

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MONTHLY MEETING
TUESDAY, NOVEMBER 12, 2024 – 10:00 AM

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17th FLOOR CONFERENCE ROOM
AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of October 8, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. **Interagency Transfers**
 - 1. The property below is proposed for transfer to the **Philadelphia Housing Authority** for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically for the installation of stormwater infrastructure.
 - **1614 N. 22nd Street (also known as 1614-18 N. 22nd Street) (CD 5)**
- V. Property Dispositions
 - A. **Development – Affordable Housing (unsolicited)**
 - 1. The properties below are proposed for disposition to **Cain Capital Group, LLC** to develop three (3) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement and front porch, and contain three (3) bedrooms and two (2) bathrooms at an average of 1,050 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **3862, 3864* Pennsgrove Street; 1118* N. 39th Street (CD 3) (*denotes properties being transferred by the City of Philadelphia to the Land Bank)**

2. The properties below are proposed for disposition to **BMK Properties LLC** to develop forty-three (43) single-family homeownership units in the Fifth (5th) Council District. The units will each be two stories, with a finished basement, and contain three (3) bedrooms and two (2) bathrooms at approximately 1,000 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **2518*, 2522, 2525*, 2530*, 2561 N. Dover Street; 2544*, 2600*, 2603*, 2611*, 2640*, 2710*, 2837*, 2931, 2935, 3019*, 3021*, 3027*, 3029*, 3031*, 3039* W. Oakdale Street; 2423*, 2425*, 2437*, 2446*, 2468*, 2469*, 2501*, 2502, 2505, 2506*, 2513*, 2516*, 2517*, 2526*, 2529, 2539*, 2542, 2556*, 2567, 2609*, 2620*, 2621*, 2626 N. Stanley Street (CD 5)** (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)

B. Side/Rear Yards

1. The property below is proposed for conveyance to the following applicant as a side or rear yard. The applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.
 - **1911* Mountain Street (CD 2) – Amy M. Brown** (**property is being transferred by the City of Philadelphia to the Land Bank*)
2. The property below is proposed for conveyance to the following applicant as a side or rear yard. The applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.
 - **2248* Ruffner Street (CD 8) – Victor R. Shell** (**property is being transferred by the City of Philadelphia to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank November 12, 2024 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: November 1, 2024

The November 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, November 12, 2024, with the Executive Session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

THIS MEETING WILL BE IN-PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

PLEASE NOTE: To participate in the meeting you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

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 comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, November 11, 2024:

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

Questions/comments submitted via email by the 3:00 pm deadline will be summarized at the Board meeting, answered or addressed to the extent the Board chooses, and attached to the minutes of the meeting.

(continued on next page)

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and identifying individuals as needed.

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members or other members of the public.

Minutes of Board Meeting:

The draft minutes of a Board meeting will be made publicly available when the Board package for the next Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

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

Land Bank staff will provide a response to the extent possible.

PHILADELPHIA LAND BANK

OCTOBER 8, 2024 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, October 8, 2024, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given.

Call to Order

The meeting was called to order at 10:04 am.

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda and covered issues the Policy Committee will be reviewing.

Ms. Imredy Saah requested that the public stand up and speak clearly if they have any questions or comments to aid in the transcription process and reminded the public and Board members to state their full name when speaking.

Item I **Roll Call**

The following members of the Board of Directors reported present: Cornelius Brown, Nicholas Dema, Maria Gonzalez, Jenny Greenberg, Kelvin Jeremiah, and Rebecca Lopez Kriss.

Darwin Beauvais joined the meeting at 10:16 am during discussion of Agenda Item IV.B. 1.

Andrew Goodman, Michael Johns, Majeedah Rashid and Herbert Wetzl were absent from today's Board meeting.

The following Land Management staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Robert Spence, Esq., Todd Hestand, Cristina Martinez, Mathen Pullukattu and Carolyn Terry.

Public Attendees: The list of public attendees follow these minutes.

A quorum of Directors was present, and the meeting, having been duly convened, proceeded with business.

Mr. Dema asked Ms. Imredy Saah to read the rules for public comment.

Item II **Approval of Board Minutes**

Mr. Dema called for questions or comments from the Board regarding the minutes of the Board meeting of September 10, 2024. There were none.

Mr. Dema called for a motion regarding approval of the minutes.

Ms. Lopez-Kriss moved to approve the minutes. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the September 10, 2024, Board Meeting minutes.

Item III **Executive Director's Report**

Mr. Rodriguez reported to the Board that changes made to an approved pursuant to Resolution No. 2023-32 allowing the Executive Director of Land Bank to approve an increase in the maximum price of affordable home ownership units constructed by a developer as part of a Board-approved disposition, if the change in price is less than 15%. An increase was approved for the Fine Print Construction LLC project approved by the Land Bank Board on December 13, 2022 as Resolution 2022-55, increasing the maximum price for the eight (8) single family homes from \$250,000 to \$267,000. The increase is due to increased construction costs due to soil conditions and the inclusion of basements and was granted in consultation with the District Council office. The AMI of will remain at 80% AMI.

Mr. Rodriguez announced there will be an open house for Turn the Key with Affordable Alliance Company LLC on October 15, 2024. The ribbon cutting will be for two projects: the Grays Ferry – Dover & Myrtlewood RFP and the Grays Ferry – Wharton & Dover RFP. The open house will be at 2911 Tasker Street.

Mr. Rodriguez reported that the Acquisition / Disposition Review Committee met and elected Mr. Dema as Chair. A regular schedule for meetings was set, and meetings will be the last Tuesday of each month.

The full report containing additional details regarding Turn the Key program updates is attached to these minutes as **Exhibit A**.

Mr. Rodriguez concluded his report and asked for questions. There were none.

Item IV **Administrative Matters**

Item IV.A.1. – Interagency Transfer

Mr. Rodriguez requested that the Board approve the transfer of 5110 Harlan Street and 5122-24 Harlan Street in the Third (3rd) Council District to the Philadelphia Housing Authority for community open space preservation.

Mr. Dema called for questions and comments from the Board. There were none.

Mr. Dema asked if any comments were received prior to the Board meeting. Ms. Saah responded that a letter of support was received from Councilmember Gauthier for all projects in the 3rd Council District being considered today and read the letter (attached to these minutes as **Exhibit B**).

Ms. Lopez-Kriss asked for confirmation that it is for preservation of community gardens, which Mr. Rodriguez provided.

Mr. Dema called for questions or comments from the public. There were none.

Seeing no further comments from the public or the Board, Mr. Dema called for a motion regarding this transfer.

Ms. Greenberg moved to approve the interagency transfer. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 5110 Harlan Street and 5122-24 Harlan Street to the Philadelphia Housing Development Corporation** (attached to these minutes as **Exhibit C**).

Item IV.B.1. – Amendment to Approved Dispositions

Mr. Rodriguez introduced the next item, an amendment to Resolution No. 2021-44 adopted by the Board on September 14, 2021, which approved Sepviva Lofts LLC to develop 2201 E. Tioga Street in the Sixth (6th) Council District (then the First (1st) Council District). The project was initially approved as a mixed-income residential rental project with 76 units: 7 studios, 54 1-bedroom units, 15 2-bedroom units, parking, storage, and common space, with 51% of the units to be rented to occupants with a household income at or below 80% of Area Median Income (“AMI”) and 49% of the units to be rented at market rate.

The developer is requesting approval for the conversion of the project to a Low Income Housing Tax Credit (“LIHTC”) affordable rental development that will contain 51 units, including twenty-five (25) 1-bedroom units, thirteen (13) 2-bedroom units, and thirteen (13) 3-bedroom units. Sixteen (16) of the units will be designed for residents with physical disabilities. All units will serve residents at or below 50% of AMI, with 6 units set aside for those at or below 20% of AMI. 31% of units will serve special needs populations: formerly homeless and/or physically disabled tenants.

Mr. Dema called for questions or comments from the Board.

Mr. Jeremiah asked if there were any market rate units in the new project. Mr. Rodriguez confirmed there are none.

Mr. Dema asked if any public comments were received prior to the Board meeting. There were none.

Mr. Dema called for questions or comments from the public. There were none.

Mr. Dema called for a motion regarding the proposed amendment.

Mr. Jeremiah moved to approve the amendment. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution 2021-44 to Modify Project Plans and Unit Count for 2201 East Tioga Street Project** (attached to these minutes as **Exhibit D**).

Item V
Property Dispositions

Item V.A.1. – Development – Affordable Housing (unsolicited)

Mathen Pullukattu requested the Board’s approval for the disposition of 3924 Cambridge Street; 3909 Pennsgrove Street; 1110, 1112, 1113, 1118, and 1128 State Street; and 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921, and 3926 Wyalusing Avenue in the Third (3rd) Council District to HOW Charities. The applicant proposes to develop sixteen (16) single-family homeownership units. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at an average of 1,028 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative’s Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Mr. Dema called for questions or comments from the Board. There were none.

Mr. Dema asked if any public comments were received prior to the Board meeting. Ms. Imredy Saah summarized the comments received, including the previously mentioned letter of support submitted by Councilmember Gauthier for projects in the 3rd Council District (attached as **Exhibit B**). She also read an email from Yvonne Pilgrim requesting that 3924 Cambridge Street be removed from the disposition and made available as a side yard (attached to these minutes as **Exhibit E**).

Mr. Dema called for questions or comments from the public.

Mr. Pullukattu recognized Ms. Joyce Smith from Centennial Parkside CDC. Ms. Smith expressed the community’s support for this project because of the high level of community involvement. The project is in a vulnerable area, with lots of speculative land development and development of multi-family units. The community wants to create balance between homeownership and rentals, as homeownership is declining in East Parkside.

Mr. Pullukattu next recognized Ms. Linda Lloyd. Ms. Lloyd lives in the community, supports the project, and stated that the community wants to fill the vacant lots with affordable housing and hopes for construction to start soon.

Mr. Pullukattu recognized Emily Wang. Ms. Wang is a realtor who has helped people from all over the world find housing in Philadelphia including Asians, Latinos, African Americans, LGBTQ, etc. Ms. Wang wants them to be able to benefit from the Turn the Key (TTK) projects.

Mr. Dema called for a motion regarding the proposed disposition.

Mr. Beauvais moved to approve the disposition. Mr. Brown seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 3924 Cambridge Street; 3909 Pennsgrove Street; 1110, 1112, 1113, 1118 And 1128 State Street; 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921 and 3926 Wyalusing Avenue to HOW Charities** (attached to these minutes as **Exhibit F**).

Item V.A.2. – Development – Affordable Housing (unsolicited)

Mr. Hestand requested the Board's approval for the disposition of 3842, 3844, 3851, and 3855 Aspen Street; 3902, 3903, and 3906 Brown Street; 666 and 674 Union Street; and 747 N. 39th Street in the Third (3rd) Council District to BKP Development Group LLC. The applicant proposes to develop ten (10) single-family homeownership units. The units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,200 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Mr. Dema called for questions or comments from the Board. There were none.

Mr. Dema asked if any public comments were received prior to the Board meeting. Ms. Imredy Saah again referred to Councilwoman Gauthier's letter of support for projects in the 3rd Council District (attached to these minutes as **Exhibit B**) and also read a letter received from the Urban Developers Association ("UDA") and an email received from the Mantua Civic Association (both are attached to these minutes as **Exhibit G**).

Mr. Dema called for questions or comments from the public. There were none.

Mr. Dema called for a motion regarding the proposed disposition.

Mr. Brown moved to approve the disposition. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 3842, 3844, 3851 and 3855 Aspen Street; 3902, 3903 and 3906 Brown Street; 666 and 674 Union Street; and 747 North 39th Street to BKP Holdings LLC** (attached to these minutes as **Exhibit H**).

Item V.A.3. – Development – Affordable Housing (unsolicited)

Mr. Dema announced that this item was tabled.

Item V.A.4. – Development – Affordable Housing (unsolicited)

Mr. Pullukattu requested the Board's approval for the disposition of 1520-40 and 1600-20 W. Venango Street in the Eighth (8th) Council District to Civetta Property Group LLC. The applicant proposes to develop twenty-two (22) single-family homeownership units. The units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Mr. Dema called for comments or questions from the Board. There were none.

Mr. Dema asked if any public comments were received prior to the Board meeting. There were none.

Mr. Dema called for questions or comments from the public.

Mr. Pullukattu recognized Antoinette Phillips. Ms. Phillips requested green space from the Philadelphia Redevelopment Authority in 2021. Ms. Philips requested 1520-40 Venango Street and made a second request in 2024. Ms. Philips stated that she did not receive a response to any of her requests. Ms. Philips is concerned that none of the properties being built have a basement; all other homes on those blocks have basements.

Mr. Pullukattu recognized Jamier Hughes. Mr. Hughes thanked Michael Tomasetti, co-owner of Civetta Property Group, for his mentoring and expressed his support for the project.

Mr. Pullukattu recognized Rick Young of the UDA. Mr. Young also thanked Mr. Tomasetti for his mentorship of the first cohort of UDA minority developers and expressed his support for this project.

Mr. Dema called for a motion regarding the proposed disposition.

Mr. Jeremiah moved to approve the disposition. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1520–40 Venango Street and 1600–20 Venango Street to Civetta Property Group LLC** (attached to these minutes as **Exhibit I**).

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

Board Member Gonzalez asked to see a report on the status of all approved dispositions.

Jeremy Blatstein commented that the Land Bank needs to do a better job on responding to public inquiries in a timely fashion.

Andrea Vettori of Sanctuary Farm Philadelphia requested a letter stating that their approved Land Bank properties will be conveyed to Sanctuary Farm so they can apply for a grant and also wanted to know when they will receive title. Mr. Rodriguez responded that staff will need details of the public grant they applied for. Mr. Rodriguez added that a Land Bank staff member would reach out to Ms. Vettori to obtain details.

Item VIII **Adjournment**

Seeing no further comments from the Board or the public, Vice Chair Dema called for a motion to adjourn.

Mr. Jeremiah moved to adjourn the meeting. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:39 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, October 8, 2024, at 10:00 AM.

User Name
Jeremy Blatstein
Jamila Davis
Isaac Singleton
Anthony Bright
Kyle Easley
Denise Young
Jordan P. Ferrarini
Anderson Hargrove
Andrea Vettori
Jessie Willson
Antoinette Phillips
Vernon Clark
Ryan Sanders
Joyce Smith
Ronald Coleman
Randy Smith
Rachael Pritzker
Michael Tomasetti
Brennan Tomasetti
Susan Callanen
Jehoiachim Nicholson
Jamier Hughes
Bryheim Murray
Jabitra Cash
Leah Apgar
Antonio Cerqueira
Rick Young
Linda Lloyd
Charles Richardson
David Langlieb
Justin Kaplan
Ebonye Williams
Philip Balderston
Emily Wang
Caitlin Graff
Altrena Nixon
Parfine Mudacumura
Janet Thompson
Kyle Essly

Exhibit A



1234 Market St., 16th Floor, Philadelphia PA 19107
philadelphialandbank.org

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: October 8, 2024

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for the eight (8) single family homes of Board-approved disposition to \$267,000 per unit from \$250,000. The increase is due to increased construction costs due to soil conditions, and the inclusion of basements and was done in consultation with the District Council office. The AMI of both Board-approved dispositions remains at 80% AMI.

- Unsolicited Application (PHASE 1 – SFH)- Fine Print Construction, LLC
 - Land Bank Board approval – Dates: 12/13/2022; Resolution 2022-55; Settled April 2024
 - Original Project Summary: Fine Print Construction, LLC to develop forty-four (44) mixed-income homeownership and rental units and one commercial unit for a property management office. **Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI.** Eleven (11) units in four (4) multifamily buildings (three triplexes, one duplex) will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-five (25) rental units of which four (4) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

TURN the KEY

On October 15, 2024, at 10 am the Philadelphia Land Bank, PHDC, City Council, and approved TTK developers Affordable Alliance Company LLC will host a ribbon cutting for the two projects Grays Ferry - Dover & Myrtlewood RFP and Grays Ferry Wharton & Dover RFP, at 2911 Tasker Street, Philadelphia, PA 19146.

Exhibit B



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

October 4, 2024

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

Dear Executive Director Rodriguez:

I am writing to express my support for three agenda items that affect the 3rd Council District.

First: I support the interagency transfer necessary to protect a portion of One Art Community Center from imminent redevelopment. I am grateful for PHDC's willingness to explore pathways that secure threatened community spaces as a way to fulfill the goals from the Land Bank Strategic Plan to facilitate the creation of socially and economically diverse communities. This is a unique circumstance because these properties were within the 3rd Council District when we initiated this request of PHDC, but now falls within the 4th District after the latest redistricting. My staff has briefed Councilman Jones' office; they have met with One Art in the past on the topic of land security and have no concerns at this time.

Second: I support HOW Charities' application to create new homeownership opportunities in East Parkside. This is the culmination of months of close collaboration between the applicant and community organizations to make sure the community is not just informed of forthcoming revitalization, but is actively part of it. I applaud these efforts to date and hope it is the first of many to come.

Third: I support the 10-home application from BKP Development Group. I applaud this applicant and the work of other applicants supported by UDA in how they propose a redevelopment that responds to a neighborhood need, prioritizes black and brown equity and ownership, and engaged local community members well before it was required of them to do so.

Sincerely,

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit C

RESOLUTION AUTHORIZING CONVEYANCE OF 5110 HARLAN STREET AND 5122-24 HARLAN 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 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 5110 Harlan Street and 5122-24 Harlan Street (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (“**PHDC**”) for disposition, reuse and/or management as determined by PHDC.

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

1. The conveyance of the Property to PHDC for One and 00/100 U.S. Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
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 October 8, 2024.

Exhibit D

RESOLUTION AMENDING RESOLUTION 2021-44 TO MODIFY PROJECT PLANS AND UNIT COUNT FOR 2201 EAST TIOGA STREET PROJECT

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; and

WHEREAS, pursuant to Resolution 2021-44 adopted on September 14, 2021, the Board of Directors (the “**Board**”) approved the conveyance of 2201 East Tioga Street (the “**Property**”) to Sepviva Lofts LLC (the “**Developer**”) for the development of a mixed-use, mixed-income rental project comprised of thirty-nine (39) rental units to be leased to households at or below 80% of Area Median Income “**AMI**” and thirty-seven (37) rental units to be leased at market rate (the project to include studios, 1-bedroom units and 2-bedroom units) (the “**Project**”); and

WHEREAS, the Property was never conveyed to the Developer due to the Developer’s decision to pursue LIHTC funding for an affordable rental project at a lower AMI; and

WHEREAS, the Developer has received confirmation of the award of LIHTC credits and other financing for the Project; and

WHEREAS, the Developer is therefore requesting a modification of the Project to encompass a total of fifty-one (51) residential rental units, including twenty-five (25) 1-bedroom units, thirteen (13) 2-bedroom units and thirteen (13) 3-bedroom units, with forty-five (45) of the units to be leased to households at or below 50% of AMI and six (6) units to be leased to households at or below 20% of AMI, and a total of sixteen (16) units to be accessible to residents with physical disabilities; and

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the modification of the Project as requested by the Developer;

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

1. The requested modification of the Project is in the best interests of the Land Bank and 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

Exhibit D

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 October 8, 2024.

Exhibit E

Andrea Saah

From: Queens World <queenthepublicist@gmail.com>
Sent: Monday, September 30, 2024 5:29 PM
To: Andrea Saah
Cc: Queens World
Subject: Philadelphia Land Bank's Proposed Conveyance of 3924 Cambridge Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

4305 Ludlow Street
Philadelphia, PA 19104

September 30, 2024

Ms. Andrea Imredy Saah, Senior Counsel
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Re: Philadelphia Land Bank's Proposed Conveyance of 3924 Cambridge Street

Dear Ms. Saah:

I am writing in response to the September 25, 2024, notification posted by the Philadelphia Land Management regarding the Philadelphia Land Bank's (PLB) proposed conveyance of the several parcels of land, to an interested applicant, including the vacant lot located at 3924 Cambridge Street.

MY REQUEST & THE BASIS FOR IT

As the owner of an adjoining property at 3922 Cambridge Street, and someone who has consistently done my best to maintain the exterior of my property AND that of the lot - which has often meant dealing with the illegal dumping of debris, I would like to formally express my interest in acquiring the lot through the PLB.

Exhibit E

You may be aware, the City of Philadelphia has had a long-standing best-practice wherein deference has always been given to any interested party whose property is situated next to a vacant lot. It is in this respect that I seek the preference and request that the PLB remove 3924 Cambridge from the list of available conveyances, and extend me the opportunity to acquire the lot.

Additionally, the City's land disposition policies references a "first right of refusal" policy designed to grant priority to adjacent property owners for the acquisition of nearby vacant land. This policy supports the stabilization and development of neighborhoods by allowing property owners to expand and improve their holdings, which can contribute to overall community revitalization.

Therefore, I'd appreciate hearing from you on how the PLB can facilitate assisting me in the acquisition of the lot. I am willing to meet any requirement necessary to comply with its process and respectfully request consideration as a potential buyer for the parcel(s) adjacent to my property.

NEXT STEPS IN THE PROCESS

I'm in alignment with the City's approach and policy, and believe my acquisition of this lot would not only benefit my property, but will also contribute positively to the broader community.

Please let me know the next steps required to move forward with this process. I look forward to the opportunity to discuss this matter further at the upcoming Philadelphia Land Bank Board meeting, and/or through other appropriate channels.

Thank you for your time and consideration.

Sincerely,

Yvonne Pilgrim

queenthepublicist@gmail.com

267-939-0813

Exhibit F

**RESOLUTION AUTHORIZING CONVEYANCE OF 3924 CAMBRIDGE STREET;
3909 PENNSGROVE STREET; 1110, 1112, 1113, 1118 AND 1128 STATE STREET;
3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921 AND 3926 WYALUSING AVENUE TO
HOW CHARITIES**

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 interests of the Land Bank to convey 3924 Cambridge Street; 3909 Pennsgrove Street; 1110, 1112, 1113, 1118 and 1128 State Street; and 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921 and 3926 Wyalusing Avenue (collectively, the “**Property**”) to HOW Charities (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Sixteen Thousand and 00/100 U.S. Dollars (\$16,000.00) 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 October 8, 2024.

Exhibit G

Dear: Land Bank board members

This letter is to show support The Urban Developers Association / UDA Cohort
And there Company (BKP Development Group) for the 10 (Turn The Key HOME project)

I am filled with an overwhelming sense of anticipation and excitement in regards
to this project, as it holds the promise of delivering multiple positive impacts that
have the potential to transform our communities.

The prospect of empowering and uplifting developers of color, who possess an
intimate understanding of our neighborhoods, is truly inspiring. Furthermore, this
endeavor aims to address the longstanding lack of diversity within the
traditionally White-dominated field, creating a more inclusive and equitable
environment for all.

Additionally, it seeks to foster the growth of wealth within our communities by
promoting affordable homeownership, thereby generating a ripple effect of
prosperity.

It is truly a remarkable opportunity that embodies a triumphant trifecta of
achievements. Let us joyously commemorate Black Developers while
simultaneously investing in the betterment of our community.



Rick Young
Founder & Visionary
(Urban Developers Association)
3675 Market Street, Suite 200
Philadelphia, PA 19104
267-365-7425 Office
267-303-4799 Cell
Rick@theudallc.net
theuda.net

Exhibit G

The Mantua Civic Association wholeheartedly supports this proposal and urges you to grant the necessary approvals to facilitate its timely implementation. We look forward to seeing the positive transformation this development will bring to our community.

Thank you for your attention to this matter. Please feel free to contact us if you require any further information or have any questions.

Sincerely,

De Wayne Drummond
(Printed Name)

De Wayne
(Signature)

President

(Title)

mdrumm25@gmail.com
(email/phone number)

Mantua Civic Association

Exhibit H

RESOLUTION AUTHORIZING CONVEYANCE OF 3842, 3844, 3851 AND 3855 ASPEN STREET; 3902, 3903 AND 3906 BROWN STREET; 666 AND 674 UNION STREET; AND 747 NORTH 39TH STREET TO BKP HOLDINGS LLC

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 interests of the Land Bank to convey 3842, 3844, 3851 and 3855 Aspen Street; 3902, 3903 and 3906 Brown Street; 666 and 674 Union Street; and 747 North 39th Street (collectively, the “**Property**”) to BKP Holdings LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One Thousand and 00/100 U.S. Dollars (\$1,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
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 October 8, 2024.

Exhibit I

RESOLUTION AUTHORIZING CONVEYANCE OF 1520–40 VENANGO STREET AND 1600–20 VENANGO STREET TO CIVETTA PROPERTY GROUP LLC

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 interests of the Land Bank to convey 1520–40 Venango Street and 1600–20 Venango Street (collectively, the “**Property**”) to Civetta Property Group LLC (the “**Purchaser**”);

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

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

1. The conveyance of the Property to the Purchaser for Two Thousand Two Hundred and 00/100 U.S. Dollars (\$2,200.00) 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 October 8, 2024.

NOVEMBER 12, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM III

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: November 12, 2024

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for:

- Request for Proposal - Pastor James Allen – Civetta 1, LLC
 - Eleven (11) condominiums of the twenty-two (22) condominiums located at 623-33 N 55th St. of Board-approved disposition to \$250,000 per unit from \$230,000. The increase is due a change in the bedroom makeup from two (2) bedroom units to three (3) bedroom units. The AMI of the Board-approved disposition remains at 80% AMI.
 - Land Bank Board approval – Dates: 9/13/2022; Resolution 2022-28; Settled June 2023
- Request for Proposal – Kensington – New Kensington CDC
 - Seventeen (17) single family homes from \$230,000 to \$250,000 per unit. The increase is due increased construction costs. The AMI of the Board-approved disposition remains at 80% AMI.
 - Land Bank Board approval – Dates: 8/9/2022; Resolution 2022-23; Settled November 2024

TURN the KEY

On November 2nd, the Land Bank and PHDC hosted a Turn the Key "Homes for The Holidays" event from 12 p.m.- 3p.m. at Deliverance Evangelistic Church (2001 W. Lehigh Ave.) as part of our commitment to proactive education and outreach to the community. We had 1,721 registrations. We distributed 300, Home Depot buckets and tool kits.

	CD	REQUESTS FOR PROPOSALS AWARDED TO DATE	DEVELOPER	PARCELS	UNITS	AFFORDABLE	AMI	SALE PRICE	TTK AWARD	STATUS
1	CD 1	East Kensington - E Orleans et al	NEW KENSINGTON CDC	17	17	17	80%	\$250,000	\$60,000	SETTLED 11/7/2024
2	CD 1	Martha St 091322	BMK PROPERTIES	1	19	19	80%	\$250,000	\$60,000	20% COMPLETE
3	CD 2	Grays Ferry - Sears et al 031022	CIVETTA PROPERTY GROUP	2	12	12	80%	\$250,000	\$60,000	CONSTRUCTION STARTED
4	CD 2	Grays Ferry - Dover & Wharton et al	AFFORDABLE ALLIANCE	12	22	22	80%	\$250,000	\$60,000	75% COMPLETE
5	CD 2	Grays Ferry - Wharton & Titan et al	CIVETTA PROPERTY GROUP	25	26	26	80%	\$230-250,000	\$50k and \$60k	CONSTRUCTION COMPLETE
6	CD 2	Grays Ferry - Dover & Myrtlewood et al	AFFORDABLE ALLIANCE	17	17	17	80%	\$250,000	\$60,000	45% COMPLETE
7	CD 4	Pastor James Allen	CIVETTA PROPERTY GROUP	17	36	36	80%	\$230-250,000	\$50k and \$60k	39% COMPLETE
8	CD 5	Hartranft - 9th & Diamond et al - Phase 1	CIVETTA PROPERTY GROUP	35	35	35	100%	\$280,000	\$75,000	50% COMPLETE
9	CD 5	Hartranft - 9th & Diamond et al - Phase 2	CIVETTA PROPERTY GROUP	25	26	26	100%	\$280,000	\$75,000	SETTLED 10/4/2024 - CONSTRUCTION STARTED
10	CD 5	Strawberry Mansion - Clifford Street 092122	BMK PROPERTIES	12	12	12	100%	\$280,000	\$75,000	SETTLED - APPLYING FOR PERMITS
11	CD 5	Brewerytown - Jefferson & Marston (Sub-Area 1)	CIVETTA PROPERTY GROUP	33	33	33	100%	\$280,000	\$75,000	CONSTRUCTION COMPLETE
12	CD 5	Brewerytown - Jefferson & Marston (Sub-Area 2)	CIVETTA PROPERTY GROUP	23	20	20	100%	\$290,000	\$75,000	CONSTRUCTION COMPLETE
13	CD 5	Brewerytown - Jefferson & Marston (Sub-Area 3)	CIVETTA PROPERTY GROUP	24	24	24	100%	\$280,000	\$75,000	95% COMPLETE
14	CD 5	North Central - 10th & Cecil B Moore Energy Efficient Homeownership Pilot	CIVETTA PROPERTY GROUP	1	15	15	100%	\$280,000	\$75,000	80% COMPLETE
15	CD 5	Ludlow - W Oxford et al	FE OXFORD	21	19	19	100%	\$280,000	\$75,000	SETTLED - APPLYING FOR PERMITS
16	CD 5	Ludlow - N Darien et al	FE DARIEN	31	35	35	100%	\$280,000	\$75,000	SETTLED - APPLYING FOR PERMITS
17	CD 5	Brewerytown - Myrtlewood (Sub-Area 1)	FE MYRTLEWOOD	26	27	27	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
18	CD 5	Brewerytown - Myrtlewood (Sub-Area 2)	FE MYRTLEWOOD	34	34	34	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
19	CD 5	West Poplar - Melon et al (Sub-Area 1)	FE WEST POPLAR	34	34	34	100%	\$250,000	\$60,000	SETTLED - APPLYING FOR PERMITS
20	CD 5	West Poplar - Melon et al (Sub-Area 2)	FE WEST POPLAR	1	18	18	100%	\$250,000	\$60,000	APPLYING FOR PERMITS
21	CD 5	West Poplar - Melon et al (Sub-Area 3)	FE WEST POPLAR	2	2	2	100%	\$250,000	\$60,000	APPLYING FOR PERMITS - removing encroachment
22	CD 8	Germantown - Ashmead et al	HOW AFFORDABLE HOUSING	21	21	21	80%	\$250,000	\$60,000	Sent to Council; Sent transmittal package to city 9/15
TOTAL RFP AWARDED TO DATE				414	504	504				

	CD	UNSOLICITED AFFORDABLE APPLICATIONS AWARDED TO DATE	DEVELOPER	PARCELS	UNITS	AFFORDABLE	AMI	SALE PRICE	TTK AWARD	STATUS
1	CD 1	2544 S 5th St	CIVETTA PROPERTY GROUP	1	1	1	100%	\$275,000	\$75,000	CONSTRUCTION COMPLETE
2	CD 1	E Birch and Stella et al	BVG PROPERTY GROUP	15	18	12	90%	\$264,999	\$60,000	CONSTRUCTION COMPLETE
3	CD 1	Cantrell and Mercy et al	BVG PROPERTY GROUP	12	12	8	100%	\$274,999	\$75,000	90% COMPLETE - one conveyed late due to title issue
4	CD 1	Cantrell, Mercy, Tree et al	BVG S PHILADELPHIA AH	9	9	5	100%	\$279,000	\$60,000	CONSTRUCTION STARTED
5	CD 1	William and Collins et al	BMK PROPERTIES	31	29	20	80-100%	\$230-280,000	\$50-75,000	CONSTRUCTION COMPLETE
6	CD 1	Kensington - Amber St et al Phase 1	BMK PROPERTIES	22	22	17	80-100%	\$250-280,000	\$50-75,000	30% COMPLETE
7	CD 1	Kensington - Amber St et al Phase 2	BMK PROPERTIES	17	17	8	80-100%	\$230-280,000	\$50-75,000	SETTLEMENT TO OCCUR NOV. 2024 - removing encroachments
8	CD 2	Greenwich, Ellsworth et al Phase 1	FINE PRINT CONSTRUCTION	8	8	8	80%	\$250,000	\$60,000	SETTLED MAR. 2024, UNDER CONSTRUCTION
9	CD 2	Manton, S 23rd et al	FINE PRINT CONSTRUCTION	26	26	26	80%	\$250,000	\$60,000	APPYING FOR PERMITS - working on title issue
10	CD 2	Fernon, Norwood et al	CIVETTA PROPERTY GROUP	22	22	22	80%	\$250,000	\$60,000	APPLYING FOR PERMITS - waiting for Council resolution for interagency approval
11	CD 2	1911 Gerritt St; 1932, 2044 Titan St; 1212 S 17th St; 1317, 1511 S 20th St; 1904 S 23rd St; 1216 S 31st St	CHEESECAKE PROPERTIES	8	8	8	100%	\$280,000	\$75,000	BOARD APPROVED SEP. 2024 - Sent to Council; Sent transmittal package to city 9/15
12	CD 3	Ludlow and S 44th St	NORTHERN LIBS PARTNERS	12	19	11	60-100%	\$199-280,000	\$40-75,000	APPLYING FOR PERMITS - just received Council approval for interagency transfer
13	CD 3	3914, 3917, 3927, 3935, 3936, 3937, 3938, 3940, 3946, and 3948 Folsom St	GIL PROPERTY GROUP (UDA)	10	10	10	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
14	CD 3	3833, 3915 Brown St; 735 N DeKalb St; 3605 Melon St; 3517 Mount Vernon St; 524 N 35th St; 740, 765 N 38th St; 839 N 39th St	BLA HOLDINGS (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
15	CD 3	3842, 3844, 3851, 3855 Aspen St; 3902, 3903, 3906 Brown St; 666, 674 Union St; 747 N 39th St	BKP HOLDINGS (UDA)	10	10	10	100%	\$280,000	\$75,000	BOARD APPROVED OCT. 2024 - Council just approved
16	CD 3	3924 Cambridge St; 3909 Pennsgrove St; 1110, 1112, 1113, 1118, 1128 State St; and 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921, 3926 Wyalusing Ave	HOW CHARITIES	16	16	16	100%	\$280,000	\$75,000	BOARD APPROVED OCT. 2024 - Sent to Council; Sent transmittal package to city 10/16
17	CD 3	3731, 3940 Aspen St; 3936, 3959 Brown St; 3958 Parrish St; 3900, 3972 Reno St; 773 Sloan St	HUGHES HOUSING (UDA)	8	8	8	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
18	CD 3	3539 Aspen St; 3624 Brown St; 610, 612, 614 N Shedwick St; 3405, 3830, 3832 Wallace St; 682 N 33rd St; 620 N 35th St	NORTHWEST DEVELOPMENT GROUP (UDA)	10	10	10	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
19	CD 3	3841, 3843 Melon St; 3858 Mount Vernon St; 642, 647, 658 Union St; 3903, 3905, 3907, 3930 Wallace St	PROJECT IV (UDA)	10	10	10	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
20	CD 3	3607, 3830, 3832 Melon St; 3837, 3917, 3938, 3940, 3944 Mount Vernon St; 612 Union St	ROSARIO ESTATES (UDA)	10	10	10	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
21	CD 3	3801, 3803, 3811, 3814, 3816, 3850, 3852, 3960, 3962, 3964 Reno St	SEAMLESS DEVELOPMENT GROUP2 (UDA)	10	10	10	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
22	CD 4	3148 N 24th St	LEVAN ALSON, SR.	1	1	1	80%	\$250,000	\$60,000	APPLYING FOR PERMITS
23	CD 5	Camac and N 13th et al	CAMAC COMMONS	6	6	6	80%	\$220,000	\$50,000	SETTLING IN NOV./DEC. 2024 - Removing encroachments
24	CD 5	2500 , 2503, 2542, 2552, 2559 N 28th St	SOAR CITY DEVELOPMENT (BS)	5	5	5	100%	\$280,000	\$75,000	BOARD APPROVED APR. 2024 - Sent to Council; Sent transmittal package to city 9/5/2024

	CD	UNSOLICITED AFFORDABLE APPLICATIONS AWARDED TO DATE	DEVELOPER	PARCELS	UNITS	AFFORDABLE	AMI	SALE PRICE	TTK AWARD	STATUS
25	CD 5	2605, 2607, 2608, 2610, 2622 N 29th St	JES CAPITAL INVESTMENT (BS)	5	5	5	100%	\$280,000	\$75,000	BOARD APPROVED JUL. 2024 - Sent to Council;Sent transmittal package to city 9/5/2024
26	CD 5	2806, 2903, 2907, 2913, 2917-19, 2925, 2937-39 Cecil B Moore Ave	CIVETTA PROPERTY GROUP	9	9	9	100%	\$280,000	\$75,000	BOARD APPROVED MAY 2024 - Sent to Council; Sent transmittal package to city 5/30/2024
27	CD 7	1766-72 N Bodine St; 2244, 2246 Hope St; 218 Cecil B Moore Ave	SEAMLESS DEVELOPMENT (BS)	7	7	7	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
28	CD 7	2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445, 2447 N 6th St	THE PRIME CORPORATION (MDP)	10	10	10	100%	\$280,000	\$75,000	BOARD APPROVED SEP. 2024 - Prepping transmittal package for city council
29	CD 8	423-27*, 429-39* (including 429-39 Rear) E Ashmead St; 226*, 260, 278, 292, 313 (aka 313-15) E Brighthurst St; 49 E Earlham St; 4635 Germantown Ave; 30 Good St; 5608, 5618, 5619, 5642, 5669 Heiskell St; 4946* Keyser St; 5514, 5515, 5642 Morton St; 6672*, 6674 Musgrave St; 53 E Pastorius St; 207 E Penn St; 248* E Phil Ellena St; 35 E Seymour St; 227*, 261, 263 E Sharpnack St; 111, 112 E Springer St; 4951, 4957, 4961, 4975 Sheldon St; 218, 326, 342, 343-45 Shedaker St; 4925, 5222 Wakefield St; 42, 44 Reger St	CIVETTA PROPERTY GROUP	41	58	58	80%	\$250,000	\$60,000	APPLYING FOR PERMITS - working on title issues
30	CD 8	1520-40, 1600-20 W Venango St	CIVETTA PROPERTY GROUP	2	22	22	80%	\$250,000	\$60,000	APPLYING FOR PERMITS
TOTAL UNSOLICITED AWARDED TO DATE				362	407	362				
		TOTAL AWARDED/APPROVED AFFORDABLE UNITS		776	911	866				

NOVEMBER 12, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A.1

RESOLUTION NO. 2024 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1614 (ALSO KNOWN AS 1614-18) NORTH 22ND STREET
TO PHILADELPHIA HOUSING AUTHORITY**

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 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 1614 (also known as 1614-18) North 22nd Street (the “**Property**”) to the Philadelphia Housing Authority (“**PHA**”) for disposition, reuse and/or management as determined by PHA.

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

1. The conveyance of the Property to PHA for One and 00/100 U.S. Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
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 _____, 2024.

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



BOARD FACT SHEET

Meeting of November 12, 2024

Conveyance of Property to PHA

Nature of Transaction: The Philadelphia Land Bank (the PLB) will facilitate the conveyance of title of this property, which is owned by the Philadelphia Land Bank (the PLB), to the Philadelphia Housing Authority (PHA):

- The conveyance of the property will be for disposition, reuse, and management by PHA, specifically for the installation of stormwater infrastructure.

PROPERTY INFORMATION: 1614-18 North 22nd Street – CD5

PLB Conveyance: The property will be conveyed to PHA for nominal consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. §2109(d)(3).

NOVEMBER 12, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1

RESOLUTION NO. 2024 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF 3862 PENNSGROVE STREET,
3864 PENNSGROVE STREET AND 1118 NORTH 39TH STREET
TO CAIN CAPITAL GROUP, LLC**

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 interests of the Land Bank to convey 3862 Pennsgrove Street, 3864 Pennsgrove Street, and 1118 North 39th Street (collectively, the “**Property**”) to Cain Capital Group, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Three Thousand and 00/100 U.S. Dollars (\$3,000.00) 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 _____, 2024.

Philadelphia City Council Resolution No. _____ dated _____

DEVELOPMENT FACT SHEET

Last Updated: November 6, 2024

1. **ADDRESS:** 3862 and 3864 Pennsgrove St. and 1118 N. 39th St.

2. PROPERTY INFORMATION

Zip Code: 19104	Census Tract: 011000	Council District: 3
Zoning: RSA5	Lot Area: 3,310 SF	
OPA Value: \$134,900	Appraised Value: \$165,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Cain Capital Group LLC	Type: Business / Legal Entity
Entity Owners: Derrick Cain	
Mailing Address: 11819-A Academy Rd, Philadelphia, PA 19154	
Authorized Contact: Derrick Cain	
Application Date: July 16, 2024	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$3,000	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 3
Units: 3 units - Residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 3,150 SF	Construction Cost / sq. ft.: \$180
Construction Costs: \$619,998	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$694,998	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE 25 % and WBE 10 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: November 6, 2024

6. DEVELOPMENT SUMMARY

A. How was title acquired?

Title was acquired by the City of Philadelphia or the Land Bank through Sheriff sale. The properties that are currently owned by the City have all the approvals to be transferred to the Land Bank.

B. Application Summary:

Cain Capital Group will develop three (3) units of single-family homes. The application was unsolicited and is qualified. An EOP plan will apply for this project.

C. Unit Details:

- 3 Total Units
- Single-family homes
- Maximum sale price of \$280,000.
- Target households with incomes at or below 100% AMI.
- 2 stories, with unfinished basements and front porches, containing 3 bedrooms and 2 bathrooms.
- Approximately 1,050 SF each.
- Plans match context of the community. Pennsgrove sites match two-story units on the block and frontages are similar to adjacent structures. There are no adjacent structures on N. 39th Street.
- Eligible for Neighborhood Preservation Initiative's Turn The Key Program.

D. 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 all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): October 19, 2024

7. STAFF RECOMMENDATION

Staff recommends the disposition of 3862 and 3864 Pennsgrove Street and 1118 N. 39th Street to Cain Capital Group for development as single-family homes eligible for the Turn the Key program.

Prepared by: Todd Hestand, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

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

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

DEVELOPMENT FACT SHEET

Last Updated: November 6, 2024

SITE PHOTOS

1118 N. 39th St.



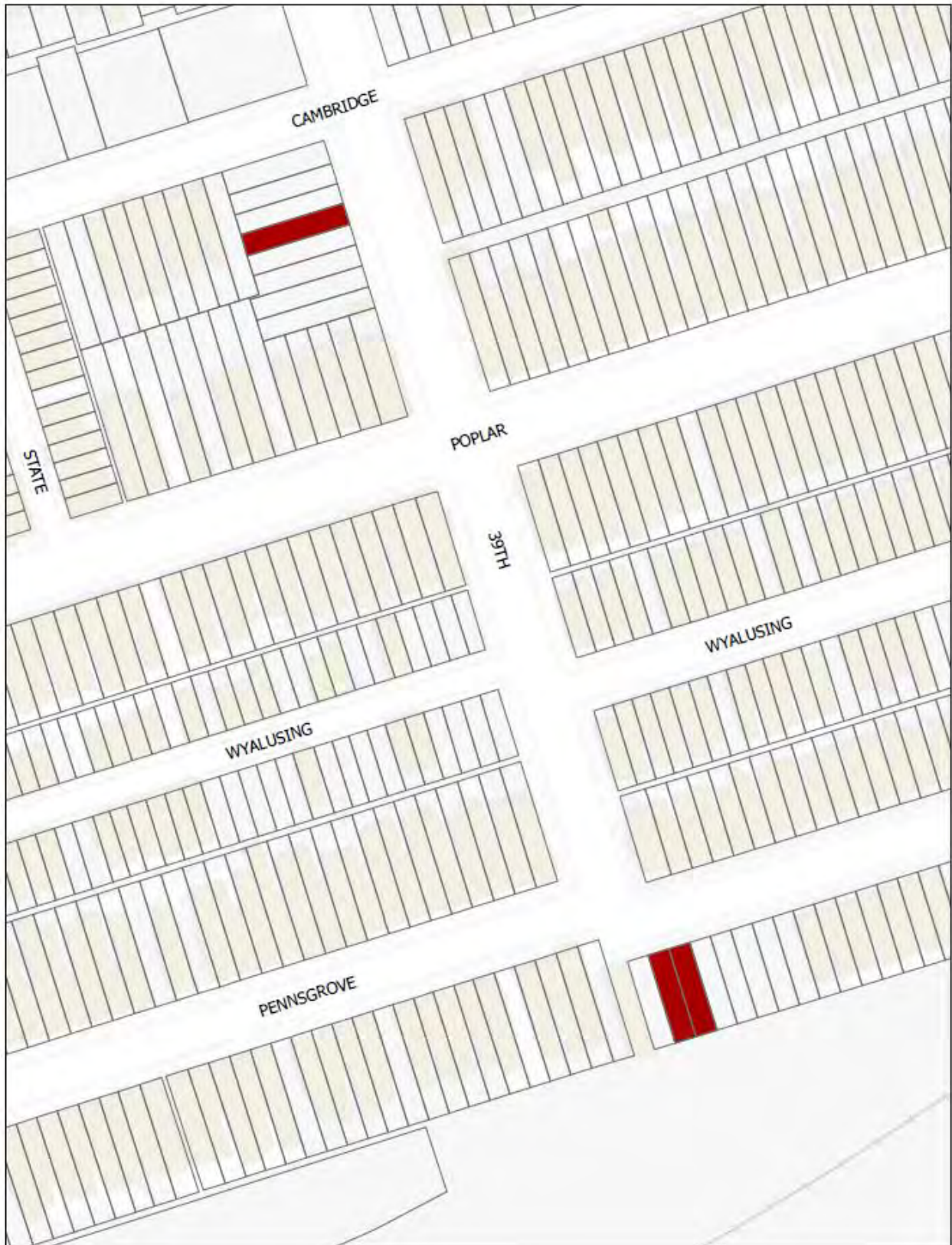
3862 and 3864 Pennsgrove St.



DEVELOPMENT FACT SHEET

Last Updated: November 6, 2024

SITE MAP



DEVELOPMENT FACT SHEET

Last Updated: **November 6, 2024**

RENDERING

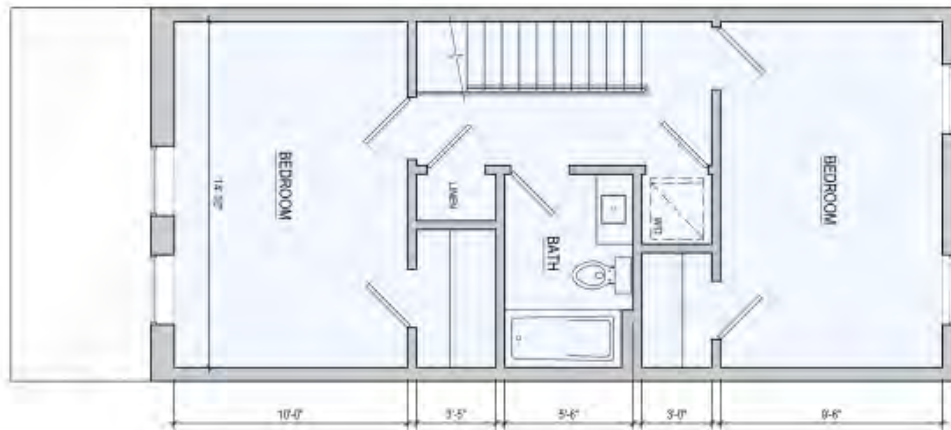


DEVELOPMENT FACT SHEET

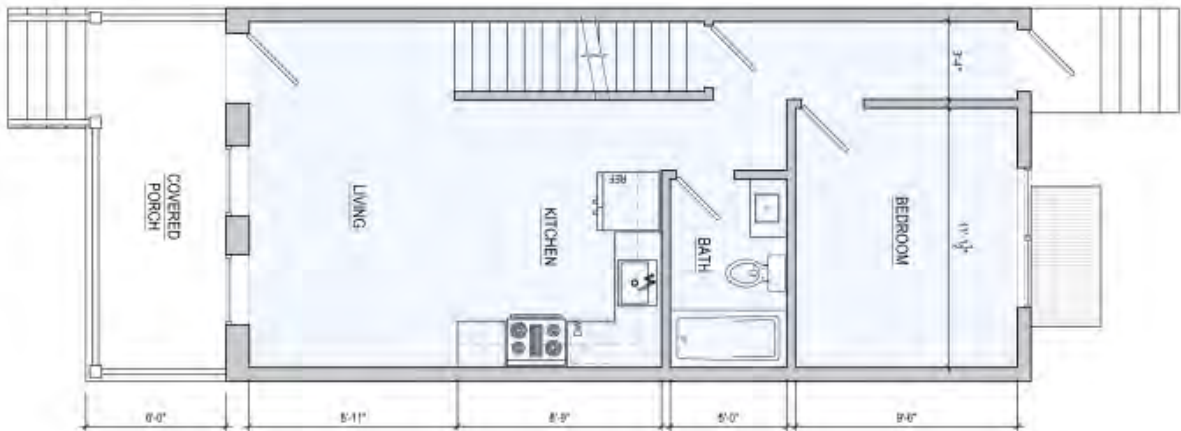
Last Updated: November 6, 2024

FLOOR PLANS

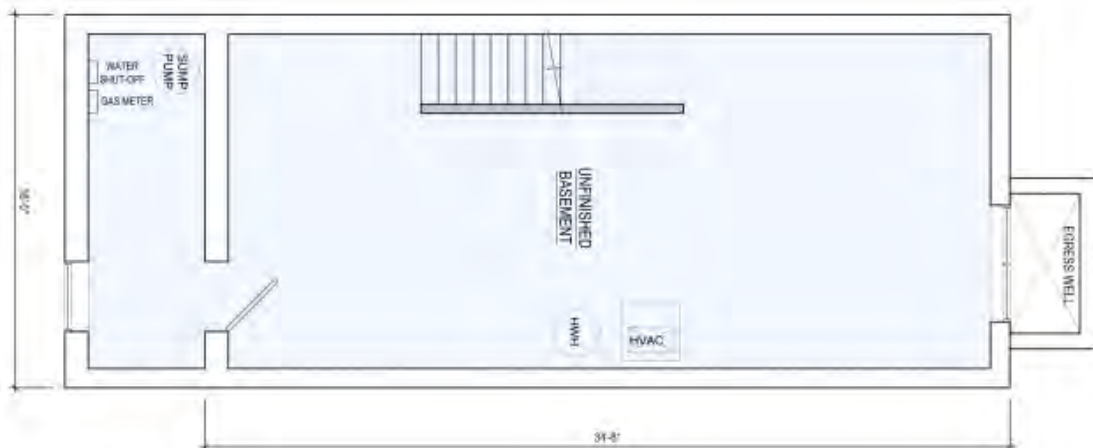
Second Floor Plan



First Floor Plan



Basement Plan



DEVELOPMENT FACT SHEET

Last Updated: November 6, 2024

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Cain Capital Group LLC

Property Address: 3862,3864 Pennsgrove St. and 1118 N 39th St.

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$435,000.00		Community First Fund
Subordinate Debt	Yes	\$250,000.00		PAF
Developer Equity	Yes	\$45,000.00		Cain Capital Group LLC
TOTAL SOURCE OF FUNDS		\$730,000.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total
Property Acquisition	\$3,000.00	0.43%
Closing Costs	\$2,500.00	0.36%

UNIT CONSTRUCTION

Complete table at bottom of page	\$567,000.00	81.60%
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OTHER CONSTRUCTION

Landscaping	\$1,875.00	0.27%
Permits	\$7,500.00	1.08%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%

INFRASTRUCTURE

Streets and Sidewalks	\$1,000.00	0.14%
Water and Sewer	\$1,000.00	0.14%
Stormwater & Drainage	\$1,000.00	0.14%
Impact Fees	\$0.00	0.00%

OTHER HARD COSTS

Hard Cost Contingency	\$35,000.00	5.04%
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TOTAL HARD COSTS

\$619,875.00	89.21%
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SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$1,500.00	0.22%
Architecture & Engineering	\$10,000.00	1.44%
Legal	\$2,500.00	0.36%
Consultant	\$0.00	0.00%
Survey	\$1,000.00	0.14%
Market Study	\$0.00	0.00%
Environmental	\$1,500.00	0.22%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%

FINANCE COSTS

Construction Loan Interest	\$30,000.00	4.32%
Construction Origination	\$7,500.00	1.08%
Appraisal	\$2,000.00	0.29%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%

OTHER SOFT COSTS

Holding Costs	\$10,500.00	1.51%
Soft Cost Contingency	\$8,500.00	1.22%
Developer Fee, if applicable	\$0.00	0.00%

TOTAL SOFT COSTS

\$75,000.00	10.79%
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TOTAL DEVELOPMENT COST

\$694,875.00	100.00%
---------------------	----------------

Expected Sales	
# of Units	3
Cost per Unit	\$231,625.00
Total Cost	\$694,875.00
Price per unit	\$280,000.00
Total Sales	\$840,000.00
Selling cost - 3%	-\$25,200.00
Net Sales	\$814,800.00
Expected Profit	\$119,925.00
ROI	17.3%

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Single-family home	1,050	\$180.00	\$189,000.00	3	\$567,000.00	3,150	100.00%
	TOTALS				3	\$567,000.00	3,150	100.00%

DEVELOPMENT FACT SHEET

Last Updated: **November 6, 2024**

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	3862 Pennsgrove Street	16 ft	Vacant lot (assessed as structure)	PLB	\$82,300	\$55,000
2	3864 Pennsgrove Street	16 ft	Vacant lot	PUB	\$24,500	\$55,000
3	1118 N. 39 th Street	16 ft	Vacant lot	PUB	\$28,100	\$55,000

NOVEMBER 12, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.2

RESOLUTION NO. 2024 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2518, 2522, 2525, 2530, AND 2561 NORTH DOVER STREET; 2544, 2600, 2603, 2611, 2640, 2710, 2837,
2931, 2935, 3019, 3021, 3027, 3029, 3031, AND 3039 WEST OAKDALE STREET; 2423, 2425, 2437,
2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609,
2620, 2621, AND 2626 NORTH STANLEY STREET TO BMK PROPERTIES, LLC**

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 interests of the Land Bank to convey 2518, 2522, 2525, 2530, and 2561 North Dover Street; 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031, and 3039 West Oakdale Street; 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621, and 2626 North Stanley Street (collectively, the “**Property**”) to BMK Properties, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Forty-Three Thousand and 00/100 U.S. Dollars (\$43,000.00) 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 _____, 2024.

Philadelphia City Council Resolution No. _____ dated _____

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

1. ADDRESS: 2518, 2522, 2525, 2530, 2561 N. Dover Street, 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 W. Oakdale Street, 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621, 2626 N. Stanley Street

2. PROPERTY INFORMATION

Zip Code: 19132	Census Tract: 038200	Council District: 5
Zoning: RSA-5	Lot Area: 29,822 SF	
OPA Value: \$1,783,100	Appraised Value: \$1,075,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: BMK Properties, LLC	Type: Business / Legal Entity
Entity Owners: Mohamed Rushdy and Lawrence McKnight	
Mailing Address: 2451 Frankford Avenue, Philadelphia, PA 19125	
Authorized Contact: Lawrence McKnight	
Application Date: May 3, 2024	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$43,000.00	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 43
Units: 43 units - Residential / 0 units - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 43,000 SF	Construction Cost / sq. ft.: \$ 197.50
Construction Costs: \$8,492,500	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$10,279,660	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE -20% and WBE -15 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

6. DEVELOPMENT SUMMARY

A. How was title acquired?

Ten (10) properties are already in Land Bank inventory. Two (2) PRA and thirty-one (31) City owned properties are in the process of being transferred to the Land Bank.

B. Application Summary:

BMK Properties, LLC will develop 43 single-family units of affordable homeownership at 100% AMI with a sale price not to exceed \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program. The application was unsolicited and is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

C. Unit Details:

- 43 Total Units: 39 at 1,285 SF and 4 at 1,497 SF
- All 43 units will be two stories and contain 3 bedrooms and 2 bathrooms, which includes a bedroom and a bathroom in the basement.
- Target households with incomes at or below 100% AMI.
- The two-story homes fit within the context of the neighborhood.

D. 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 all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): October 22, 2024

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2518, 2522, 2525, 2530, 2561 N. Dover Street, 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 W. Oakdale Street, 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621, 2626 N. Stanley Street to BMK Properties, LLC for development of an affordable homeownership project eligible for the Neighborhood Preservation Initiative's Turn the Key Program.

Prepared by: Brian Romano – Project Manager II

Reviewed by: Angel Rodriguez – Executive Director

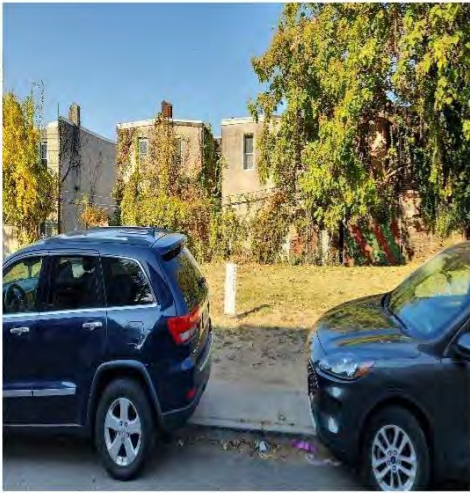
Attachments - If box below is checked, the item is attached.

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

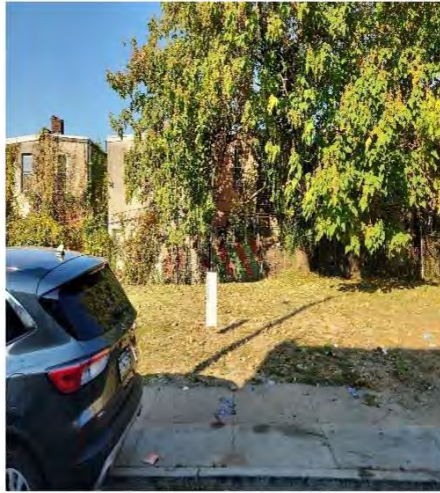
DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

SITE PHOTOS



2518 N. Dover Street



2522 N. Dover Street



2525 N. Dover Street



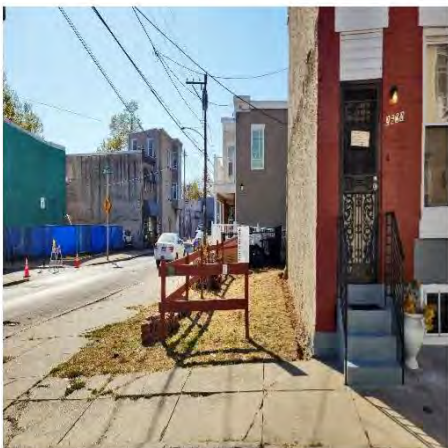
2530 N. Dover Street



2561 N. Dover Street



2544 W. Oakdale Street



2600 W. Oakdale Street



2603 W. Oakdale Street



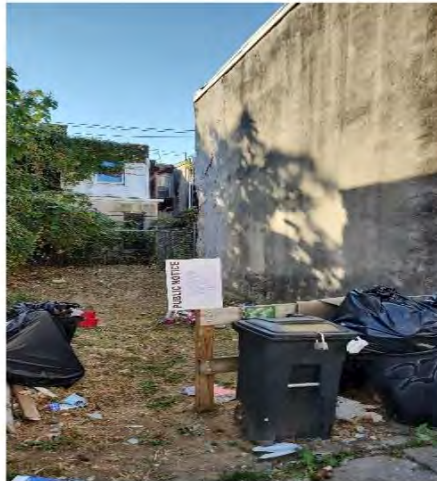
2611 W. Oakdale Street

DEVELOPMENT FACT SHEET

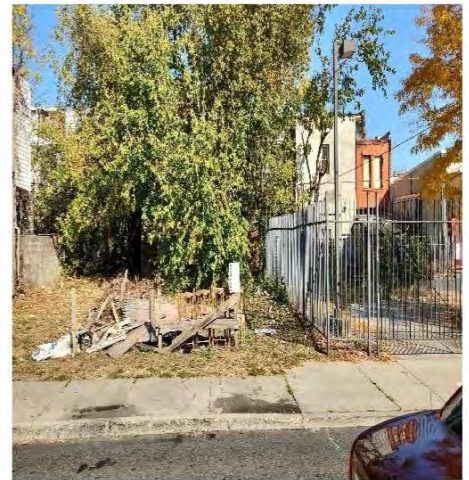
Last Updated: Nov. 6, 2024



2640 W. Oakdale Street



2710 W. Oakdale Street



2837 W. Oakdale Street



2931 W. Oakdale Street



2935 W. Oakdale Street



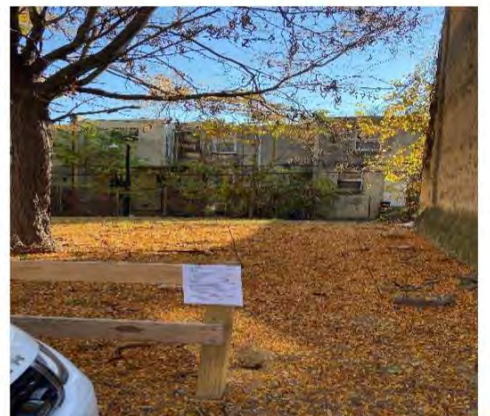
3019 and 3021 W. Oakdale Street



3027 and 3029 W. Oakdale Street



3031 and 3039 W. Oakdale Street



2423 N. Stanley Street

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024



2425 N. Stanley Street



2437 N. Stanley Street



2446 N. Stanley Street



2468 N. Stanley Street



2469 N. Stanley Street



2501 N. Stanley Street



2502 N. Stanley Street



2505 N. Stanley Street



2506 N. Stanley Street

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024



2513 N. Stanley Street



2516 N. Stanley Street



2517 N. Stanley Street



2526 N. Stanley Street



2529 N. Stanley Street



2539 N. Stanley Street



2542 N. Stanley Street



2556 N. Stanley Street



2567 N. Stanley Street

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024



2609 N. Stanley Street



2620 N. Stanley Street



2621 N. Stanley Street



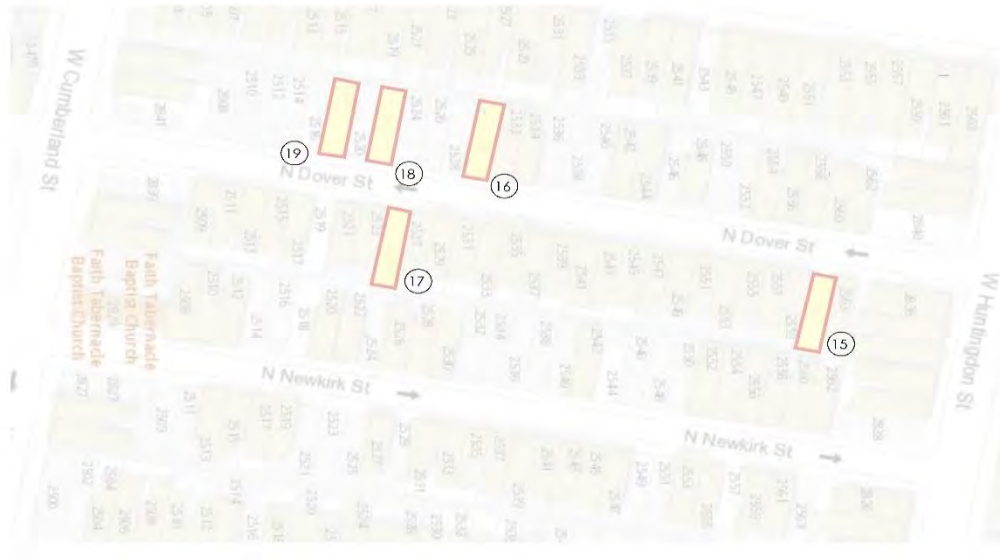
2626 N. Stanley Street

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

SITE MAP

LOTS 15-19
LOT #15: 2561 N. DOVER ST.
LOT #16: 2530 N. DOVER ST.
LOT #17: 2525 N. DOVER ST.
LOT #18: 2522 N. DOVER ST.
LOT #19: 2518 N. DOVER ST.



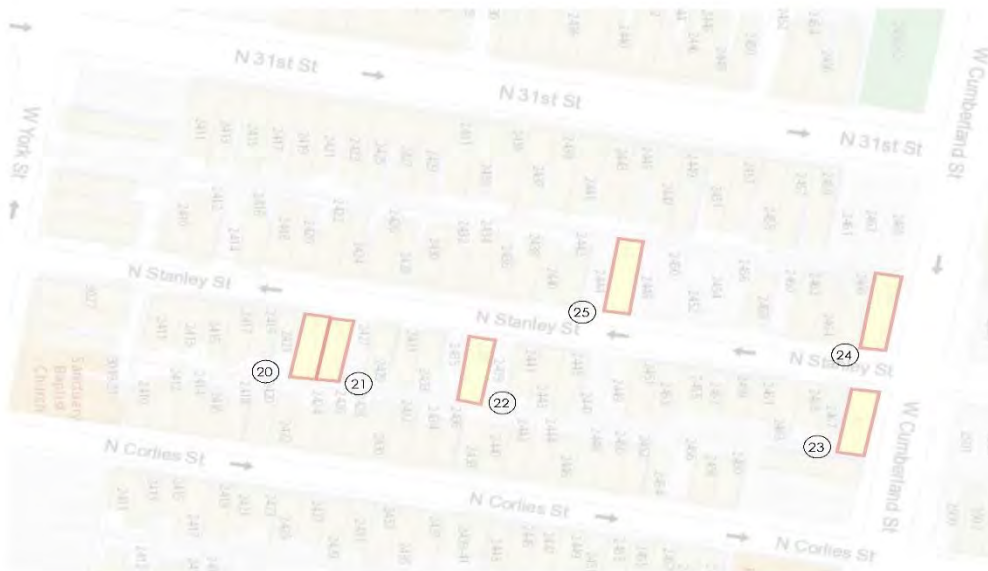
SITE PLAN - B

STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

PREPARED BY: PHILADELPHIA LAND BANK BOARD OF DIRECTORS
DATE: 09-12-24
FOR THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS
PHILADELPHIA, PA

09-12-24

LOTS 20-25
LOT #20: 2423 N. STANLEY ST.
LOT #21: 2425 N. STANLEY ST.
LOT #22: 2437 N. STANLEY ST.
LOT #23: 2469 N. STANLEY ST.
LOT #24: 2468 N. STANLEY ST.
LOT #25: 2446 N. STANLEY ST.



SITE PLAN - C

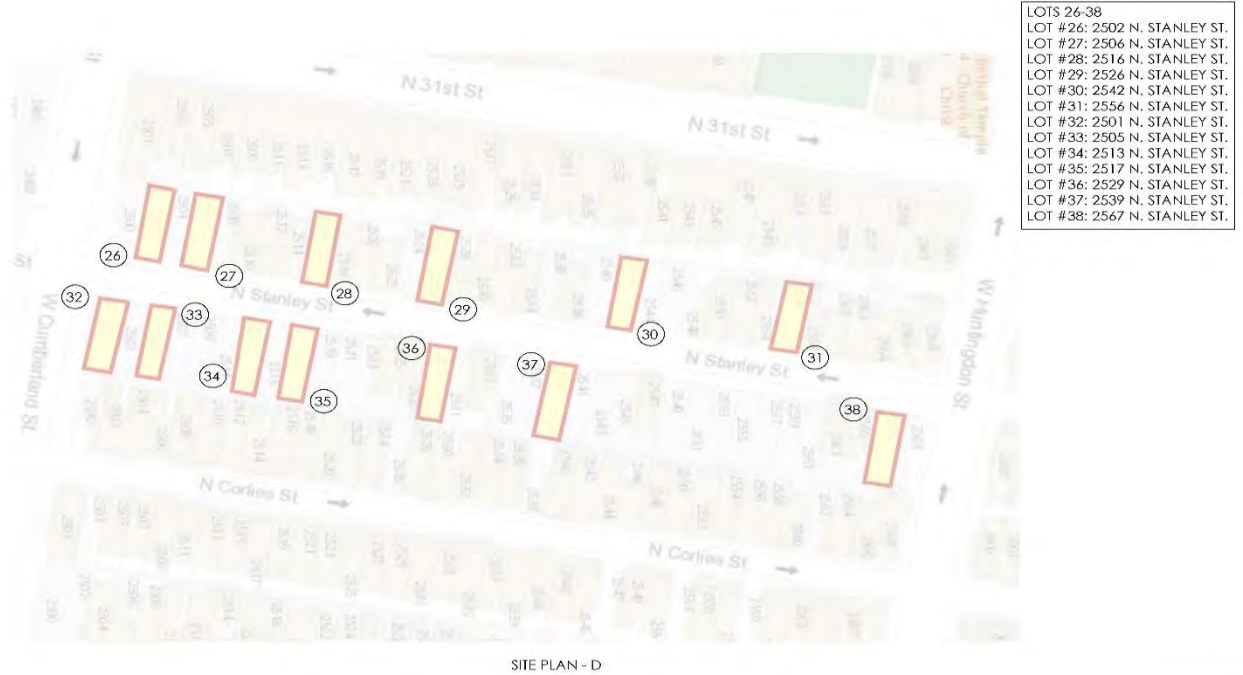
STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

PREPARED BY: PHILADELPHIA LAND BANK BOARD OF DIRECTORS
DATE: 09-12-24
FOR THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS
PHILADELPHIA, PA

09-12-24

DEVELOPMENT FACT SHEET

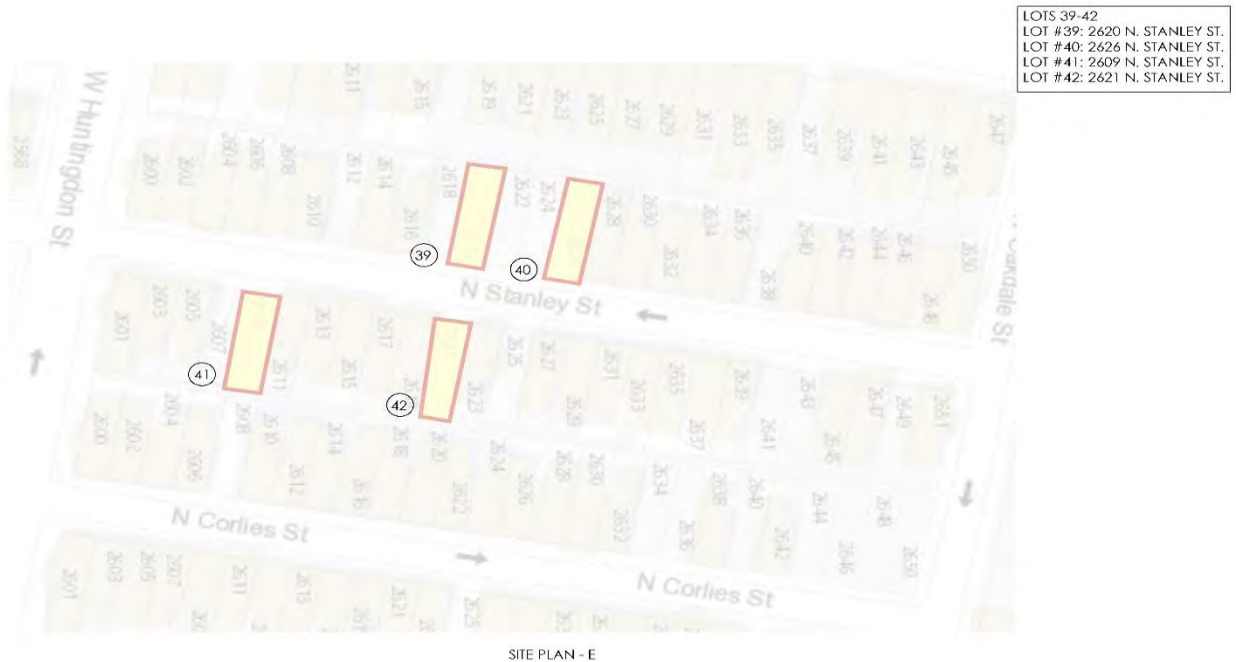
Last Updated: Nov. 6, 2024



STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

THESE DEVELOPMENT FACT SHEETS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT. THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS HAS REVIEWED AND APPROVED THESE FACT SHEETS FOR THE PROJECTS DESCRIBED HEREIN. THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS HAS REVIEWED AND APPROVED THESE FACT SHEETS FOR THE PROJECTS DESCRIBED HEREIN.

09-12-24



STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

THESE DEVELOPMENT FACT SHEETS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT. THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS HAS REVIEWED AND APPROVED THESE FACT SHEETS FOR THE PROJECTS DESCRIBED HEREIN. THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS HAS REVIEWED AND APPROVED THESE FACT SHEETS FOR THE PROJECTS DESCRIBED HEREIN.

09-12-24

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024



STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

THIS DRAWING IS A PRELIMINARY DEVELOPMENT FACT SHEET AND IS NOT A CONTRACT. IT IS SUBJECT TO THE PHILADELPHIA LAND BANK BOARD'S REVIEW AND APPROVAL. THE PHILADELPHIA LAND BANK BOARD'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE PHILADELPHIA LAND BANK BOARD'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

09-12-24



STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

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09-12-24

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

LOTS 52-57
 LOT #52: 3039 W. OAKDALE ST.
 LOT #53: 3031 W. OAKDALE ST.
 LOT #54: 3029 W. OAKDALE ST.
 LOT #55: 3027 W. OAKDALE ST.
 LOT #56: 3021 W. OAKDALE ST.
 LOT #57: 3019 W. OAKDALE ST.



SITE PLAN - H

STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

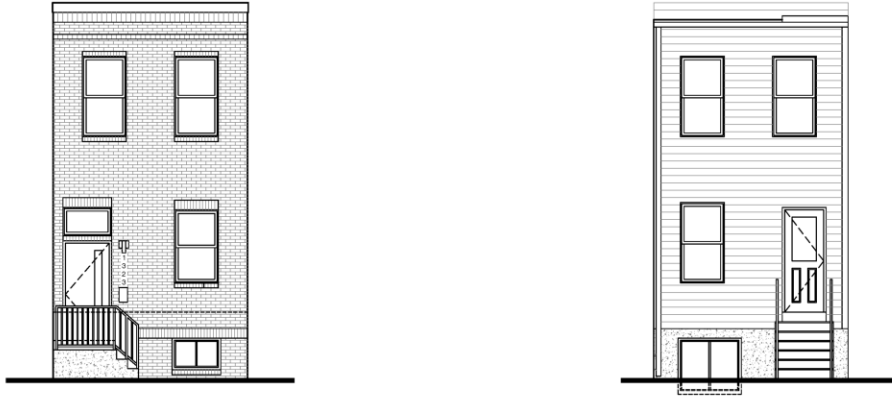
THE PHILADELPHIA LAND BANK BOARD OF DIRECTORS HAS REVIEWED THIS DEVELOPMENT FACT SHEET AND HAS DETERMINED THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF ITS KNOWLEDGE AND BELIEF. THE BOARD OF DIRECTORS DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE BOARD OF DIRECTORS DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS INFORMATION.

09-12-24

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

ELEVATIONS (14 ft wide)



14'-0"WIDE ELEVATIONS

STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

ELEVATIONS (16 ft wide)



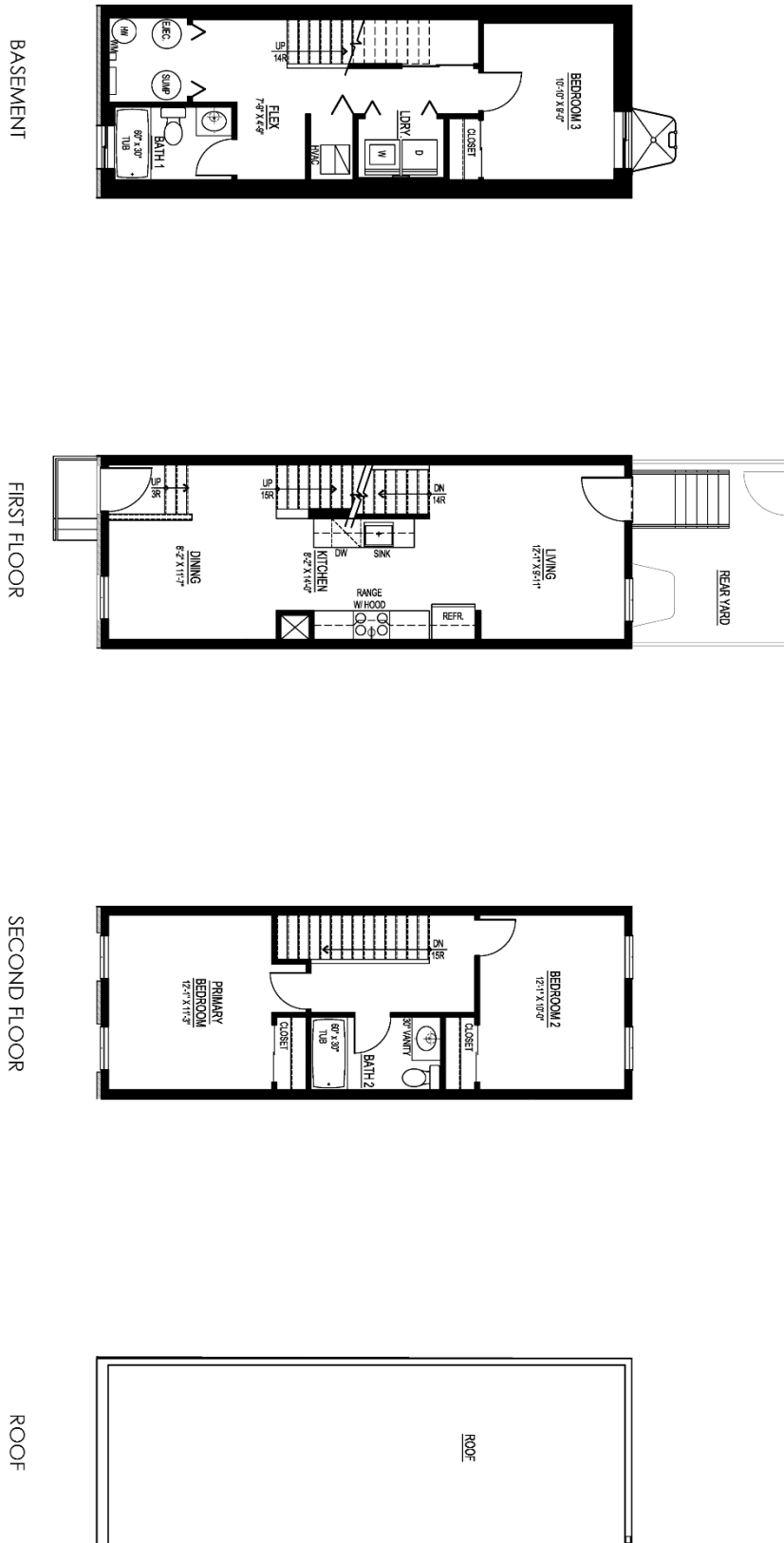
ELEVATIONS

STRAWBERRY MANSION AFFORDABLE HOUSING PHILADELPHIA, PA

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

FLOOR PLANS (14 ft wide)



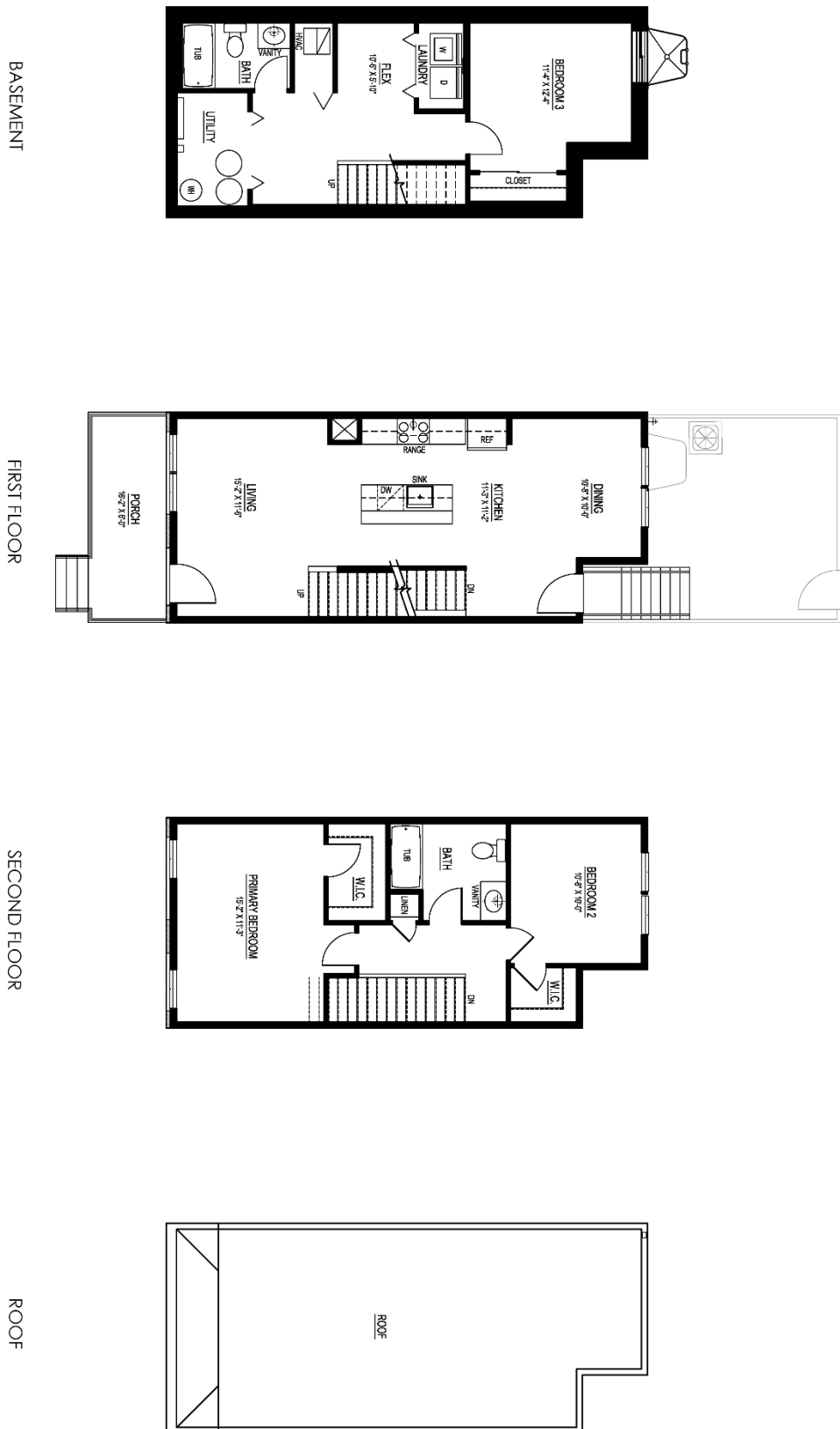
14'-0" WIDE PLANS

STRAWBERRY MANSION AFFORDABLE HOUSING
PHILADELPHIA, PA

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

FLOOR PLANS (16 ft wide)



STRAWBERRY MANSION AFFORDABLE HOUSING
PHILADELPHIA, PA

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant:	BMK Homes
Property Address:	2500 Block of N. Dover St., 2500, 2600, 2700, 2800, 2900, 3000 Blocks of W. Oakdale St., 2400, 2500, 2600 Blocks of N. Stanley St.

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$8,910,656.25	85%	Meridian Bank
Subordinate Debt		\$0.00	0%	
Developer Equity	Yes	\$1,572,468.75	15%	Bank Statements
TOTAL SOURCE OF FUNDS		\$10,483,125.00	100%	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$43,000.00	0.41%
Closing Costs	\$34,170.00	0.33%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$8,695,965.00	82.95%
OTHER CONSTRUCTION		
Landscaping	\$0.00	0.00%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	\$0.00	0.00%
TOTAL HARD COSTS	\$8,773,135.00	83.69%

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$120,000.00	1.14%
Architecture & Engineering	\$400,000.00	3.82%
Legal	\$70,000.00	0.67%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$30,000.00	0.29%
FINANCE COSTS		
Construction Loan Interest	\$570,000.00	5.44%
Construction Origination	\$60,000.00	0.57%
Appraisal	\$10,000.00	0.10%
Construction Insurance	\$105,000.00	1.00%
Property Taxes	\$20,000.00	0.19%
OTHER SOFT COSTS		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency		0.00%
Developer Fee, if applicable	\$175,000.00	1.67%
Other - describe in space to the right	\$20,000.00	0.19%
Other - describe in space to the right	\$129,990.00	1.24%
TOTAL SOFT COSTS	\$1,709,990.00	16.31%

TOTAL DEVELOPMENT COST	\$10,483,125.00	100.00%
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ROI CALCULATION	
# of Units	43
Cost Per Unit	\$243,793.60
Total Cost	\$10,483,125.00
Price per unit	\$280,000.00
Total Sales	\$12,040,000.00
Selling cost - 3%	-\$361,200.00
Net Sales	\$11,678,800.00
Expected Profit	\$1,195,675.00
ROI	11.4%

DOC PREP

Site Improvements

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	14 ft wide single-family homes	1,285	\$155.00	\$199,175.00	39	\$7,767,825.00	50,115	89.33%
2	16 ft wide single family homes	1,497	\$155.00	\$232,035.00	4	\$928,140.00	5,988	10.67%
	TOTALS				43	\$8,695,965.00	56,103	100.00%

DEVELOPMENT FACT SHEET

Last Updated: Nov. 6, 2024

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	2518 N. Dover Street	14 ft	Vacant Lot	City	\$38,900	\$25,000.00
2	2522 N. Dover Street	14 ft	Vacant Lot	PLB	\$38,900	\$25,000.00
3	2525 N. Dover Street	14 ft	Vacant Lot	City	\$38,900	\$25,000.00
4	2530 N. Dover Street	14 ft	Vacant Lot	City	\$38,900	\$25,000.00
5	2561 N. Dover Street	14 ft	Vacant Lot	PLB	\$38,900	\$25,000.00
6	2544 W. Oakdale Street	14.91 ft	Vacant Lot	City	\$28,800	\$25,000.00
7	2600 W. Oakdale Street	18.66 ft	Vacant Lot	City	\$34,800	\$25,000.00
8	2603 W. Oakdale Street	14.33 ft	Vacant Lot	PRA	\$28,600	\$25,000.00
9	2611 W. Oakdale Street	14.12 ft	Vacant Lot	City	\$28,300	\$25,000.00
10	2640 W. Oakdale Street	22.25 ft	Vacant Lot	PRA	\$39,600	\$25,000.00
11	2710 W. Oakdale Street	14 ft	Vacant Lot	City	\$33,000	\$25,000.00
12	2837 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
13	2931 W. Oakdale Street	14 ft	Vacant Lot	PLB	\$38,100	\$25,000.00
14	2935 W. Oakdale Street	14 ft	Vacant Lot	PLB	\$38,100	\$25,000.00
15	3019 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
16	3021 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
17	3027 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
18	3029 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
19	3031 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
20	3039 W. Oakdale Street	14 ft	Vacant Lot	City	\$44,000	\$25,000.00
21	2423 N. Stanley Street	14.16 ft	Vacant Lot	City	\$38,500	\$25,000.00
22	2425 N. Stanley Street	14.16 ft	Vacant Lot	City	\$38,500	\$25,000.00
23	2437 N. Stanley Street	14.16 ft	Vacant Lot	City	\$38,500	\$25,000.00
24	2446 N. Stanley Street	14 ft	Vacant Lot	City	\$42,100	\$25,000.00
25	2468 N. Stanley Street	15.33 ft	Vacant Lot	City	\$50,000	\$25,000.00
26	2469 N. Stanley Street	16.16 ft	Vacant Lot	City	\$42,200	\$25,000.00
27	2501 N. Stanley Street	16.25 ft	Vacant Lot	City	\$50,000	\$25,000.00
28	2502 N. Stanley Street	14.16 ft	Vacant Lot	PLB	\$38,100	\$25,000.00
29	2505 N. Stanley Street	14.16 ft	Vacant Lot	PLB	\$44,700	\$25,000.00
30	2506 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,700	\$25,000.00
31	2513 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,700	\$25,000.00
32	2516 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,700	\$25,000.00
33	2517 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,700	\$25,000.00

DEVELOPMENT FACT SHEET

Last Updated: **Nov. 6, 2024**

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
34	2526 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,700	\$25,000.00
35	2529 N. Stanley Street	14.16 ft	Vacant Lot	PLB	\$44,700	\$25,000.00
36	2539 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,700	\$25,000.00
37	2542 N. Stanley Street	14.16 ft	Vacant Lot	PLB	\$44,700	\$25,000.00
38	2556 N. Stanley Street	14.16 ft	Vacant Lot	City	\$44,800	\$25,000.00
39	2567 N. Stanley Street	14.50 ft	Vacant Lot	PLB	\$44,700	\$25,000.00
40	2609 N. Stanley Street	14 ft	Vacant Lot	City	\$45,400	\$25,000.00
41	2620 N. Stanley Street	14 ft	Vacant Lot	City	\$45,400	\$25,000.00
42	2621 N. Stanley Street	14 ft	Vacant Lot	City	\$45,400	\$25,000.00
43	2626 N. Stanley Street	14 ft	Vacant Lot	PLB	\$45,400	\$25,000.00

NOTE: Assessment values in 2025 are lower, sometimes by almost 50%, than the values listed for 2024.

NOVEMBER 12, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.1

RESOLUTION NO. 2024 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1911 MOUNTAIN STREET
TO AMY M. BROWN**

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 1911 Mountain Street (the “**Property**”) to Amy M. Brown (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 _____, 2024.

Philadelphia City Council Resolution No. _____ dated _____.

SIDE YARD FACT SHEET

Last Updated: November 6, 2024

1. **ADDRESS:** 1911 Mountain Street

2. PROPERTY INFORMATION

Zip Code: 19145	Census Tract: 003100	Council District: 2
Zoning: RSA-5	Lot Area: 658 sq ft	
OPA Value: \$114,400	Appraised Value: \$70,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Amy M. Brown	Type: Side/Rear Yard
Homeowner Name(s): Amy M. Brown	
Mailing Address: 1913 Mountain Street, Philadelphia, PA 19145	
Authorized Contact: Amy M. Brown	
Application Date: 4/8/2024	

4. PROJECT INFORMATION

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$69,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$500	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: 8/14/2024
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: November 6, 2024

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 1911 Mountain Street as a side yard. Improvements include adding more flowerpots. 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, Land Bank approval must be obtained, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1911 Mountain Street as a side yard to Amy M. Brown in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Development Specialist

Reviewed by: Angel Rodriguez - Executive Director, Philadelphia Land Bank

SIDE YARD FACT SHEET

Last Updated: November 6, 2024

PROPERTY POSTING PHOTO(S)



SIDE YARD FACT SHEET

Last Updated: November 6, 2024

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: November 6, 2024

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: 1911 Mountain Street
Philadelphia, PA 19145

OPINION OF VALUE: \$70,000

USE OF REAL ESTATE EXISTING AS OF
JULY 23, 2024 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 23, 2024 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

-1-

Good for 6 months

NOVEMBER 12, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.2

RESOLUTION NO. 2024 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2248 RUFFNER STREET
TO VICTOR R. SHELL**

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 2248 Ruffner Street (the “**Property**”) to Victor R. Shell (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Ten Thousand and 00/100 U.S. Dollars (\$10,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____, 2024.

Philadelphia City Council Resolution No. _____ dated _____.

SIDE YARD FACT SHEET

Last Updated: November 6, 2024

1. **ADDRESS:** 2248 Ruffner Street

2. PROPERTY INFORMATION

Zip Code: 19140	Census Tract: 020500	Council District: 8
Zoning: RSA-5	Lot Area: 589 sq ft	
OPA Value: \$22,200	Appraised Value: \$10,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Victor R. Shell	Type: Side/Rear Yard
Homeowner Name(s): Victor R. Shell	
Mailing Address: 2250 Ruffner Street, Philadelphia, PA 19140	
Authorized Contact: Victor R. Shell	
Application Date: 6/8/2024	

4. PROJECT INFORMATION

Disposition Type: Side/Rear Yard (Individual only)	Strategic Plan Goal (Land Bank Only): Side/Rear Yard
Price Paid at Settlement: \$1.00	Proposed Use: Side/Rear Yard
Mortgage Amount: \$9,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$2,000	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: 8/14/2024
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: November 6, 2024

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 2248 Ruffner Street as a side yard. Improvements include repairing the sidewalk, planting flowers, cleaning and fencing 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
---	--

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, Land Bank approval must be obtained, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2248 Ruffner Street as a side yard to Victor R. Shell in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Development Specialist

Reviewed by: Angel Rodriguez - Executive Director, Philadelphia Land Bank

SIDE YARD FACT SHEET

Last Updated: November 6, 2024

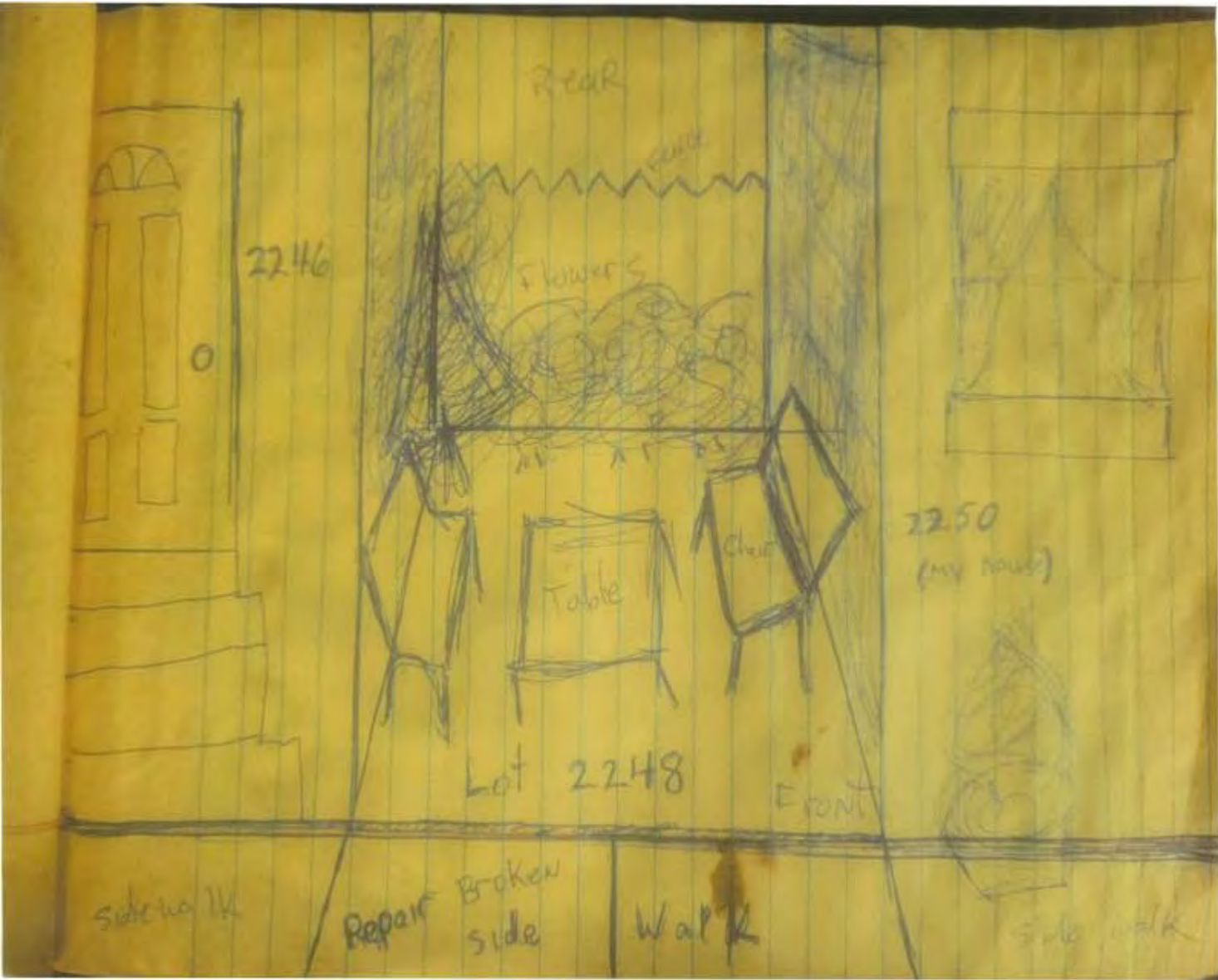
PROPERTY POSTING PHOTO(S)



SIDE YARD FACT SHEET

Last Updated: November 6, 2024

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: November 6, 2024

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: 2248 N Ruffner Street
Philadelphia, PA 19140

OPINION OF VALUE: \$10,000

USE OF REAL ESTATE EXISTING AS OF
JULY 16, 2024 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF JULY 16, 2024 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

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Good for 6 months