com/>

EXHIBIT E

RESOLUTION NO. 2021 – 51

RESOLUTION AUTHORIZING CONVEYANCE OF 2148, 2150, 2154, 2156 E. BIRCH STREET; 2032 E. LEHIGH AVENUE; 2055, 2057 E. RUSH STREET; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. STELLA STREET TO BVG 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 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; and 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street (collectively, the “**Property**”) to BVG Property Group LLC (the “**Purchaser**”).

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

6. The conveyance of the Property to the Purchaser for Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$22,500.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
8. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
9. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
10. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT F

From: Steve Shklovsky (Metro Impact) <Steve@metroimpacthomes.com>

Sent: Monday, November 8, 2021 1:43 PM

To: Andrea Saah; Andrea Saah

Cc: Angel B Rodriguez; rsauer@pacdc.org; Andrew Goodman; Joshu Harris; Sean Mcmonagle

Subject: Land Bank Meeting 11/9/21 - Agenda Item 4.A(3) - 2653 Kensington Ave (PUBLIC COMMENT)

Dear Land Bank Board Members:

I am in opposition to the disposition of the four vacant lot parcels at 2639, 2641, 2643 and 2653 Kensington Avenue for single-family use. The parcels are zoned CMX-2.5 (Mixed Use Commercial) and were recently upzoned from CMX-2. The proposal you are considering would require a zoning variance and is not in conformity to the Comprehensive Land Use Plan. There is not one single-family home on Kensington Avenue and I believe allowing this to move forward would be a detriment to the community, as it would be a huge missed opportunity to develop much needed commercial space in this area.

Additionally, my development company owns the adjacent parcels on either side and to the rear of 2653 Kensington Avenue. Since October of 2015, and every year thereafter, we have been in regular communications with the City (Public Property, PHDC, VPRC, Land Bank, etc.) to purchase this parcel as part of an assemblage to develop a by-right mixed-use project. We have submitted multiple Expressions of Interest, which were confirmed by both PHDC and Councilman Squilla's office. **We received an email from the Land Bank on October 7th, 2019 stating that "property sales take place through a competitive process. We will email you when we advertise this property for sale. We will not contact you before then."** Our most recent inquiry to PHDC about this property was in April of this year. Nonetheless, today your Board is considering the sale of this property to another developer without a competitive process.

I respectfully request that the parcels on Kensington Avenue be removed from today's disposition list and be put out for a Competitive Process, as any other action would deem the Land Bank disposition process far from predictable and transparent.

Thank you for your time and consideration,

Steve Shklovsky
Metro Impact, LLC

EXHIBIT G

RESOLUTION NO. 2021 – 52

**RESOLUTION AUTHORIZING CONVEYANCE OF
2419, 2501, 2855, 2857 AMBER STREET; 2143, 2155, 2157 E. BIRCH STREET;
2134, 2172 E. CAMBRIA STREET; 2103, 2107 E. CUMBERLAND STREET;
2107 E. DAKOTA STREET; 2478, 2480 EMERALD STREET; 2405 E. FIRTH STREET;
2022 E. FLETCHER STREET; 1929, 1935, 1943, 2215-17 E. HAROLD STREET;
2637, 2639, 2643, 2645, 2649 JANNEY STREET; 2536 JASPER STREET;
2639, 2641, 2643, 2653 KENSINGTON AVENUE; 2633 MARTHA STREET;
2068 E. MONMOUTH STREET; 1844, 1920 E. OAKDALE STREET;
2140, 2151, 2153, 2156 E. ORLEANS STREET; 2646, 2658 RITTER STREET;
2089 E. SOMERSET STREET; 2106, 2133, 2135, 2250, 2252 E. WILLIAM STREET
TO BMK PROPERTIES 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 2419, 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2405 E. Firth Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2633 Martha Street; 2068 E. Monmouth Street; 1844, 1920 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; and 2106, 2133, 2135, 2250, 2252 E. William Street (collectively, the “**Property**”) to BMK Properties LLC (the “**Purchaser**”).

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

11. The conveyance of the Property to the Purchaser for Ninety-Six Thousand and 00/100 Dollars (\$96,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
12. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
13. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such

EXHIBIT G

terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

14. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
15. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT H

RESOLUTION NO. 2021 – 53

RESOLUTION AUTHORIZING CONVEYANCE OF 2929 NORTH 13TH STREET TO 2929 N. 13TH 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 2929 N. 13th Street (the “**Property**”) to 2929 N. 13th LLC (the “**Purchaser**”).

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

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

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT I

From: Erica Toper <ericat227@gmail.com>

Sent: Monday, November 8, 2021 9:54 AM

To: Andrea Saah

Subject: Landbank meeting comments/questions for November 9th

Erica Toper
Property dispositions

I live on the 1900 block of North Orianna St. I strongly oppose using the land on the 300 block of west Berks St to develop property. My neighbors and I would like that area turned into a green space for the community, and are willing to incur the costs of developing and maintaining such and area. There is no parking on North Orianna St, the street is not wide enough to allow street parking and we have no garages. My neighbors and I park on West Berks St. If you build homes on the 300 block of west Berks there will not be enough parking spaces for the residents who already live here along with the new owners. What the residents want is green space! Not to be packed in like sardines. Why are our voices being ignored?

From: Ciara Smith <ciasmith61@gmail.com>

Sent: Monday, November 8, 2021 10:17 AM

To: Andrea Saah

Subject: 46 Properties Proposal OPPOSED

Good Morning Andrea!

I'd like to voice my concern and opposition to the large construction project set for the spanning from 3-5th street around berks and surrounding streets. This takes away significant park land and green space. Existing residents have had little direction or recourse with the numerous buildings and the quality of life decline that is coming along with these changes.

3rd street had numerous trees and park space that is now a muddy mess and surrounded by 2 new construction properties. It would be a shame to see the same happen to the heavily used and enjoyed green space on berks and 3rd/orianna. This proposal would put numerous units along that street, and basically every other this developer can get their hands on. Can you please give us some direction or resources for the neighborhood to get together and take care of this green space ourselves, or petition the land bank to do so? I've discussed this with multiple neighbors and we all have similar concerns and desire/ability to take care of this land but no clear way to do so and developers are using that to their advantage with little regard for quality of life in the area.

Thank you!

Ciara Smith

Homeowner on 1900 block of N Orianna St

EXHIBIT I

From: Ambika Singh <ambikasingh.18@gmail.com>
Sent: Monday, November 8, 2021 10:45 AM
To: Andrea Saah
Subject: Land Bank Meeting Concerns

Good Morning Andrea,

I had some feedback for the meeting tomorrow. I'd like to voice my concerns and opposition to the proposals set forth for the large number of low income housing set for the spanning from 3-5th street around berks and surrounding streets. It takes away green space and there will be over congestion of street parking. I believe regular market price housing is what should be the higher percentage of homes in this area.

I am also concerned for the lack of care for squatters on Land Bank property. It reduces curb appeal for newcomers to come into our area. An example is 1931 N Orianna. There is garbage, overgrown shrubs, and a broken down car. 311 cannot collect the junk car on the lot and it's a breeding ground for unsanitary conditions. There are multiple land bank lots in terrible conditions.

In addition several of the homeowners of the new construction homes are willing to purchase the Land bank lots at current value to increase green spaces and/or side lots, this process seems to not be clearly available through the land bank, why is that? The process of side yard acquisition is really rare according to your annual report.

Many of the current home owners used home ownership grant assistance from the city of Philadelphia or banking institutions to buy homes within the last year, fitting median household income limits, and feel that there still are affordable home ownership opportunities to buy in this neighborhood where low income housing is not necessary to bridge the gap. The neighborhood is diverse as it is now and the type of "gentrification" that locals fear is not happening. There are new homeowners that are of all racial and ethnic backgrounds and many are not "high income earners" including myself. The neighborhood is affordable, still, in my opinion and my neighbors agree. There are diverse families with children moving here without the need of low income housing and we can attest to that.

I've discussed this with multiple neighbors and we all have similar concerns. We want the community to thrive and inserting so many low income housing homes is driving some new homeowners to leave because they don't see transparency from the Land Banks affordable housing proposals and we just got here.

Thank you for your time and efforts,
Ambika Singh
Homeowner on 1900 block of N Orianna St

EXHIBIT I

From: Taryn Williams <tarynw87@gmail.com>

Sent: Monday, November 8, 2021 11:50 AM

To: Andrea Saah

Subject: Norris Square - 46 Lot Development Proposal - OPPOSED

Hi Andrea,

I hope this email finds you well. I am writing in advance of tomorrow's meeting to voice my absolute opposition to the development proposed between 3rd-5th St/Berks St.-Norris St and especially to any multi unit development. As the first resident on the 1900 block of N. Orianna to purchase new construction (Feb 2020) I have since seen a drastic decline in the cleanliness, amount of green space and quality of life as more and more new construction has taken place. The fact that this development continues to take place during the Covid 19 pandemic has really exacerbated its negative impacts on the surrounding community residents.

I have seen the developers (V2 Properties and others) of this block, carry out a complete lack of regard for existing homeowners and their properties. I have seen their construction vehicles parked on my and my neighbors sidewalks, causing considerable damage we have had to pay repeatedly to clean and repair, I have seen them demolish homeowner property on homeowner lots that adjoined to where they were constructing, with no notice given to the homeowner. I have seen their vehicles damage resident vehicles and have seen them attempt to deny it if it were not for video footage from security cameras capturing these incidents on tape, I have seen them pump water out of excavated lots onto the foundation of my and my neighbors homes. The developers of this neighborhood are and have not developed in a manner that has benefited the quality of life in this community. It comes as no shock that their sole goal is to profit off of the new construction at the expense of the existing residents.

Over development has caused sanitation issues and a dire lack of parking. To jam in more single family and multi unit properties into this small neighborhood, especially on a small block like N. Orianna would drastically negatively impact the quality of life for the existing residents, old and new alike, that are currently living here.

Residents should be given first priority to purchase the vacant lots that adjoin their properties. I have attempted to call the landbank numerous times with no answer, regarding 1961 ad 1957 N Orianna, just to inevitably be told that I am unable to purchase these lots. Why? I would be willing to purchase these lots from the land bank and pay all applicable back taxes, but why as a homeowner am I not given that opportunity, but a developer is able to purchase them? I can only assume it is due to money filtering into the city from the proposed builders. It is quite shameful on the part of the city that it takes part in and allows this to happen. I know many of my neighbors would purchase and maintain the lots that adjoin their properties as green space for the benefit of the neighborhood. I am also aware that as a collective, the residents of the 1900 block of N. Orianna would like to purchase and continue to maintain the empty lots that make up the corner of N 3rd/N Orianna and Berks as a community park, as our closest park for any type of green space is Norris Square park which does not serve my community as it is too far away to enjoy. We have been utilizing this space as such and I oppose any development here.

EXHIBIT I

Lastly, I understand the concern of lack of housing and affordable housing in the city of Philadelphia. While developers have worked to line their pockets by overpopulating the residential blocks of Norris Square at the city's allowance, the city lets sit the old Morris Steel Mill which takes up considerable space which spans an entire square city block from N American St to 3rd St. from Berks St. to Norris St. For years this mill has been left to deteriorate abandoned, unmaintained, unsightly, a health and safety hazard to the entire community which attracts metal scrapers, vagrants, rodents and stray cats and serves no beneficial purpose to the community. The City of Philadelphia and The Land Bank should consider more thoughtful construction being proposed at this location which could house many more people and families and has sufficient space for parking.

Thank you for your time in reading this email and I look forward to joining the meeting tomorrow to reiterate my opposition.

Best Regards,

Taryn Wililams

Homeowner on 1900 block of N Orianna St

EXHIBIT I

From: Luke Brower <lbrower09@gmail.com>

Sent: Monday, November 8, 2021 12:05 PM

To: Andrea Saah

Subject: Board of Directors Meeting - Agenda Items D&E - November 9th 2021

Hi Andrea,

I hope you are well! My name is Luke Brower. I am the owner of 1912 N Orianna Street here in Philadelphia.

I am writing to express similar concerns that my neighbors have raised about the potential ramifications of going through with the proposed construction on our street. While I personally believe in your mission of making the Philadelphia better block by block and the importance of providing lower income individuals with equal opportunity to live in this great city, I fear that packing a street such as 1912 N Orianna too densely will create tension and a lower quality of life for the existing & new residents that will move here. We have already seen one neighbor list their house for sale given the proposed plans & uncertainty.

Luckily, it's still early on and there are a number of open lots and hopefully, many possibilities of how to use them to create the best outcomes for the most people. Ideally, we would be able to preserve some form of green space on the street. Many of the neighbors & including myself would be extremely committed to maintaining a community Garden of sorts. I have also contacted and gotten support from local non-profits that have experience maintaining community Gardens in case we would need their support.

One question I had in particular is also on Side lots. Currently, there are several lots open next to me. These lots have been used for parking, as well as construction crews that frequent the area going in between job sites. As a result, there has been extensive trash dumping & other hazards, (one time there was a fire directly next to my house that was left unintended and I had to put it out.) Over the past 12 months, I have maintained these lots and frequently disposed of the trash.

Given the overall ask of the neighbors on this street to preserve some green space / parking spaces, I wanted to inquire about the side lot process. Currently 1910 is owned by the land bank. **Is there any possibility of me going through the side lot process for this lot? Any info on this would be greatly appreciated. I am willing to pay the market / asking price and commit to using the lot for a green space or parking area for the neighbors.**

Please let me know and thanks so much for all the work your organization is doing to support Philadelphia.

Best Regards,

Luke Brower

EXHIBIT I

From: Asiya Mahmud <asiya.mahmud@gmail.com>
Sent: Monday, November 8, 2021 1:55 PM
To: Andrea Saah
Cc: Nilda.ruiz@apmphil.org; Zane L'Erario
Subject: OPPOSED- Property Disposition Paseo de Jardines LLC

Good afternoon,

As homeowners at 1956 N. Orianna St. we would like to voice our concerns and strong opposition to agenda item 4. Property Dispositions A. Development Affordable Housing (5). It is our belief that the construction projects that have been proposed by Paseo de Jardines LLC, APM Philadelphia, and Philadelphia Housing Authority have not given full consideration to the current residents of the area nor the longevity of the community it will leave behind after the completion of the project. The proposal leaves no green space for any of the current or future residents. When trying to develop an area, green space is an essential building block for any thriving neighborhood.

This is a booming area, with groups of homeowners who are just beginning to build a sense of community and it appears that the main concern is cramming as many homes into this small radius as possible with no forethought. Since we closed on our home in March, we have contacted the Land Bank to acquire a side yard in one of two possible lots. It is gravely disappointing that Paseo de Jardines LLC is able to have contact and connections with the Land Bank for their profit “non-profit”, but for eight months our calls and voicemails remained unreturned. In the time we have lived here, we have never heard or seen Paseo de Jardines LLC express an interest in the wellbeing of our community. They have not joined in our community cleanups of the vacant lots, block parties, or simply asked what can be done to merge their project with our rapidly establishing community.

The lack of transparency from this group is also of great concern. After attending a troublesome meeting with APM on October 16, no one has responded to our calls, the meeting recording was never posted as promised, and we have been ignored. This project is not the right move for the community. Perhaps if Paseo de Jardines LLC would like to BUILD a community they would ensure retailers, greenspace, and parks were included in their blueprints. The American St. corridor is a prime location not only for retailers but for the needs of budding mixed- income homeowners. We cannot support this project which has no regard for current and future homeowners that will be affected by this project once all the checks have been cashed. We strongly OPPOSE this project.

Respectfully,
Asiya Mahmud & Zane L'Erario

EXHIBIT J

RESOLUTION NO. 2021 – 54

**RESOLUTION AUTHORIZING CONVEYANCE OF
1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3RD STREET; 1923, 1927, 1934, 1935 N.
4TH STREET; 1925 N. 5TH STREET; 301, 303, 305, 307, 309, 433, 437, 537 W. BERKS
STREET; 2004, 2015 N. BODINE STREET; 401, 405, 407 W. HEWSON STREET; 1851, 1916,
1922, 1936, 1940 N. LEITHGOW STREET; 313, 421 W. NORRIS STREET; 1910, 1923, 1926,
1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. ORIANNA STREET
TO PASEO DE JARDINES 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 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street (collectively, the “Property”) to Paseo de Jardines LLC (the “Purchaser”).

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

21. The conveyance of the Property to the Purchaser for Forty-Six and 00/100 Dollars (\$46.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
22. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
23. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
24. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior

EXHIBIT J

Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

25. This Resolution shall take effect immediately upon adoption by the Board.

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

EXHIBIT K

RESOLUTION NO. 2021 – 55

RESOLUTION AUTHORIZING CONVEYANCE OF 2224 WILDER 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 2224 Wilder 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:

26. The conveyance of the Property to the Purchaser for One Hundred and 00/100 Dollars (\$100.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
27. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
28. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
29. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
30. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT L

RESOLUTION NO. 2021 – 56

RESOLUTION AUTHORIZING CONVEYANCE OF 2715 ANNIN STREET TO GREYS FERRY 09, 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 2715 Annin Street (the “**Property**”) to Greys Ferry 09, LLC (the “**Purchaser**”).

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

31. The conveyance of the Property to the Purchaser for Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
32. 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.
33. 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.
34. 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.
35. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT M

RESOLUTION NO. 2021 – 57

RESOLUTION AUTHORIZING CONVEYANCE OF 2215 SOUTH 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 2215 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:

36. The conveyance of the Property to the Purchaser for One Thousand and 00/100 Dollars (\$1,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
37. 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.
38. 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.
39. 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.
40. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT N

RESOLUTION NO. 2021 – 58

**RESOLUTION AUTHORIZING CONVEYANCE OF
152-58 (a/k/a 152) WEST LOGAN STREET
TO 3SQUARE DEVELOPERS, 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 152-58 W. Logan Street (also known as 152 W. Logan Street) (the “**Property**”) to 3Square Developers, LLC (the “**Purchaser**”).

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

41. The conveyance of the Property to the Purchaser for One Hundred Sixty-Eight Thousand and 00/100 Dollars (\$168,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
42. 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.
43. 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.
44. 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.
45. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT O

RESOLUTION NO. 2021 – 59

RESOLUTION AUTHORIZING CONVEYANCE OF 3119 NORTH 35TH STREET TO RAH CIVIC ASSOCIATION

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 3119 N. 35th Street (the “**Property**”) to RAH Civic Association, a nonprofit organization under Pennsylvania law (the “**Purchaser**”).

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

46. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) and a mortgage for Twenty-Four Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$24,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
47. 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.
48. 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.
49. 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.
50. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT P

RESOLUTION NO. 2021 – 60

**RESOLUTION AUTHORIZING CONVEYANCE OF
1932 SOUTH SALFORD STREET
TO NAJEEMAH S. ADAMS**

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.

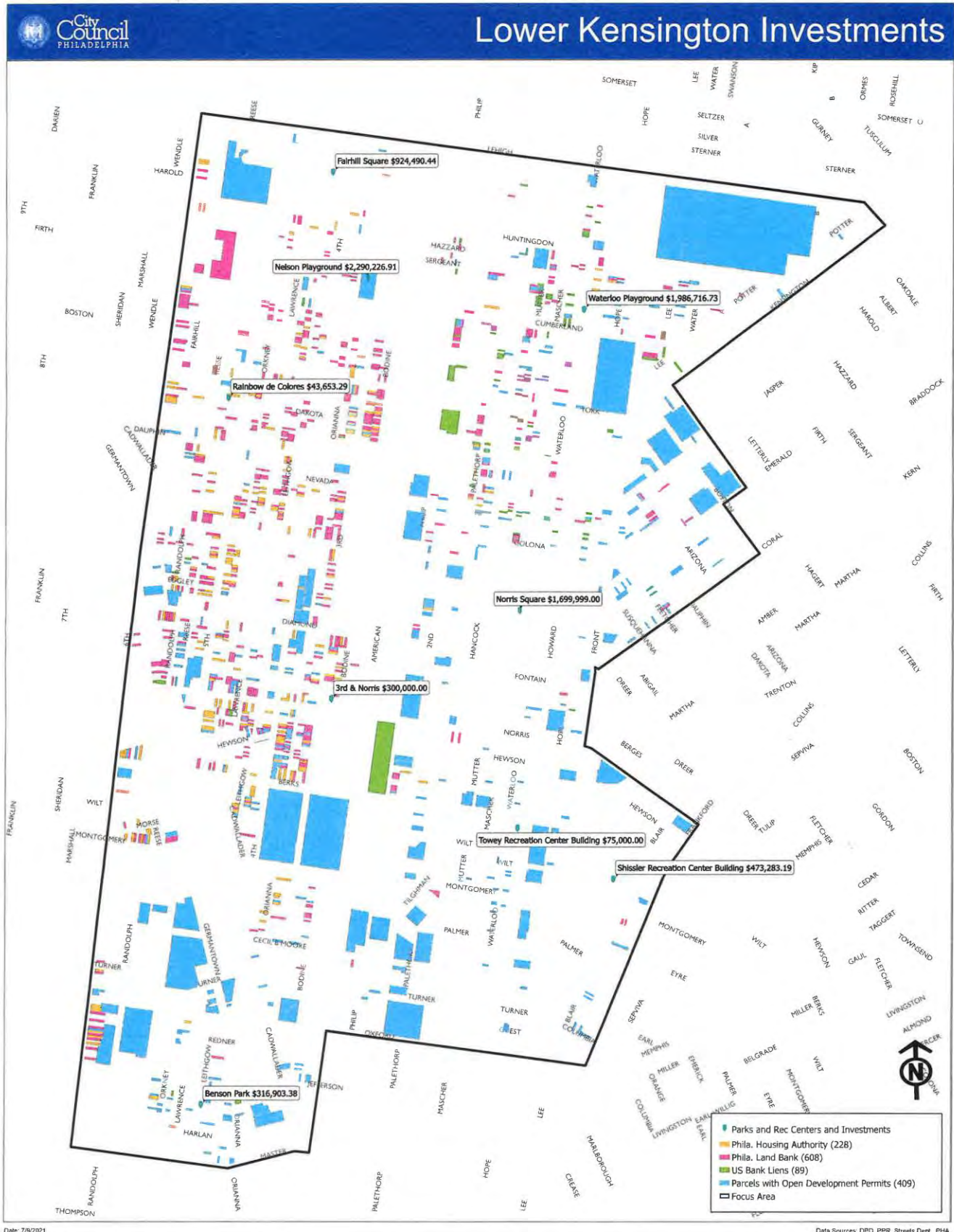
WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1932 S. Salford Street (the “**Property**”) to Najeemah S. Adams (the “**Purchaser**”).

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

51. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) and a mortgage of Fourteen Thousand Four Hundred Ninety-Nine and 00/100 Dollars (\$14,499.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
52. 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.
53. 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.
54. 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.
55. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 9, 2021.
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EXHIBIT Q



DECEMBER 14, 2021 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM 3

RESOLUTION NO. 2021 - ____

RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that the following individuals are elected to the position below appearing opposite their names, to hold office for one year or until their successors are appointed and qualified:

Anne Fadullon – Chair
Joshu Harris – Vice Chair
Maria Gonzalez – Secretary
Rebecca Lopez Kriss – Treasurer

This Resolution shall take effect immediately upon adoption by the Board.

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

RESOLUTION NO. 2021 – ____

**RESOLUTION ADOPTING PHILADELPHIA LAND BANK SCHEDULE OF
REGULAR BOARD OF DIRECTORS MEETINGS FOR 2022**

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

1. For calendar year 2022, the regular meetings of the Board (“Board Meetings”) shall be held at 10:00 a.m. Eastern Prevailing Time on the following dates (generally the 2nd Tuesday of each month):

January 11, 2022

February 8, 2022

March 8, 2022

April 12, 2022

May 10, 2022

June 14, 2022

July 12, 2022

August 9, 2022

September 13, 2022

October 11, 2022

November 15, 2022 (3rd Tuesday)

December 13, 2022 (Annual Meeting)

2. While the offices of the Philadelphia Land Bank at the Philadelphia Housing Development Corporation remain closed to the public due to the COVID-19 pandemic, Board Meetings will be held remotely on Zoom, with Board members physically present, visible and audible in their remote locations. A memorandum explaining the attendance and comment procedures for participation by members of the public, including a link for attendance, will be published at least ten (10) days prior to each Board meeting on the Philadelphia Land Bank’s website at the following link: <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.
3. When, in the future, it is determined that in-person Board Meetings can resume safely, advance public notice will be provided. Once such a determination is made, Board Meetings will be held in person in the 17th Floor Boardroom at 1234 Market Street, Philadelphia, PA 19107, with the possible continued option of remote participation via Zoom.
4. Public notice of this schedule shall be given in accordance with the provisions of the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*
5. 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.
6. This Resolution shall take effect immediately upon adoption by the Board.

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

DECEMBER 14, 2021 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM 4

RESOLUTION NO. 2021 - ____

**RESOLUTION ACCEPTING PHILADELPHIA LAND BANK
AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING JUNE 30, 2021**

WHEREAS, the Land Bank Act, 68 Pa.C.S.A. § 2101, *et seq.*, requires the Philadelphia Land Bank (the “**Land Bank**”) to prepare an annual financial audit for submission to the Department of Community and Economic Development and Philadelphia City Council;

WHEREAS, the Land Bank engaged the audit firm of Mercadien, P.C., Certified Public Accountants (“**Mercadien**”) to audit the Land Bank’s financial statements for Fiscal Year 2021;

WHEREAS, Mercadien has issued its Independent Auditor’s Report (attached to this Resolution); and

WHEREAS, the Land Bank Board has reviewed, and desires to accept, the Independent Auditor’s Report;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. The Independent Auditor’s Report of the Philadelphia Land Bank issued by Mercadien, P.C., Certified Public Accountants for Year Ended June 30, 2021, is hereby accepted.
2. Land Bank staff is directed to submit the Auditor’s Report to the Department of Community and Economic Development and to Philadelphia City Council as required by the Land Bank Act.
3. This Resolution shall take effect immediately upon adoption by the Board.

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

PHILADELPHIA LAND BANK
(A Component Unit of the City of Philadelphia,
Commonwealth of Pennsylvania)
Financial Statements
and
Supplementary Information

June 30, 2021

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

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PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Our discussion and analysis of the financial performance of the Philadelphia Land Bank ("Land Bank") provides an overview of the Land Bank's significant financial activities for the fiscal years ended June 30, 2021 and 2020. Please read it in conjunction with the attached financial statements for a comprehensive understanding of the reports.

Overview and Use of the Financial Statements

The management's discussion and analysis is intended to serve as an introduction to the basic financial statements of the Land Bank. The annual financial report is comprised of three components: management's discussion and analysis, the basic financial statements (including related notes to the financial statements), and supplementary information as required by the City of Philadelphia, Commonwealth of Pennsylvania (the "City").

The financial statements are designed to provide readers with a broad overview of the finances of the Land Bank in a manner similar to private-sector business. These statements are prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units on the accrual basis. Under this basis of accounting, revenues are recognized in the period in which they are earned, while expenses are recognized in the period they are incurred. Depreciation of capital assets is recognized in the statements of revenues, expenses and changes in net position.

The Land Bank is considered to be a governmental unit. As a result, the format of the attached financial statements conforms with GAAP as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The statements of net position present information on all of the Land Bank's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in the Land Bank's net position are an indicator of whether its financial health is improving or deteriorating, respectively. To assess the overall health of the Land Bank, you need to also consider non-financial factors such as the Land Bank's ability to continue receiving funding from the City, City Council's willingness to transfer properties into the Land Bank inventory, and the Administration's willingness to provide resources to facilitate the operations of the Land Bank.

The statements of revenues, expenses and changes in net position present information on how the Land Bank's net position at June 30, 2021 and 2020, is derived.

The statements of cash flows provide information about the sources and uses of cash during the fiscal year.

Basic Financial Statements

The Land Bank's audited statements of net position, statements of revenues, expenses and changes in net position, and statements of cash flows are presented on pages 12 through 14.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**Assets**

The Land Bank's total assets as of June 30, 2021, 2020 and 2019, consisted of the following:

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>% Change</u>
<u>Current</u>				
Cash	\$ 1,644,864	\$ 4,243,039	\$ 943,530	-61%
Accounts Receivable	871,685	714,358	808,366	22%
<u>Non-Current</u>				
Property Held for Development or Sale	30,175,291	28,958,012	27,796,333	4%
Capital Assets	11,378	17,967	12,544	-37%
	<u>\$ 32,703,218</u>	<u>\$ 33,933,376</u>	<u>\$ 29,560,773</u>	-4%

2021

Total assets at June 30, 2021, reflected a net decrease of approximately \$1.2 million from the prior year. The Land Bank didn't make any acquisitions in the current year through sheriff sales but did add one hundred thirty-seven (137) properties from other sources. Property held for development or sale accounts for approximately 92% of total assets with a valuation of approximately \$30 million. The Land Bank sold twenty-seven (27) properties during the fiscal year. The Land Bank continues to utilize the City's Office of Property Assessment pricing model to determine the valuation "pricing" of its properties. This methodology will be reassessed in 2022; the Land Bank did evaluate and record an impairment allowance to adjust the values of properties valued at \$10,000 or less, for which transfer of ownership may be prohibitive, to reflect changing/current market conditions beyond the pricing model.

Total properties acquired and the entity of origin as of June 30, 2021, 2020 and 2019, consisted of the following:

	<u>2021</u>	<u>2020</u>	<u>2019</u>
<u>Properties Acquired</u>			
PRA	-	-	12
City of Philadelphia (Public Properties)	137	-	4
Sheriff Sales	-	119	378
Total Properties	<u>137</u>	<u>119</u>	<u>394</u>

Cash on hand decreased by approximately 61% from June 30, 2020, to approximately \$1,645,000. Accounts receivable accounted for approximately 3% of total assets.

The receivable balance of approximately \$872,000 includes \$699,000 pertaining to 82 Vacant Property Review Committee ("VPRC") purchase money mortgages.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**Assets (Continued)****2020**

Total assets at June 30, 2020, reflected a net increase of approximately \$3.3 million from the prior year. The Land Bank acquired 119 properties during the fiscal year from sheriff sales – tax foreclosure, totaling a book value of approximately \$2 million. Property held for development or sale accounts for approximately 85% of total assets with a valuation of approximately \$29 million. The Land Bank sold forty-seven (47) properties during the fiscal year. The Land Bank continues to utilize the City's Office of Property Assessment pricing model to determine the valuation "pricing" of its properties. This methodology will be reassessed in 2021; the Land Bank did establish an impairment allowance to adjust the values of properties valued at \$10,000 or less, for which transfer of ownership may be prohibitive, to reflect changing/current market conditions beyond the pricing model.

Cash on hand increased by approximately 350% from June 30, 2019, to approximately \$4,243,000. Accounts receivable accounted for approximately 2% of total assets.

The receivable balance of approximately \$714,000 includes \$599,400 pertaining to 76 VPRC purchase money mortgages.

Liabilities

The Land Bank's total liabilities as of June 30, 2021, 2020 and 2019, consisted of the following:

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>% Change</u>
<u>Current</u>				
Accounts Payable	\$ 112,367	\$ 581,377	\$ 92,472	-81%
Escrows Payable	181,789	106,541	42,291	71%
Accrued Liabilities	132,988	119,591	301,959	11%
Compensated Absences	135,445	101,660	70,681	33%
Unearned Revenue	-	2,031,212	-	-100%
	<u>\$ 562,590</u>	<u>\$ 2,940,381</u>	<u>\$ 507,403</u>	-81%

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Liabilities (Continued)

2021

At June 30, 2021, total liabilities decreased by approximately \$2.4 million (81%) to approximately \$563,000, primarily consisting of:

- Accounts payable obligations of approximately \$112,000 which is primarily timing differences from recording of deed payments.
- Escrow payables increased by approximately \$75,000. Land Bank received fourteen security escrow deposits totaling \$147,000 which will be repaid to the developer(s) upon the issuance of construction completion certificates.
- Accrued administrative expenses and contractual obligations as of June 30, 2021, were approximately \$133,000. Comprised of \$124,000 in payroll costs which include Land Bank's direct payroll accrual and PHDC salary direct and indirect costs.
- Compensated absences increased by approximately 33% to \$135,000 as the Land Bank's staff increased by one full-time employee and existing staff accrued additional time.
- In Fiscal Year 2021, the Land Bank generated no unearned revenue. The prior year balance of \$2,031,212 was recognized as revenue to offset expenses for the current year.

2020

At June 30, 2020, total liabilities increased by approximately \$2.4 million (479%) to approximately \$2,940,000, primarily consisting of:

- Accounts payable obligations of approximately \$581,000 which is primarily timing differences from recording of deed payments.
- Escrow payables increased by approximately \$106,000. Land Bank received eight security escrow deposits totaling \$67,000 which will be repaid to the developer(s) upon the issuance of construction completion certificates.
- Accrued administrative expenses and contractual obligations as of June 30, 2020, were approximately \$120,000. Comprised of \$93,000 in payroll costs which include Land Bank's direct payroll accrual, PRA fringe and PHDC salary direct and indirect costs.
- Compensated absences increased by approximately 44% to \$102,000 as the Land Bank's existing staff accrued additional time.
- In Fiscal Year 2020, the Land Bank generated an unearned revenue balance of \$2,031,212, from the City. This unearned revenue will be rolled forward to become part of the funding for the Fiscal Year 2021 approved budget.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Revenues

The Land Bank's total revenues for the years ended June 30, 2021, 2020 and 2019, consisted of the following:

	2021	2020	2019	% Change
Revenues applicable to:				
City of Philadelphia	\$ 2,031,212	\$ 4,318,787	\$ 3,326,733	-53%
Gain on land sales	92,766	130,070	-	-29%
Philadelphia Redevelopment Authority	-	-	2,091,564	0%
	<u>\$ 2,123,978</u>	<u>\$ 4,448,857</u>	<u>\$ 5,418,297</u>	-52%

2021

In Fiscal Year 2021, total revenue decreased by approximately \$2.3 million (52%). The Land Bank recognized \$2,031,212 of unearned revenue from the City in general funds that was received in the prior year for the current year's expenses.

As the Land Bank continues to record the transfer of incoming properties from other City land holding agencies, donated property revenue is generated to offset the recording of assets on the Land Bank's statement of net position. These are synthetic transactions with no offsetting consideration. Consequently, in the initial year when properties are first recorded, revenue artificially increases the Land Bank's net position. During Fiscal Year 2021, twenty-seven (27) properties were sold with several of them below market value with and/or without subsidy generating net sales proceeds of approximately \$213,000, the book value of these properties was approximately \$351,000 so an annual operating loss of approximately \$137,000 million associated with these dispositions is reported through a netting of revenues recorded for transferred properties. This loss on land sales was netted with revenues recognized in the amount of \$230,000 for proceeds received on the sale of properties for which purchase money mortgage receivables were held.

2020

In Fiscal Year 2020, the Land Bank generated revenue of \$4,318,787 all from the City in general funds and had an unearned revenue balance of \$2,031,212. This unearned revenue will be rolled forward to become part of the funding for the Fiscal Year 2021 approved budget.

As the Land Bank continues to record the transfer of incoming properties from other City land holding agencies, donated property revenue is generated to offset the recording of assets on the Land Bank's statement of net position. These are synthetic transactions with no offsetting consideration. Consequently, in the initial year when properties are first recorded, revenue artificially increases the Land Bank's net position. During Fiscal Year 2020, forty-eight (48) properties were sold below market value with and/or without subsidy generating net sales proceeds of approximately \$0.7 million, the book value of these properties was approximately \$0.6 million so an annual non-operating gain of approximately \$0.1 million associated with these dispositions is reported through a netting of revenues recorded for transferred properties.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Expenses

The Land Bank's total expenses for the years ended June 30, 2021, 2020 and 2019, consisted of the following:

	2021	2020	2019	% Change
Personnel	1,568,971	2,091,556	1,495,703	-25%
Office rental	55,476	55,476	52,153	0%
Outside service fees	840,113	2,084,286	4,991,303	-60%
Depreciation and amortization	108,746	93,670	94,922	16%
	<u>\$ 2,573,306</u>	<u>\$ 4,324,988</u>	<u>\$ 6,634,081</u>	-41%

2021

Total operating expenses decreased by approximately \$1.8 million (41%) driven primarily by personnel costs. For Fiscal Year 2021, 33% of total expenses incurred pertained to outside contracts and service fees which include primarily legal fees \$23,000, insurance \$514,000, and \$303,000 for other administrative and technology expenses. Personnel expenses decreased by 25% to \$1.6 million. Personnel at June 30, 2021, includes eleven (11) full-time assigned staff compared to twenty-one (21) in Fiscal Year 2020. An indirect allocation of support staff expenses from PHDC as approved by the inter-agency memorandum of understanding continues to be applied.

Office rental remained the same at \$55,476. This can be attributed to payment to PRA based on square footage utilized as opposed to the revised computation outlined in the memorandum of understanding which utilizes total hours worked by the Land Bank staff which significantly increased as staff was added, over total PHDC hours worked to calculate reimbursable amounts.

2020

Total operating expenses decreased by approximately \$2.3 million (35%) driven primarily by outside service fees. For Fiscal Year 2020, 48% of total expenses incurred pertained to outside contracts and service fees which include primarily tax lien acquisitions \$1.2 million, legal fees \$174,000, insurance \$314,000, and \$323,000 for other administrative and technology expenses. Personnel expenses increased by 40% to \$2.1 million. Personnel at June 30, 2020, includes twenty-one (21) full-time assigned staff compared to eighteen (18) in Fiscal Year 2019. An indirect allocation of support staff expenses from PHDC as approved by the inter-agency memorandum of understanding continues to be applied.

Office rental increased by approximately 6% to \$55,476. This can be attributed to payment to PRA based on square footage utilized as opposed to the revised computation outlined in the memorandum of understanding which utilizes total hours worked by the Land Bank staff which significantly increased as staff was added, over total PHDC hours worked to calculate reimbursable amounts.

No inter-agency memorandum of understanding exists with Division of Housing and Community Development.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Net Position

The Land Bank's net position is derived for Fiscal Year 2021 by the difference between operating and non-operating revenues and expenses. Through June 30, 2021, the Land Bank's net position of \$32,140,628 represents approximately (107%) of revenue generated as a result of the Land Bank recording the ownership of 2,569 properties (\$30,175,291) and primarily the net gain of \$92,766 on Fiscal Year 2021 property dispositions coupled with cumulative net capital assets purchased. In subsequent years the Land Bank's net position surplus/deficit will be contingent on how many properties the Land Bank acquires and disposes of and changes to the City's land disposition policy.

The Land Bank's net position is derived for Fiscal Year 2020 by the difference between revenue and expense. Through June 30, 2020, the Land Bank's net position of \$30,992,995 represents approximately (107%) of revenue generated as a result of the Land Bank recording the ownership of 2,474 properties (\$28,958,012) and primarily the net gain of \$130,070 on Fiscal Year 2020 property dispositions coupled with cumulative net capital assets purchased. In subsequent years the Land Bank's net position surplus/deficit will be contingent on how many properties the Land Bank acquires and disposes of and changes to the City's land disposition policy.

Alternative Funding

The Land Bank has been the recipient of funds made available directly or indirectly from the City to support the Land Bank's operations since its initial startup. As property is transferred into the Land Bank and tax foreclosure properties are acquired, the Land Bank strives to reduce the dependency on the City for subsidy and the Land Bank will continue to strive to reduce the financial dependency on the City.

Notes to the Financial Statements

The notes to the financial statements are an integral part of the statements and should be thoroughly read for a complete detailed understanding of the financial position and activities of the Land Bank.

Issues That May Have a Significant Impact

For the close of Fiscal Year 2020 and opening of Fiscal Year 2021, several events occurred that had a significant impact on the operations of the Land Bank.

First was the COVID-19 pandemic; second, the sheriff sales were suspended; and third – the City of Philadelphia experienced a budget short fall resulting in the Land Bank not receiving general fund dollars for Fiscal Year 2021.

The COVID-19 pandemic caused the Land Bank and other City offices to close in March 2020. This significantly changed how the Land Bank operated. The Land Bank had to quickly pivot and outfit our staff with hardware & internet capability to operate from home. Also, the Land Bank had to decide on a platform to host public meetings to satisfy legislative requirements for the disposition of public property. Only one board meeting (April 2020) was canceled due to the pandemic. By July 2020, Land Bank staff had been properly outfitted and we had moved to a hybrid business model where staff operated part-time at home and the other half at the office. It became necessary to maintain this model so that we could effectively settle on properties that were being disposed of.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Issues That May Have a Significant Impact (Continued)

As mentioned above, other City Departments were impacted, most importantly the Sheriff's Department had to cancel all sheriff sales and they do not expect to resume until September 2021. This meant that the focus of the Land Bank was now solely on the disposition of public property.

Lastly, the City Controller's Office estimated a combined tax revenue shortfall in fiscal years 2020 and 2021 ranging from \$344M to \$647M. Because of these projections the Land Bank did not receive a Fiscal Year 2021 General Fund allocation. The Land Bank was able to receive the balance of Fiscal Year 2020 of \$2,842,704 dollars, the bulk of which were intended for the acquisition of vacant tax delinquent parcels. This coupled with the fact that the Land Bank had a significant number of vacant positions (allocated 19 staff members; 11 positions occupied) the Land Bank was able to operate throughout the fiscal year.

The pandemic truncated the Land Bank's disposition activity for Fiscal Year 2020 and limited our activity for Fiscal Year 2021. As stated previously, many of the dispositions are nominal, not bringing in substantial revenue.

- In Fiscal Year 2020:
 - We disposed of 50 properties, bringing in \$130,070 in revenue.
 - We approved and are moving to settlement 77 properties that will bring in \$140,057
- In Fiscal Year 2021:
 - We disposed of 40 properties, bringing in \$92,766 in revenue.
 - We approved and are moving to settlement 193 properties that will bring in \$132,111

Sincerely,



Angel Rodriguez
Executive Director



Darren Williams
Finance Director

INDEPENDENT AUDITORS' REPORT

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Philadelphia Land Bank
City of Philadelphia, Commonwealth of Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of the Philadelphia Land Bank (the "Land Bank"), a Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania (the "City"), as of and for the years ended June 30, 2021 and 2020, and the related notes to financial statements, which comprise the Land Bank's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Land Bank as of June 30, 2021 and 2020, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that comprise the Land Bank's basic financial statements. The accompanying schedules of payments to other City agencies and capital assets are presented for purposes of additional analysis as required by the City and are not a required part of the basic financial statements. These schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, these schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 28, 2021, on our consideration of the Land Bank's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Land Bank's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Land Bank's internal control over financial reporting and compliance.

Mercadieu, P.C.

Certified Public Accountants

October 28, 2021

BASIC FINANCIAL STATEMENTS

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

STATEMENTS OF NET POSITION

June 30, 2021 and 2020

	2021	2020
Assets		
Current Assets		
Cash	\$ 1,644,864	\$ 4,243,039
Accounts receivable, net of allowance for doubtful accounts	871,685	714,358
Total Current Assets	<u>2,516,549</u>	<u>4,957,397</u>
Noncurrent Assets		
Property held for development or sale, net of reserve	30,175,291	28,958,012
Capital assets, net of accumulated depreciation	<u>11,378</u>	<u>17,967</u>
Total Noncurrent Assets	<u>30,186,669</u>	<u>28,975,979</u>
Total Assets	<u><u>\$ 32,703,218</u></u>	<u><u>\$ 33,933,376</u></u>
Liabilities		
Current Liabilities		
Accounts payable	\$ 112,367	\$ 581,377
Escrows payable	181,789	106,541
Accrued liabilities	132,988	119,591
Compensated absences	135,445	101,660
Unearned revenue	<u>-</u>	<u>2,031,212</u>
Total Current Liabilities	<u>562,590</u>	<u>2,940,381</u>
Total Liabilities	<u>562,590</u>	<u>2,940,381</u>
Net Position		
Net investment in capital assets	30,186,669	28,975,979
Unrestricted	<u>1,953,959</u>	<u>2,017,016</u>
Total Net Position	<u>32,140,628</u>	<u>30,992,995</u>
Total Liabilities and Net Position	<u><u>\$ 32,703,218</u></u>	<u><u>\$ 33,933,376</u></u>

See notes to financial statements.

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PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Years Ended June 30, 2021 and 2020

	2021	2020*
Operating Revenues		
Revenues applicable to:		
City of Philadelphia	\$ 2,031,212	\$ 4,318,787
Net gain on land sales	92,766	130,070
Total Operating Revenues	2,123,978	4,448,857
Operating Expenses		
Personnel	1,568,971	2,091,556
Office rental	55,476	55,476
Outside services fees	840,113	2,084,286
Depreciation and amortization	108,746	93,670
Total Operating Expenses	2,573,306	4,324,988
Operating (Loss) Income	(449,328)	123,869
Contributed land	1,573,273	778,095
Miscellaneous fees	23,687	37,662
Total Non-Operating Revenues	1,596,959	815,757
Changes in Net Position	1,147,631	939,626
Net Position, Beginning of year	30,992,995	30,053,369
Net Position, End of year	\$ 32,140,628	\$ 30,992,995

*Certain account balances have been reclassified to conform with current year presentation.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

STATEMENTS OF CASH FLOWS

Years Ended June 30, 2021 and 2020

	2021	2020*
Cash Flows from Operating Activities		
Receipts from contracts with the City of Philadelphia and other agencies	\$ 2,242,288	\$ 8,862,628
Payments to employees for wages and benefits	(978,999)	(1,205,537)
Payments to suppliers for other costs	(4,138,990)	(4,912,565)
Net cash from operating activities	(2,875,701)	2,744,525
Cash Flows from Capital and Related Financing Activities		
Proceeds from sale of property held for development or sale	277,526	554,985
Net cash from capital and related financing activities	277,526	554,985
Net (Decrease)/Increase in Cash	(2,598,175)	3,299,509
Cash, Beginning of year	4,243,039	943,530
Cash, End of year	<u>\$ 1,644,864</u>	<u>\$ 4,243,039</u>
Reconciliation of Operating (Loss) Income to Net Cash from Operating Activities		
Operating (loss) income	\$ (449,328)	\$ 123,869
Adjustments to reconcile operating (loss) income to net cash from operating activities:		
Depreciation and amortization	108,746	93,670
Changes in operating assets and liabilities:		
Accounts receivable	(157,327)	94,008
Accounts payable	(469,010)	488,905
Accrued liabilities	13,397	(182,368)
Unearned revenue	(2,031,212)	2,031,212
Escrow payable	75,248	64,250
Compensated absences	33,785	30,979
Net Cash Provided by Operating Activities	<u>\$ (2,875,701)</u>	<u>\$ 2,744,525</u>

*Certain account balances have been reclassified to conform with current year presentation.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

A. NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations and Reporting Entity

The Philadelphia Land Bank ("Land Bank") is an independent governmental unit. In December 2012, the Commonwealth of Pennsylvania enacted the *Pennsylvania Land Bank Act*, 68 Pa.C.S.A. §§ 2101-2120, authorizing the creation of "land banks" by municipalities as tools to facilitate the return of vacant, abandoned and tax delinquent land/properties to productive use. In December 2013, City Council unanimously passed the ordinance which created the Philadelphia Land Bank, which Mayor Nutter signed into law. In July 2014, the Land Bank was incorporated.

The Land Bank's mission is to return vacant and tax delinquent property to productive reuse. The Land Bank consolidates many of the land acquisition and disposition processes of the City of Philadelphia, Commonwealth of Pennsylvania (the "City") under one umbrella, making it easier for private individuals and organizations to acquire properties that contribute to neighborhood disinvestment and turn them into assets for the community in which they are located. The Land Bank possesses a number of tools that enable it to help return derelict properties to productive use. The Land Bank:

- Acquires tax-delinquent properties through tax foreclosure.
- With the City's consent, clears the title to those properties so that new owners are not burdened by old liens.
- Consolidates properties owned by multiple public agencies into single ownership to speed property transfers to new private owners.
- Assists in the assemblage and disposition of land for community, nonprofit and for-profit uses.

The Land Bank is governed by a board of directors composed of eleven members, five appointed by the Mayor and five by City Council, with the eleventh appointed by the other ten board members. All board members' terms end with the end of the administration and Council's term in January 2024, although they will serve until they are replaced. Members serve at the pleasure of their appointing authority.

Financial Reporting

The Land Bank is considered to be a governmental organization. As such, the Land Bank presents its financial statements in conformity with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Land Bank considers itself to be a special purpose governmental organization engaged only in business type activities.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

A. NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related Party and Memorandum of Understanding

There are no organizations or agencies that should be included in the Land Bank's financial statements. Through a Management Contract with the Philadelphia Housing Development Corporation ("PHDC"), PHDC manages, oversees and operates the everyday activities of the Land Bank, which includes the authority to act on behalf of the Land Bank, hiring dedicated full time Land Bank staff, and organizing administrative and clerical support staff. PHDC personnel are also responsible for maintaining accurate financial records, facilitating the payment of operational expenses and debts, and all external financial reporting.

Component Unit

The City considers the Land Bank as a component unit of the City, with its annual financial information being consolidated into the City's Comprehensive Annual Financial Report ("CAFR").

Measurement Focus and Basis of Accounting

The accompanying financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when incurred. All pass-through funding is recognized as revenue when the related costs are incurred. Such costs could include costs of acquisition and rehabilitation of certain real property to be alternately conveyed to program beneficiaries.

Land Bank records all revenues derived and related expenses incurred from its programs and activities as operating revenues and expenses since they are generated from the Land Bank's daily operations needed to carry out its purposes.

In its accounting and financial reporting, the Land Bank follows the pronouncements of the GASB and other entities that promulgate accounting principles. GASB Statement 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, establishes the order of priority of pronouncements and other sources of accounting and financial reporting guidance that a governmental entity should apply. Per the Statement, the sources of authoritative generally accepted accounting principles ("GAAP") are categorized in descending order of authority as follows: GASB Statements and Interpretations, GASB Technical Bulletins, GASB Implementation Guides, and literature of the American Institute of Certified Public Accountants ("AICPA") cleared by the GASB. Authoritative GAAP is incorporated periodically into the *Codification of Governmental Accounting and Financial Reporting Standards* ("Codification"), and when presented in the Codification, it retains its authoritative status. If the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP described above, a governmental entity should first consider accounting principles for similar transactions or other events within a source of authoritative GAAP described above and then may consider non-authoritative accounting literature from other sources. These include GASB Concepts Statements; pronouncements and other literature of the Financial Accounting Standards Board, Federal Accounting Standards Advisory Board, International Public Sector Accounting Standards Board, and International Accounting Standards Board, and AICPA literature not cleared by the GASB; practices that are

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

A. NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

widely recognized and prevalent in state and local government; literature of other professional associations or regulatory agencies; and accounting textbooks, handbooks and articles.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts and disclosure of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash

For purposes of the statements of cash flows, the Land Bank considers short-term investments that have original maturities of ninety days or less to be cash.

Accounts Receivable

Accounts receivable generally represent amounts due under terms of grants and contracts for expenditures incurred or services provided prior to year end. Management provides for probable uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off. The Land Bank had no such balances at June 30, 2021. See Note D.

Revenue Recognition - Government Grants and Contracts

The Land Bank records funding received in advance under contracts with the Philadelphia Redevelopment Authority ("PRA") and the City as unearned (deferred) revenue until the related costs are incurred or services performed, at that time they are recognized as revenue. In accordance with the terms of the PHDC Management Contract, Land Bank reimburses PHDC for all eligible and allowable costs incurred on behalf of the Land Bank and recognizes revenue accordingly.

Property Held for Sale

Property held for development or sale will be stated at the lower of the cost of acquisition (or equivalent valuation) or an impaired value, which reflects the land/property true valuation in accordance with GASB Statement No.'s 34, 42 and 72. This methodology will be applied to long-held vacant properties, as well as units recently acquired for sale. As of June 30, 2020, the Land Bank owned 2,474 total properties, 685 acquired from PHDC, 1,080 acquired from the City's Department of Public Property, 177 acquired from the PRA, 532 from sheriff sale, and one private acquisition. As of June 30, 2021, the Land Bank owned 2,569 total properties, 685 acquired from PHDC, 1,080 acquired from the City's Department of Public Property, 177 acquired from the PRA, 627 from sheriff sale, and one private acquisition. The Land Bank utilized the City's Office of Property Assessment pricing model to determine the valuation "pricing" of its properties as the equivalent of the cost of acquisition. This methodology will be reassessed in 2022, coupled with consideration for adjusting the impairment allowance, if the Land Bank maintains ownership of these properties for an extended period of time.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

A. NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventory (Property) Impairment Reserve Account

The Land Bank utilizes the City's Office of Property Assessment pricing model to determine the valuation "pricing" of its properties as the equivalent of the cost of acquisition. Prior to the current fiscal year, the Land Bank has not attempted to adjust its property valuation to reflect changing/current market conditions. A large tranche of properties the Land Bank maintains interest in are in economically and geographically challenged locations, sometimes prohibiting the easy transfer of ownership. Accordingly, the valuations of these properties are unlikely to appreciate thus inflating the Land Bank's statements of net position. Effective July 1, 2018, the following methodology was adopted to more accurately account for potential property value impairment. A fifteen (15) percent contra asset impairment account reserve was set up by the Land Bank (as a provision for the potential future loss of market value of its property inventory portfolio at the end of the reporting period). This methodology was applied to all properties in the inventory with a book value of \$10,000 or less. A corresponding reduction in current year revenue was recorded in the Land Bank's statements of revenues, expenses, and changes in net position.

Capital Assets and Depreciation

Capital assets are carried at cost or estimated historical cost, less accumulated depreciation. Capital assets are defined by the Land Bank as assets with a cost of more than \$750 and an estimated useful life in excess of one year. Depreciation is provided on the straight-line method over the estimated useful lives of the related assets as follows:

Buildings (operating real estate)	30 years
Leasehold improvements	10 years
Vehicles, furniture and equipment	10 years
Computer equipment and hardware	5 years

As of July 1, 2017, the Land Bank adopted an addendum to SAP E-72-002 (personal property perpetual inventory) which increased the minimum purchase price from \$500 to \$750 for an expenditure to be considered a capital asset.

Compensated Absences

Land Bank staff are employed by PHDC and accrue leave time in accordance with PHDC personnel policies. PHDC employees accumulate sick and vacation time in accordance with their applicable contracts. Employees are not compensated for unused sick leave upon termination unless termination is due to retirement. Retiring employees are entitled to 30% of their accumulated sick time. Employees may carry over unused vacation on January 1 of each year, up to 525 hours. Compensated absences are accrued when incurred and reported as a liability. A corresponding entry is recorded to accounts receivable, since all such amounts are reimbursable by the respective agencies. The accrued liability for compensated absences is also reflected in PHDC's financial statements.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

A. NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Post-employment Benefits

On behalf of Land Bank, PHDC accounts for other post-employment benefits under GASB Statement No. 75, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. This statement requires governmental agencies to recognize an expense under the accrual basis for the annual required other post-employment benefits contributions, regardless of amounts paid into the plan annually. The cumulative difference between amounts expensed and paid creates a liability (asset) similar to net pension obligations. For the years ended June 30, 2021 and 2020, the Land Bank did not incur costs for other post-employment benefits.

Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt, consists of capital assets and property held for development or sale, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position invested in capital assets net of related debt excludes unspent debt proceeds. Net position is reported as restricted when limitations on their use are imposed through external restrictions by creditors, grantors or laws or regulations of other governments. Unrestricted net position consists of all other net position not included in the above categories.

Income Taxes

The Land Bank is exempt from federal income taxes under Section 115 [1] of the Internal Revenue Code. Accordingly, no provision for income taxes is presented in these financial statements. In addition, properties held for development are exempt from real estate taxes.

Accounting Pronouncements Issued, Not Yet Implemented

The GASB has issued a pronouncement that has an effective date that may impact future financial presentations.

GASB Statement No. 87, Leases

This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS**B. BUDGETARY INFORMATION**

Annual budgets are adopted based upon approved funding commitments with outside grantor(s) (the City, PRA) on a basis consistent with U.S. GAAP. All budgets continue to exist for the period defined in the scope of the funding management agreement. In December of each year, the Land Bank prepares a subsequent year budget and submits it to the City for consideration. The Mayor and Council decide the level of support and origin of funds the Land Bank receives.

The appropriated budget is prepared by account and function. Once the budget is funded, the Land Bank may make transfers of appropriations within the agency without written authorization from the grantor.

C. CASH AND CASH EQUIVALENTS**Legal and Contractual Restrictions**

City agencies are authorized by statute to deposit funds in depositories that are either banks, banking institutions or trust companies located in the Commonwealth of Pennsylvania. To the extent that such deposits exceed federal insurance, the depositories must pledge as collateral (with their trust department or other custodians) obligations of the United States, the Commonwealth of Pennsylvania, or any political subdivision of the Commonwealth. Under Pennsylvania Act 72 of 1971 ("Act 72"), as amended, the depositories may meet this collateralization requirement by pooling appropriate securities to cover all public funds on deposit. The Land Bank has no investments and receives no interest income for cash on deposit.

Analysis of Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the Land Bank's deposits may not be returned to it. The Land Bank maintains its cash balances in accounts at a financial institution. The Federal Deposit Insurance Corporation ("FDIC") provides insurance coverage up to \$250,000. The financial institution secures Land Bank deposits in excess of FDIC with a pledge of collateral in accordance with Act 72. The pool of assets applicable to the financial institution's collateralization consists of Government National Mortgage Association (GNMA) securities and other collateral eligible under the U.S. Treasury Tax and Loan Program as in effect on the effective date of Act 72.

D. ACCOUNTS RECEIVABLE

Accounts receivable as of June 30, 2021 and 2020, are as follows:

	2021	2020
Private Developers	\$ 115,000	\$ 115,000
Purchase Money Mortgages	698,699	599,358
Other	57,986	-
	<u>\$ 871,685</u>	<u>\$ 714,358</u>

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS**D. ACCOUNTS RECEIVABLE (CONTINUED)**

The VPRC program is administered directly by Land Bank staff coordinating the disposition of City-owned properties. Effective April 2018, the Land Bank processes all VPRC sales and directly collects the sales proceeds. Previously, PRA would administer the process and the Land Bank would receive the net sales proceeds. The purchase money mortgages ("PMM") receivable will likely be unrealized and the expense is being amortized over the life of the mortgage. Amortization expense was \$102,157 and \$82,007 for the years ended June 30, 2021 and 2020, respectively. In January 2020, the City Council eliminated VPRC.

E. NONCURRENT ASSETS

Noncurrent assets consist of property held for development or sale and capital asset. Property held for development or sale and capital asset activity as of June 30, 2021 and 2020, was:

	2021	2020
Property held for development or sale	\$ 31,464,932	\$ 30,202,713
Property reserve	(1,289,641)	(1,244,701)
Total property held for development or sale	<u>\$ 30,175,291</u>	<u>\$ 28,958,012</u>
Computers and equipment	\$ 72,722	\$ 72,722
Furniture and equipment	2,871	2,871
Total capital assets	75,593	75,593
Less - accumulated depreciation	(64,216)	(57,626)
Total capital assets	<u>\$ 11,378</u>	<u>\$ 17,967</u>

Depreciation expenses for capital assets were \$6,590 and \$11,663 for the years ended June 30, 2021 and 2020, respectively.

F. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable and accrued liabilities at June 30, 2021 and 2020, consist of the following:

	2021	2020
Accounts payable	\$ 112,367	\$ 581,377
Escrows payable	181,789	106,541
Accrued administrative expenses	132,988	119,591
Compensated absences	135,445	101,660
	<u>\$ 562,590</u>	<u>\$ 909,169</u>

G. RELATED-PARTY TRANSACTIONS

Related parties of the Land Bank include the City, PHDC and the PRA. Net accounts payable to PRA are \$0 and \$55,476, net amounts receivable from PHDC are \$0 and \$0, and net accounts payable to the City are \$0 and \$0 as of June 30, 2021 and 2020, respectively. Substantially all assets, liabilities, revenues and expenses as of and for the years ended June 30, 2021 and 2020, are included under and dependent upon contracts and management agreements with the City and its agencies. These are included in the accounts payable and accounts receivable line items in the statements of net position.

NOTES TO FINANCIAL STATEMENTS

H. PENSION PLAN

Plan Description

Land Bank staff can participate in the City Municipal Public Employee Retirement System, a cost-sharing, multiple-employer Public Employees Retirement System ("PERS"). The City issues a publicly available financial report that includes the applicable financial statements and required supplementary information for the PERS. The report may be obtained by contacting the Director of Finance of the City. All full-time employees are eligible and required to participate in the PERS. The PERS provides pension benefits, deferred allowances and death and disability benefits. PHDC employees hired prior to January 1, 2002, participate in the J Plan. Under this plan, if an employee terminates his or her employment after at least 10 years of service but before reaching the age of 55, he or she may receive a refund of total contributions or defer pension benefits until reaching retirement age. Employees who retire after age 55 with at least one year of credited service are entitled to receive pension benefits for the rest of their lives equal to 2-1/2% of their final average compensation times the number of years for which they were employed by a participant in the PERS. After the first 20 years of service, the percentage of average final compensation to which an employee is entitled for each year of credited service decreases from 2-1/2% to 2%. Under the J Plan, the highest maximum allowable benefit is 80%.

Participants in PERS may opt for early retirement with a reduced benefit. The Deferred Retirement Option Plan was initiated on October 1, 1999. Under this plan, employees who reach retirement age may accumulate their monthly service retirement benefit in an interest-bearing account at the Board of Pensions for up to four years and continue to be employed by PHDC.

PHDC employees hired after December 31, 2001, participate in the Y Plan. Under this plan, employees with 10 years credited service may retire at age 60. Employees retiring after 60 are entitled to receive pension benefits for the rest of their lives equal to 2.2% of their final average compensation times the number of years for which they were employed by a participant in the PERS. After 10 years of service, the percentage of average final compensation to which an employee is entitled for each year of credited service decreases from 2.2% to 2%. Under the Y Plan, the highest maximum allowable benefit is 100%.

Employees under the Y Plan who are not eligible to be represented by a union must vest their retirement benefits in five years rather than the normal 10-year vesting period. Members of the 5-year vesting (the Y5 Plan) are required to pay a higher contribution rate of .62 of one percent in addition to the normal Y Plan rate for five years. Their contribution rate then reverts to the normal Y Plan rate for the remainder of their employment.

Under each plan, provisions include death benefits, whereby the surviving beneficiary is entitled to receive 50% of monthly retirement payments. Additionally, the plans provide for disability benefits under which the disabled employee is entitled to receive benefits computed as if the employee were receiving a regular service pension. All Land Bank pension obligations and post-employment benefits are included in PHDC's financial statements.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

H. PENSION PLAN (CONTINUED)

Contributions Required and Made

Employees of PHDC were required to pay 3.54% (4.23% if hired after September 9, 2014), 4.54% (5.23% if hired after September 9, 2014), 4.17% (4.60% if non-represented), and 2.37% (2.77% if non-represented) of their gross earnings to the pension plan for the Y Plan, Y5 Plan, S16 Plan and 10 Plan, respectively, for 2021: 3.49% (4.49% if hired after September 9, 2014), 4.25% (5.25% if hired after September 9, 2014), 4.04% (4.53% if non-represented), and 2.33% (2.75% if non-represented) of their gross earnings to the pension plan for the Y Plan, Y5 Plan, S16 Plan and 10 Plan, respectively, for 2020. Employees of the higher DC-33 Plan pay based on a tiered system.

PHDC was required to contribute at actuarially determined rates, which were 408.835% and 294.31% of covered payroll for the J Plan for 2021 and 2020, respectively, and 12.902% and 12.62% of covered payroll for the Y Plan for 2021 and 2020, respectively. PHDC contributed 3.08% and 2.56% of covered payroll for Plan 16 for 2021 and 2020, respectively. PHDC makes quarterly payments to the City PERS within 30 days of the end of each quarter. The Land Bank employees are by default primarily PHDC employees that are assigned to the Land Bank. PHDC records all retirees' expenditures – pension and fringe. Land Bank doesn't recognize any liability or deferred inflows or outflows of resources for retirees since they are PHDC employees and are reflected on PHDC financials. The Land Bank reimbursed PHDC for \$66,210 and \$95,739 in pension related expenses for the years ended June 30, 2021 and 2020, respectively. There were no eligible J Plan employees in 2021.

I. RISK MANAGEMENT

The Land Bank is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Land Bank carries insurance. The Land Bank is not currently a named defendant in any pending lawsuits.

J. PURCHASE MONEY MORTGAGES

The Land Bank has the authority to enter into PMM agreements with potential property buyers to subsidize the agreed purchase price which consequently protects the Land Bank's financial interest. These PMMs are self-amortizing over a period of ten years. Amortization expense was \$102,157 and \$82,007 for the years ended June 30, 2021 and 2020, respectively. The Land Bank will recognize the PMM as a receivable and revenue in the agreement year and amortize annually, until forgiven. Upon default, the PMM principal and accrued interest calculated at 4% annually, is due in full immediately. The Land Bank recorded new PMM receivables of \$201,498 in Fiscal Year 2021 and the June 30, 2021 and 2020, ending balances were \$698,699 and \$599,358, respectively.

K. IMPACT OF COVID-19

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a Public Health Emergency of International Concern" and on March 11, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the geographical area in which the Land Bank operates. Due to the impact of statewide stay-at-home practices and closure of all non-essential retail businesses, operating revenues were negatively impacted in the current year. It is unknown how long these conditions will last and what the complete financial effect will be to the Land Bank.

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

NOTES TO FINANCIAL STATEMENTS

L. POST-EMPLOYMENT BENEFIT PLAN OTHER THAN PENSION (“OPEB”)**Plan Description**

In addition to pension benefits, Land Bank staff can participate in other post-employment medical, prescription drug, dental, vision and life insurance benefits for retired employees through provisions of City ordinances, civil service regulations, and agreements with its various employee bargaining units (the “Plan”). The Plan is considered to be a single employer, defined benefit OPEB Plan. PHDC provides medical, prescription drug, dental and vision benefits for five years after retirement. PHDC also provides life insurance of \$6,000 until the death of the retiree. Substantially all of PHDC’s employees may become eligible for those benefits if they reach normal retirement age while working for PHDC. PHDC pays the full cost of coverage for these benefits, except for a co-payment for major medical insurance that is based on the coverage selected by retirees in the Plan. The Plan does not issue a stand-alone financial report. All reporting and disclosures pertaining to OPEB are reflected in PHDCs financial accounts.

Funding Policy

PHDC is funding plan benefits on a pay-as-you-go basis. Land Bank is not obligated to contribute to the Plan.

M. SUBSEQUENT EVENTS

Land Bank received from the City of Philadelphia \$3,000,000 in general fund allocation in July 2021 to support continuing operations.

SUPPLEMENTARY INFORMATION

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

SCHEDULE OF PAYMENTS TO OTHER CITY AGENCIES

Philadelphia Housing Development Corporation (PHDC)

Labor & reimbursable expenses

Labor expenses	\$	88,284
Fringe benefits		<u>26,129</u>

Total reimbursed PHDC expenses	\$	<u>114,413</u>
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Philadelphia Redevelopment Authority (PRA)

Labor & reimbursable expenses

PRA maintenance work on PLB properties for FY 21	\$	85,873
Annual Rent		<u>55,476</u>

Total PRA expenses	\$	<u>141,349</u>
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(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

As of June 30, 2021

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors of
Philadelphia Land Bank
City of Philadelphia, Commonwealth of Pennsylvania

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Philadelphia Land Bank (the "Land Bank"), City of Philadelphia, Commonwealth of Pennsylvania, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which comprise the Land Bank's basic financial statements, and have issued our report thereon dated October 28, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Land Bank's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purposes of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank's internal control. Accordingly, we do not express an opinion on the effectiveness of the Land Bank's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of current year findings and recommendations as finding 2021-001 that we consider to be a material weakness.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS (CONTINUED)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Land Bank's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Land Bank's Response to Finding

Land Bank's response to the finding identified in our audit is described in the accompanying schedule of current year findings and recommendations. Land Bank's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Land Bank's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Land Bank's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mercadieu, P.C.
Certified Public Accountants

October 28, 2021

PHILADELPHIA LAND BANK

(A Component Unit of the City of Philadelphia, Commonwealth of Pennsylvania)

SCHEDULE OF CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Year Ended June 30, 2021

Finding 2021-001**Criteria**

Management is responsible for establishing and maintaining effective internal control over the financial reporting function and year-end closing process.

Condition

For the period audited, several instances of inadequate recordkeeping and internal control over financial reporting were noted.

Cause

Inconsistent treatment and application of accounting principles and Land Bank financial reporting policies by staff when recording transactions. Limited or untimely documented review of transaction supporting documentation and reconciliations.

Effect

An opportunity exists for possible misstatement.

Recommendation

We recommend that Land Bank adopt written policies to establish more effective internal controls in the financial reporting function and that the staff involved in the financial reporting and recordkeeping functions consistently adhere to the policies established. We also recommend that Land Bank develop procedures to ensure that a monthly review process is in place to ensure account balances are reconciled on a monthly basis which would enable a timely year-end closing of the accounting records.

Management's Response to Finding

Land Bank is in agreement with this finding and will complete and implement a corrective action plan.

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

Year Ended June 30, 2021

None reported.

DECEMBER 14, 2021 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM 5



FY 2022 Actual vs Budget (DRAFT)

As of:
10/31/2021


	FY2021 Admin Budget	FY2022 Draft Admin Budget	2022 YTD Actual	Budget vs Actual	Exp/ Budget %
Personnel Services					
PHDC Staff					
Land Management	15	15	15	0	100
Total Staff Headcount	15	15	15	0	100

Personal Services					
Professional Staff	1,254,212	1,075,945	255,607	820,338	24%
Cost Allocation Land Bank	110,756	158,737	40,914	117,823	26%
Total Salaries	1,364,968	1,234,683	296,522	938,161	24%

Fringe Benefits-Professional Staff:					
F.I.C.A. & Medicare	104,420	80,780	19,085	61,695	24%
Group Life Insurance	7,483	6,000	640	5,360	11%
Health - Medical Contribution	322,006	313,860	102,396	211,464	33%
Union Legal Services	3,420	2,160	600	1,560	28%
PA Unemployment	10,868	9,000	259	8,741	3%
Pensions	120,310	245,556	22,090	223,466	9%
Tuition Reimbursement	0	2,500	0	2,500	0%

Total Fringe Benefits	568,507	659,855	145,069	514,786	22%
TOTAL PERSONNEL SERVICES	1,933,475	1,894,538	441,591	1,452,947	23%

Purchase of Services					
Arbitration Settlement Awards	0	0	0	0	0%
Accounting & Systems Services	5,850	6,000	864	5,136	14%
Advertising & Promotion Activities	10,000	10,000	0	10,000	0%
Audit Fee	42,000	30,000	25,000	5,000	83%
Consulting Services-General	66,162	50,000	0	50,000	0%
Consulting Services-Acq + Acq Fees		10,000	2,080	7,920	0%
Consulting Services-Property Maintenance	150,000	200,000	60,149	139,851	30%
Insurance (incl Gen. Liab., Property, WC, etc.)	521,269	550,000	478,854	71,146	87%
Insurance Broker	25,000	22,000	0	22,000	0%
Organization Dues	0	1,000	99	901	10%
Outside Labor Legal Services	7,000	5,000	0	5,000	0%
Outside Legal Services	50,000	100,000	0	100,000	0%
Parking & Mileage	4,800	10,000	1,648	8,352	16%
Postal Services	3,000	3,000	467	2,533	16%
Real Estate Disposition Related Costs	0	5,000	0	5,000	0%
Real Estate Acquisition Related Costs-Post NTI	0	0	0	0	0%
Rent - Office Equipment & Machinery	0	0	0	0	0%
Rent - Office Space	0	56,000	18,492	37,508	33%
Repairs & Service Agreements	3,000	3,000	0	3,000	0%
Seminar/Conferences/Training	2,500	5,000	0	5,000	0%
Telephone	4,148	3,000	0	3,000	0%
Travel	2,500	2,462	0	2,462	0%
Total Purchase of Services	897,229	1,071,462	587,653	483,809	55%



FY 2022 Actual vs Budget (DRAFT)

**As of:
10/31/2021**



	FY2021 Admin Budget	FY2022 Draft Admin Budget	2022 YTD Actual	Budget vs Actual	Exp/ Budget %
Other Office Expenses					
Miscellaneous Expenses	0	3,000	0	3,000	0
Office Material & Supplies	5,000	10,000	145	9,855	1%
Subscriptions & Publications	5,000	5,000	0	5,000	0%
Total Other Office Expenses	10,000	18,000	145	17,855	0
Office Equipment					
Admin Equipment & Service/License Agreement	2,000	5,000	0	5,000	0%
Computer Software & Service/License Agreement	0	1,000	0	1,000	0%
Computer Equipment	0	10,000	0	10,000	0%
Total Office Equipment	2,000	16,000	0	16,000	0
TOTAL: LAND BANK EXPENSES	2,842,704	3,000,000	1,029,389	1,970,612	34%

PHILADELPHIA LAND BANK
PROPERTY SALES - through October, 2021
FY 2022

#	Property Address	Settlement Date	Sales Price	Book Value	PMM	Net Gain (Loss)	Jul	Aug	Sept	Oct	YTD
1	2034 Hope St	07/30/21	1	7,100	60,000	(7,099)	(7,099)				(7,099)
2	19-27 E Somerset, 3022-3028 American St	07/29/21	9	32,600		(32,591)	(32,591)				(32,591)
3	1907 N. Phillip St	08/11/21	1	3,600	50,000	(3,599)		(3,599)			(3,599)
4	2231, 2232, 2235, 2249, 2252, 2324 Cross St, 2227 Fernon St, 2224, 2256, 2305, 2309 Greenwich St, 2230 Reed St, 2318 Tasker St, 2214, 2220, 2222, 2239, 2241, 2243, 2315 Wilder St	08/20/21	1,700	266,695		(264,995)		(264,995)			(264,995)
5	1905 Phillip St	08/20/21	1	4,700	50,000	(4,699)		(4,699)			(4,699)
6	833 E Madison St	08/18/21	1	2,600	12,000	(2,599)		(2,599)			(2,599)
7	4338 Tackawanna St	09/07/21	1	11,900	3,000	(11,899)			(11,899)		(11,899)
8	639 Cantrell St	09/08/21	1	10,800	85,000	(10,799)			(10,799)		(10,799)
9	1736 & 1738 Bodline St	09/17/21	2	6,400	110,000	(6,398)			(6,398)		(6,398)
10	5559 Locust St	09/24/21	1	18,500	4,000	(18,499)			(18,499)		(18,499)
11	1746 Annin St	09/13/21	1	11,600	125,000	(11,599)			(11,599)		(11,599)
12	4257 N Fairhill St	09/24/21	1	32,300	7,000	(32,299)			(32,299)		(32,299)
13	2031 Orkney St	10/11/21	1	3,100	55,000	(3,099)				(3,099)	(3,099)
14	2661 N. Orianna St	10/01/21	1	33,500	35,000	(33,499)				(33,499)	(33,499)
15	2216 N. 3rd St	10/15/21	1	3,600	60,000	(3,599)				(3,599)	(3,599)
16	217 E Lippincott St	10/14/21	1	4,600	17,000	(4,599)				(4,599)	(4,599)
	Total		\$ 1,724	\$ 453,595	\$ 673,000	\$ (451,871)	\$ (39,690)	\$ (275,892)	\$ (91,493)	\$ (44,796)	\$ (451,871)

DECEMBER 14, 2021 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM 6

RESOLUTION NO. 2021 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF 4222 POWELTON AVENUE,
4974 KERSHAW STREET, 4978 KERSHAW STREET AND 4980 KERSHAW STREET
TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

WHEREAS, Section 16-707 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, 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 4222 Powelton Avenue, 4974 Kershaw Street, 4978 Kershaw Street and 4980 Kershaw Street (collectively, the “**Property**”) to the Philadelphia Housing Development 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 Four and 00/100 U.S. Dollars (\$4.00) 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 _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

Nature of Transaction: The Philadelphia Land Bank (the "PLB") will facilitate the conveyance of title of these properties owned by the PLB to the Philadelphia Housing Development Corporation (PHDC):

- The conveyance of this properties will be for disposition, reuse, and management by the Philadelphia Housing Development Corporation.
- The PLB properties listed below were approved for conveyance by the Philadelphia Land Bank in collaboration with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

PLB Conveyance: The PLB properties attached hereto as Exhibit "A" will be conveyed to the Philadelphia Housing Development Corporation for nominal consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

EXHIBIT "A"

3rd Councilmanic District

4222 Powelton Avenue

4974 Kershaw Street

4978 Kershaw Street

4980 Kershaw Street