

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, JANUARY 11, 2022 – 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 December 14, 2021
3. Executive Director's Report
4. Property Dispositions
 - A. Gardens/Open Space

The property below is proposed for conveyance to Impact Services Corporation, a nonprofit organization active in the neighborhood. The nonprofit will stabilize this property as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as open space.

 - 2257 Hope Street (CD7)
5. Public Comment (Old & New Business)
6. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank January 11, 2022 Board Meeting**
Remote Board Meeting Notice, Attendance, and Comment Procedures

DATE: December 30, 2021

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, January 11, 2022, 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 3:00 p.m. on Monday, January 10, 2022:

- 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

DECEMBER 14, 2021, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, December 14, 2021, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called 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 pressing *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 information about the Land Bank's efforts to obtain exemption from Philadelphia realty transfer tax for dispositions that are for a nominal purchase price and have a mortgage for the appraised value.

Item 1 **Roll Call**

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

The following Board member was absent: Majeedah Rashid.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Tracy Pinson-Revire, Mathen Pullakattu, 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 November 9, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes. Mr. Johns moved to approve the minutes. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the November 9, 2021, Board Meeting Minutes.

Item 3
Election of Board Officers and Approval of 2022 Board Schedule

Ms. Saah stated that nominations for Board officer positions were requested, and the following nominations were received and accepted by the nominees:

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

Ms. Fadullon called for questions or comments from the Board. Seeing none, Ms. Fadullon called for a motion to approve the slate of nominees. Mr. Sauer moved to approve the slate of proposed nominees for the Board officer positions, and Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Electing Officers of the Philadelphia Land Bank, attached to these minutes as **Exhibit A**.

Ms. Imredy Saah then presented the proposed 2022 Board meeting schedule (as corrected from the original agenda, which stated 2021), with meetings held on the second Tuesday of each month with the exception of November 2022, when the meeting will be held on the third Tuesday.

Ms. Fadullon asked if the Board had any questions or comments to on the proposed Board meeting schedule. Seeing none, she called for a motion to approve the proposed 2022 Board meeting schedule. Mr. Balloon moved to approve the 2022 Board meeting schedule, and Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2022, attached to these minutes as **Exhibit B**.

Item 4
Review and Acceptance of Philadelphia Land Bank Audited
Financial Statements For Year Ending June 30, 2021

Mr. Rodriguez introduced Digesh Patel and Matthew Daly, Certified Public Accountants from Mercadien P.C., to present the Fiscal Year 2021 (ending June 30, 2021) financial audit of the Philadelphia Land Bank.

Mr. Patel, who managed the audit, shared the presentation slides (attached to these minutes as **Exhibit C**), including the Agenda, the Scope of Services, the Audit Process, and the Audit Results. He explained that the audit was completed on October 28, 2021 and reported, as required under Pennsylvania state law, to the state by October 31, 2021; the delay in its completion was caused by incomplete reconciliations, and they hope to complete the next audit at an earlier timepoint. Mr. Daly then presented the Financial Highlights, Management Recommendations, Required Communications, Industry or Accounting Changes that will affect the Fiscal Year 2022 accounting for Fiscal Year 2022, and the Core Values of Mercadien to the Board.

Ms. Fadullon asked if there were any questions or comments from the Board. Mr. Harris requested that Mr. Rodriguez address the recommendations made in the audit. Mr. Rodriguez explained that operations have been merged amongst three agencies, and that the PHDC Finance Department manages the finances and accounting for the Philadelphia Housing Development Corporation, the Philadelphia Redevelopment Authority and the Philadelphia Land Bank. He then addressed each Management Recommendation – Cash Reconciliation, Land Valuation and Cost Allocation – in turn.

Ms. Fadullon added that a revaluation of properties is a major project; it was undertaken by the Redevelopment Authority a few years ago and it is not a small endeavor. The challenge is to find someone qualified to value several thousand properties, which requires resources. Mr. Harris asked about any problems created by not having an independent third-party valuation and the benefits the Land Bank would derive from having one. Mr. Rodriguez indicated that valuing the Land Bank's assets at their fair market value instead of at OPA value would result in the Land Bank showing a greater loss each year, since most dispositions are at a nominal or discounted value. Furthermore, in order to conduct such a valuation, the Land Bank would need to submit a separate request for the financing of such a project. Mr. Daly clarified that government accounting standards require that land inventory be presented at fair market value, and that because of current market conditions, it is in the Land Bank's best interest to update the values as soon as possible, resulting in more accurate recognition of gain or loss upon disposition of a property.

Ms. Fadullon asked if there were any additional questions from the Board. Seeing none, she called for a motion to accept the Audited Financial Statements for Fiscal Year 2021. Mr. Johns moved to accept the audit, and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Accepting Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2021, attached to these minutes as **Exhibit D**.

Mr. Rodriguez thanked Mr. Patel and Mr. Daley for their time in conducting and presenting the Philadelphia Land Bank Audited Financial Statements.

Item 5
Executive Director's Financial Report Year to Date

Mr. Rodriguez reported on the Draft Budget versus Actual Expenditures financial report as of October 31, 2021, included in the Board package. He clarified that the draft budget does not contain funds for acquisition, and that the budget will be presented to the Board for approval once it is finalized. After reviewing individual line items, he then explained the report showing the comparison of the book values to appraised values of properties the Land Bank disposed of.

After brief discussion surrounding property valuation, mortgages and the reporting of gains and losses, Board members expressed their concerns about the need for additional staffing beyond the fifteen (15) positions currently budgeted for and filled. A discussion ensued about how to obtain the additional resources needed to support additional positions; this will be considered during the deliberations around the budget process for Fiscal Year 2023.

Item 6
Administrative – Interagency Transfer

Mr. Goodman announced his recusal from the deliberation and vote on this item. His letter of recusal is attached to these minutes as **Exhibit E**.

Mr. Lawrence presented the conveyance of 4222 Powelton Avenue, 4974 Kershaw Street, 4978 Kershaw Street, and 4980 Kershaw Street in the 3rd Council District for disposition, reuse and/or management by the Philadelphia Housing Development Corporation. Mr. Rodriguez explained that these lots are being proposed for transfer to PHDC in order to secure two community gardens. The first garden is operated by One Art Center, a long-standing nonprofit in the area, which has been gardening on a property that was acquired in a private transaction by the current owner, who is willing to exchange that lot for other nearby publicly owned land of similar value, namely 4974, 4978 and 4980 Kershaw Street. The second garden is part of the Holly Street Community Garden, also in the 3rd Council District. One of its lots is owned by a private owner who is also willing to engage in an exchange of his property for 4222 Powelton Avenue. Given the limitations on such transfers under the current disposition ordinance and policy, the Land Bank is unable to engage in the exchanges directly. The Board is being asked to approve the transfer of the lots to PHDC, which will convey the lots to the private owners in exchange for the acquisition of their lots. The newly acquired lots will then be transferred to the Land Bank so that the Land Bank can dispose of them to the community garden organizations.

Mr. Sauer asked how the lots being proposed for transfer to PHDC are currently being used. Mr. Rodriguez explained that they are vacant lots, with the Kershaw Street lots being maintained by the Pennsylvania Horticultural Society (PHS) as part of Land Management's contract with PHS, and 4222 Powelton Avenue, a vacant lot between two rowhomes, also being maintained as needed. He also indicated that the Council Member in the 3rd Council District supports the transfer of the properties to PHDC in order to facilitate the exchanges.

Ms. Imredy Saah proceeded to read the letter from Council Member Jamie Gauthier from the 3rd Council District, attached to these minutes as **Exhibit F**, as well as an email from Mark Harris with

an attached petition with seventy-one (71) signatures, attached to these minutes as **Exhibit G**. Ms. Fadullon then recognized Mark Harris, who expressed his and his neighbors' reasons for opposition to the transfer of the Kershaw Street lots for any purpose other than to maintain it as a green space. Ebony Griffin, an environmental justice attorney for the Public Interest Law Center, then read her testimony, attached to these minutes as **Exhibit H**, in support of the property transfers for subsequent exchange by PHDC. Malaika Gilpin, Co-Founder of One Art Community Center, followed with the history of the Center and its transformation of a former junk yard into a community hub over the course of the past twenty (20) years. She also spoke about the Center's efforts to expand onto vacant land in the vicinity of the Center from the City and then the Land Bank and asked the Board to approve the transfer of the Kershaw Street properties to PHDC. Jennifer Greenberg, Executive Director of Neighborhood Gardens Trust, then spoke in support of the transfers, recounting the history of the Land Bank's and NGT's efforts to preserve the Holly Street Community Garden, and requested the Board's approval of the transfers. She was followed by Adam Butler, a volunteer with Iglesias Garden, who spoke about Iglesias Garden's hope to preserve four privately owned properties for Iglesias Garden through such land exchanges. Michael Moran, representing Iglesias Garden, stated his appreciation for the Land Bank's efforts to preserve gardens through land exchanges then read testimony about his and neighbors' concerns about the imposition of a mortgage and transfer taxes on dispositions of side yards and gardens and the burden these measures place on the people who have been caring for these lots for years.

Mr. Sauer requested an explanation as to why the Kershaw Street properties were chosen for the exchange for the privately owned lot that the One Art Center desires to acquire to preserve its community garden. Mr. Rodriguez explained that they were located relatively close to and were similar in size and value to the privately owned lot and were selected after months of negotiations with the owner of the privately owned lot.

Seeing no further questions, Ms. Fadullon called for a motion on the proposed transfer of properties to PHDC. Ms. Gonzalez moved to approve the transfer of 4222 Powelton Avenue, 4974 Kershaw Street, 4978 Kershaw Street and 4980 Kershaw Street to PHDC, and Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 4222 Powelton Avenue, 4974 Kershaw Street, 4978 Kershaw Street and 4980 Kershaw Street to Philadelphia Housing Development Corporation, attached to these minutes as **Exhibit I**.

Ms. Fadullon then encouraged Mr. Moran of Iglesias Garden to reach out to Land Bank staff in reference to the issue of transfer taxes, as there is an update on the potential exemption from Philadelphia transfer taxes for garden and side/rear yard dispositions.

Item 7 **Property Dispositions**

7.A. Development – Assemblage

Mr. Lawrence presented the proposed disposition of 1707 Ridge Avenue in the 5th Council District to TBM Group Inc. for the development of a mixed-use residential project with ground floor

commercial space and twelve (12) rental units to be leased at market rate. The applicant owns at least 50% of the development site. The application was unsolicited and evaluated pursuant to the current disposition policy. The purchase price will be Seventy Thousand Dollars (\$70,000). 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 levels are anticipated to be 18% and 7%, respectively.

Mr. Lawrence confirmed that the project will not need a variance, as it is by right. The developer then confirmed that he had reached out to the local Registered Community Organization (RCO) in the area in the past but had not requested a statement in writing from them. The lot is one of five lots that comprise the triangular development site. Mark Zachary then commented in favor of greater density along the Ridge Avenue corridor.

Seeing no further comments or questions, Ms. Fadullon called for a motion regarding the proposed disposition. Mr. Goodman moved to approve the disposition of 1707 Ridge Avenue to TBM Group Inc., and Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1707 Ridge Avenue to TBM Group Inc., attached to these minutes as **Exhibit J**.

7.B. Gardens/Open Space

Ms. Fadullon announced that Agenda Item 7.B.(1), the disposition of 2316-50 North 11th Street and 1009-11 West Dauphin Street, has been tabled and will be presented for consideration at a future date.

7.B.(2) 3215, 3217, 3221, 3223 Shelbourne Street; 901, 905 E. Westmoreland Street (CD7) – Esperanza Health Center Inc.

Mr. Lawrence presented the proposed disposition of 3215, 3217, 3221 and 3223 Shelbourne Street and 901 and 905 E. Westmoreland Street in the 7th Council District to Esperanza Health Center Inc., a nonprofit organization in the neighborhood. The nonprofit will stabilize these properties, along with properties it already owns at the sites, as managed open space. The application was unsolicited and evaluated pursuant to the current disposition policy. The sale price is One Hundred Forty Thousand Dollars (\$140,000). The conveyance will be for nominal consideration at settlement, and a mortgage for the remaining appraised value will be placed on the properties. 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”). The properties will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision, and the properties will be permanently restricted for use as open space.

Seeing no questions from the Board, Ms. Fadullon recognized Justin Perry, representing Esperanza Health Center, who expressed the Center’s long-standing desire to acquire these properties to provide green space for use by the community and for the health and wellness initiatives of their Health Center and of the Community Center they are constructing nearby. He expressed their appreciation for the Land Bank’s assistance.

Since there were no additional comments or questions, Ms. Fadullon called for a motion regarding the proposed disposition. Mr. Sauer moved to approve the disposition of 3215, 3217, 3221 and 3223 Shelbourne Street and 901 and 905 East Westmoreland Street to Esperanza Health Center, and Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 3215 Shelbourne Street, 3217 Shelbourne Street, 3221 Shelbourne Street, 3223 Shelbourne Street, 901 East Westmoreland Street and 905 East Westmoreland Street to Esperanza Health Center, Inc., attached to these minutes as **Exhibit K**.

7.C. Side/Rear Yards

2046 Martha Street (CD1) – QingXia Yang and Matas Smakotinas
3625 Wallace Street (CD3) – Larita Jackson-Lee

Mr. Lawrence presented the proposed disposition of 2046 Martha Street in the 1st Council District as a side yard to Qing Xia Yang and Matas Smakotinas. The applicants have provided evidence of project financing and are compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan. The property will be subject to use restrictions as a side yard and 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 the property.

Ms. Imredy Saah then read an email received from Matas Smakotinas, to which a petition signed by neighbors was attached; the email and petition are attached to these minutes as **Exhibit L**. Since there were no questions from the Board, Ms. Fadullon recognized Mr. Zachary, who reiterated his concerns, as stated at the last Board meeting, about the disposition of vacant lots as side yards when there is a need for housing and greater housing density in certain high-value areas. Qing Xia Yang, the other applicant, responded to outline their reasons for wanting to acquire this property as a side yard that would be used by their neighbors. Nick Malloy, a neighbor, added that additional green spaces were needed in the area, and that he was in support of the disposition of the property as a side yard.

Seeing no additional questions, Ms. Fadullon asked for a motion on the proposed disposition of 2046 Martha Street. Mr. Goodman moved to approve the disposition as presented, and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, eight (8) Board members (Alex Balloon, Maria Gonzalez, Michaels Johns, Anne Fadullon, Rick Sauer, Joshu Harris, Andrew Goodman and Richard DeMarco) voted in favor of the disposition, while two (2) Board members (Michael Koonce and Rebecca Lopez Kriss) voted to oppose the disposition. Since a majority of the entire Board membership voted in favor of the disposition, the Resolution Authorizing Conveyance of 2046 Martha Street to Qing Xia Yang and Matas Smakotinas, attached to these minutes as **Exhibit M**, was approved.

Mr. Lawrence then presented the proposed disposition of 3625 Wallace Street in the 3rd Council District as a side yard to Larita Jackson-Lee. The applicant has provided evidence of project financing and is compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan. The property will be subject to use restrictions as a side yard

and 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 the property.

Ms. Imredy Saah confirmed that no emails from the public were received regarding this disposition. Larita Jackson-Lee then stated that she has been working on obtaining the property as a side yard for a long time and hoped to bring the process to a close soon.

Seeing no additional comments or questions, Ms. Fadullon asked for a motion regarding the proposed disposition of 3625 Wallace Street. Mr. Koonce moved to approve the disposition as presented, and Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Approving Conveyance of 3625 Wallace Street to Larita Jackson-Lee, attached to these minutes as **Exhibit N**.

Item 8 **Public Comment (Old & New Business)**

Ms. Fadullon asked if anyone from the public wished to raise new or old business. Alison Weiss raised several questions she had brought up at previous Board meetings: (1) the possible acquisition of 333-335 W. Queen Lane and why they can't be acquired by the Land Bank, and (2) a copy of the letter notifying her Registered Community Organization of the proposed disposition of 152-58 Reger Street at the November Board meeting, which she indicated she had not received. Ms. Imredy Saah explained that the Queen Lane property has a clouded title, which is likely why the property is not being brought to sheriff's sale and why the Land Bank cannot acquire it. Mr. Johns added that when he worked at the Philadelphia Housing Authority, that was the reason why the PHA would not acquire the property. Ms. Weiss asked about the possibility of the City using a conservatorship petition to acquire the property. Mr. Rodriguez responded that the Land Bank does not use conservatorship petitions, and doing so would require a review of the conservatorship law and a policy decision by the Board. Furthermore, that would not address the cloud on title. Ms. Imredy Saah then confirmed that the notice of the 152-58 Reger Street disposition was emailed on a timely basis to the RCO's email address listed on the City's website; and that a copy of that original notice email was sent to Ms. Weiss with a delivery receipt requested. The response from her email provider's server was that the email was received by the server but confirmation of delivery to her email address could not be provided, which is not something that the Land Bank has any control over.

Jeanne Dutton stated that she and her neighbors have been maintaining a community garden and wanted to know how they could acquire the parcels. Mr. Lawrence stated that a Land Bank staff member had reached out to her by email to schedule a phone call regarding her request and had not received a response; he indicated that they would follow up again with her after the meeting.

Lauren Troop from Iglesias Garden then read a statement by Leila Santos, whose grandmother has applied for a side yard her family has maintained for generations and under the new disposition policy is being asked to pay for closing costs and accept a mortgage on the property. She and her

neighbors are asking for the policy to be changed, as it creates an unfortunate hardship for long-time residents who have maintained these properties for many years.

Mr. Zachary then spoke further about his concerns about removing valuable property from the development of affordable as well as market rate housing in areas that are increasing in value and desirability.

Valerie Banks raised her concern that she has not received a renewal of her license to use a lot on the 2000 block of North Bodine Street and would like to know how to obtain the renewal. Mr. Rodriguez indicated asked that she email him so that her contact information can be confirmed; he also indicated that due to the Covid pandemic, all garden license agreements were automatically extended a year without the need to reapply.

Lauren Troop asked for a response to the closing cost issue raised by Iglesias Garden and side yard applicants. Ms. Fadullon requested that Ms. Troop reach out to Ms. Imredy Saah and Mr. Rodriguez about this issue, as there is potential good news, but that the mortgage is required by the City in order to ensure that a property is not mortgaged by the property owner and not sold without the Land Bank's consent.

Item 9

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. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn at 11:58 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, December 14, 2021, at 10:00 AM, held remotely using Zoom Webinar.

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PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, December 14, 2021 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer(s)
1	did i understand meetings for 2022 will be 3rd tues at 10?	a weiss/SoLo	Second Tuesday of each month at 10 am with the Exception of November which will be the third Tuesday at 10 am
2	thank you	a weiss/SoLo	
3	My Name is Valerie Banks and I live at 2030 n Bodine street and for over 19 years I've been given permission to use the lot next to me for 2028 north Bodine. I no longer receive permission for usage of the lot even though I was promised I'd still receive it. I just want to know if I'll be able to use the lot?	Valerie Banks	Ms Banks please email me at angel.b.rodriguez@phdc.phila.gov with your information & I will have staff reach out

EXHIBIT A

RESOLUTION NO. 2021 - 61

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
Joshua 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 December 14, 2021.

EXHIBIT B

RESOLUTION NO. 2021 – 62

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)

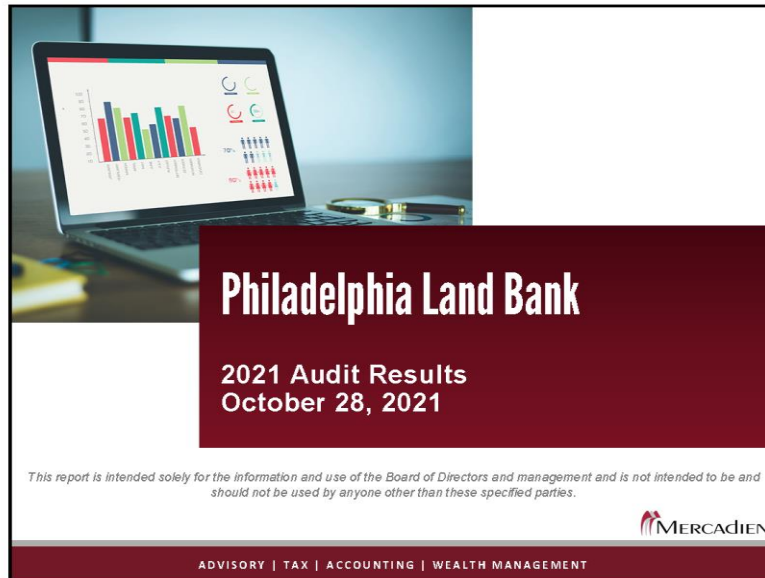
December 13, 2022 (Annual Meeting)

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.

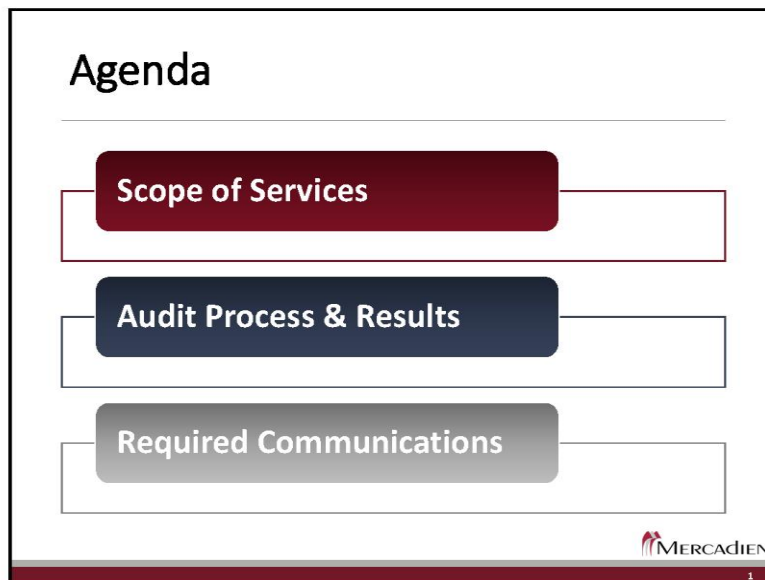
Adopted by Philadelphia Land Bank Board of Directors on December 14, 2021.

EXHIBIT C

1/5/2022



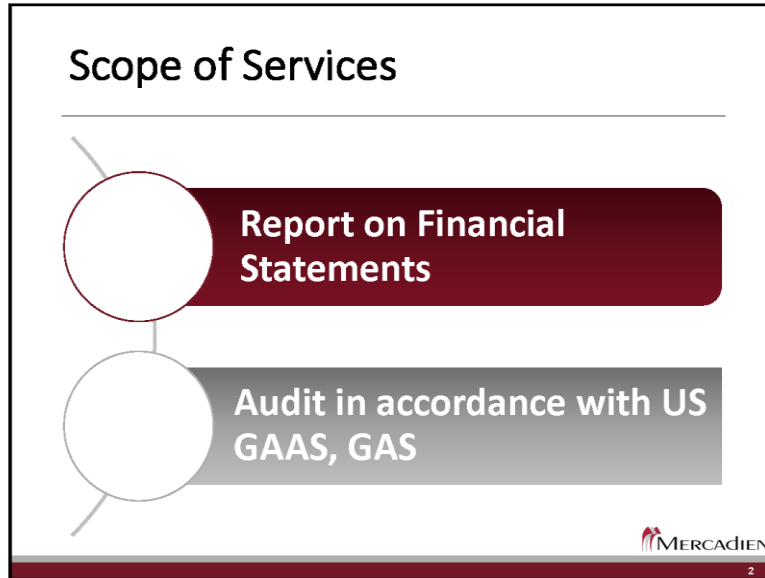
0



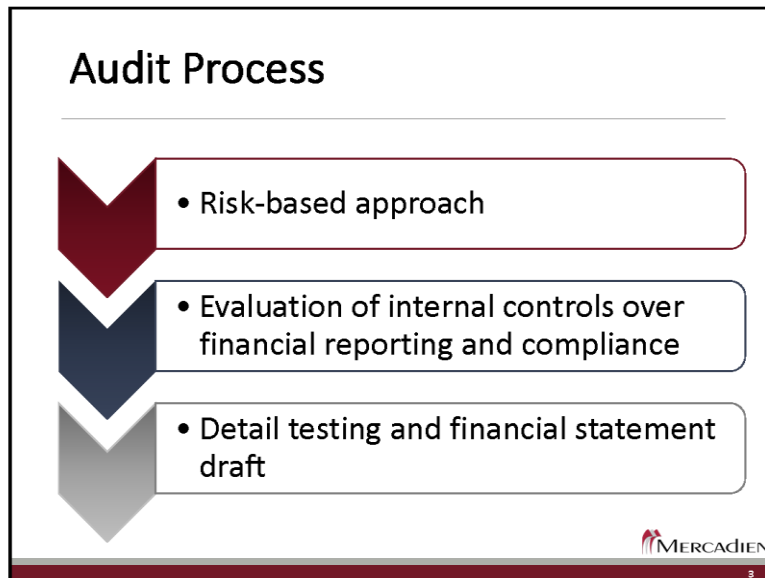
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1/5/2022



2




3

2

1/5/2022

Audit Results

Opinion	<ul style="list-style-type: none">• Complete• Unmodified opinion as of June 30, 2021
GAS [& Uniform Guidance]	<ul style="list-style-type: none">• Finding 2021-001 – Internal control over financial reporting




4

4

Financial Highlights

- Total Assets decreased from \$33.9M to \$32.7M
 - Cash decreased \$4.2M to \$1.6M
 - Accounts receivable increased \$714K to \$872K
 - Property held for development of sale increased \$29.0M to \$30.2M
- Total Liabilities decreased from \$2.9M to \$563K
 - Unearned revenue decreased \$2.0M to \$0
- Increase in Net Position of \$1.1M
- Total revenues were \$3.7M
- Total expenses were \$2.6M



5

5

EXHIBIT C continued

1/5/2022

Management Recommendations

- **Cash Reconciliations:** During our audit procedures, it was noted that cash reconciliations included reconciling items that appeared to be stale. We recommend that Land Bank review reconciling items between the general ledger and bank statement balance and cancel outstanding checks as needed and clear out old outstanding items.
- **Land Valuation:** During our audit procedures, it was noted that Land Bank has not had a third-party valuation for their land inventory. We recommend that Land Bank adopt a land valuation policy to capture changes in fair value of land.
- **Cost Allocation:** During our audit procedures, it was noted that Land Bank does not have a formal policy for the allocation of direct and indirect costs. We recommend that Land Bank develop a formal policy for the allocation of direct costs and consider the creation of an Indirect Cost Allocation Plan.



6

6

Required Communications

Overall

- No changes to the planned audit procedures
- No changes in scope of audit
- No new accounting standards adopted
- Five audit adjustments
- No uncorrected misstatements
- No other findings to report other than 2021-001 previously mentioned

Estimates

- Evaluated significant estimates & related assumptions (Depreciation, Compensated Absences, Land Valuation and Pension and OPEB related accruals)
- No changes from PY
- Management's estimates are reasonable

Cooperation

- Received full cooperation of management
- No disagreements with management
- No other findings to report




7

7

4

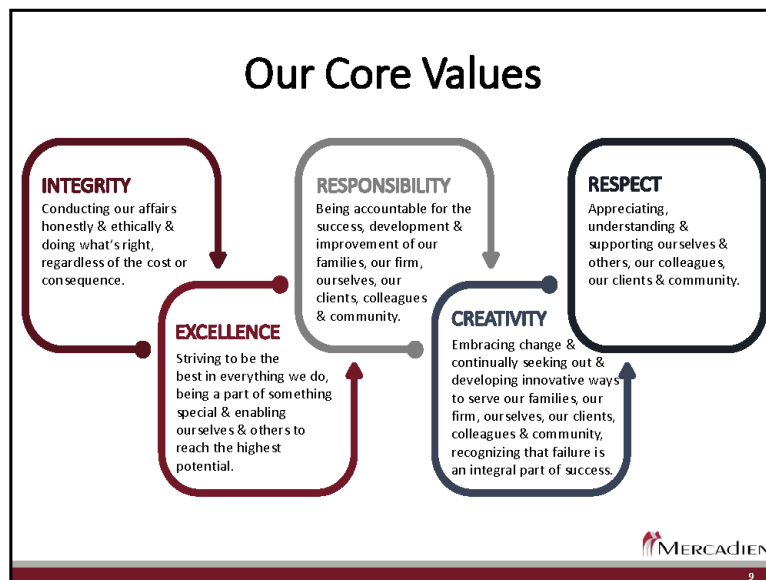
Industry or Accounting Changes

- GASB 87 – Leases



8

8



9

1/5/2022

Contact Information



Digesh Patel
CPA, RMA, MBA, PSA, CGMA
Principal
dpatel@mercadien.com
(609) 689-2410



Matthew Daly
CPA
Director
mdaly@mercadien.com
(609) 689-2343



10

10

Firm Contact Information

MERCADIEN, P.C.,
CERTIFIED PUBLIC
ACCOUNTANTS
1515 Market Street
Suite 1200
Philadelphia, PA 19102



11

11

EXHIBIT D

RESOLUTION NO. 2021 – 63

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 December 14, 2021.

EXHIBIT E

December 8, 2021

Via Certified Mail

Anne Fadullon
Board Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

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

General Counsel
City of Philadelphia Board of Ethics
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and therefore why I will abstain from participating in section 6D of the December 2021 Land Bank Board meeting agenda.

The Land Bank Board will discuss Interagency Transfers in agenda section 6D at its meeting to be held on Tuesday, December 14, 2021. In my day-to-day professional capacity as Director of Equitable Development for 3rd District City Councilmember Jamie R. Gauthier, I have provided technical support, guidance about the application process, and coordination with staff at one of the land conveying agencies to facilitate consideration and administration of the applications that will be considered in agenda section 6D.

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to the Interagency Transfers in agenda section 6D. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving the Interagency Transfers in agenda section 6D while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

Andrew Goodman

EXHIBIT F



CITY OF PHILADELPHIA CITY COUNCIL

JAMIE R. GAUTHIER
ROOM 586, CITY HALL
Philadelphia, PA 19107
(215) 686-0460 or 0459
Fax 215-686-1929

COMMITTEES

Chair
Committee on Housing Neighborhood
Development and the Homeless

Vice Chair
Committee on Parks, Recreation, and
Cultural Affairs

Member
Committee on Public Property and
Public Work
Committee on Commerce and Economic
Development
Committee on Public Safety
Committee on Education
Committee on the Environment
Committee on People with Disabilities
and Special Needs
Committee on Children and Youth

December 10, 2021

Anne Fadullon
Chair, Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

Dear Chair Fadullon,

I am writing to confirm my understanding and support for Agenda Item #6 on the December 14 agenda of the Philadelphia Land Bank, and hope that the board will support as well.

I am grateful for PHDC's willingness to explore novel pathways to better secure threatened community green spaces and food production spaces that fulfill the goals from the Land Bank Strategic Plan to facilitate the creation of socially and economically diverse communities.

This is an approach that is needed in the short-term while we figure out a long-term solution to a problem that was not contemplated in the most recent revision of the Disposition Policy: how to engage private landowners with the goal of liberating long-standing community open spaces from fear of closure or demolition. I hope the Board will consider this a policy priority moving forward, as it can play a central role in protecting beloved community spaces all over our great city.

Sincerely,

A handwritten signature in cursive script that reads "J. Gauthier".

Jamie R. Gauthier
Councilmember, 3rd District

EXHIBIT G

From: [mark harris](#)
To: [Andrea Saah](#)
Cc: [Andrew Goodman](#)
Subject: Kershaw Street lots
Date: Monday, December 13, 2021 1:00:10 PM
Attachments: [petition\(1\).pdf](#)

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Cathedral Park strongly objects to the transfer of these lots. Attached please find petitions from the neighbors.

EXHIBIT G continued

12/12/21

I do not want to lose our green space at the southeast corner of 50th and Kershaw Streets. I do not want houses to be built on it. Please reject any attempts to allow this and vote AGAINST transfer of the lots 4974, 4978, and 4980 Kershaw Street for any purpose other than green space.

Name	Address	Contact
Valerie Jones	1309 Farson St	
Lennox H. Tinnis	4986 W. Thompson St	
Violet + James Holman	4977 W. Thompson	
Hyatt S	4983 W. Thompson St	
Santiago	4982 St Thompson	
Crystal Thompson	1214 N. Saint Bernard	
Emme Thompson	1214 N. Saint Bernard	
Sari Rappaport	1219 - N SAINT BERNARD	
Tyrah [Signature]	1233 N. 50TH ST.	
Wade Whit	7116 LANCASTER AV	
Teyanna Thomas	1227 N. 50th St	tt.thomas1990@gmail
Alicia Collins	1211 N 50th	
St. J. [Signature]	1014 50th St	
Odell Hairston	5011 W STILES ST	215-879-5314
Jonita K. [Signature]	1224 N 50th St	215-514-1154
Samuel Hall	1226 N 50TH STREET	267-230-8644
John H. Hegare	1228 N 50th St.	267-248-8442
Virginia Carrington	4993 Thompson St	19131
Isaiah Brewer	1312 North 50th Street	19131
Richard [Signature]	1318 N. 50th	19131
Deborah [Signature]	1325 N. Farson St	19131
[Signature]	1323 N. Farson	19131
[Signature]	1321 N Farson	19131
Terrence Holmes	1379 Farson	19131
Dave Rish	1317 Farson	19131
Shanel Fischer	1311 Farson St	19131

EXHIBIT G continued

12/12/21

I do not want to lose our green space at the southeast corner of 50th and Kershaw Streets. I do not want houses to be built on it. Please reject any attempts to allow this and vote AGAINST transfer of the lots 4974, 4978, and 4980 Kershaw Street for any purpose other than green space.

Name	Address	Contact
Teroy McDonald	1303 N. Farson St	
Maxine Jones	1303 N. Farson St	
Lakita Williams	1306 N. Farson St	
Ryan Clinton	1300 N. Farson St	
George Gray	1308 N. Farson St	
Marzhay Taylor	1314 N. Farson St	
Leah Woodley	1318 N. Farson St	19131
Jack Woodley	1318 N. Farson St	19131
Pamela Norton	1320 Farson St	19131
Jamie Briggs	1322 N. Farson St	19131
Jessica Burnett	5115 W. Kershaw St	19131
Willie Turner	5102 W. Kershaw St	19131
Hattie Turner	5029 Kershaw St	19131
Chadwick Jones	5027 Master St	19131
Jay Jones	5113 Harlan St	19131
Victoria Boyd	5029 Kershaw St	
CANDICE Mcgarity	5023 Kershaw St	
Deborah Wootley	5021 Kershaw Street	
Rose Dweh	5017 Kershaw Street	
Gerardo Pichardo	4998 Master	
Brian Horsey	4964 Kershaw	
Anleen Fulton	1306 North 50 th Street	
William Jones	4924 KERSHAW ST	19131
Robert Broadus	4951 Kershaw St	19131
Willie Smith	4961 Kershaw St	19131

EXHIBIT G continued

12/12/21

I do not want to lose our green space at the southeast corner of 50th and Kershaw Streets. I do not want houses to be built on it. Please reject any attempts to allow this and vote AGAINST transfer of the lots 4974, 4978, and 4980 Kershaw Street for any purpose other than green space.

Name	Address	Contact
Giles Bentley	4941 Thompson St.	
Lawrence Howell	4945 Kershaw	
Stephen J. Alwell	4967-68 Kershaw	
Betty Simpson	4967 Kershaw St.	
Betty Daniels	4937 Kershaw St.	
Leroy Bolker Jr	4935 Kershaw St	
D. R.	4914 Kershaw St	
Taylor Watson	4955 Kershaw St	
David Hunt	4902 Kershaw St	
Joyce Jenkins	4908 Kershaw St	
Hilda Platon	4930 Kershaw St	
Mary Wilk	4940 Kershaw St	
DRAKE Blalock	4944 Kershaw St	
Larika Riggs	4950 Kershaw street	
Paula Gill	4952 Kershaw St.	
Ricardo Byrne	4954 Kershaw St	
Joseph Milton	4970 Kershaw	
James E. Harris	1209 N. St. Bernard St.	
Karl Sharpe	4926 Kershaw St.	
Mark E. H.	4987 W. Thompson St.	

EXHIBIT H

EXHIBIT H continued



Action. Access. Progress.

December 14, 2021

Dear Land Bank Board:

My name is Ebony Griffin and I am testifying in support of agenda item #6, Interagency Transfers, in my capacity as an environmental justice attorney at the Public Interest Law Center. Thank you for allowing me to testify today about this issue, which very deeply affects my practice and the preservation of greenspace in communities of color and low income neighborhoods in Philadelphia. I want to commend the Land Bank for understanding the importance of a comprehensive and equitable policy for land swaps that streamlines the process for reuniting growers with the land they have poured so much into.

In our environmental work, the Law Center uses a variety of methods to ensure that Philadelphia's most vulnerable residents have access to a healthy natural and built environment, but also that they have a seat at the table and a voice in what happens in their neighborhoods. The Law Center's Garden Justice Legal Initiative accomplishes this by providing pro bono legal representation to urban farmers and community gardens in Philadelphia in efforts to protect and preserve the City's greenspace, which is being lost due to development pressure.

The Law Center regularly receives requests for help from gardeners threatened with losing parcels to Sheriff Sale. Under normal circumstances, removing a parcel from the Sheriff Sale list necessitates a phone call to the appropriate Council Person's office and a subsequent conversation with the Philadelphia Housing Development Corporation (PHDC) about acquisition of the parcel and eventual disposition to the gardener. However, more often than not, we learn that the parcels were part of the large-scale tax lien securitization of 1997. In these instances, even with council support, little can be done to save the garden, as growers are often unable to pay the lien and the exorbitant fees that accompany it. This usually leads to a developer purchasing the property and replacing the garden with luxury housing units out of the reach of the existing community. This dynamic ultimately contributes to a sharp increase in property taxes and displacement of long term, lower income residents.

Just a few months ago, this scenario played out almost verbatim for a gardener in District 3. This gardener, an elderly woman who had been maintaining a parcel next to her home for over 30 years, reached out to us frantically after seeing a Sheriff Sale notice posted on her fence. Our first step was to seek to postpone the pending sale while we found an attorney to assist the client with filing an action to quiet title. We learned quickly that the presence of a privately held bank lien on the property prevented the City from postponing

EXHIBIT H continued

the sale. The garden ultimately sold on April 9. We are still searching for ways to return the client's beloved 30 year old garden back to her and prevent a developer from converting the property into market rate housing.

Despite clear notification and posting requirements, we frequently hear from potential clients who learn that a parcel is at risk AFTER it was sold at Sheriff Sale. One such garden in Council District 7 was lost to a developer because of a failure to adequately post the property. An elderly resident who used the produce from the garden to feed himself had been caring for the garden for many years. He had previously reached out to the City inquiring about a title transfer; however, the presence of the US Bank lien made this impossible. Eventually, a developer purchased the garden at Sheriff Sale and plans to replace it with a luxury townhome.

The proposed interagency transfer process is a great start to addressing a long-term issue and I am excited to be here to support the effort. To prevent the continued loss of these community centric spaces and food producing oases, the Land Bank must adopt a comprehensive and equitable process for restoring parcels lost during the sheriff sale process. This includes working with stakeholders to identify the viable administrative options and working with Council to address any legislative concerns. The administration has expressed concerns about a broad policy for land swaps setting a bad precedent for how and when these transfers happen. However, with robust stakeholder engagement and an understanding of the policy needs and concerns, I am confident we can identify a viable long-term solution.

The Law Center looks forward to continuing the conversation around streamlining the process for land swaps. We are happy to engage and work through solutions. Thank you for listening.

Respectfully,

Ebony H. Griffin, Esq.

EXHIBIT I

RESOLUTION NO. 2021 – 64

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 December 14, 2021.

EXHIBIT J

RESOLUTION NO. 2021 – 65

RESOLUTION AUTHORIZING CONVEYANCE OF 1707 RIDGE AVENUE TO TBM GROUP, INC.

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 1707 Ridge Avenue (the “**Property**”) to TBM Group, Inc. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Seventy Thousand and 00/100 U.S. Dollars (\$70,000.00) 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 December 14, 2021.

EXHIBIT K

RESOLUTION NO. 2021 – 66

RESOLUTION AUTHORIZING CONVEYANCE OF 3215 SHELBOURNE STREET, 3217 SHELBOURNE STREET, 3221 SHELBOURNE STREET, 3223 SHELBOURNE STREET, 901 EAST WESTMORELAND STREET AND 905 EAST WESTMORELAND STREET TO ESPERANZA HEALTH CENTER, INC.

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 3215 Shelbourne Street, 3217 Shelbourne Street, 3221 Shelbourne Street, 3223 Shelbourne Street, 901 East Westmoreland Street, and 905 East Westmoreland Street (collectively, the “**Property**”) to Esperanza Health Center, Inc., 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 Six and 00/100 U.S. Dollars (\$6.00) and a mortgage of One Hundred Thirty-Nine Thousand Nine Hundred Ninety-Four and 00/100 U.S. Dollars (\$139,994.00) 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 December 14, 2021..
--

EXHIBIT L

From: [Matas Smak](#)
To: [Brian Romano](#); [Andrea Saah](#)
Subject: Petition for 2046 Martha side yard approval
Date: Friday, December 10, 2021 4:17:56 PM
Attachments: [Doc - Dec 10 2021 - 3-58 PM.pdf](#)

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hello Brian/Andrea,

This is related to 2046 Martha St lot conversion to a side yard that will be discussed on December 14th Board of Directors meeting. I was hoping I can present petition supporting this conversion that was signed by couple of our neighbors (signed petition attached).

Happy Holidays!

Regards
Matas Smakotinas
302-559-3935

PETITION FOR THE SIDE YARD APPROVAL

LOCATION OF THE SIDEYARD AND DISCLAIMERS

- Empty lot located at 2046 Martha St, 19125, currently belongs to Philadelphia Land Bank. Residents of the neighboring property at (2048 Martha St, 19125) are applying to convert empty lot into their side yard.

OVERVIEW

Parkside in Fishtown apartment complex (adjacent to Martha St. 2000 block) was built in 2021 and is 6 stories high with 95 units and 20 parking lots (at least 80% of residences without immediate parking!).

Property owners between the numbers of 2014 to 2228 on Martha St. are exposed to over average density and shortage in parking spaces.

We (residents) do not want to envision the existing vacant lot of 2046 Martha Street to be turned into another condominium building and add on to the existing parking issue.

Instead, we'd support it as a properly maintained side yard, where friendly neighbors could sit together and watch their kids play.

Hardship: Parking and Sidewalk Accessibility

Most of the homes on the mentioned block live in townhomes and rely on street parking.

Property owners/residents within the vicinity agree that parking has become a hardship; we continually find vehicles parked on the sidewalks intended for pedestrians.

Most residents on the mentioned blocks are families with small children, infants and dogs. We are finding ourselves in situations where we end up sharing the street with vehicles - endangering our lives daily.

PETITIONERS:


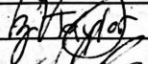
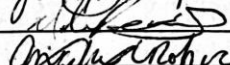
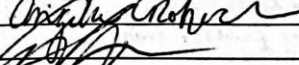

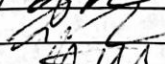
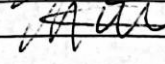
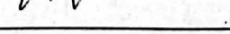
Name/Last Name	Address	Signature
Taylor Shrockley	2111 E. Susquehanna Ave	
Zachary Kaylor	2111 E. Susquehanna Ave	
Martin Reams	2050 Martha street	
Angela Rhoades	2050 Martha St	
Mike Malow	2216 1/2 Martha St	
Brian Korn	2217 Martha St	
Phil Doran	2223 Martha St	
Mark Hollenbeck	2115 Abigail St	

EXHIBIT M

RESOLUTION NO. 2021 – 67

RESOLUTION AUTHORIZING CONVEYANCE OF 2046 MARTHA STREET TO QING XIA YANG AND MATAS SMAKOTINAS

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 2046 Martha Street (the “**Property**”) to Qing Xia Yang and Matas Smakotinas (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) and a mortgage of One Hundred Nineteen Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$119,999.00) 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 December 14, 2021.

EXHIBIT Q

RESOLUTION NO. 2021 – 68

RESOLUTION AUTHORIZING CONVEYANCE OF 3625 WALLACE STREET TO LARITA JACKSON-LEE

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 3625 Wallace Street (the “**Property**”) to Larita Jackson-Lee (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 U.S. Dollar (\$1.00) and a mortgage of Sixty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$69,999.00) 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 December 14, 2021.

JANUARY 11, 2022 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM 4.A

RESOLUTION NO. 2022 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2257 HOPE STREET
TO IMPACT SERVICES CORPORATION**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2257 Hope Street (the “**Property**”) to Impact Services Corporation, 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:

1. The conveyance of the Property to the Purchaser for One and 00/100 Dollar (\$1.00) nominal consideration at settlement and a thirty (30) year self-amortizing mortgage of Thirty-Four Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$34,999.00) 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 _____, 2022.

Philadelphia City Council Resolution No. _____ dated _____.

GARDEN / OPEN SPACE FACT SHEET

Last Updated: 1/4/2022

1. **ADDRESS:** 2257 Hope Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 016200	Council District: 7
Zoning: RSA-5	Lot Area: 560 Sq Ft	
OPA Value: \$8,000	Appraised Value: \$35,000.00	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Impact Services Corporation	Type: Nonprofit Organization
Authorized Signer(s): Casey O'Donnell, President and CEO	
Mailing Address: 1952 E. Allegheny Avenue, Philadelphia, PA 19134	
Authorized Contact: Casey O'Donnell	
Application Date: 10/28/2021	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Open Space (Non-Profit only)	Strategic Plan Goal (Land Bank Only): Garden / Open Space
Price Paid at Settlement: \$1.00	Proposed Use: Managed Open Space
Mortgage Amount: \$34,999.00	Type of Mortgage: 30-year, self-amortizing
Total Project Costs: \$10,601.00	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

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

GARDEN / OPEN SPACE FACT SHEET

Last Updated: 1/4/2022

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 2257 Hope Street as Managed Open Space. Improvements include clearing out all the debris, planting a pollinator garden and capping the remaining ground with environmental fabric and gravel. One existing tree will remain, and seating elements will be installed.

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 community garden/open space.

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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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 will have a 30-year mortgage that will self-amortize evenly over the 30-year period and 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 remaining mortgage balance must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2257 Hope Street to Impact Services Corporation as managed open space in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Development Specialist

Reviewed by: Jessie Lawrence - Director

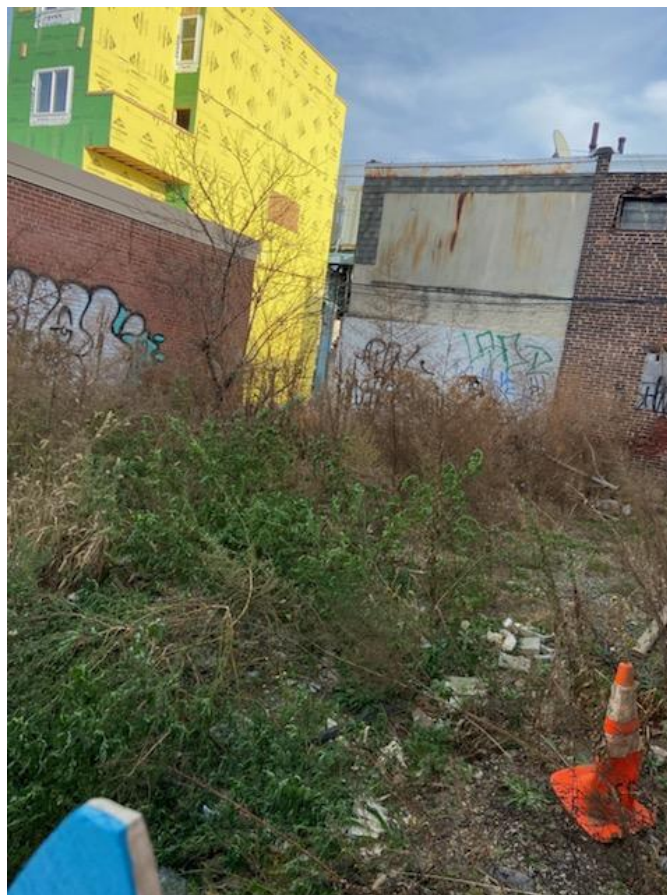
Attachments - If box below is checked, the item is attached.

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

GARDEN / OPEN SPACE FACT SHEET

Last Updated: 1/4/2022

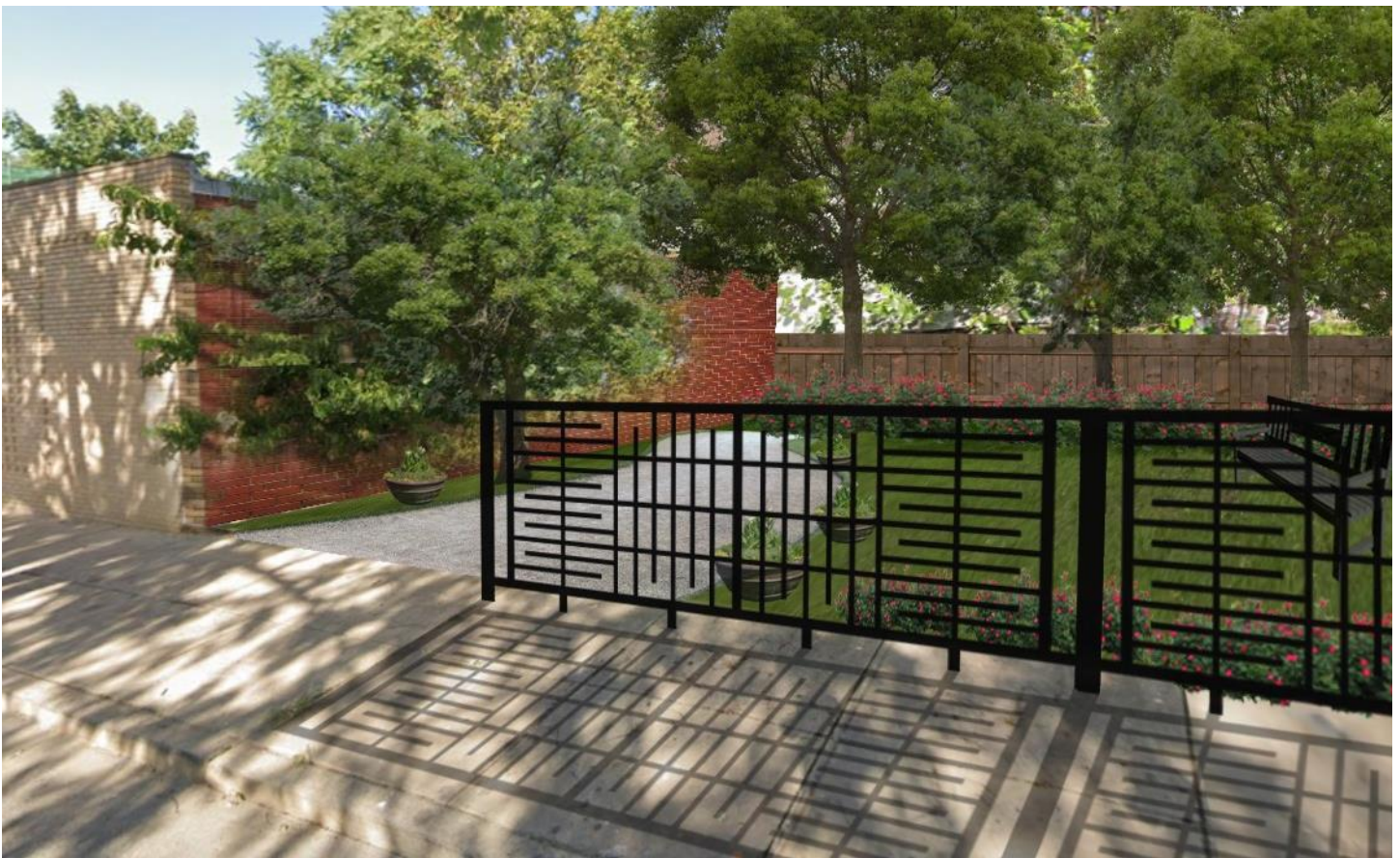
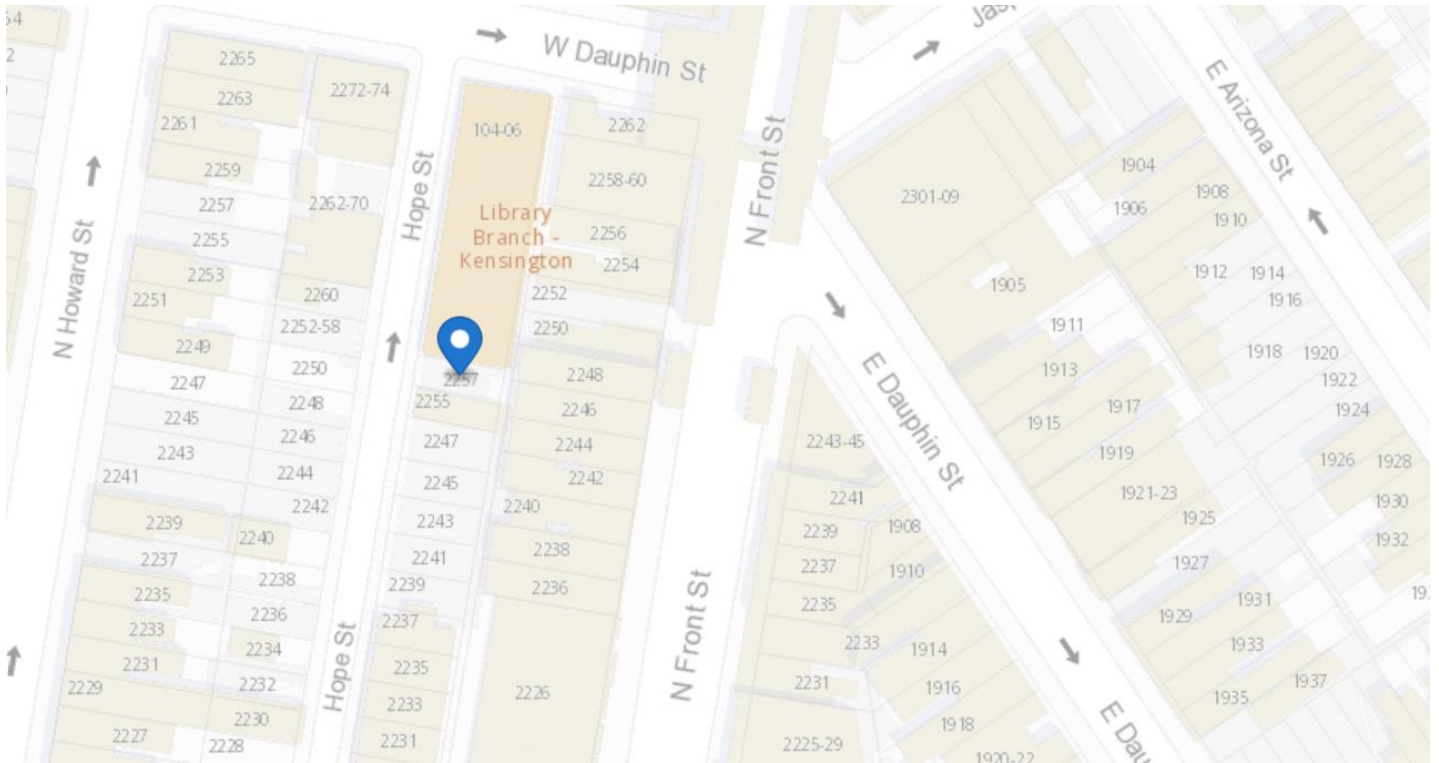
PROPERTY POSTING PHOTO(S)



GARDEN / OPEN SPACE FACT SHEET

Last Updated: 1/4/2022

SITE PLAN(S)



GARDEN / OPEN SPACE FACT SHEET

Last Updated: 1/4/2022

PROPERTY APPRAISAL(S)

PHILADELPHIA LAND BANK

Danielle Deuber, Staff Appraiser

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

IDENTIFICATION OF SUBJECT PROPERTY: 2257 Hope Street
Philadelphia, PA 19133

OPINION OF VALUE: \$35,000

USE OF REAL ESTATE EXISTING AS OF
DECEMBER 27, 2021 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF DECEMBER 27, 2021 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank