

**THE FOLLOWING PERTAINS TO ITEMS 4 TO 7  
ON THE NOVEMBER 20, 2019 AGENDA**

**RESOLUTION NO. 2019 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
110 E. WISHART STREET TO VICTOR DIAZ**

**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, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 110 E. Wishart (the "Property") at its public meeting held on November 12, 2019.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Victor Diaz for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, 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, 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.

**1. ADDRESS:** 110 E. Wishart St.

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19134	<b>Census Tract:</b> 017602	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 690	
<b>OPA Value:</b> \$3,800	<b>Appraised Value:</b> \$N/A	<b>Open EOs:</b> 1

**3. APPLICANT INFORMATION**

<b>Name:</b> Victor Diaz
<b>Mailing Address:</b> 108 E. Wishart St.
<b>Type:</b> Individual
<b>Authorized Contact:</b> Victor Diaz
<b>Application Date:</b> 2/26/2019

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Competitive Sale*	<b>Strategic Plan Goal:</b> Side Yard
<b>Price:</b> \$1.00	<b>Determined by:</b> Nominal*
<b>Development Type:</b> Rehabilitation	<b>Proposed Use:</b> Side Yard*
<b>Units:</b> - -	<b>Buildings/Structures:</b>
<b>Gross Floor Area:</b>	<b>End User:</b>
<b>Construction Costs:</b> \$250	<b>Construction Cost / sq. ft.:</b> \$
<b>Total Project Costs:</b> \$250	<b>Project Funding Available:</b>

**5. DISPOSITION APPROVALS**

<b>Developer Agreement Executed:</b>	
<b>Economic Opportunity Plan (EOP):</b> Not Applicable*	<b>Restrictions or Covenants:</b> Yes*
<b>VPRC Approval:</b>	<b>City Council Approval:</b>
<b>Philadelphia Land Bank/PRA Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

**6. DEVELOPMENT SUMMARY**

The applicant proposes to rehabilitate the property as a side yard.

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 yard

Property is in an eligible area so no mortgage is required

**7. STAFF RECOMMENDATION**

The staff upon review of application recommends this disposition.

**Prepared by:** Wendolyne David Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel



**RESOLUTION NO. 2019 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
221 W. SERGEANT STREET TO LUIS M. GONZALEZ**

**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, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 221 W. Sergeant Street (the "Property") at its public meeting held on November 12, 2019.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Luis M. Gonzalez for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, 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, 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.

**1. ADDRESS:** 221 W. Sergeant St.

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 016300	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 468	
<b>OPA Value:</b> \$1,800	<b>Appraised Value:</b> \$N/A	<b>Open EOIs:</b> 1

**3. APPLICANT INFORMATION**

<b>Name:</b> Luis M. Gonzalez
<b>Mailing Address:</b> 219 W. Sergeant St.
<b>Type:</b> Individual
<b>Authorized Contact:</b> Luis M. Gonzalez
<b>Application Date:</b> 9/16/19

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Competitive Sale*	<b>Strategic Plan Goal:</b> Side Yard
<b>Price:</b> \$1.00	<b>Determined by:</b> Nominal*
<b>Development Type:</b> Rehabilitation	<b>Proposed Use:</b> Side Yard*
<b>Units:</b> - -	<b>Buildings/Structures:</b>
<b>Gross Floor Area:</b>	<b>End User:</b>
<b>Construction Costs:</b> \$500	<b>Construction Cost / sq. ft.:</b> \$
<b>Total Project Costs:</b> \$500	<b>Project Funding Available:</b>

**5. DISPOSITION APPROVALS**

<b>Developer Agreement Executed:</b>	
<b>Economic Opportunity Plan (EOP):</b> Not Applicable*	<b>Restrictions or Covenants:</b> Yes*
<b>VPRC Approval:</b> TBD	<b>City Council Approval:</b> TBD
<b>Philadelphia Land Bank/PRA Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

**6. DEVELOPMENT SUMMARY**

The applicant proposes to rehabilitate the property as a side yard.

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 yard.

Property is in an eligible area so no mortgage is required

**7. STAFF RECOMMENDATION**

The staff upon review of application recommends this disposition.



**Reviewed by:** Steve Cusano - Senior Counsel



**RESOLUTION NO. 2019 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
540 E. CAMBRIA TO JOSE MIRANDA**

**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, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 540 E. Cambria (the "Property") at its public meeting held on November 12, 2019.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Jose Miranda for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, 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, 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.

**1. ADDRESS:** 540 E Cambria Street

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19134	<b>Census Tract:</b> 017702	<b>Council District:</b> CD7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 838 SQFT	
<b>OPA Value:</b> \$8,400	<b>Appraised Value:</b> \$N/A	<b>Open EOIs:</b> 11

**3. APPLICANT INFORMATION**

<b>Name:</b> Jose Miranda
<b>Mailing Address:</b> 538 E Cambria Street
<b>Type:</b> Individual
<b>Authorized Contact:</b>
<b>Application Date:</b> 03/15/2019

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Direct Sale	<b>Strategic Plan Goal:</b>
<b>Price:</b> \$1	<b>Determined by:</b> Nominal*
<b>Development Type:</b>	<b>Proposed Use:</b> Side Yard*
<b>Units:</b> - Residential -	<b>Buildings/Structures:</b> 0
<b>Gross Floor Area:</b> Total Floor Area	<b>End User:</b> Owner-Occupied (by Applicant)
<b>Construction Costs:</b> \$200	<b>Construction Cost / sq. ft.:</b> \$
<b>Total Project Costs:</b> \$200	<b>Project Funding Available:</b>

**5. DISPOSITION APPROVALS**

<b>Developer Agreement Executed:</b>	
<b>Economic Opportunity Plan (EOP):</b> Not Applicable*	<b>Restrictions or Covenants:</b> Yes*
<b>VPRC Approval:</b>	<b>City Council Approval:</b>
<b>Philadelphia Land Bank Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

**6. DEVELOPMENT SUMMARY\*\***

Applicant process the cleaning and greening of this parcel for use as a side yard. Applicant is under a garden agreement.

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 yard.

Property is in an eligible area so no mortgage is required

\*\*Must include statement regarding how title was acquired.

**7. STAFF RECOMMENDATION**

Staff recommends the disposition of 540 E Cambria Street as a side yard in accordance with the disposition policy.

Prepared by: Jennielee Ortiz – Clerk III

**Reviewed by:** Steve Cusano – Senior Counsel



**RESOLUTION NO. 2019 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2760 N. RINGGOLD STREET TO KIM M. MOORE**

**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, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of **2760 N. Ringgold Street** (the “Property”) at its public meeting held on November 12, 2019.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Kim M. Moore for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, 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, 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.

1. **ADDRESS:** 2760 N. Ringold Street

2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19132	<b>Census Tract:</b> 017201	<b>Council District:</b> 4
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 653 sq ft	
<b>OPA Value:</b> \$5,100	<b>Appraised Value:</b> \$n/a	<b>Open EOIs:</b>

3. **APPLICANT INFORMATION**

<b>Name:</b> Kim M. Moore
<b>Mailing Address:</b> 2758 N. Ringold Street
<b>Type:</b> Individual
<b>Authorized Contact:</b> Kim M. Moore
<b>Application Date:</b> 4/25/2019

4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Competitive Sale*	<b>Strategic Plan Goal:</b> Side Yard
<b>Price:</b> \$1.00	<b>Determined by:</b> Nominal*
<b>Development Type:</b> Rehabilitation	<b>Proposed Use:</b> Side Yard*
<b>Units:</b> 0 - Residential 0 - Commercial	<b>Buildings/Structures:</b> 0
<b>Gross Floor Area:</b> 632 sq ft	<b>End User:</b> Owner-Occupied (by Applicant)
<b>Construction Costs:</b> \$150	<b>Construction Cost / sq. ft.:</b> \$
<b>Total Project Costs:</b> \$150	<b>Project Funding Available:</b> Committed and Verified*

5. **DISPOSITION APPROVALS**

<b>Developer Agreement Executed:</b>	
<b>Economic Opportunity Plan (EOP):</b> Not Applicable*	<b>Restrictions or Covenants:</b> Yes*
<b>VPRC Approval:</b>	<b>City Council Approval:</b>
<b>Philadelphia Land Bank/PRA Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

**6. DEVELOPMENT SUMMARY**

The applicant proposes to rehabilitate 2760 N. Ringold Street as a side yard. Improvements include a vegetable garden and 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 yard.

**7. STAFF RECOMMENDATION**

The Philadelphia Land Bank recommends the disposition of 2760 N. Ringold Street to Kim M. Moore as a side yard.



**Reviewed by:** Steve Cusano – Senior Counsel



**RESOLUTION NO. 2019 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
3848 MELON STREET TO LORRAINE DURHAM**

**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, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 3848 Melon Street (the "Property") at its public meeting held on November 12, 2019.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Lorraine Durham for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, 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, 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.

**1. ADDRESS:** 3848 Melon Street

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19104	<b>Census Tract:</b>	<b>Council District:</b> 3
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 902 sq ft	
<b>OPA Value:</b> \$20,500	<b>Appraised Value:</b> \$n/a	<b>Open EOs:</b>

**3. APPLICANT INFORMATION**

<b>Name:</b> Lorraine Durham
<b>Mailing Address:</b> 3850 Melon Street
<b>Type:</b> Individual
<b>Authorized Contact:</b> Lorraine Durham
<b>Application Date:</b> 10/22/2019

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Competitive Sale*	<b>Strategic Plan Goal:</b> Side Yard
<b>Price:</b> \$1.00	<b>Determined by:</b> Nominal*
<b>Development Type:</b> Rehabilitation	<b>Proposed Use:</b> Side Yard*
<b>Units:</b> 0 - Residential 0 - Commercial	<b>Buildings/Structures:</b> 0
<b>Gross Floor Area:</b> 902 sq ft	<b>End User:</b> Owner-Occupied (by Applicant)
<b>Construction Costs:</b> \$500	<b>Construction Cost / sq. ft.:</b> \$0.55
<b>Total Project Costs:</b> \$500	<b>Project Funding Available:</b> Committed and Verified*

**5. DISPOSITION APPROVALS**

<b>Developer Agreement Executed:</b>	
<b>Economic Opportunity Plan (EOP):</b> Not Applicable*	<b>Restrictions or Covenants:</b> Yes*
<b>VPRC Approval:</b>	<b>City Council Approval:</b>
<b>Philadelphia Land Bank/PRA Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

**6. DEVELOPMENT SUMMARY**

The applicant proposes to rehabilitate 3848 Melon Street as a side yard. Improvements include outdoor seating and a vegetable garden.

Evidence of project financing has been provided in the form of a bank statement.

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

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

The property will be subject to a 30 year non-amortizing mortgage and use restrictions as a side yard.

**7. STAFF RECOMMENDATION**

The Philadelphia Land Bank recommends the disposition of 3848 Melon Street to Lorraine Durham as a side yard.

**Reviewed by:** Steve Cusano – Senior Counsel



**RESOLUTION NO. 2019 – \_\_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2908 N. 2<sup>ND</sup> STREET TO CRISELIDA DELGADO**

**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, subject to approval of the Vacant Property Review Committee and resolution by Philadelphia City Council, and subject further to the terms and conditions of Section 16-707.

**WHEREAS**, the Vacant Property Review Committee reviewed the proposed transfer of 2908 N. 2<sup>nd</sup> Street (the "Property") at its public meeting held on November 12, 2019.

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Land Bank to convey the Property.

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

1. The conveyance of the Property to Criselida Delgado for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, 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, 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.

**1. ADDRESS:** 2908 N. 2nd St.

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 017601	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 1,342	
<b>OPA Value:</b> \$31,100	<b>Appraised Value:</b> \$N/A	<b>Open EOs:</b> 1

**3. APPLICANT INFORMATION**

<b>Name:</b> Criselida Delgado
<b>Mailing Address:</b> 2910 N. 2nd St.
<b>Type:</b> Individual
<b>Authorized Contact:</b> Criselida Delgado
<b>Application Date:</b> 9/30/19

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Competitive Sale*	<b>Strategic Plan Goal:</b> Side Yard
<b>Price:</b> \$1.00	<b>Determined by:</b> Nominal*
<b>Development Type:</b> Rehabilitation	<b>Proposed Use:</b> Side Yard*
<b>Units:</b> - -	<b>Buildings/Structures:</b>
<b>Gross Floor Area:</b>	<b>End User:</b>
<b>Construction Costs:</b> \$500	<b>Construction Cost / sq. ft.:</b> \$0.37
<b>Total Project Costs:</b> \$500	<b>Project Funding Available:</b> Committed and Verified*

**5. DISPOSITION APPROVALS**

<b>Developer Agreement Executed:</b>	
<b>Economic Opportunity Plan (EOP):</b> Not Applicable*	<b>Restrictions or Covenants:</b> Yes*
<b>VPRC Approval:</b> TBD	<b>City Council Approval:</b> TBD
<b>Philadelphia Land Bank/PRA Board Approval:</b>	
<b>Settlement Date:</b>	<b>Construction Deadline:</b>

\*See Development Summary for more information

**6. DEVELOPMENT SUMMARY**

The applicant proposes to rehabilitate the property as a side yard. Property is in an eligible area so no mortgage is required.

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 yard.

**7. STAFF RECOMMENDATION**

The staff upon review of application recommends this disposition.



**Reviewed by:** Steve Cusano – Senior Counsel

