

JUNE 11, 2024 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM IV.A

RESOLUTION NO. 2024 - ____

**RESOLUTION ELECTING OFFICERS AND 11TH MEMBER OF THE
PHILADELPHIA LAND BANK**

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

Herbert Wetzel – Chair
Nicholas Dema – Vice Chair
Andrew Goodman – Secretary
Rebecca Lopez Kriss – Treasurer
Kelvin Jeremiah – 11th Member

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

Adopted by Philadelphia Land Bank Board of Directors on _____.

JUNE 11, 2024 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM V.A

RESOLUTION NO. 2024 – ____

RESOLUTION AUTHORIZING CONVEYANCE OF 423-27, 429-39 (INCL. 429-39 REAR) E. ASHMEAD STREET; 226, 260, 278, 292, 313 (AKA 313-15) E. BRINGHURST STREET; 49 E. EARLHAM STREET; 4635 GERMANTOWN AVENUE; 30 GOOD STREET; 5608, 5618, 5619, 5642, 5669 HEISKELL STREET; 4946 KEYSER STREET; 316, 318-34, 346 MECHANIC STREET; 5514, 5515, 5642 MORTON STREET; 6672, 6674 MUSGRAVE STREET; 53 E. PASTORIUS STREET; 207 E. PENN STREET; 248 E. PHIL ELLENA STREET; 42, 44 REGER STREET; 35 E. SEYMOUR STREET; 227, 261, 263 E. SHARPBACK STREET; 218, 326, 342, 343 SHEDAKER STREET; 4951, 4957, 4961, 4975 SHELDON STREET; 111, 112 E. SPRINGER STREET; 4925, 5222 WAKEFIELD 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 423-27, 429-39 (incl. 429-39 Rear) East Ashmead Street; 226, 260, 278, 292, 313 (a/k/a 313-15) East Brighthurst Street; 49 East Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642, 5669 Heiskell Street; 4946 Keyser Street; 316, 318-34, 346 Mechanic Street; 5514, 5515, 5642 Morton Street; 6672, 6674 Musgrave Street; 53 East Pastorius Street; 207 East Penn Street; 248 East Phil Ellena Street; 42, 44 Reger Street; 35 East Seymour Street; 227, 261, 263 East Sharpback Street; 218, 326, 342, 343 Shedaker Street; 4951, 4957, 4961, 4975 Sheldon Street; 111, 112 East Springer Street; and 4925, 5222 Wakefield 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 Seven Thousand and 00/100 U.S. Dollars (\$7,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or

appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

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

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

DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024

1. ADDRESS:

423-27, 429-39 (incl. 429-39 Rear) E. Ashmead St.; 226, 260, 278, 292, 313 (aka 313-15) E. Bringhurst St.; 49 E. Earlham St.; 4635 Germantown Ave.; 30 Good St.; 5608, 5618, 5619, 5642, 5669 Heiskell St.; 4946 Keyser St.; 316, 318-34, 346 Mechanic St.; 5514, 5515, 5642 Morton St.; 6672, 6674 Musgrave St.; 53 E. Pastorius St.; 207 E. Penn St.; 248 E. Phil Ellena St.; 42, 44 Reger St.; 35 E. Seymour St.; 227, 261, 263 E. Sharpnack St.; 218, 326, 342, 343 Shedaker St.; 4951, 4957, 4961, 4975 Sheldon St.; 111, 112 E. Springer St.; 4925, 5222 Wakefield St.

2. PROPERTY INFORMATION

Zip Code: 19144	Census Tract: 014900	Council District: 8
Zoning: RSA-3, RSA-5, RM-1	Lot Area: 133,305 SF	
OPA Value: \$812,900	Appraised Value: \$3,205,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Civetta Property Group LLC	Type: Business / Legal Entity
Entity Owners: Micheal Tomasetti & Brennan Mease Tomasetti	
Mailing Address: 51 N. 3rd Street, Unit 154, Philadelphia PA 19106	
Authorized Contact: Michael Tomasetti	
Application Date: 10/06/2023	

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: \$7,000	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 70
Units: 70 units - Residential / 0 units - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 73,510SF	Construction Cost / sq. ft.: \$155
Construction Costs: \$11,392,750	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: \$13,771,750	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: 20% MBE, 20% WBE
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: 6.6.2024

6. DEVELOPMENT SUMMARY

A. How was title acquired?

Title for most properties owned by the City of Philadelphia were acquired via Sheriff sale. The properties currently owned by the City or the PRA have all the approvals to be transferred to the Land Bank.

B. Application Summary:

Civetta Property Group LLC will develop seventy (70) single-family affordable homeownership units, intended for sale to households with incomes at or below 80% of the Area Median Income (AMI). The maximum sale price for each of the homes will be \$250,000, and they will be eligible for the Turn the Key program. The application was unsolicited and is qualified as per the terms of the disposition policy. An EOP plan will apply to this project.

C. Unit Details:

- 70 single-family homeownership units.
- Maximum sale price of \$250,000.
- Will target 'Turn the Key' eligible purchasers with household incomes at or below 80% AMI.
- 2-story homes with a finished basement, containing 3 bedrooms & 2 baths
- Approximately 1,050 SF each.

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 units to ensure that the homes will remain affordable for a minimum of 15 years, and purchasers for all 70 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): 05/07/2024

7. STAFF RECOMMENDATION

Staff recommends the disposition of 423-27, 429-39 (incl. 429-39 Rear) E. Ashmead St.; 226, 260, 278, 292, 313 (aka 313-15) E. Bringham St.; 49 E. Earlham St.; 4635 Germantown Ave.; 30 Good St.; 5608, 5618, 5619, 5642, 5669 Heiskell St.; 4946 Keyser St.; 316, 318-34, 346 Mechanic St.; 5514, 5515, 5642 Morton St.; 6672, 6674 Musgrave St.; 53 E. Pastorius St.; 207 E. Penn St.; 248 E. Phil Ellena St.; 42, 44 Reger St.; 35 E. Seymour St.; 227, 261, 263 E. Sharpnack St.; 218, 326, 342, 343 Shedaker St.; 4951, 4957, 4961, 4975 Sheldon St.; 111, 112 E. Springer St.; 4925, 5222 Wakefield St. to Civetta Property Group LLC for the development of 70 single family homeownership units.

Prepared by: Mathen Pullukattu – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director, Land Bank

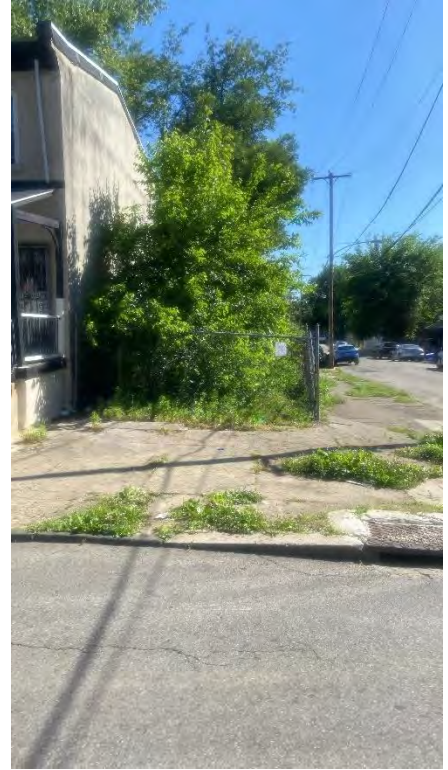
Attachments - If box below is checked, the item is attached.

