

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

**TUESDAY, SEPTEMBER 14, 2021 – 10:00 AM**

BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES DUE TO THE COVID-19 PANDEMIC,  
THIS MEETING WILL BE HELD REMOTELY.  
THIS MEETING IS OPEN TO THE PUBLIC

**INSTRUCTIONS FOR PUBLIC ACCESS TO THIS MEETING**  
**AND TO SUBMIT PUBLIC COMMENTS ARE LOCATED ON THE PAGE**  
**FOLLOWING THE AGENDA**

**AGENDA ITEMS**

- 1. Roll Call**
- 2. Approval of Minutes of the Meeting of August 10, 2021**
- 3. Executive Director's Report**
- 4. Property Dispositions**

**A. Development – Affordable Housing**

*The property below is proposed for conveyance to Sepviva Lofts LLC to develop a seventy-six (76) unit mixed-income apartment building. Thirty-nine (39) units will be leased to tenants with household incomes between 61%-120% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.*

- 2201 E. Tioga Street (CD1) *(The property is being transferred by the Department of Public Property to the Land Bank.)*

**B. Gardens/Open Space**

*The property below is proposed for conveyance to Arcadia Commons, a nonprofit organization which organizes programming for public spaces in the neighborhood and will use the property as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as open space.*

- 2553 Kern Street (CD1) *(The property is being transferred by the Department of Public Property to the Land Bank.)*

**C. Side/Rear Yards**

*The properties below are proposed for conveyance to individual applicants as side or rear yards; the applicant must reside in and own the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.*

- 809 W Firth Street – Abdul Mumin Abdullah (CD5) *(The property is being transferred by the Department of Public Property to the Land Bank.)*

- 167 E. Lippincott Street – Maria L. Bermudez & Mercedes M. Valle (CD7) *(The property is being transferred by the Department of Public Property to the Land Bank.)*
- ~~262 W. York Street – Evelyn Caraballo (CD7)~~ **TABLED**
- ~~516 W. Huntingdon Street – Cheryl Lineman & Elizabeth Sabella Lineman (CD7)~~ **TABLED**
- 2913 N. Orkney Street – Brunilda Rodriguez (CD7)

## 5. Public Comment (Old & New Business)

## 6. Adjournment

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**MEMORANDUM**

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel

**RE:** **Philadelphia Land Bank September 14, 2021 Board Meeting**  
Remote Board Meeting Notice, Attendance, and Comment Procedures

**DATE:** September 3, 2021

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**A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, September 14, 2021, to begin at 10:00 A.M.** Because of the continued closure of Land Bank offices due to the COVID-19 pandemic, this meeting will be held remotely using Zoom webinar. It 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](mailto:andrea.saah@phdc.phila.gov) by 1:00 p.m. on Monday, September 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 be read at the Board meeting, answered or addressed to the extent possible, and attached to the minutes of the meeting.

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

**SEPTEMBER 14, 2021 PLB BOARD MEETING**

**MATERIALS FOR AGENDA ITEM 2**

## **PHILADELPHIA LAND BANK**

### **AUGUST 10, 2021 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)**

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 10, 2021, commencing at 10:00 a.m. via Zoom webinar, of which proper notices were given.

#### **CALL TO ORDER**

Ms. Fadullon called the meeting to order at 10:00 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](mailto:Andrea.Saah@phdc.phila.gov).

Prior to today's Public Session, the Board held an Executive Session at which the Board received information about future in-person Board meetings held at d offices, Operating funds for Fiscal Year 2022, the process for the approval of the Land Bank's Fiscal Year 2022 Budget and Annual Audit, and a staffing update.

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

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

The following board members were absent: Eric Bodzin, Joshu Harris and Rebecca Lopez Kriss.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Brian Lanier, Cristina Martinez, 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 July 13, 2021. There were none.

Ms. Fadullon noted that Board member Joshu Harris recused himself from the Board's consideration of the 2212 and 2214 Fernon Street disposition during the July Board meeting and that a letter of recusal will be attached to the approved Board meeting minutes.

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of July 13, 2021.

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

Upon motion made and duly seconded, the Board unanimously approved the July 13, 2021 Board Meeting Minutes.

**Item 3**  
**Executive Director's Report**

Mr. Rodriguez had no report this month.

**Item 4**  
**Property Dispositions**

**A. Development – Affordable Housing**

- 2201 E. Tioga Street (CD1) – Sepviva Lofts, LLC – **TABLED**

Ms. Fadullon announced that this item was tabled because of additional information for the project was received and had to be evaluated prior to presentation to the Board.

**B. Side/Rear Yard Disposition**

- 2003 N. Orkney Street – Carmen D. Carrasquillo & Ana A. Rosado (CD7)
- 2955 N. 8th Street – Gisela Valentin & Luis O. Lopez Cruz (CD7)

Ms. Fadullon stated that unless the Board had an objection, the side and rear yards would be presented and then approved by the Board as a group. The Board voiced no objections.

Mr. Lawrence asked the Board to authorize the disposition of 2003 N. Orkney Street to Carmen D. Carrasquillo and Ana A. Rosado as a side yard. Evidence of project financing has been provided. The applicants are compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan, and the property will be subject to use restrictions as a side or rear yard.

Mr. Lawrence asked the Board to authorize the disposition of 2955 N. 8th Street to Gisela Valentin and Luis O. Lopez Cruz as a side yard. Evidence of project financing has been provided. The applicants are compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan, and the property will be subject to use restrictions as a side or rear yard.

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

Ms. Fadullon called for questions or comments from the public.

Ms. Imredy Saah read a letter from the 37th Ward RCO Coordinator and the Block Captain for 2900 N. 8th Street supporting the transfer of 2955 N. 8th Street to Luis Lopez Cruz and Gisela Valentin (attached to these minutes as **Exhibit A**).

Ms. Imredy Saah also announced that the fact sheet for 2955 N. 8th Street was corrected to reflect the assessed value as vacant land and not as a structure. The correct fact sheet will be included in the Board package posted on the website.

Ms. Fadullon recognized a volunteer with Iglesias Gardens, who spoke in support Mr. Cruz and Ms. Valentin acquiring their garden and asked the Board to approve the disposition.

Ms. Fadullon then called for a motion to approve the proposed dispositions.

Mr. Koonce moved to approve the disposition of 2003 N. Orkney Street to Carmen D. Carrasquillo and Ana A. Rosado and the disposition of 2955 N. 8th Street to Gisela Valentin and Luis O. Lopez Cruz. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2003 N. Orkney Street to Carmen D. Carrasquillo and Ana A. Rosado (attached to these minutes as **Exhibit B**) and the Resolution Authorizing Conveyance of 2955 N. 8th Street to Gisela Valentin and Luis O. Lopez Cruz (attached to these minutes as **Exhibit C**).

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

Ms. Fadullon called for questions or comments regarding old or new business. There were none.

## **Item 6** **Adjournment**

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

Ms. Rashid moved to adjourn the meeting. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn at 10:09 am.

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SECRETARY TO THE BOARD

## PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING  
Tuesday, August 10, 2020 at 10:00 AM, held remotely using Zoom Webinar.

First Name	Last Name	Email
Harrison	Finberg	harrisonfinberg@gmail.com
Niaz	Butt	niaz.butt@gmail.com
Mara	Henao	marahenao02@gmail.com
Brian	Lanier	lakersfan1976@gmail.com
L	Elaine Johnson	president@laputts.com
Cristina	Martinez	Cristina.martinez@phdc.phila.gov
Carolyn	Terry - PHDC	Carolyn.Terry@phdc.phila.gov
Abdul-Rahim	Muhammad	icpic@rcn.com
Brian	Romano	brome22@aol.com
Iglesias	Garden	iglesias.garden@gmail.com
Ana	Rosado	ana.a.rosado@gmail.com



## **EXHIBIT A**

Philadelphia Land Bank  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107  
Attention: Andrea Imredy Saah, Senior Counsel  
Email: [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov)

August 8, 2021

Denise Anderson  
2939 N 8<sup>th</sup> St.  
Philadelphia, PA 19133  
[deniselaurelanderson@gmail.com](mailto:deniselaurelanderson@gmail.com)

Dear Ms. Saah,

As the RCO Coordinator for the 37<sup>th</sup> Ward and the Block Captain for 2900 N 8<sup>th</sup> St, we would like to formally support the conveyance of 2955 N 8<sup>th</sup> St. to Luis Lopez Cruz and Gisela Valentin. Luis and Gisela are excellent neighbors on this block of 8<sup>th</sup> St, and will take good care of their side yard. We have been happy to see and hear their children playing in the lot, and look forward to it becoming officially theirs through this process.

Sincerely,

Denise Anderson	Daniel Anderson
2939 N 8 <sup>th</sup> St.	2939 N 8 <sup>th</sup> St.
37 <sup>th</sup> Ward RCO Coordinator	2900 8 <sup>th</sup> St. Block Captain

**EXHIBIT B**

**RESOLUTION NO. 2021 – 42**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2003 N. ORKNEY STREET  
TO CARMEN D. CARRASQUILLO AND ANA A. ROSADO**

**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 2003 N. Orkney Street (the “**Property**”) to Carmen D. Carrasquillo and Ana A. Rosado (the “**Purchasers**”).

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

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

**Adopted by Philadelphia Land Bank Board of Directors on August 10, 2021.**

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

**EXHIBIT C**

**RESOLUTION NO. 2021 – 43**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2955 N. 8TH STREET  
TO GISELA VALENTIN AND LUIS O. LOPEZ CRUZ**

**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 2955 N. 8th Street (the “**Property**”) to Gisela Valentin and Luis O. Lopez Cruz (the “**Purchasers**”).

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

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

**Adopted by Philadelphia Land Bank Board of Directors on August 10, 2021.**

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

**SEPTEMBER 14, 2021 PLB BOARD MEETING**

**MATERIALS FOR AGENDA ITEM 4A**

**RESOLUTION NO. 2021 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2201 E. TIOGA STREET  
TO SEPVIVA LOFTS 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 2201 E. Tioga Street (the “**Property**”) to Sepviva Lofts 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 Fifty Thousand and 00/100 Dollars (\$50,000.00) 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.

<p><b>Adopted by Philadelphia Land Bank Board of Directors on _____.</b> <b>Philadelphia City Council Resolution No. _____ dated _____.</b></p>
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# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

1. **ADDRESS:** 2201 E. Tioga Street

## 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19134	<b>Census Tract:</b> 038200	<b>Council District:</b> 1
<b>Zoning:</b> ICMX	<b>Lot Area:</b> 31,449 SF	
<b>OPA Value:</b> \$241,400	<b>Appraised Value:</b> \$315,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Sepviva Lofts LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> Philip Balderston, Justin Pesin, Brett Torgan, Justin Kaplan Blane Stoddart and BFW Group LLC	
<b>Mailing Address:</b> 1500 Market Street, Suite 3310E, Philadelphia, PA 19102	
<b>Authorized Contact:</b> Philip Balderston	
<b>Application Date:</b> February 25, 2021	

## 4. PROJECT INFORMATION

<b>Disposition Type:</b> Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Workforce (61%-120% AMI)
<b>Price Paid at Settlement:</b> \$50,000	<b>Proposed Use:</b> Residential
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 1
<b>Units:</b> 76 units - Residential / 0 units - Commercial	<b>End User:</b> Lease to Tenant
<b>Gross Floor Area (sq. ft.):</b> 65,000	<b>Construction Cost / sq. ft.:</b> \$180
<b>Construction Costs:</b> \$11,700,000	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$17,658,500	<b>Mortgage Amount:</b> \$N/A

## 5. APPROVALS, DEADLINES, EOP

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> Will apply
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Construction Commencement Deadline:</b> 3 months after settlement	<b>Construction Completion Deadline:</b> 18 months after settlement

# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

## 6. DEVELOPMENT SUMMARY

**How was title acquired?** The Department of Public Property will convey the property to the Land Bank. The City acquired title via sheriff's sale in 2000.

**Project Summary:**

The proposed project is a 4-story ground up, residential multi-family development, featuring 76 residential units. The property will consist of seven (7) studios, fifty-four (54) one-bedroom units, and fifteen (15) two-bedroom units. The development will include 62 parking spaces, tenant bike storage, and a dedicated amenity space attached to the ground-floor lobby. The studio units will average approximately 570 SF, one-bedroom units will average approximately 672 SF, two-bedroom units will average approximately 940 SF. Of the 76 residential units, 51%, or thirty-nine (39) units, will be set aside for affordable housing. Eight (8) units will target household incomes between 61% to 80% AMI to include three (3) studios, four (4) one-bedroom units and one (1) two-bedroom unit. Thirty-one (31) units will target household incomes between 81% to 120% AMI to include three (3) studios, twenty-two (22) one-bedroom units and six (6) two-bedroom units. The remainder will be market-rate housing. An EOP will be required for this project.

**Summary of Restrictions or Covenants:** This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on the affordable units, and tenants for the affordable units will be income-certified.

## 7. STAFF RECOMMENDATION

Staff recommends to the disposition of 2201 E. Tioga Street to Sepviva Lofts LLC for the purpose of developing 76 mixed income rental apartments.

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

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

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

- ☒ Property photos
- ☒ Site Plan
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Page

# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

## PROPERTY PHOTOS





# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

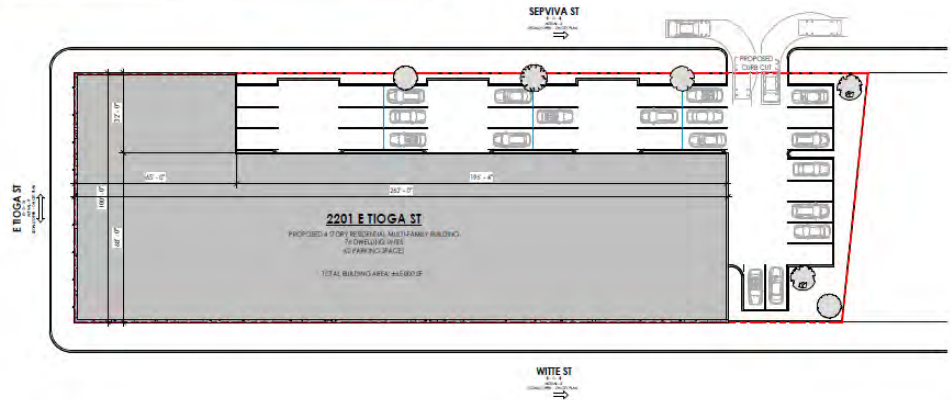


# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

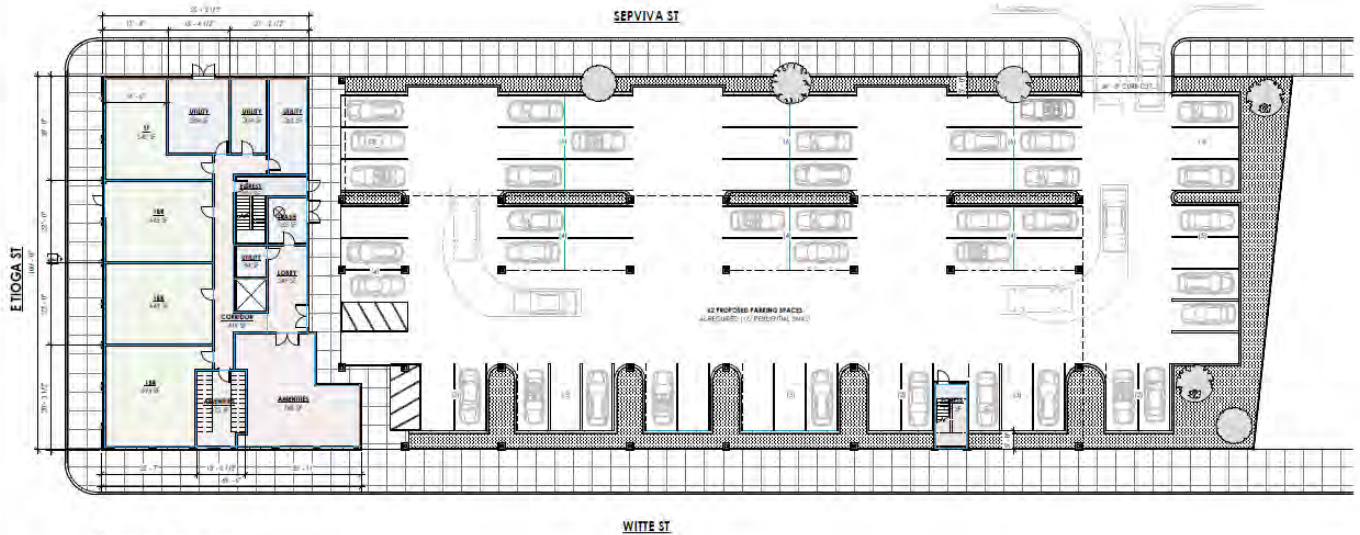
## SITE AND FLOOR PLANS

LINE	FROM	TO	PROPOSED ADJ. LOTS	REMARKS
1	100' 0"	100' 0"		
2	100' 0"	100' 0"		
3	100' 0"	100' 0"		
4	100' 0"	100' 0"		
5	100' 0"	100' 0"		
6	100' 0"	100' 0"		
7	100' 0"	100' 0"		
8	100' 0"	100' 0"		
9	100' 0"	100' 0"		
10	100' 0"	100' 0"		
11	100' 0"	100' 0"		
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68	100' 0"	100' 0"		
69	100' 0"	100' 0"		
70	100' 0"	100' 0"		
71	100' 0"	100' 0"		
72	100' 0"	100' 0"		
73	100' 0"	100' 0"		
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88	100' 0"	100' 0"		
89	100' 0"	100' 0"		
90	100' 0"	100' 0"		
91	100' 0"	100' 0"		
92	100' 0"	100' 0"		
93	100' 0"	100' 0"		
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96	100' 0"	100' 0"		
97	100' 0"	100' 0"		
98	100' 0"	100' 0"		
99	100' 0"	100' 0"		
100	100' 0"	100' 0"		



# DEVELOPMENT FACT SHEET

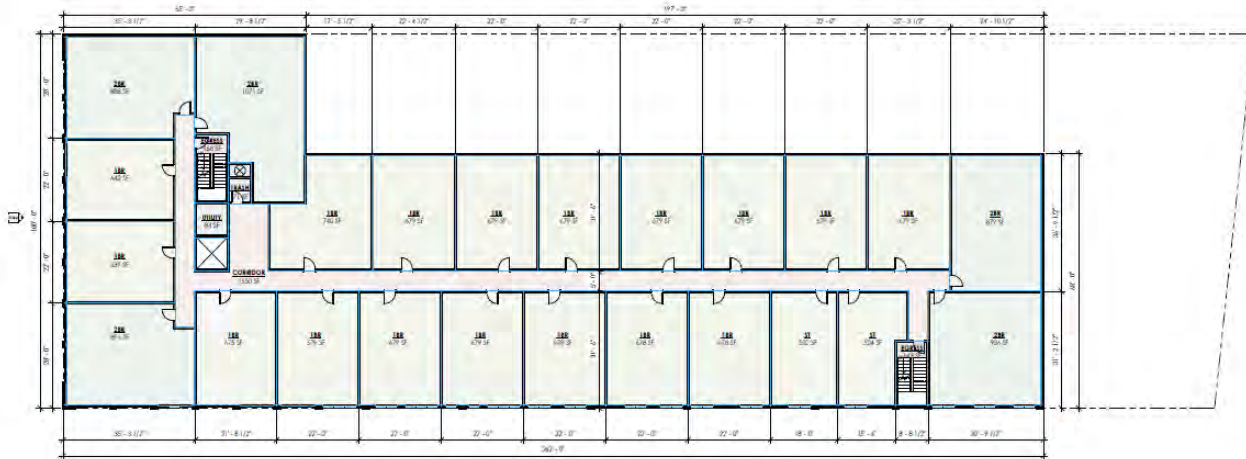
Last Updated: 9/9/2021



1 | LEVEL 01 FLOOR PLAN  
SD002 | 3/32" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021



1 LEVEL 02 FLOOR PLAN  
SD003 | 3/32" = 1'-0"



# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021



SCHEMATIC ELEVATIONS

ODIN PROPERTIES  
09/24/2020

SD004

2201 E TIoga ST  
© DESIGN-BLENDZ ARCHITECTURE, LP 2020

# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

## SOURCES & USES

Land Development Financial Worksheet								
DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS								
Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.								
Applicant:		Sepviva Lofts LLC						
Property Address:		2201 E Tioga St Philadelphia, PA 19134						
<b>SOURCE OF FUNDS</b>								
	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe				
Senior Debt	No	\$13,243,875.00	75.00%	Lender				
Subordinate Debt		\$0.00	0.00%					
Developer Equity	Yes	\$4,414,625.00	25.00%	Applicant				
Other - describe to the right		\$0.00	0.00%					
Other - describe to the right		\$0.00	0.00%					
Other - describe to the right		\$0.00	0.00%					
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$17,658,500.00</b>	<b>100.00%</b>					
<b>USE OF FUNDS</b>								
<b>HARD COSTS</b>								
<b>ACQUISITION</b>								
		Cost	% Total					
Property Acquisition		\$50,000.00	0.28%					
Closing Costs		\$40,000.00	0.23%					
Other - describe in space to the right		\$55,000.00	0.31%	Legal Fees, Title & Recording				
<b>UNIT CONSTRUCTION</b>								
Complete table at bottom of page		\$11,700,000.00	66.26%					
<b>OTHER CONSTRUCTION</b>								
Landscaping		\$50,000.00	0.28%					
Permits		\$50,000.00	0.28%					
Clearance and Demolition		\$0.00	0.00%					
Utility Connections & Tap Fees		\$50,000.00	0.28%					
<b>INFRASTRUCTURE</b>								
Streets and Sidewalks		\$35,000.00	0.20%					
Water and Sewer		\$30,000.00	0.17%					
Stormwater & Drainage		\$150,000.00	0.85%					
Impact Fees		\$0.00	0.00%					
<b>OTHER HARD COSTS</b>								
Hard Cost Contingency		\$825,000.00	4.67%					
Other - describe in space to the right		\$275,000.00	1.56%	Environmental Clean-up / Site Work				
Other - describe in space to the right		\$800,000.00	4.53%	Foundation / Platform / Elevator				
Other - describe in space to the right		\$1,475,000.00	8.35%	General Requirements / Overhead / Builder Profit				
<b>TOTAL HARD COSTS</b>		<b>\$15,585,000.00</b>	<b>88.26%</b>					
<b>SOFT COSTS</b>								
<b>PROFESSIONAL FEES</b>								
Site Planning		\$35,000.00	0.20%					
Architecture & Engineering		\$235,000.00	1.33%					
Legal		\$40,000.00	0.23%					
Consultant		\$25,000.00	0.14%					
Survey		\$5,000.00	0.03%					
Market Study		\$5,000.00	0.03%					
Environmental		\$30,000.00	0.17%					
Organization Expense		\$50,000.00	0.28%					
Other Consultants		\$50,000.00	0.28%					
<b>FINANCE COSTS</b>								
Construction Loan Interest		\$500,000.00	2.83%					
Construction Origination		\$80,000.00	0.45%					
Appraisal		\$5,000.00	0.03%					
Construction Insurance		\$50,000.00	0.28%					
Property Taxes		\$3,500.00	0.02%					
<b>OTHER SOFT COSTS</b>								
Holding Costs		\$50,000.00	0.28%					
Soft Cost Contingency		\$0.00	0.00%					
Developer Fee, if applicable		\$850,000.00	4.81%					
Other - describe in space to the right		\$60,000.00	0.34%	Marketing / Lease-up / FF&E				
Other - describe in space to the right		\$0.00	0.00%					
Other - describe in space to the right		\$0.00	0.00%					
<b>TOTAL SOFT COSTS</b>		<b>\$2,073,500.00</b>	<b>11.74%</b>					
<b>TOTAL DEVELOPMENT COST</b>		<b>\$17,658,500.00</b>	<b>100.00%</b>					
<b>Construction/Rehab. Costs</b>								
	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Efficiency/Studio	564	\$180.00	\$101,520.00	7	\$710,640.00	3,948	6.07%
2	1 Bedrooms	672	\$180.00	\$120,960.00	54	\$6,531,840.00	36,288	55.83%
3	2 Bedrooms	940	\$180.00	\$169,200.00	15	\$2,538,000.00	14,100	21.69%
4	Amenity Space	2,350	\$180.00	\$423,000.00	1	\$423,000.00	2,350	3.62%
5	Utility Area	2,000	\$180.00	\$360,000.00	1	\$360,000.00	2,000	3.08%
6	Common Area	6,314	\$180.00	\$1,136,520.00	1	\$1,136,520.00	6,314	9.71%
7		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
8		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
9		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
10		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
11		0	\$0.00	\$0.00	0	\$0.00	0	0.00%
	<b>TOTALS</b>			<b>\$2,311,200.00</b>	<b>79</b>	<b>\$11,700,000.00</b>	<b>65,000</b>	<b>100.00%</b>

# DEVELOPMENT FACT SHEET

Last Updated: 9/9/2021

## APPRAISAL

### PHILADELPHIA LAND BANK Danielle Deuber, Staff Appraiser

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

IDENTIFICATION OF SUBJECT PROPERTY: 2201 Tioga Street  
Philadelphia, PA 19134

OPINION OF VALUE: \$315,000

USE OF REAL ESTATE EXISTING AS OF  
JUNE 8, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED  
IN THIS APPRAISAL AS OF JUNE 8, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by the City of Philadelphia .

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

**SEPTEMBER 14, 2021 PLB BOARD MEETING**

**MATERIALS FOR AGENDA ITEM 4B**



**RESOLUTION NO. 2021 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2553 KERN STREET  
TO ARCADIA COMMONS**

**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 2553 Kern Street (the “**Property**”) to Arcadia Commons, a Pennsylvania nonprofit organization (the “**Purchaser**”).

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

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

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

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

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: 9/9/2021

1. **ADDRESS:** 2553 Kern Street

## 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19125	<b>Census Tract:</b> 016100	<b>Council District:</b> 1
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 497 SF	
<b>OPA Value:</b> \$4,000	<b>Appraised Value:</b> \$65,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Arcadia Commons	<b>Type:</b> Community Garden/Open Space
<b>Authorized Signer(s):</b> Jeff Carpenter	
<b>Mailing Address:</b> 2614 Amber Street, Philadelphia, PA 19125	
<b>Authorized Contact:</b> Jeff Carpenter	
<b>Application Date:</b> 6/25/20	

## 4. PROJECT INFORMATION

<b>Disposition Type:</b> Non-Comp: Open Space (Non-Profit only)	<b>Strategic Plan Goal (Land Bank Only):</b> Garden / Open Space
<b>Price Paid at Settlement:</b> \$1.00	<b>Proposed Use:</b> Managed Open Space
<b>Mortgage Amount:</b> \$64,999	<b>Type of Mortgage:</b> 30-year, self-amortizing
<b>Total Project Costs:</b> \$2,100	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. APPROVALS, DEADLINES, EOP

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

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: 9/9/2021

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The applicant proposes to maintain 2553 Kern Street as a Community Garden and Managed Open Space.

Improvements include benches, planter boxes, fence, flowers, storage shed, rain barrels, etc..

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

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

The property will be subject to use restrictions as a community garden/open space.

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

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "**Crops**") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, a single bulletin board not greater than nine (9) square feet, washing stations, sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- Sale of Crops at the Premises is not permitted to exceed One Thousand Dollars (\$1,000) in any calendar year.
- All compost must be stored in rodent-resistant containers.
- No structures are permitted on the Premises unless expressly permitted by the agreement.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

The property/ties will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 2553 Kern Street as a community garden/managed open space to Arcadia Commons in accordance with the Disposition Policy.

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

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

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

☒ Property photos

☒ Site Plan

☒ Appraisal Summary Page

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: 9/9/2021

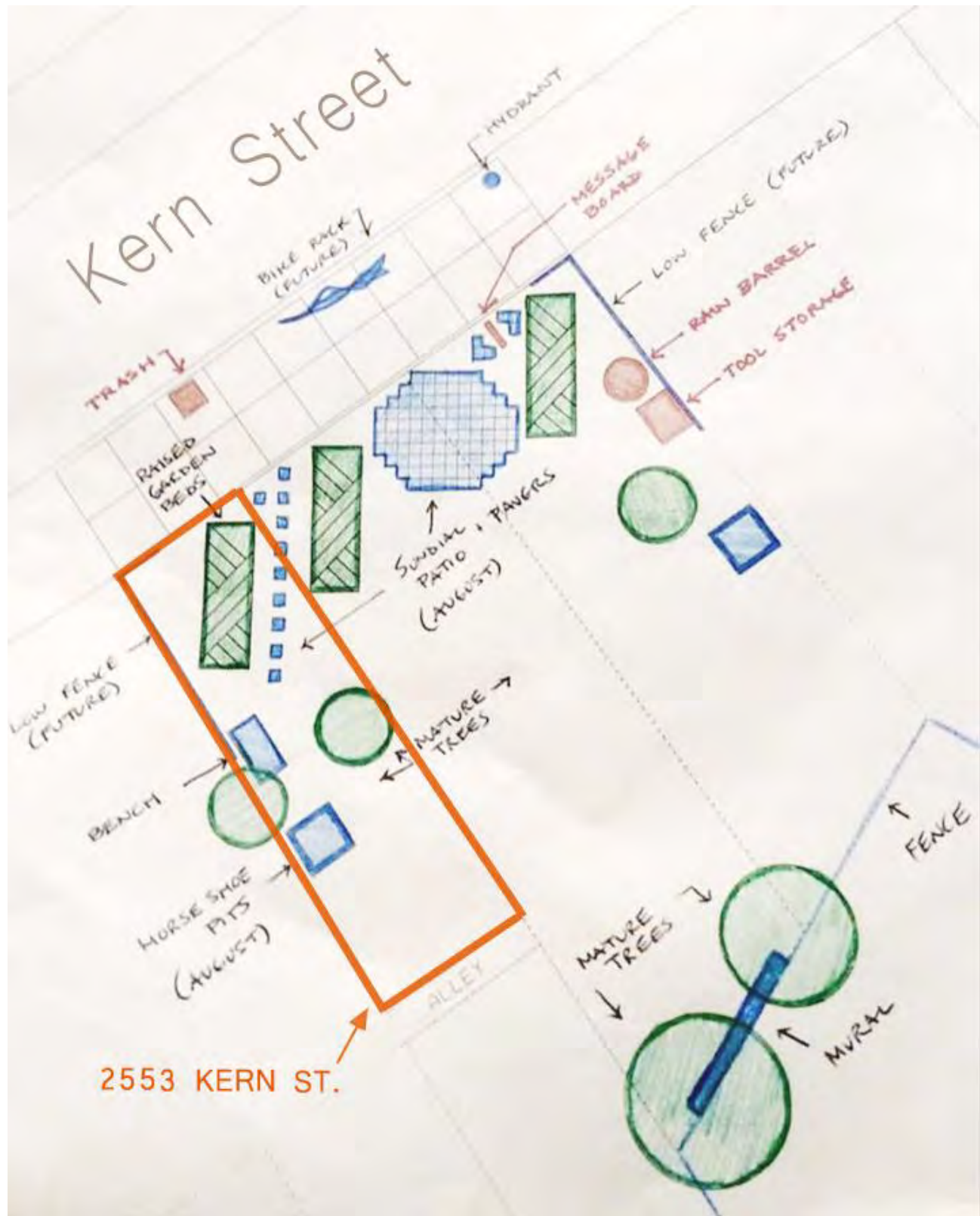
PROPERTY PHOTO(S)



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: 9/9/2021

## SITE PLAN(S)



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: 9/9/2021

## APPRAISAL

### PHILADELPHIA LAND BANK Danielle Deuber, Staff Appraiser

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

IDENTIFICATION OF SUBJECT PROPERTY: 2553 Kern Street  
Philadelphia, PA 19125

OPINION OF VALUE: \$65,000

USE OF REAL ESTATE EXISTING AS OF  
JANUARY 28, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED  
IN THIS APPRAISAL AS OF JANUARY 28, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by The City of Philadelphia.

IDENTIFICATION OF THE CLIENT:

City of Philadelphia

-1-

**SEPTEMBER 14, 2021 PLB BOARD MEETING**

**MATERIALS FOR AGENDA ITEM 4C**

**RESOLUTION NO. 2021 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
809 W. FIRTH STREET  
TO ABDUL MU'MIN ABDULLAH**

**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 809 W. Firth Street (the “**Property**”) to Abdul Mu'min Abdullah (the “**Purchaser**”).

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

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

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

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



## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

1. **ADDRESS:** 809 W. Firth Street

### 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 016400	<b>Council District:</b> 5
<b>Zoning:</b> RM-1	<b>Lot Area:</b> 560 Sq Ft	
<b>OPA Value:</b> \$7,500.00	<b>Appraised Value:</b> \$25,000.00	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

### 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Abdul Mu'min Abdullah	<b>Type:</b> Side/Rear Yard
<b>Homeowner Name(s):</b> Abdul Mu'min Abdullah	
<b>Mailing Address:</b> 811 W. Firth Street, Philadelphia, PA 19133	
<b>Authorized Contact:</b> Abdul Mu'min Abdullah	
<b>Application Date:</b> June 18, 2021	

### 4. PROJECT INFORMATION

<b>Disposition Type:</b> Side/Rear Yard (Individual only)	<b>Strategic Plan Goal (Land Bank Only):</b> Side/Rear Yard
<b>Price Paid at Settlement:</b> \$1.00	<b>Proposed Use:</b> Side/Rear Yard
<b>Mortgage Amount:</b> \$24,999	<b>Type of Mortgage:</b> 30-year, forgiven at end of 30 years
<b>Total Project Costs:</b> \$3,000	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

### 5. APPROVALS, DEADLINES, EOP

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

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

### 6. DEVELOPMENT SUMMARY

#### Project Summary:

The applicant proposes to rehabilitate 809 W. Firth Street as a side yard.  
Improvements include planting flowers, small trees and grass.  
Evidence of project financing has been provided in the form of a bank statement.  
The applicant is compliant and in good standing with the City of Philadelphia.  
The project will not be subject to an Economic Opportunity Plan.  
The property will be subject to use restrictions as a side/rear yard.

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

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
---	--

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

#### I. Side/Rear Yards

##### A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

##### B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

### 7. STAFF RECOMMENDATION

Staff recommends the disposition of 809 W. Firth Street as a side yard to Abdul Mu'min Abdullah in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Jessie Lawrence – Director

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

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

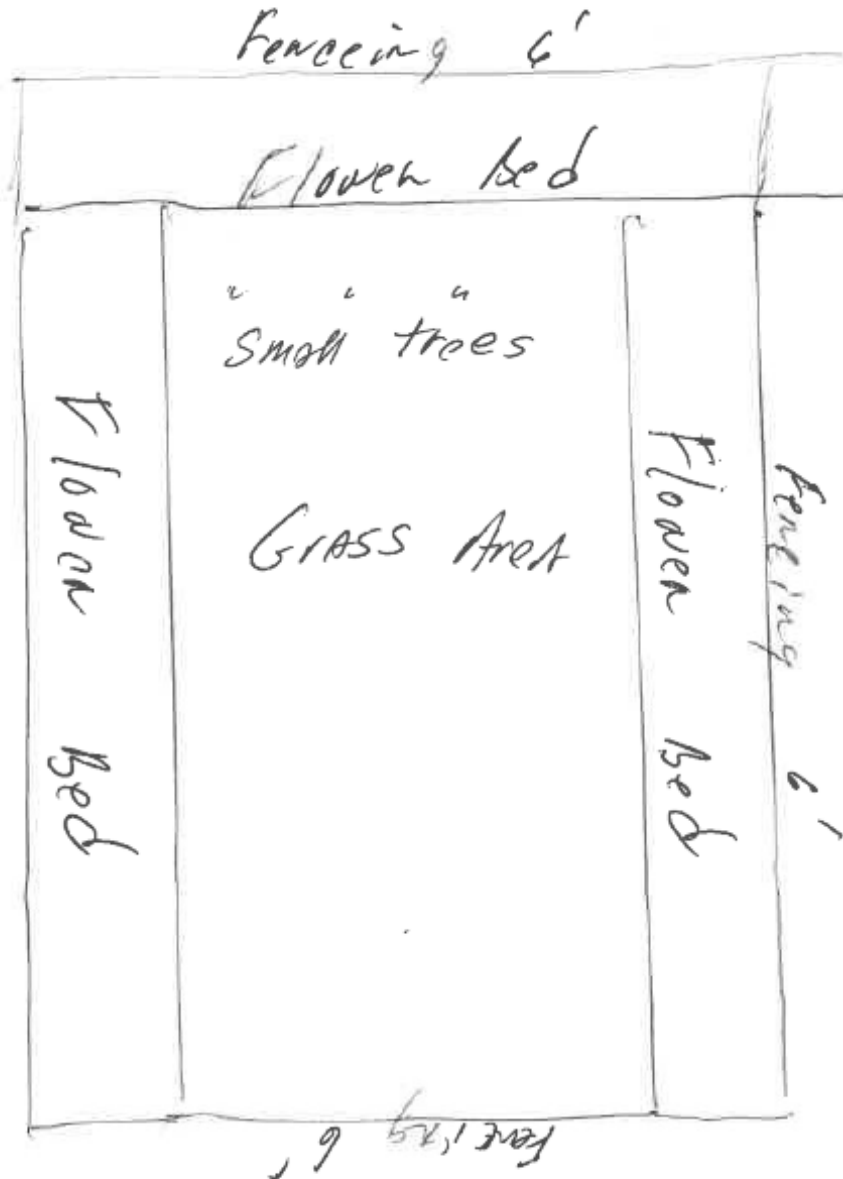
### PROPERTY POSTING PHOTO(S)



# SIDE YARD FACT SHEET

Last Updated: 9/9/2021

SITE PLAN(S)



809 W Firth St  
VACANT LOT

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

### PROPERTY APPRAISAL

PHILADELPHIA LAND BANK

Danielle Deuber, Staff Appraiser

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

IDENTIFICATION OF SUBJECT PROPERTY: 809 Firth Street  
Philadelphia, PA 19133

OPINION OF VALUE: \$25,000

USE OF REAL ESTATE EXISTING AS OF  
AUGUST 18, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED  
IN THIS APPRAISAL AS OF AUGUST 18, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by City of Philadelphia.

IDENTIFICATION OF THE CLIENT:

City of Philadelphia

-1-

**RESOLUTION NO. 2021 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
167 E. LIPPINCOTT STREET  
TO MARIA L. BERMUDEZ AND MERCEDES M. VALLE**

**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 167 E. Lippincott Street (the “**Property**”) to Maria L. Bermudez and Mercedes M. Valle (the “**Purchasers**”).

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

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

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

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

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

1. **ADDRESS:** 167 E. Lippincott Street

### 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19134	<b>Census Tract:</b> 017602	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 686 Sq Ft	
<b>OPA Value:</b> \$2,900.00	<b>Appraised Value:</b> \$35,000.00	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

### 3. APPLICANT INFORMATION

<b>Applicant Name (s):</b> Maria L. Bermudez & Mercedes M. Valle	<b>Type:</b> Side/Rear Yard
<b>Homeowner Name(s):</b> Maria L. Bermudez & Mercedes M. Valle	
<b>Mailing Address:</b> 165 E. Lippincott Street, Philadelphia, PA 19134	
<b>Authorized Contact:</b> Mercedes M. Valle	
<b>Application Date:</b> April 05, 2021	

### 4. PROJECT INFORMATION

<b>Disposition Type:</b> Side/Rear Yard (Individual only)	<b>Strategic Plan Goal (Land Bank Only):</b> Side/Rear Yard
<b>Price Paid at Settlement:</b> \$1.00	<b>Proposed Use:</b> Side/Rear Yard
<b>Mortgage Amount:</b> \$34,999	<b>Type of Mortgage:</b> 30-year, forgiven at end of 30 years
<b>Total Project Costs:</b> \$2,000	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

### 5. APPROVALS, DEADLINES, EOP

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

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

### 6. DEVELOPMENT SUMMARY

#### Project Summary:

The applicant proposes to rehabilitate 167 E. Lippincott Street as a side yard. Improvements include installing a new fence and cleaning the lot. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a side/rear yard.

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

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

#### I. Side/Rear Yards

##### A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

##### B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

### 7. STAFF RECOMMENDATION

Staff recommends the disposition of 167 E. Lippincott Street as a side yard to Maria L. Bermudez & Mercedes M. Valle in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Jessie Lawrence – Director

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

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page



## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

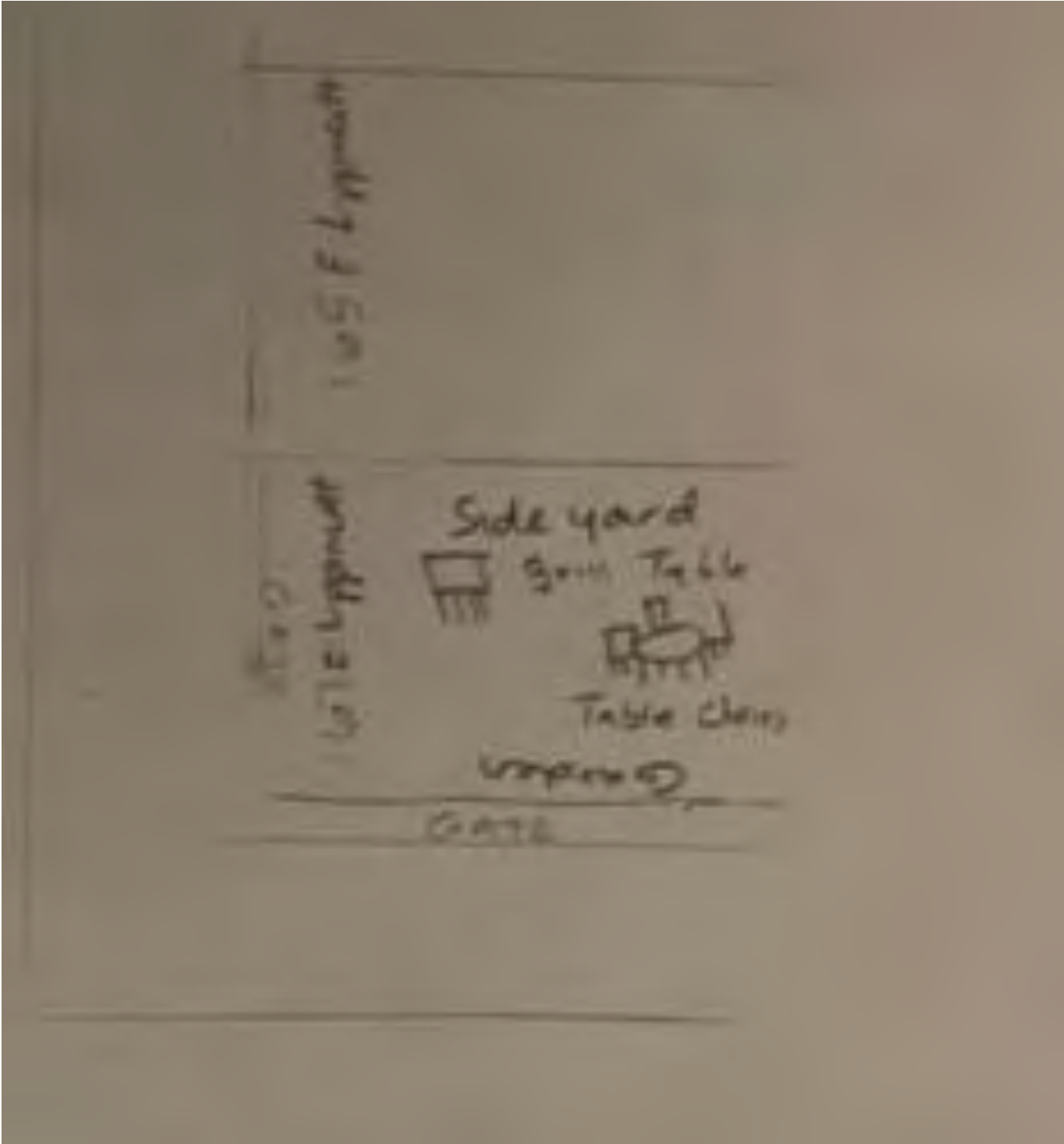
### PROPERTY POSTING PHOTO(S)



**SIDE YARD FACT SHEET**

Last Updated: 9/9/2021

SITE PLAN(S)



# SIDE YARD FACT SHEET

Last Updated: 9/9/2021

## PROPERTY APPRAISAL

PHILADELPHIA LAND BANK

Danielle Deuber, Staff Appraiser

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

IDENTIFICATION OF SUBJECT PROPERTY: 167 Lippincott Street  
Philadelphia, PA 19134

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF  
AUGUST 18, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED  
IN THIS APPRAISAL AS OF AUGUST 18, 2021 Vacant Land

SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY: The subject property is owned by City of Philadelphia.

IDENTIFICATION OF THE CLIENT:

City of Philadelphia

**RESOLUTION NO. 2021 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2913 N. ORKNEY STREET  
TO BRUNILDA RODRIGUEZ**

**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 2913 N. Orkney Street (the “**Property**”) to Brunilda Rodriguez (the “**Purchaser**”).

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

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

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

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

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

1. **ADDRESS:** 2913 N. Orkney Street

### 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 016300	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 478 Sq Ft	
<b>OPA Value:</b> \$1,800.00	<b>Appraised Value:</b> \$21,500.00	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

### 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Brunilda Rodriguez	<b>Type:</b> Side/Rear Yard
<b>Homeowner Name(s):</b> Brunilda Rodriguez	
<b>Mailing Address:</b> 2911 N. Orkney Street, Philadelphia, PA 19133	
<b>Authorized Contact:</b> Brunilda Rodriguez	
<b>Application Date:</b> July 19, 2021	

### 4. PROJECT INFORMATION

<b>Disposition Type:</b> Side/Rear Yard (Individual only)	<b>Strategic Plan Goal (Land Bank Only):</b> Side/Rear Yard
<b>Price Paid at Settlement:</b> \$1.00	<b>Proposed Use:</b> Side/Rear Yard
<b>Mortgage Amount:</b> \$21,499	<b>Type of Mortgage:</b> 30-year, forgiven at end of 30 years
<b>Total Project Costs:</b> \$500	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

### 5. APPROVALS, DEADLINES, EOP

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

## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

### 6. DEVELOPMENT SUMMARY

#### Project Summary:

The applicant proposes to rehabilitate 2913 N. Orkney Street as a side yard. Improvements include maintaining the lot as an urban garden. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a side/rear yard.

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

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

#### I. Side/Rear Yards

##### A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

##### B. Mortgages and Deed Restrictions.

- Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and shall have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

### 7. STAFF RECOMMENDATION

Staff recommends the disposition of 2913 N. Orkney Street as a side yard to Brunilda Rodriguez in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Jessie Lawrence – Director

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

- ☒ Property photos
- ☒ Site Plan
- ☒ Appraisal Summary Page



## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

### PROPERTY POSTING PHOTO(S)

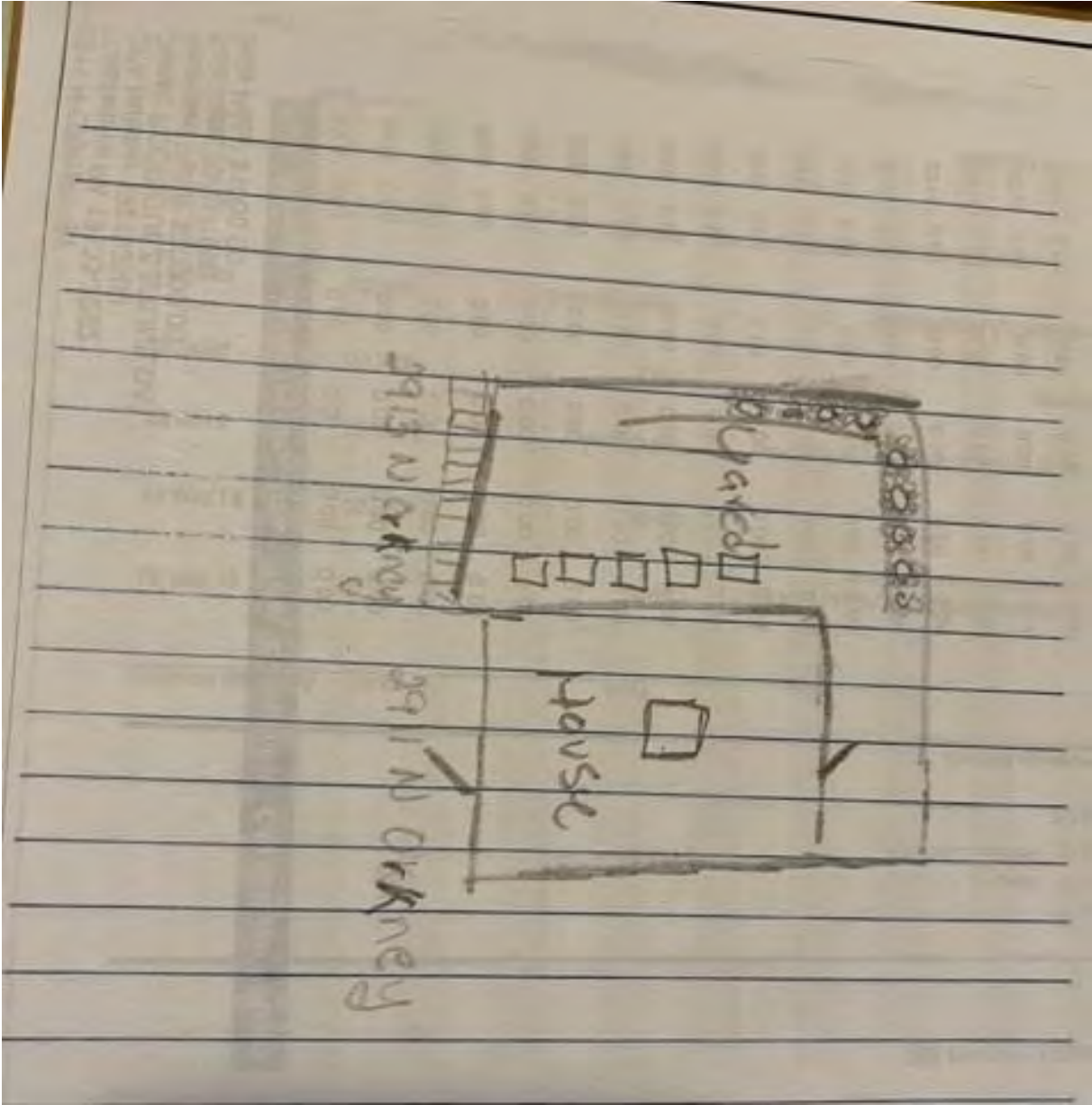




**SIDE YARD FACT SHEET**

Last Updated: 9/9/2021

SITE PLAN(S)





## SIDE YARD FACT SHEET

Last Updated: 9/9/2021

### PROPERTY APPRAISAL

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

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

IDENTIFICATION OF SUBJECT PROPERTY: 2913 Orkney Street  
Philadelphia, PA 19133

OPINION OF VALUE: \$21,500

USE OF REAL ESTATE EXISTING AS OF  
AUGUST 18, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED  
IN THIS APPRAISAL AS OF AUGUST 18, 2021 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank