

**Board of Director's Meeting
September 25, 2019 - 3:00 PM
Agenda**

1. Roll Call
2. Public Comment
3. Approval of Minutes for the Meeting of August 28, 2019
4. Property Dispositions
 - 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, and 1954 N. 8th Street
 - ~~1755 W. Thompson Street~~
5. Resolution Granting Authorization to Acquire Properties at Judicial Sale
6. Resolution Authorizing the Acquisition of 1802, 1804, 1824, 1826, and 1828 N. Ringgold Street
7. Resolution Regarding 623-39 N. 39 Street
8. ~~Resolution Regarding 3801-05 Lancaster Avenue~~
9. Resolution Amending Resolution No. 2019 – 37 (Lease with Avenue North Renaissance for 1420-22 Poplar Street, 1429-31 Ogden Street, And 852-58 N. Carlisle Street)
10. Resolution Authorizing an Agreement for Professional Services
11. Executive Director's Report (including update on property transfers, acquisition, and sales)
12. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC

**PHILADELPHIA LAND BANK
BOARD MEETING MINUTES**

A Rescheduled Meeting of the Board of Directors of the Philadelphia Land Bank was held on Wednesday, August 28, 2019 commencing at 3:00 p.m. in the offices of the Philadelphia Housing Development Corporation, being its regular meeting place, 17th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

CALL TO ORDER

Ms. Rashid called the meeting to order at 3:09 p.m.

ANNOUNCEMENT

Steve Cusano, Senior Counsel, announced that prior to today's Public Session, the Board held an Executive Session in which the Board received information regarding the following litigation matters: (i) City of Philadelphia vs. Etta T. Cambridge, Philadelphia Court of Common Pleas, Case ID: 1409T0248; (ii) City of Philadelphia vs Sylvester Q. Jones, Philadelphia Court of Common Pleas, Case ID: 1806T0724; (iii) Philadelphia Land Bank vs. Yvette Miles and Dwight Johnson, Philadelphia Court of Common Pleas, Case ID: 190700047; (iv) City of Philadelphia vs Clinton Gabaree and Esther Gabaree, et al, Philadelphia Court of Common Pleas, Case ID: 1706T0499; (v) Philadelphia Land Bank vs Marcelina Cartagena, et al, Philadelphia Court of Common Pleas, Case ID: 1906T005362; (vi) City of Philadelphia vs Andre Johnson, Philadelphia Court of Common Pleas, Case ID: 1704T0696; and (vii) Donald Wakins vs the Philadelphia Land Bank, US District Court for the Eastern District of Pennsylvania, Civil Action No: 18-CV-04242.

**Agenda Item 1
Roll Call**

The following members of the Board of Directors reported present: Paulette Adams, Dominique Casimir, Richard DeMarco, Joshu Harris, Michael Johns, Jennifer Kates (arrived at 3:29), Michael Koonce, Majeedah Rashid, and Rick Sauer.

The following members of the Board of Directors were not present: Christian Dunbar.

The following staff members were present: Angel Rodriguez, Steve Cusano, Esq., Wendolyne David, Roneece Dent, Andrea Saah, Esq., Carolyn Terry, and Bradley Vassallo.

Public Attendees: The list of public attendees is attached to these minutes.

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

**Agenda Item 2
Public Comment**

Selah Lynch from the 5400 Florence Garden group explained the purpose of this group. She indicated that she attended a meeting with Mr. Rodriguez and thanked him for his time and would like to schedule

another meeting to discuss the postponement of additional properties from sheriff's sale so they can be acquired for community garden use. In addition, Alexander Miller, Sandra Dandridge, Jackie Williams, Wanda Fontenot, and Kelly McEvoy expressed their gratitude for the Land Bank's efforts to provide land for gardening.

Alvin Jumps asked how the Land Bank is different from sheriff's sale and why so few people know about Land Bank. Mr. Rodriguez responded that many people are aware of the Land Bank and provided an explanation of the formation of the Land Bank and the Land Bank's priority bid power to acquire tax delinquent properties at sheriff's sale. Mr. Rodriguez further explained that the Land Bank is different from a sheriff's sale in that we utilize the sheriff's sale to acquire property. Mr. Jumps then asked if anyone can buy a property from the Land Bank. Mr. Rodriguez provided some information regarding the Land Bank's disposition process.

Karen Minor asked if a person has to bid for sheriff's sale property with the Land Bank instead of going to sheriff's sale. Mr. Rodriguez explained the difference of acquiring properties from sheriff's sale as opposed to the Land Bank.

Mr. DeMarco left at 3:20 pm.

Mr. Jumps had some additional questions which Mr. Rodriguez answered. Mr. Jumps then requested that Mr. Rodriguez attend the community meeting at the 12th Police District. Mr. Rodriguez responded that he would look into it.

Elizabeth Waring from the Holly Street Neighbors' Garden in West Philadelphia indicated that the neighbors are committed to keeping the garden and asked how the Land Bank can assist. Mr. Rodriguez responded that the Land Bank is working with a developer on a land swap.

Agenda Item 3

Approval of Board Minutes

Ms. Rashid called for a motion to approve the minutes of the Board meeting of July 24, 2019.

Ms. Adams made a motion to approve the minutes of the Board meeting of July 24, 2019. The motion was seconded by Mr. Johns with one correction; the spelling of Dominique Casimir's name.

Upon motion made and duly seconded, the Board approved the minutes of the July 24, 2019 Board meeting with the correction noted above.

Agenda Item 4

Executive Director's Report

Mr. Rodriguez presented the Board with the report of properties acquired in the first quarter attached to these minutes as Exhibit A. Mr. Rodriguez reminded the Board that before the close of the last fiscal year, the Land Bank was not allocated acquisition funds, but the City allowed the Land Bank to use acquisition funds not spent in fiscal year 2019 for fiscal year 2020 acquisitions. Mr. Rodriguez then reminded the Board that the Land Bank expects to receive acquisition funds through a transfer ordinance which is expected in September. For this reason,

the Land Bank postponed sheriff's sale acquisitions until funding is received. Identified properties scheduled for the August and September sheriff's sales will be postponed until October and November.

Mr. DeMarco returned at 3:26 pm.

Mr. Rodriguez then discussed the garden license agreement report attached to these minutes as Exhibit B.

Mr. Rodriguez then discussed the report attached to these minutes as Exhibit C. Specifically, Mr. Rodriguez provided the Board with an update regarding the Cobbs Creek Market Street RFP which was re-posted on August 12th, the Grays Ferry Earp Street RFP which received two proposals, and the Grays Ferry Manton Street RFP.

Ms. Kates arrived at 3:30 pm.

Mr. Rodriguez then informed the Board that the Land Bank will offer training to explain the application and the application process to developers. The goal is to educate developers and increase the number of qualified applicants and proposals. The Board asked if an applicant could cure defects in their proposal and how to better market RFPs which Mr. Rodriguez answered and the Board discussed.

Agenda Item 9 **Adjournment**

There being no further business, Ms. Rashid called for a motion to adjourn the meeting.

Ms. Casimir made a motion to adjourn the meeting. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board approved to adjourn the meeting. The meeting was adjourned at 3:42 p.m.

SECRETARY TO THE BOARD

QUESTIONS TO DIRECTOR



BOARD OF DIRECTORS

RESCHEDULED MEETING
Wednesday, August 28, 2019 at 3:00 PM

1204 Market Street, 17th Floor, Philadelphia, PA 19107

ALL QUESTIONS ARE REQUESTED TO SUBMIT
THIS SUBJECT TO DIRECTOR WILL BE PART OF THE AGENDA ITEMS AND ANY INFORMATION CONTAINED HEREIN WILL BE PUBLIC

NAME	COMPANY	EMAIL
1 Krutke	Commonwealth PG	krutke@comcast.net
2 William Rine	The Gordon at Florence	william@lazi.philly.com
3 Kelly McEvoy	Thompson Florence	kelly52@comcast.net
4 Sylvia Davidson	3000 South Florence Ave	svl@philly.com
5 Allen Davis Jr.	3000 South Florence Ave	allen@philly.com
6 Elizabeth Manning	Holly Street Neighbors	elizabethmanning@gmail.com
7 Wanda G. Fontenot	Florence Farmer	
8 Alexander Miller	5400 Florence Garden	Alexander.T.Miller@gmail.com
9 Sekh Leysa	6400 Florence Garden	sekh@philly.com
10 Pat Deshane	Com. Ph. 5400	philly@philly.com
11 Steven B. Bickert	5400 Florence Garden	steven@philly.com
12		

PLB Tax Sale Acquisitions FY20, Q1 To Date
(7/1/2019 -8/28/2019)

				Date of Sheriff Sale	Proposed Use	Zoning Code	OPA Total Land Value	Actual Amt. Paid to Acquire (Incl serv. fees)
		Property Address	CD					
1	1ST QUARTER	1 1911 S Salford St	2	7/17/2019	Affordable Housing	RM1	\$8,300	\$8,300.00
2		2 2152 N Natrona St	5	7/17/2019	Affordable Housing	RSA5	\$10,400	\$5,615.81
3		3 323 N Holly St	3	7/17/2019	Community Garden	RSA5	\$20,900	\$2,521.97
4		4 5735 Belmar St	3	7/17/2019	Affordable Housing	RM1	\$6,500	\$6,500.00
5		5 1916 N 3rd St	7	7/23/2019	Affordable Housing	RSA5	\$18,300	\$12,804.57
6		6 1918 N 3rd St	7	7/23/2019	Affordable Housing	RSA5	\$18,300	\$12,805.19
7		7 2126 N 9th St	5	7/23/2019	Affordable Housing	RM1	\$19,600	\$15,702.34
8		8 2263 N 19th St	5	7/23/2019	Affordable Housing	RSA5	\$7,200	\$6,165.81
9		9 2419 N Orianna St	7	7/23/2019	Sideyard	RSA5	\$5,500	\$6,044.82
10		10 248 W Thayer St	7	7/23/2019	Affordable Housing	RM1	\$6,700	\$7,600.00
11		11 3012 N Darien St	5	7/23/2019	Affordable Housing	RM1	\$6,300	\$7,200.00
12		12 3128 N Wendle St	5	7/23/2019	Affordable Housing	RM1	\$7,600	\$8,500.00
13		13 5812 Lena St	8	7/23/2019	Affordable Housing	RSA3	\$17,000	\$17,900.00
14		14 1049 W Orleans St	5	7/25/2019	Affordable Housing	RM1	\$10,700	\$11,600.00
15		15 1203 W Allegheny Ave	5	7/25/2019	Affordable Housing	RM1	\$28,200	\$15,174.36
16		16 1205 W Allegheny Ave	5	7/25/2019	Affordable Housing	RM1	\$28,300	\$15,197.18
17		17 1223 W Dauphin St	5	7/25/2019	Affordable Housing	RM1	\$27,400	\$15,301.16
18		18 1304 W Cambria St	5	7/25/2019	Affordable Housing	CMX2	\$4,300	\$5,200.00
19		19 1943 N 4th St	7	7/25/2019	Affordable Housing	RSA5	\$12,900	\$13,800.00
20		20 2233 N 21st St	5	7/25/2019	Affordable Housing	RSA5	\$7,600	\$8,500.00
21		21 2347 N 27th St	5	7/25/2019	Affordable Housing	RSA5	\$4,100	\$5,000.00
22		22 28 N 51st St	3	7/25/2019	Affordable Housing	RM1	\$20,500	\$19,364.88
23		23 3341 N 17th St	8	7/25/2019	Affordable Housing	RSA3	\$11,900	\$12,800.00
24		24 880 N 49th St	3	7/25/2019	Affordable Housing	RSA5	\$32,100	\$13,808.23
25		25 36 E Clavier St	8	8/20/2019	Affordable Housing	RSA3	\$9,300	\$10,200.00
					TOTAL COST TO ACQUIRE			\$263,606.32

EXHIBIT B

EXHIBIT A

**PLB FY20 Garden/Other License Agreements (Signed)
as of 8/28/2019**

	INDIVIDUAL GARDEN / OTHER LICENSE AGREEMENTS Property Address	Indiv. Garden Agmt. Signed	Council District	No. of Lots	Being Processed for Disp.
	FISCAL YEAR 2020 - SIGNED 3 new, plus 2 renewals) (sorted by date of signing)				
1	4338 Tackawanna St	7/29/2019	7	1	
2	1853 E Ontario St	8/6/2019	1	1	YES
3	2410 N 3rd St	8/9/2019	7	1	YES
4	2934 Gransback St (renewal)	8/16/2019	7	1	
5	2324 McClellan St (renewal)	8/25/2019	2	1	
	TOTAL COUNTS FY20	3 (plus 2 renewals)		5	2
	TOTAL GARDEN AGREEMENTS SIGNED SINCE INCEPTION	77			20
	* Lots with renewed agreements are counted only once.	(plus 9 renewals)		84 lots *	(plus 4 sold)

EXHIBIT C

Land Bank Update as of August 28, 2019:

OPEN SESSION

TAX ACQUISITIONS Status Report as of 8/28/2019:

DISPOSITIONS:

- **RFPs:**

- **Cobbs Creek Market Street 062119**

- The Philadelphia Land Bank ("Land Bank") is soliciting proposals from developers to acquire and develop six (6) parcels located in the Cobbs Creek neighborhood for affordable rental in accordance with this Request for Proposals ("RFP").
- The site consists of the following addresses (collectively, the "Development Site"):

Address

1. 5334 Market Street
2. 5336 Market Street
3. 5338 Market Street
4. 5340 Market Street
5. 5342 Market Street
6. 5344 Market Street

- The Land Bank will be the managing entity for all aspects of this solicitation process and will coordinate disposition of the Development Site to the selected applicant.
- The Development Site has an appraised value of \$300,000.

We received no submissions and it has been re-posted on 8/12/2019.

- **Grays Ferry Earp Street et al 062119**

- The Philadelphia Land Bank ("Land Bank") is soliciting proposals from developers to acquire and develop nineteen (19) parcels located in the Grays Ferry neighborhood for affordable homeownership in accordance with this Request for Proposals ("RFP").
- The site consists of the following addresses (collectively, the "Development Site"):

- | | | |
|------------------------------------|-----------------------|-----------------------|
| 1. 1327 S. 27 th Street | 8. 2724 Earp Street | 15. 2626 Sears Street |
| 2. 2613 Earp Street | 9. 2727 Earp Street | 16. 2630 Sears Street |
| 3. 2616 Earp Street | 10. 2735 Earp Street | 17. 2642 Sears Street |
| 4. 2701 Earp Street | 11. 2639 Reed Street | 18. 2648 Sears Street |
| 5. 2703 Earp Street | 12. 2641 Reed Street | 19. 2700 Sears Street |
| 6. 2714 Earp Street | 13. 2643 Reed Street | |
| 7. 2719 Earp Street | 14. 2614 Sears Street | |

- 2648 Sears Street is currently in the ownership of the City of Philadelphia ("City"). 2626 Sears Street is currently in the ownership of Philadelphia Housing Development Corporation ("PHDC"). Both properties will be conveyed to the Land Bank prior to settlement. All other properties in the Development Site are owned by the Land Bank.
- The Land Bank will be the managing entity for all aspects of this solicitation process and will coordinate disposition of the Development Site to the selected applicant.
- The Development Site has an aggregated appraised fair market value of \$1.09 Million.

Upon conducting a preliminary review of the two proposals received for Grays Ferry Earp Street et al 062119 (2nd Posting), one applicant will advance to scoring and evaluation:

The remaining applicants have been disqualified based on the following criteria:

1. **Sources and Uses of Funds** – Either missing, not in the proper form, illegible, or missing information
2. **Submission does not meet the requirements of the RFP**

- **Grays Ferry Manton Street et al 062119**

- The Philadelphia Land Bank ("Land Bank") is soliciting proposals from developers to acquire and develop twenty four (24) parcels located in the Grays Ferry neighborhood for affordable homeownership in accordance with this Request for Proposals ("RFP").
- The site consists of the following addresses (collectively, the "Development Site"):

1. 1210 S. 27 th Street 2. 1212 S. 27 th Street 3. 1214 S. 27 th Street 4. 2723 Ingram Street 5. 2725 Ingram Street 6. 2727 Ingram Street 7. 2729 Ingram Street 8. 2731 Ingram Street	9. 2733 Ingram Street 10. 2735 Ingram Street 11. 2737 Ingram Street 12. 2739 Ingram Street 13. 2704 Manton Street 14. 2706 Manton Street 15. 2710 Manton Street 16. 2712 Manton Street	17. 2716 Manton Street 18. 2720 Manton Street 19. 2724 Manton Street 20. 2726 Manton Street 21. 2738 Manton Street 22. 2740 Manton Street 23. 2705 Oakford Street 24. 2720 Oakford Street*
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- 1210, 1212, and 1214 S. 27th Street are currently in the ownership of the City of Philadelphia ("City"). All properties will be conveyed to the Land Bank prior to settlement. All other properties in the Development Site are owned by the Land Bank.
- The Development Site has an aggregated appraised fair market value of \$1.32 Million.

Upon conducting a preliminary review of the two proposals received for Grays Ferry Manton Street et al 062119, each of the applicants have been disqualified based on the following criteria:

- Certificate of Non-Indebtedness – Either missing, not signed, not dated, illegible, or not properly completed
- Sources and Uses of Funds – Either missing, not in the proper form, illegible, or missing information

**THE FOLLOWING PERTAINS TO ITEMS 4 TO 10
ON THE SEPTEMBER 25, 2019 AGENDA**

RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, AND 1954 N. 8TH STREET TO
PHILADELPHIA HOUSING AUTHORITY**

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 is expected to review the proposed transfer of 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, and 1954 N. 8th Street (collectively, the “Properties”) at its public meeting on October 8, 2019 and Philadelphia City Council is also expected to consider conveyance of the Properties.

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

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

1. The conveyance of the Properties to the Philadelphia Housing Authority (“PHA”) for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
2. The conveyance of the Properties is subject to compliance with all terms and conditions of Section 16-707 of the Philadelphia Code including, without limitation, the Vacant Property Review Committee’s recommendation, and adoption by Philadelphia City Council of a resolution, to convey the Properties to PHA.
3. The Executive Director, Director of Real Estate, 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 Properties (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: 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952 and 1954
N. 8th Street

2. PROPERTY INFORMATION

Zip Code: 19122	Census Tract: 037700	Council District: CD5
Zoning: RM-1	Lot Area: 8,695 sq ft	
OPA Value: \$55,200	Appraised Value: \$	Open EOIs: 0

3. APPLICANT INFORMATION

Name: Philadelphia Housing Authority
Mailing Address:
Type: Nonprofit
Authorized Contact:
Application Date: 09/05/2019

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*	Strategic Plan Goal: Housing - Workforce (120% AMI)
Price: \$1.00	Determined by: Nominal*
Development Type: New Construction	Proposed Use: Residential
Units: - -	Buildings/Structures:
Gross Floor Area:	End User:
Construction Costs: \$	Construction Cost / sq. ft.: \$
Total Project Costs: \$	Project Funding Available:

5. DISPOSITION APPROVALS

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

*See Development Summary for more information

6. DEVELOPMENT SUMMARY

Property to be conveyed to PHA for workforce housing project. These properties will be developed as part of the homeownership phase of the city's/PHA choice implantation grant. The North Central Homeownership project will consist of up to 30 single family townhouse style units with a sales price not to exceed \$250,000 and households not to exceed 120% AMI. Conveyance has district council support.

7. STAFF RECOMMENDATION

The staff upon review of application recommends this disposition.

Prepared by: Roneece S. Dent – Senior Development Specialist

Reviewed by: Steve Cusano – Senior Counsel

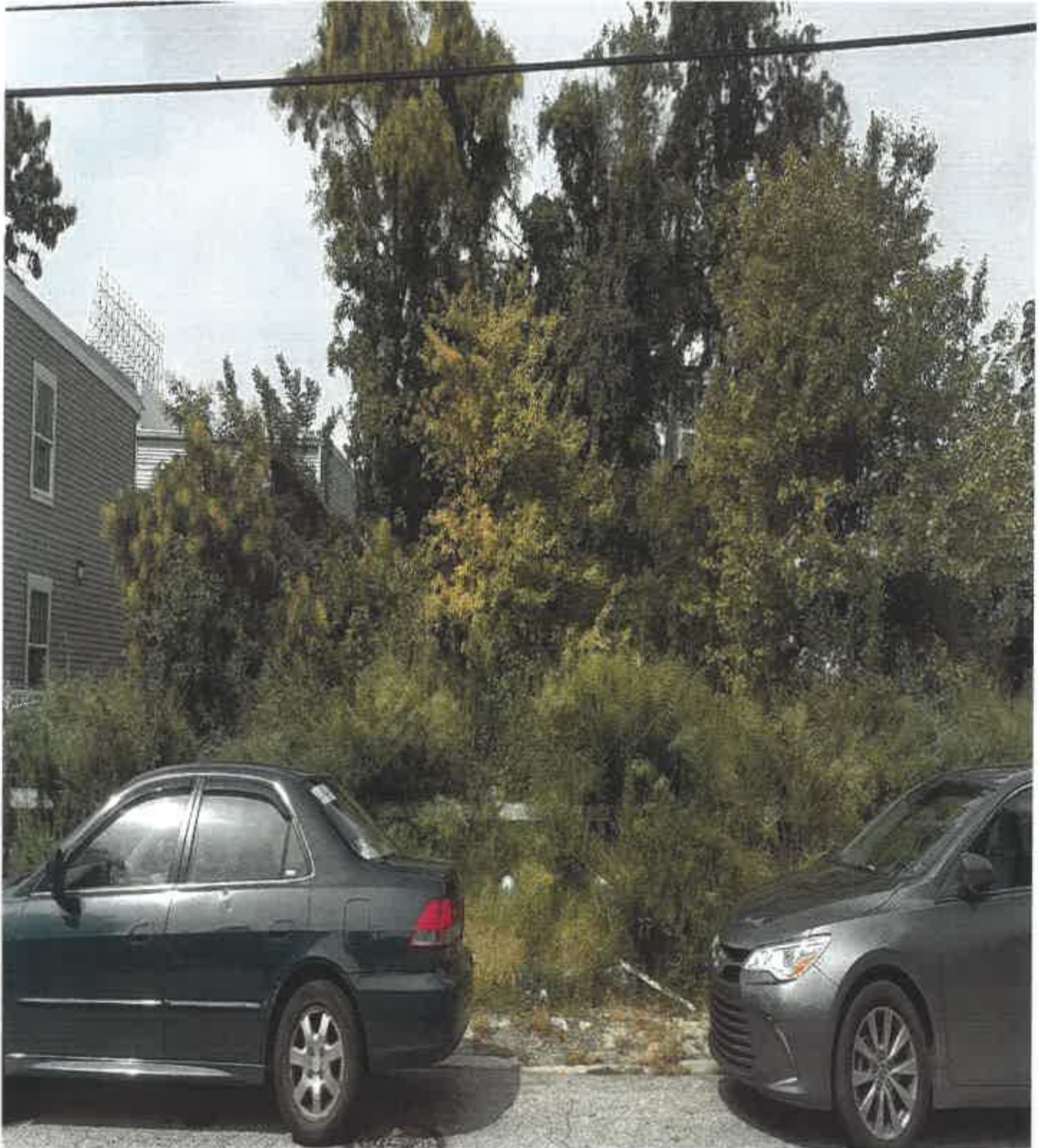
1914 N. 8th Street



1928 N. 8th Street



1930 N. 8th Street



1936 N. 8th Street



1938 N. 8th Street



1946 N. 8th Street



1948 N. 8th Street



1952 N. 8th Street



1954 N. 8th Street



RESOLUTION NO. 2019 – _____

**RESOLUTION GRANTING AUTHORIZATION TO ACQUIRE PROPERTIES AT
JUDICIAL SALE, SUBJECT TO CERTAIN TERMS AND CONDITIONS**

WHEREAS, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.*, ("**Land Bank Act**") authorizes a land bank to acquire property exposed for sale under the Municipal Claim and Tax Lien Law, 53 P.S. §§ 7101, *et seq.*;

WHEREAS, section 16-705(3)(b) of the Philadelphia Code authorizes the Land Bank to acquire tax delinquent properties at judicial sales conducted by, or on behalf of, the City of Philadelphia ("**Judicial Sale Properties**"); and

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") finds the acquisition of Judicial Sale Properties can be better managed by delegating the authority to bid for and acquire Judicial Sale Properties pursuant to the terms of this Resolution, and that this Resolution is in the best interests of the Land Bank.

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

1. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire Judicial Sale Properties on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party.
2. The maximum expenditure for acquisition of Judicial Sale Properties authorized by this Resolution is _____ Dollars (\$ _____) without further approval or authorization from the Board (the "**Spending Limit**").
3. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually further authorized to designate any Judicial Sale Properties as approved for acquisition in connection with the acquisition of Judicial Sale Properties pursuant to this Resolution.
4. The authority granted in this Resolution is in addition to any other authority to acquire Judicial Sale Properties granted in any other resolution. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire Judicial Sale Properties which the Board has granted or authorized in any other resolution.
5. For all Judicial Sale Properties acquired under this Resolution, the Executive Director shall report at each Regular Meeting of the Board on a cumulative basis: (a) the property address; (b) the amount paid; and (c) the proposed disposition use of the property. Land Bank staff shall provide such other information to allow the Board to properly supervise and control this delegation of authority.
6. Those Land Bank staff authorized to execute and deliver documents on behalf of the Land Bank under Resolution 2017-43 are hereby authorized to execute and deliver any and all applications, contracts, and other documentation necessary or desirable to carry out the purposes and intents of this Resolution.

7. 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.
8. The authorization provided in this Resolution shall expire on December 31, 2019 unless extended by further action by the Board.
9. This Resolution shall take effect immediately upon adoption by the Board.

RESOLUTION NO. 2019 – _____

**RESOLUTION AUTHORIZING ACQUISITION OF
1802, 1804, 1824, 1826, 1828 N. RINGGOLD STREET**

WHEREAS, section 2109(c) of the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, et seq., provides that a land bank may acquire real property or interests in real property by any means on terms and conditions and in a manner the land bank considers proper.

WHEREAS, section 16-705(2) of the Philadelphia Code authorizes the Philadelphia Land Bank ("**Land Bank**") to acquire real property or interests in real property through all legal means, subject to certain stated terms and conditions.

WHEREAS, the Land Bank desires to acquire 1802, 1804, 1824, 1826, and 1828 N. Ringgold Street, Philadelphia, PA 19121 (collectively, the "**Premises**") for a total purchase price not to exceed Sixty-Six Thousand Five Hundred Dollars (\$66,500), exclusive of prorations and closing costs.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to acquire the Premises, subject to the terms and conditions of this Resolution.

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

1. The Board hereby authorizes the acquisition of the Premises for a total purchase price not to exceed Sixty-Six Thousand Five Hundred Dollars (\$66,500), exclusive of prorations and closing costs.
2. The Executive Director, Director of Real Estate, 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 acquisition of the Premises (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.
3. 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.
4. This Resolution shall take effect immediately upon adoption by the Board.

RESOLUTION NO. 2019 – _____

**RESOLUTION REGARDING
623-39 N. 39TH STREET**

WHEREAS, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.*, authorizes a land bank to acquire property exposed for sale under the Municipal Claim and Tax Lien Law, 53 P.S. §§ 7101, *et seq.*

WHEREAS, section 16-705(2) of the Philadelphia Code authorizes the to acquire real property or interests in real property through all legal means, subject to certain stated terms and conditions.

WHEREAS, section 16-705(3)(b) of the Philadelphia Code authorizes the Philadelphia Land Bank ("**Land Bank**") to acquire tax delinquent properties at judicial sales conducted by, or on behalf of, the City of Philadelphia ("**Judicial Sale**").

WHEREAS, the Land Bank desires to acquire 623-39 N. 39th Street, Philadelphia, PA 19104 (the "**Premises**") at Judicial Sale.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") has determined that it is in the best interest of the Land Bank to acquire the Premises, subject to the terms and conditions of this Resolution.

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

1. The Board Chair, Board Vice-Chair, and Executive Director are each hereby individually authorized to bid for and acquire the Premises at Judicial Sale on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party
2. Prior to acquisition of the Premises, the Land Bank shall satisfy the following conditions:
 - a. The Land Bank shall identify a potential purchaser for the Premises (the "**Potential Purchaser**").
 - b. The Potential Purchaser, and use of the Premises, shall comply with all applicable disposition policies.
 - c. The Potential Purchaser will have signed a purchase agreement (the "**Agreement**") which shall include, without limitation, the Potential Purchaser's obligation to indemnify, defend, and hold harmless the Land Bank from and against any and all liabilities, obligations, and losses relating to (i) the validity, enforceability, or constitutionality of the Pennsylvania Land Bank Act, the Philadelphia Land Bank Ordinance, or both; and (ii) any actual or alleged right of redemption or proceeding to set aside sheriff sale. Notwithstanding anything to the contrary contained in this Resolution, the conveyance of the Premises to any Potential Purchaser is subject to approval of the Board.
3. The authority granted in this Resolution is in addition to any other authority to acquire properties at Judicial Sale granted in any other resolution. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire properties at Judicial Sale which the Board has granted or authorized in any other resolution.

4. Those Land Bank staff authorized to execute and deliver documents on behalf of the Land Bank under Resolution 2017-43 are hereby authorized to execute and deliver any and all applications, contracts, and other documentation necessary or desirable to carry out the purposes and intents of this Resolution.
5. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
6. This Resolution shall take effect immediately upon adoption by the Board.

RESOLUTION NO. 2019 - _____

**RESOLUTION AMENDING RESOLUTION 2019-37 AUTHORIZING A LEASE WITH
AVENUE NORTH RENAISSANCE FOR 1420-22 POPLAR STREET, 1429-31 OGDEN STREET,
AND 852-58 N. CARLISLE STREET**

WHEREAS, the Board of Directors of the Philadelphia Land Bank (“**Land Bank**”) adopted Resolution 2019-37 on May 15, 2019.

WHEREAS, the Land Bank desires to amend Resolution 2019-37 and the Board of Directors of the Philadelphia Land Bank has determined that it is in the best interest of the Land Bank to amend Resolution 2019-37 pursuant to this Resolution.

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

1. The phrase “up to fifteen (15) years” set forth in the Summary of Major Lease Terms attached to Resolution 2019-37 is hereby deleted in its entirety and replaced with “to September 30, 2047” as indicated immediately below.

Term	Initial term of one (1) year. The term is automatically extended to September 30, 2047 upon recommendation of the Vacant Property Review Committee and resolution of City Council, without any further action of the Land Bank Board.
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2. 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.
3. This Resolution shall take effect immediately upon adoption by the Board.

RESOLUTION NO. 2019 - _____

**RESOLUTION AUTHORIZING AN AGREEMENT
FOR PROFESSIONAL SERVICES**

WHEREAS, the Philadelphia Land Bank ("**Land Bank**") seeks to enter into a professional services agreement with Amanda Soskin (the "**Agreement**") to assist with certain projects and other Land Bank matters (collectively, the "**Services**").

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") has elected to waive the procurement rules for this Agreement as it is permitted to do where only a single contractor is able to provide the Services as supported by the written statement attached to this Resolution.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") has determined that it is in the best interest of the Land Bank to enter into a professional services agreement with Amanda Soskin, subject to the terms and conditions of this Resolution.

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

1. The Executive Directors is hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform the Agreement. The Agreement 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, subject to the following: (i) the term of the Agreement shall not be for more than one (1) year; and (ii) the maximum compensation under the Agreement shall be \$ _____.
2. 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.
3. This Resolution shall take effect immediately upon adoption by the Board.