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

DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024

SITE PHOTOS



DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024



DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024



DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024



DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024



DEVELOPMENT FACT SHEET

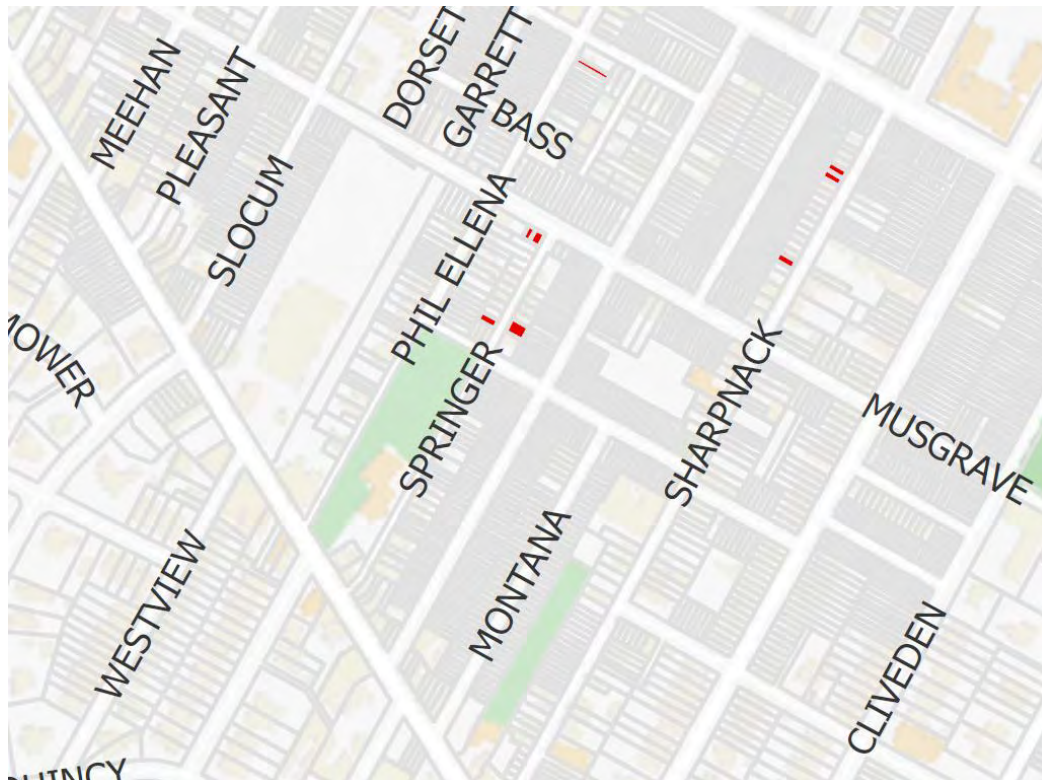
Last Updated: 6.6.2024



DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024

SITE MAP



DEVELOPMENT FACT SHEET

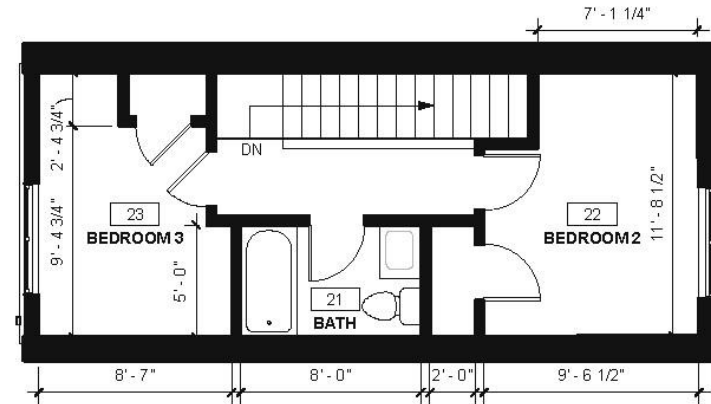
Last Updated: 6.6.2024

RENDERING & FLOOR PLANS

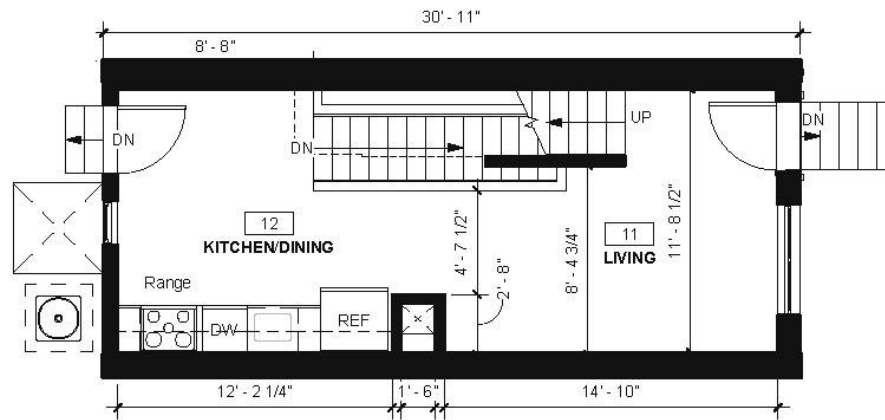


DEVELOPMENT FACT SHEET

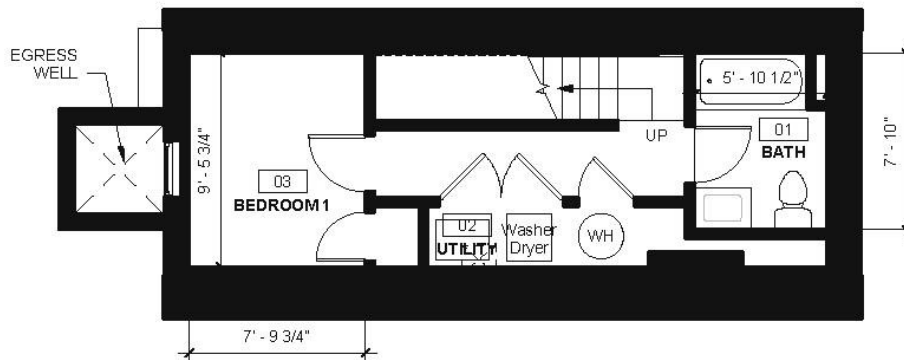
Last Updated: 6.6.2024



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Cecil B Moore 70 Home Development

Property Address: Germantown

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$12,394,575.00	90%	WSFS/Legacy Cap
Subordinate Debt	Yes	\$1,377,175.00	10%	Civetta
Developer Equity		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
TOTAL SOURCE OF FUNDS		\$13,771,750.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

	Cost	% Total
Property Acquisition	\$7,000.00	0.05%
Closing Costs	\$9,333.00	0.07%
Other - describe in space to the right	\$0.00	0.00%

UNIT CONSTRUCTION

Complete table at bottom of page	\$11,392,500.00	82.72%
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OTHER CONSTRUCTION

Landscaping	\$35,805.00	0.26%
Permits	\$84,527.00	0.61%
Clearance and Demolition	\$22,435.00	0.16%
Utility Connections & Tap Fees	\$61,332.00	0.45%

INFRASTRUCTURE

Streets and Sidewalks	\$68,113.00	0.49%
Water and Sewer	\$48,361.00	0.35%
Stormwater & Drainage	\$56,892.00	0.41%
Impact Fees	\$26,923.00	0.20%

OTHER HARD COSTS

Hard Cost Contingency	\$679,000.00	4.93%
Other - describe in space to the right	\$0.00	0.00%

TOTAL HARD COSTS

\$12,492,221.00	90.71%
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SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$234,641.00	1.70%
Architecture & Engineering	\$300,650.00	2.18%
Legal	\$20,000.00	0.15%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$25,000.00	0.18%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%

FINANCE COSTS

Construction Loan Interest	\$276,780.00	2.01%
Construction Origination	\$42,000.00	0.30%
Appraisal	\$5,000.00	0.04%
Construction Insurance	\$91,910.00	0.67%
Property Taxes	\$58,450.00	0.42%

OTHER SOFT COSTS

Holding Costs	\$24,310.00	0.18%
Soft Cost Contingency	\$200,000.00	1.45%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%

TOTAL SOFT COSTS

\$1,279,529.00	9.29%
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TOTAL DEVELOPMENT COST

\$13,771,750.00	100.00%
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Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	2-story and basement SF home	1,050	\$155.00	\$162,750.00	70	\$11,392,500.00	73,500	100.00%
	TOTALS			\$162,750.00	70	\$11,392,500.00	73,500	100.00%

DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024

APPRAISAL SUMMARY

Owner	Street Address	Opinion Of Value	Zoning	SF	Use
PRA	423-27 E Ashmead St	\$230,000	RSA-3	9,268	Affordable Homeownership
City	429-39 E Ashmead St	\$275,000	RSA-3	11,065	Affordable Homeownership
City	313 E Bringham St	\$500,000	RSA-3	20,554	Affordable Homeownership
City	292 E Bringham St	\$50,000	RM-1	2,087	Affordable Homeownership
City	278 E Bringham St	\$35,000	RM-1	1,516	Affordable Homeownership
City	260 E Bringham St	\$110,000	RM-1	4,524	Affordable Homeownership
City	226 E Bringham St	\$75,000	RM-1	3,059	Affordable Homeownership
City	49 E Earham St	\$20,000	RSA-5	863	Affordable Homeownership
City	4635 Germantown Ave	\$65,000	RSA-5	2,679	Affordable Homeownership
PLB	30 Good St	\$25,000	RSA-5	1,161	Affordable Homeownership
City	5608 Heiskell St	\$20,000	RSA-5	764	Affordable Homeownership
PLB	5618 Heiskell St	\$20,000	RSA-5	910	Affordable Homeownership
PLB	5619 Heiskell St	\$20,000	RSA-5	707	Affordable Homeownership
PLB	5642 Heiskell St	\$20,000	RSA-5	886	Affordable Homeownership
PLB	5669 Heiskell St	\$20,000	RSA-5	789	Affordable Homeownership
City	4946 Keyser St	\$50,000	RSA-5	2,053	Affordable Homeownership
PLB	316 Mechanic St	\$50,000	RSA-5	2,000	Affordable Homeownership
PRA	318-34 Mechanic St	\$350,000	RSA-5	15,403	Affordable Homeownership
PRA	346 Mechanic St	\$50,000	RSA-5	1,824	Affordable Homeownership
City	5514 Morton St	\$35,000	RSA-5	1,547	Affordable Homeownership
City	5515 Morton St	\$50,000	RSA-5	2,109	Affordable Homeownership
City	5642 Morton St	\$35,000	RSA-5	1,687	Affordable Homeownership
PRA	6672 Musgrave St	\$35,000	RSA-5	1,700	Affordable Homeownership
PLB	6674 Musgrave St	\$20,000	RSA-5	848	Affordable Homeownership
City	53 E Pastorius St	\$75,000	RSA-3	3,000	Affordable Homeownership
City	207 E Penn St	\$120,000	RSA-5	5,000	Affordable Homeownership
PRA	248 E Phil Ellena St	\$50,000	RSA-5	2,221	Affordable Homeownership
City	42 Reger St	\$30,000	RSA-5	1,308	Affordable Homeownership
City	44 Reger St	\$30,000	RSA-5	1,326	Affordable Homeownership
PLB	35 E Seymour St	\$55,000	RSA-5	2,221	Affordable Homeownership
PRA	227 E Sharpnack St	\$30,000	RSA-5	1,217	Affordable Homeownership
City	261 E Sharpnack St	\$30,000	RSA-5	1,235	Affordable Homeownership
City	263 E Sharpnack St	\$30,000	RSA-5	1,236	Affordable Homeownership

DEVELOPMENT FACT SHEET

Last Updated: 6.6.2024

Owner	Street Address	Opinion Of Value	Zoning	SF	Use
PLB	218 Shedaker St	\$30,000	RSA-5	1,427	Affordable Homeownership
City	326 Shedaker St	\$30,000	RSA-5	1,321	Affordable Homeownership
City	342 Shedaker St	\$40,000	RSA-5	1,717	Affordable Homeownership
PLB	343 Shedaker St	\$30,000	RSA-5	1,232	Affordable Homeownership
City	4951 Sheldon St	\$120,000	RSA-5	4,900	Affordable Homeownership
City	4957 Sheldon St	\$65,000	RSA-5	2,459	Affordable Homeownership
City	4961 Sheldon St	\$65,000	RSA-5	2,430	Affordable Homeownership
City	4975 Sheldon St	\$65,000	RSA-5	2,450	Affordable Homeownership
City	111 E Springer St	\$30,000	RSA-5	1,275	Affordable Homeownership
City	112 E Springer St	\$50,000	RSA-5	2,060	Affordable Homeownership
City	4925 Wakefield St	\$35,000	RSA-5	1,692	Affordable Homeownership
City	5222 Wakefield St	\$35,000	RSA-5	1,575	Affordable Homeownership

JUNE 11, 2024 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM V.B

RESOLUTION NO. 2024 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
166 WEST CUMBERLAND STREET TO PURA GARCIA**

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 166 West Cumberland Street (the “**Property**”) to Pura Garcia (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 One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Fourteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$14,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

SIDE YARD FACT SHEET

Last Updated: 6/3/2024

1. **ADDRESS:** 166 W. Cumberland Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 016300	Council District: 7
Zoning: RSA-5	Lot Area: 855 sq ft	
OPA Value: \$12,800	Appraised Value: \$15,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Pura Garcia	Type: Side/Rear Yard
Homeowner Name(s): Pura Garcia	
Mailing Address: 168 W. Cumberland Street, Philadelphia, PA 19133	
Authorized Contact: Pura Garica	
Application Date: 2/29/2024	

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: \$14,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$1,000	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: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: 6/3/2024

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 166 W. Cumberland Street as a side yard. Improvements include cleaning the lot, installing a new fence and planting flowers. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a side/rear yard.

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

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

I. Side/Rear Yards

A. Permitted Use.

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

B. Mortgages and Deed Restrictions.

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

7. STAFF RECOMMENDATION

Staff recommends the disposition of 166 W. Cumberland Street as a side yard to Pura Garcia 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: 6/3/2024

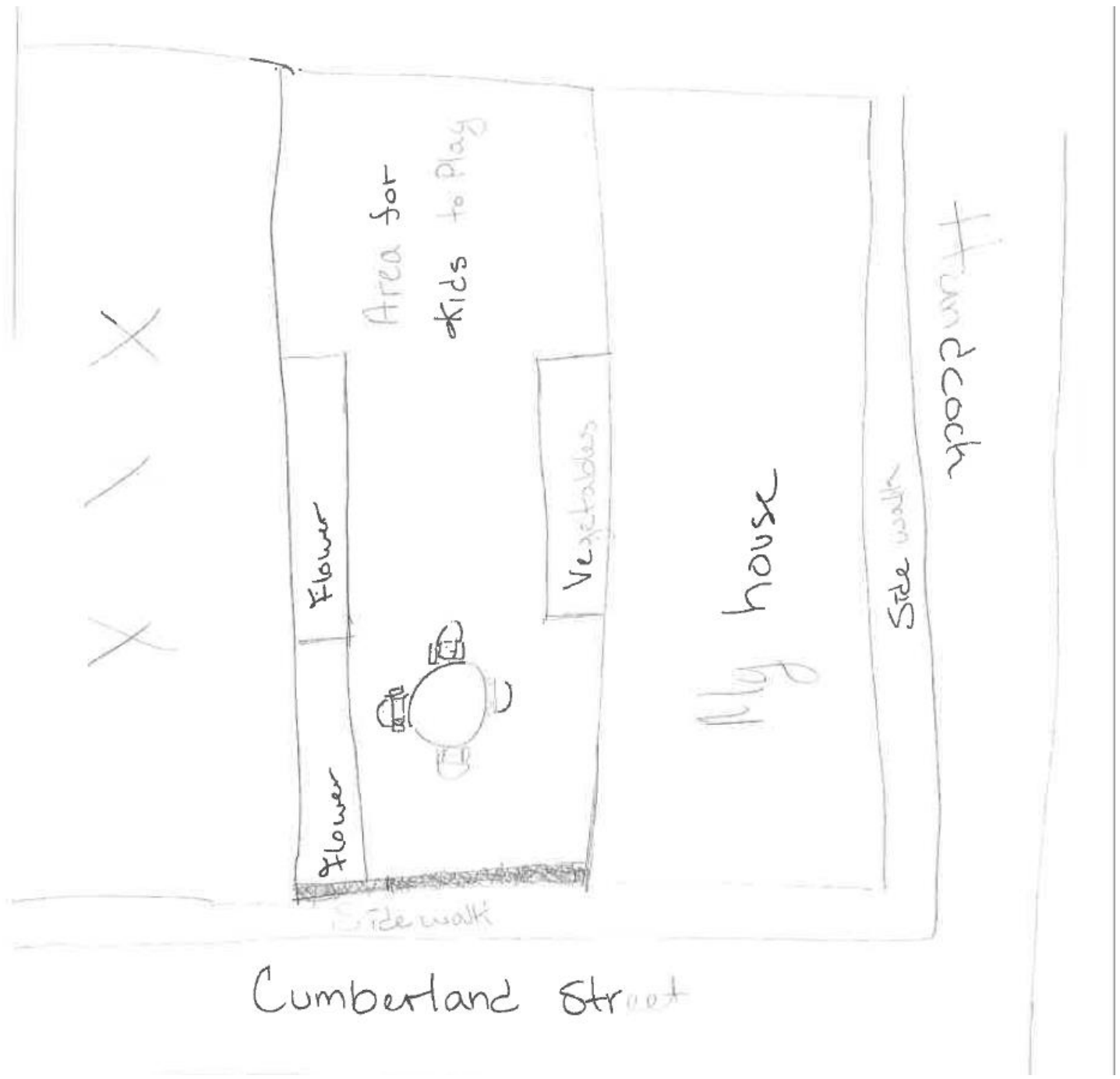
PROPERTY POSTING PHOTO(S)



SIDE YARD FACT SHEET

Last Updated: 6/3/2024

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: 6/3/2024

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: 166 W Cumberland St
Philadelphia, PA 19133

OPINION OF VALUE: \$15,000

USE OF REAL ESTATE EXISTING AS OF
MAY 13, 2024 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MAY 13, 2024 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

-1-

Value only good for 6 months

RESOLUTION NO. 2024 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2537 MUTTER STREET TO JANET HERNANDEZ**

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 2537 Mutter Street (the “**Property**”) to Janet Hernandez (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 One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Nineteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$19,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

SIDE YARD FACT SHEET

Last Updated: 6/3/2024

1. **ADDRESS:** 2537 Mutter Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 016300	Council District: 7
Zoning: RSA-5	Lot Area: 525 sq ft	
OPA Value: \$34,100	Appraised Value: \$20,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Janet Hernandez	Type: Side/Rear Yard
Homeowner Name(s): Janet Hernandez	
Mailing Address: 2534 N. Mascher Street, Philadelphia, PA 19133	
Authorized Contact: Janet Hernandez	
Application Date: 2/29/2024	

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: \$19,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$700	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: N/A
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: 6/3/2024

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 2537 Mutter Street as a rear yard. Improvements include cleaning the lot, installing a new fence and planting flowers. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a side/rear yard.

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

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

I. Side/Rear Yards

A. Permitted Use.

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

B. Mortgages and Deed Restrictions.

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

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2537 Mutter Street as a rear yard to Janet Hernandez 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: 6/3/2024

PROPERTY POSTING PHOTO(S)

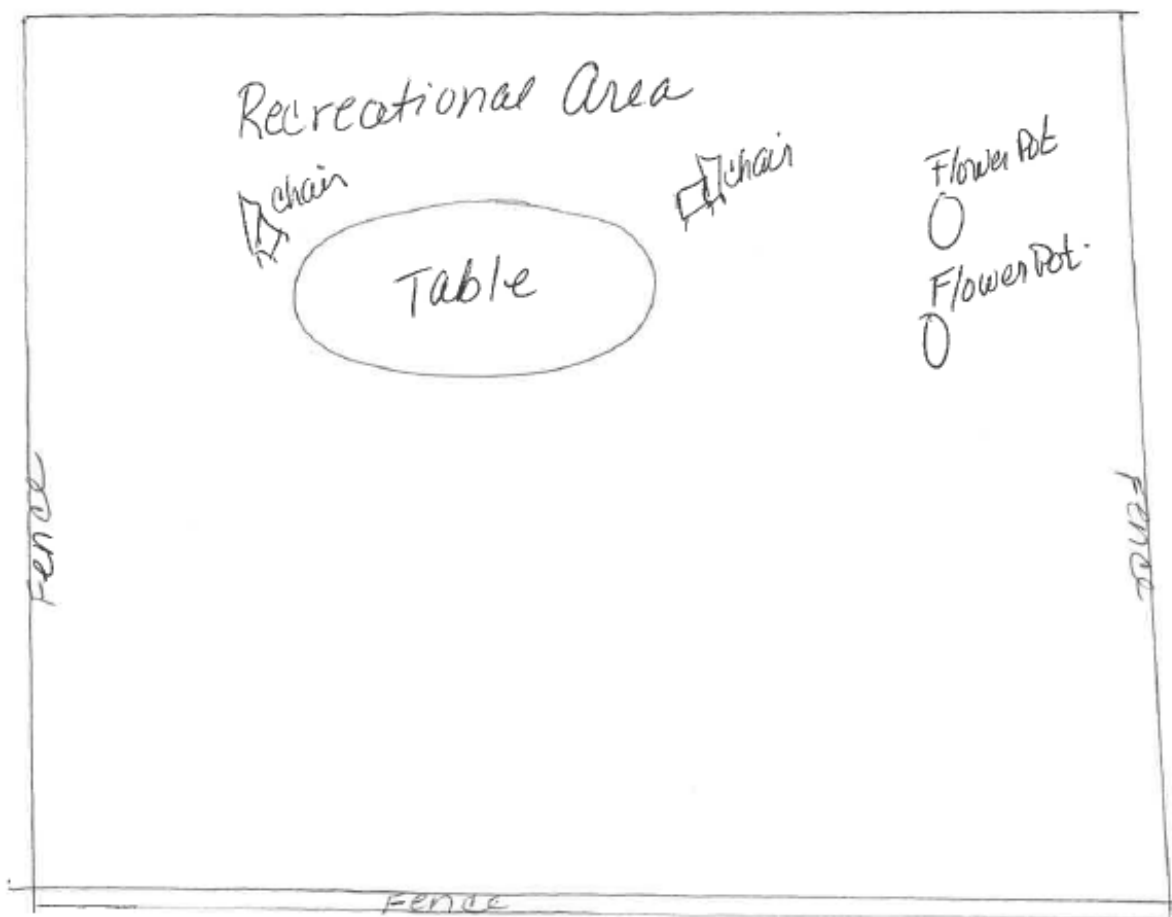


SIDE YARD FACT SHEET

Last Updated: 6/3/2024

SITE PLAN(S)

Sketch
2537 Mutter St.



SIDE YARD FACT SHEET

Last Updated: 6/3/2024

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: 2537 Mutter Street
Philadelphia, PA 19133

OPINION OF VALUE: \$20,000

USE OF REAL ESTATE EXISTING AS OF
MAY 3, 2024 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF MAY 3, 2024 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

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RESOLUTION NO. 2024 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1532 WEST LOUDON STREET TO PABLO A. CORTEZ**

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 1532 West Loudon Street (the “**Property**”) to Pablo A. Cortez (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 One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Nineteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$19,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____

SIDE YARD FACT SHEET

Last Updated: 6/3/2024

1. **ADDRESS:** 1532 W. Loudon Street

2. PROPERTY INFORMATION

Zip Code: 19141	Census Tract: 028100	Council District: 8
Zoning: CMX-2	Lot Area: 946 sq ft	
OPA Value: \$20,900	Appraised Value: \$20,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Pablo A. Cortez	Type: Side/Rear Yard
Homeowner Name(s): Pablo A. Cortez	
Mailing Address: 1553 Belfield Avenue, Philadelphia, PA 19141	
Authorized Contact: Pablo A. Cortez	
Application Date: 12/13/2023	

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: \$19,999	Type of Mortgage: 30-year, forgiven at end of 30 years
Total Project Costs: \$1,000	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: 4/10/2024
Project Start Date: One month after settlement	Project Completion Date: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: 6/3/2024

6. DEVELOPMENT SUMMARY

Project Summary:

The applicant proposes to rehabilitate 1532 W. Loudon Street as a rear yard. Improvements include cleaning the lot, installing a new fence and planting flowers. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a side/rear yard.

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

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

I. Side/Rear Yards

A. Permitted Use.

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

B. Mortgages and Deed Restrictions.

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

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1532 W. Loudon Street as a side yard to Pablo A. Cortez 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: 6/3/2024

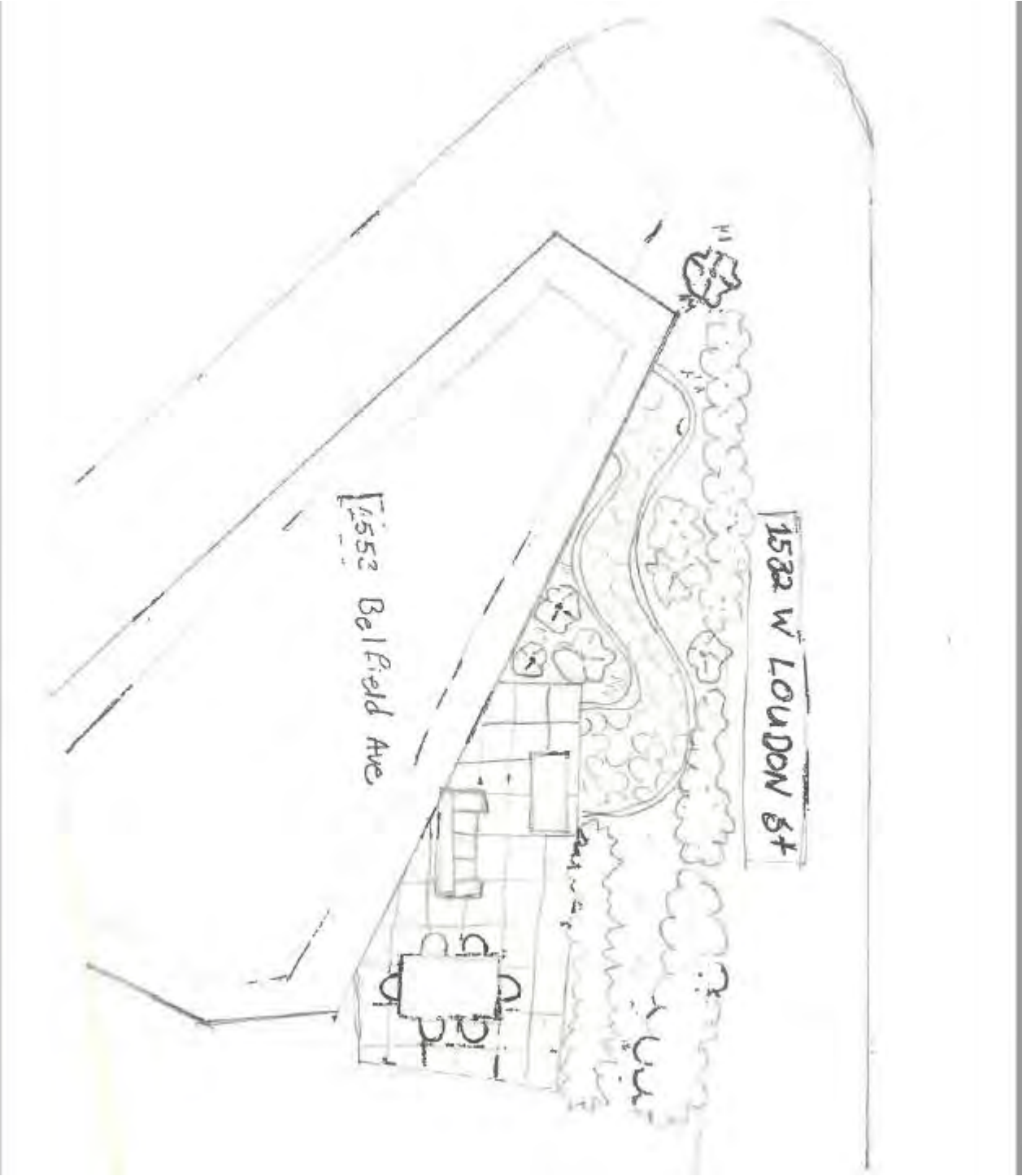
PROPERTY POSTING PHOTO(S)



SIDE YARD FACT SHEET

Last Updated: 6/3/2024

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: 6/3/2024

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: 1532 Louden St
Philadelphia, PA 19141

OPINION OF VALUE: \$20,000

USE OF REAL ESTATE EXISTING AS OF
APRIL 10, 2024 THE EFFECTIVE DATE OF VALUE: Vacant Land

USE OF REAL ESTATE REFLECTED
IN THIS APPRAISAL AS OF APRIL 10, 2024 Vacant Land

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

IDENTIFICATION OF THE CLIENT:

Philadelphia Land Bank

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Value only good for 6 months