

RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2916-24 N. 2ND STREET TO HACE AFFORDABLE HOUSING CORPORATION**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, 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 2916-24 N. 2nd 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 Hace Affordable Housing Corporation 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.



DEVELOPMENT FACT SHEET

Last Updated: November 15, 2019

1. **ADDRESS:** 2916-24 N 2nd Street

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 017601	Council District: CD 7
Zoning: RSA-5	Lot Area: 10,754 SF	
OPA Value: \$97,800	Appraised Value: N/A	Open EOIs: 5

3. APPLICANT INFORMATION

Name: HACE Affordable Housing Corporation
Mailing Address: 167 W Allegheny Ave, Philadelphia, PA 19140
Type: Nonprofit
Authorized Contact: Maria Gonzalez
Application Date: 11/07/19

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Garden / Open Space
Price: \$1	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Community Garden
Units: -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$10,000	Project Funding Available: Acceptable Plan Verified*

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

HACE Affordable Housing Corporation, a not for profit operating in North Philadelphia intends to take the parcel of land and transform it into a community garden which they will manage. This is part of their overall strategy for Crime Prevention through Environmental Design, displacing the current criminal activity.

7. STAFF RECOMMENDATION

The staff recommends this disposition as it meets with the Strategic Goals of the Land Bank and will become a community asset.



DEVELOPMENT FACT SHEET

Last Updated: *November 12, 2019*

Prepared by: Wedolyne David – Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel

DEVELOPMENT FACT SHEET

Last Updated: November 12, 2019



DEVELOPMENT FACT SHEET

Last Updated: November 12, 2019



RESOLUTION NO. 2019 - _____

RESOLUTION AUTHORIZING A LEASE WITH HACE FOR 513 W. SUSQUEHANNA AVE.; 19, 21, 23, 25, AND 27 E. SOMERSET ST.; 2744 AND 2746 A ST.; 3012, 3018, 3022, 3024, 3026, 3028, 3036, AND 3042 N. AMERICAN ST.; 190 AND 191 W. MONMOUTH ST.; AND 2725, 2729, 2731, 2733, AND 2735 N. ORKNEY ST.

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 Land Bank desires to lease to HACE, a Pennsylvania non-profit corporation, 513 W. Susquehanna Ave; 19, 21, 23, 25, and 27 E. Somerset St.; 2744 and 2746 A St.; 3012, 3018, 3022, 3024, 3026, 3028, 3036, and 3042 N. American St.; 190 and 191 W. Monmouth St; and 2725, 2729, 2731, 2733 and 2735 N. Orkney St. (collectively, the “Property”) pursuant to terms set forth in Exhibit “A” attached hereto.

WHEREAS, the Vacant Property Review Committee reviewed the lease of the Property to HACE 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 lease the Property pursuant to this Resolution.

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

1. The lease of the Property to HACE is in the best interests of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution and approval by resolution of Philadelphia City Council.
2. The lease 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 leases, agreements, and other documents, as may be necessary or desirable, to consummate the lease of the Property with terms and conditions materially in conformance with the terms set forth in Exhibit “A” attached hereto (collectively, the “Transaction Documents”) and further containing such other terms and conditions which the Executive Director and Senior Counsel deem necessary or desirable 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.

Exhibit A

Term	Five (5) years
Rent	Twenty-Three Dollars (\$23.00) annually
Real Estate Taxes, Insurance, and Other Costs	All costs, expenses, liabilities, and obligations relating to the ownership and operation of the premises including insurance, utilities, taxes, construction, repair, and maintenance are tenant's responsibility.
Permitted Use	Community gardening and open space



DEVELOPMENT FACT SHEET

Last Updated: *November 12, 2019*

1. ADDRESS: 513 W SUSQUEHANNA AVE; 19 E SOMERSET ST; 21 E SOMERSET ST; 23 E SOMERSET ST; 25 E SOMERSET ST; 27 E SOMERSET ST; 2744 A ST; 2746 A ST; 3012 N AMERICAN ST; 3018 N AMERICAN ST; 3022 N AMERICAN ST; 3024 N AMERICAN ST; 3026 N AMERICAN ST; 3028 N AMERICAN ST; 3036 N AMERICAN ST; 3042 N AMERICAN ST; 190 W MONMOUTH ST; 191 W MONMOUTH ST; 2725 N ORKNEY ST; 2729 N ORKNEY ST; 2731 N ORKNEY ST; 2733 N ORKNEY ST; 2735 N ORKNEY ST

2. PROPERTY INFORMATION

Zip Code: 19133	Census Tract: 017601	Council District: CD 7
Zoning: RSA-5	Lot Area:	
OPA Value: \$175,200	Appraised Value: \$528,000	Open EOs: 0

3. APPLICANT INFORMATION

Name: HACE, Inc.
Mailing Address: 167 W Allegheny Ave, Philadelphia, PA 19140
Type: Nonprofit
Authorized Contact: Maria Gonzalez
Application Date: 11/07/19

4. PROJECT INFORMATION

Disposition Type: License / Lease Agreement	Strategic Plan Goal: Garden / Open Space
Price: \$23	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Community Garden
Units: - -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$10,000	Project Funding Available: Acceptable Plan Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed: TBD	
Economic Opportunity Plan (EOP): Not Applicable*	Restrictions or Covenants: Yes*
VPRC Approval: TBD	City Council Approval: TBD



DEVELOPMENT FACT SHEET

Last Updated: November 15, 2019

Philadelphia Land Bank/PRA Board Approval: TBD

Settlement Date: TBD

Construction Deadline: TBD

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

HACE, a not for profit operating in North Philadelphia intends to take the parcel of land and transform it into managed open space. This is part of their overall strategy for Crime Prevention through Environmental Design, displacing the current criminal activity. HACE will maintain the lots and report on activities and property management activities.

Term: Five (5) years

Rent: Twenty-Three Dollars (\$23.00) annually

Real Estate Taxes, Insurance, and Other Costs: All costs, expenses, liabilities, and obligations relating to the ownership and operation of the premises including insurance, utilities, taxes, construction, repair, and maintenance are tenant's responsibility.

Permitted Use: Community gardening and open space

7. STAFF RECOMMENDATION

The staff recommends this disposition as it meets with the Strategic Goals of the Land Bank and will become a community asset.

Prepared by: Wedolyne David – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

2744—2746 A. ST.



DEVELOPMENT FACT SHEET

Last Updated: November 12, 2019

19-21 E. SOMERSET ST,



23 E. SOMERSET ST.



25-27 E. SOMERSET ST.



DEVELOPMENT FACT SHEET

Last Updated: *November 12, 2019*

513 W. SUSQUEHANNA AVE.



DEVELOPMENT FACT SHEET

Last Updated: November 12, 2019

621 JEFFERSON ST.



DEVELOPMENT FACT SHEET

Last Updated: *November 12, 2019*

3012-3042 N. AMERICAN ST.



DEVELOPMENT FACT SHEET

Last Updated: *November 12, 2019*



DEVELOPMENT FACT SHEET

Last Updated: November 12, 2019



DEVELOPMENT FACT SHEET

Last Updated: November 12, 2019



2725 N. ORKNEY ST.



190. W Monmouth Street



191 W Monmouth Street

