

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.A.2**

RESOLUTION NO. 2025 – \_\_\_\_

**RESOLUTION AUTHORIZING CONVEYANCE OF  
4201, 4205, 4207, 4219, AND 4239 MANTUA AVENUE; 4514, 4517, 4521, 4606, AND  
4610 MERION AVENUE; 4115, 4510, 4511, 4512, AND 4514 OGDEN STREET;  
4227 OTTER STREET; 4527 PARRISH STREET; 4123, 4135, AND 4324 PENNSGROVE  
STREET; 877 AND 818 N. PRESTON STREET; 4637 WESTMINSTER AVENUE; 884 N. 41ST  
STREET; 948 AND 950 N. 42ND STREET; 922, 948, AND 1001 N. 43RD STREET; 854, 866,  
AND 960 N. 45TH STREET; AND 838 N. 46TH STREET  
TO CIVETTA PROPERTY GROUP LLC**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 4201 Mantua Avenue, 4205 Mantua Avenue, 4207 Mantua Avenue, 4219 Mantua Avenue, 4239 Mantua Avenue, 4514 Merion Avenue, 4517 Merion Avenue, 4521 Merion Avenue, 4606 Merion Avenue, 4610 Merion Avenue, 4115 Ogden Street, 4510 Ogden Street, 4511 Ogden Street, 4512 Ogden Street, 4514 Ogden Street, 4227 Otter Street, 4527 Parrish Street, 4123 Pennsgrove Street, 4135 Pennsgrove Street, 4324 Pennsgrove Street, 877 North Preston Street, 818 North Preston Street, 4637 Westminister Avenue, 884 North 41st Street, 948 North 42nd Street, 950 North 42nd Street, 922 North 43rd Street, 948 North 43rd Street, 1001 North 43rd Street, 854 North 45th Street, 866 North 45th Street, 960 North 45th Street, and 838 North 46th 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:

1. The conveyance of the Property to the Purchaser for Three Thousand Four Hundred and 00/100 U.S. Dollars (\$3,400.00) 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 \_\_\_\_\_.**

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## 1. ADDRESS:

4201, 4205, 4207, 4219, 4239 Mantua Street; 4521, 4514, 4517, 4610, 4606 Merion Avenue; 4115, 4510, 4511, 4512, 4514 Ogden Street; 4227 Otter Street; 4527 Parrish Street; 4123, 4135, 4324 Pennsgrove Street; 818, 877 N. Preston Street; 4637 Westminster Street; 884 N. 41st Street; 948, 950 N. 42nd Street; 922, 948, 1001 N. 43rd Street; 854, 866, 960 N. 45th Street; 838 N. 46th Street

## 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19104	<b>Census Tract:</b> 10700	<b>Council District:</b> 3
<b>Zoning:</b> RSA5, RM1	<b>Lot Area:</b> 47,084 SF	
<b>OPA Value:</b> \$1,867,400	<b>Appraised Value:</b> \$2,156,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Civetta Property Group LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> Michael Tomasetti & Brennan Tomasetti	
<b>Mailing Address:</b> 51 N 3rd Street Unit 154, Philadelphia, PA 19106	
<b>Authorized Contact:</b> Michael Tomasetti	
<b>Application Date:</b> July 22, 2024	

## 4. PROJECT INFORMATION

<b>Disposition Type:</b> Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Workforce (61%-120% AMI)
<b>Price Paid at Settlement:</b> \$3,400	<b>Proposed Use:</b> Residential
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 34
<b>Units:</b> 34 - Residential / 0 - Commercial	<b>End User:</b> Sale to Homebuyer
<b>Gross Floor Area (sq. ft.):</b> 46,750 SF	<b>Construction Cost / sq. ft.:</b> \$ 152
<b>Construction Costs:</b> \$7,106,000	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$ 8,501,419	<b>Mortgage Amount:</b> \$N/A

## 5. APPROVALS, DEADLINES, EOP

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



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### A. How was title acquired?

Title for the parcels is held by the City of Philadelphia, the Philadelphia Redevelopment Authority, or the Land Bank. The properties currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

### B. Application Summary:

Civetta Property Group LLC will develop 34 units of affordable Single-Family homes that will be sold at a maximum price of \$280,000 to homebuyers at or below 100% of Area Median income. The application was unsolicited and is qualified. An EOP plan will apply to this project.

### C. Unit Details:

- 34 Single-Family Homes
- Maximum sale price of \$280,000.
- Target households with incomes at or below 100% AMI.
- Each home will contain 3 bedrooms and 2 baths at approximately 1,350 – 1,400 SF each.
- Contextual: Eleven (11) 2-story; sixteen (16) 2-story w/ porch; four (4) 3-story w/ Porch; two (2) 3-story w/ mansard; one (1) 3-story
- Eligible for Neighborhood Preservation Initiative's Turn the Key Program.

### D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

### E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:  
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): 05/27

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 4201, 4205, 4207, 4219, 4239 Mantua Avenue; 4514, 4517, 4521, 4606, 4610 Merion Avenue; 4115, 4510, 4511, 4512, 4514 Ogden Street; 4227 Otter Street; 4527 Parrish Street; 4123, 4135, 4324 Pennsgrove Street; 818, 877 N. Preston Street; 4637 Westminster Avenue; 884 N. 41st Street; 948, 950 N. 42nd Street; 922, 948, 1001 N. 43rd Street; 854, 866, 960 N. 45th Street; and 838 N. 46th Street to Civetta Property Group LLC for the development of 34 single-family homes eligible for the Turn the Key program.

**Prepared by:** Mathen Pullukattu – Senior Development Executive

**Reviewed by:** Angel Rodriguez - Senior Vice President of Land Services

### Attachments - If the 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: June 5, 2025

## SITE PHOTOS



**4201 Mantua Ave**



**4205 Mantua Ave**



**4207 Mantua Ave**



**4219 Mantua Ave**



**4239 Mantua Ave**



**4521 Merion Ave**



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



4514 Merion Ave



4517 Merion Ave



4606 Merion Ave



4610 Merion Ave



4511 Ogden St



4115 Ogden St



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



4510 Ogden St



4514 Ogden St



4227 Otter St



4527 Parrish St



4637 Westminster Ave



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



**4324 Pennsgrove St**



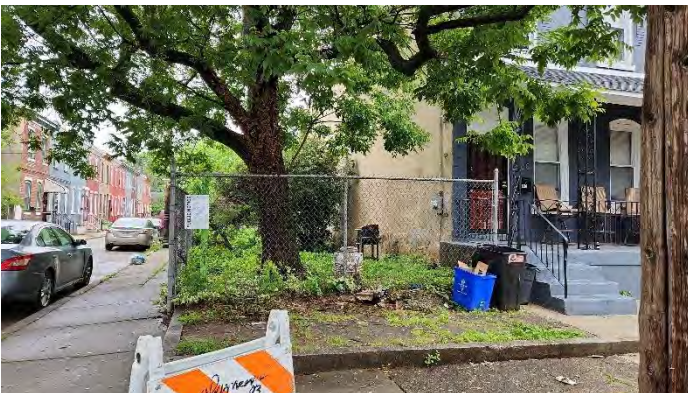
**4135 Pennsgrove St**



**4123 Pennsgrove St**



**877 N. Preston St**



**818 N. Preston St**



**884 N. 41<sup>st</sup> St**



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



948 and 950 N. 42<sup>nd</sup> St



1001 N. 43<sup>rd</sup> St



948 N. 43<sup>rd</sup> St



922 N. 43<sup>rd</sup> St



854 N. 45<sup>th</sup> St



866 N. 45<sup>th</sup> St



960 N. 45<sup>th</sup> St



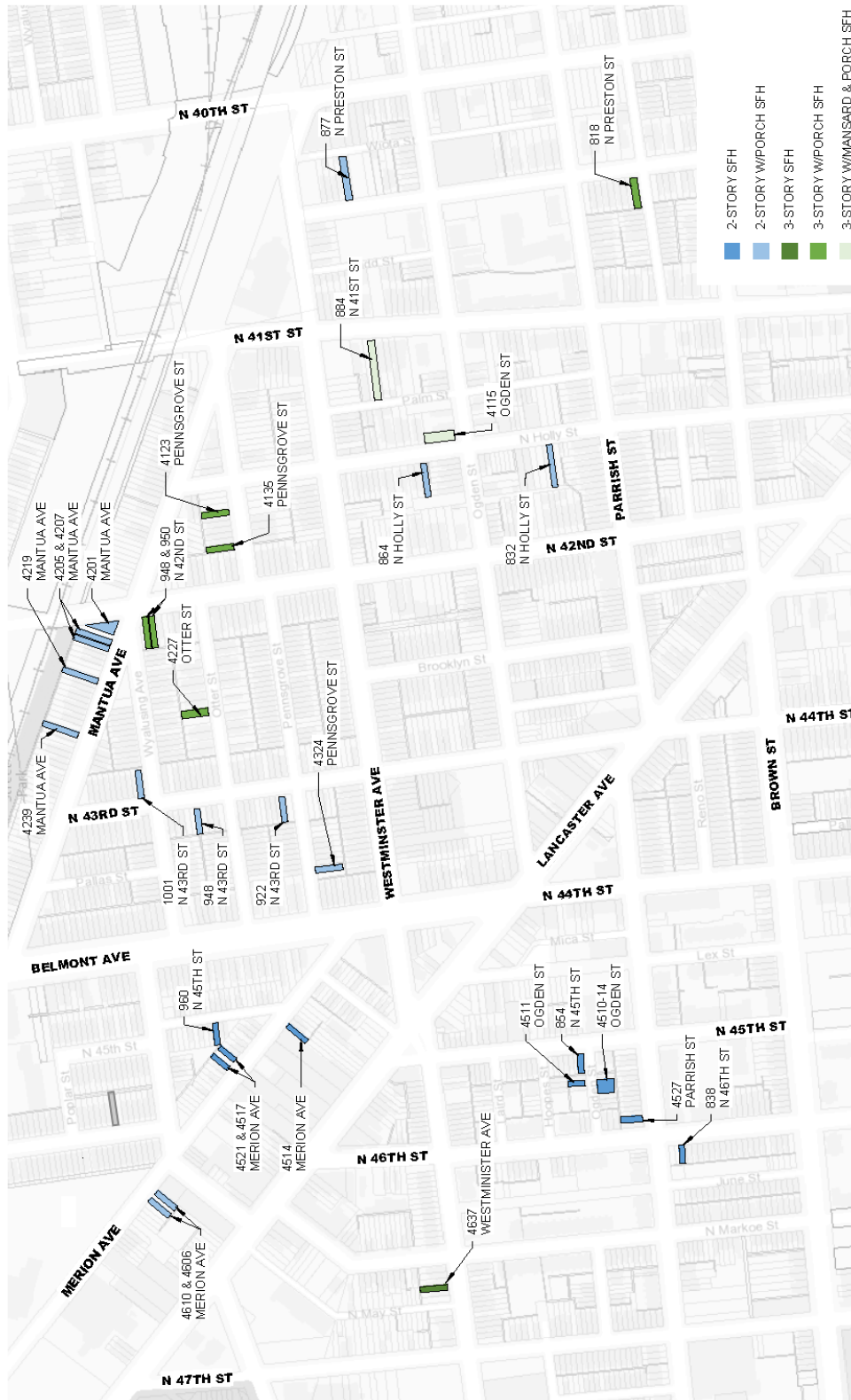
838 N. 46<sup>th</sup> Street



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## SITE MAP



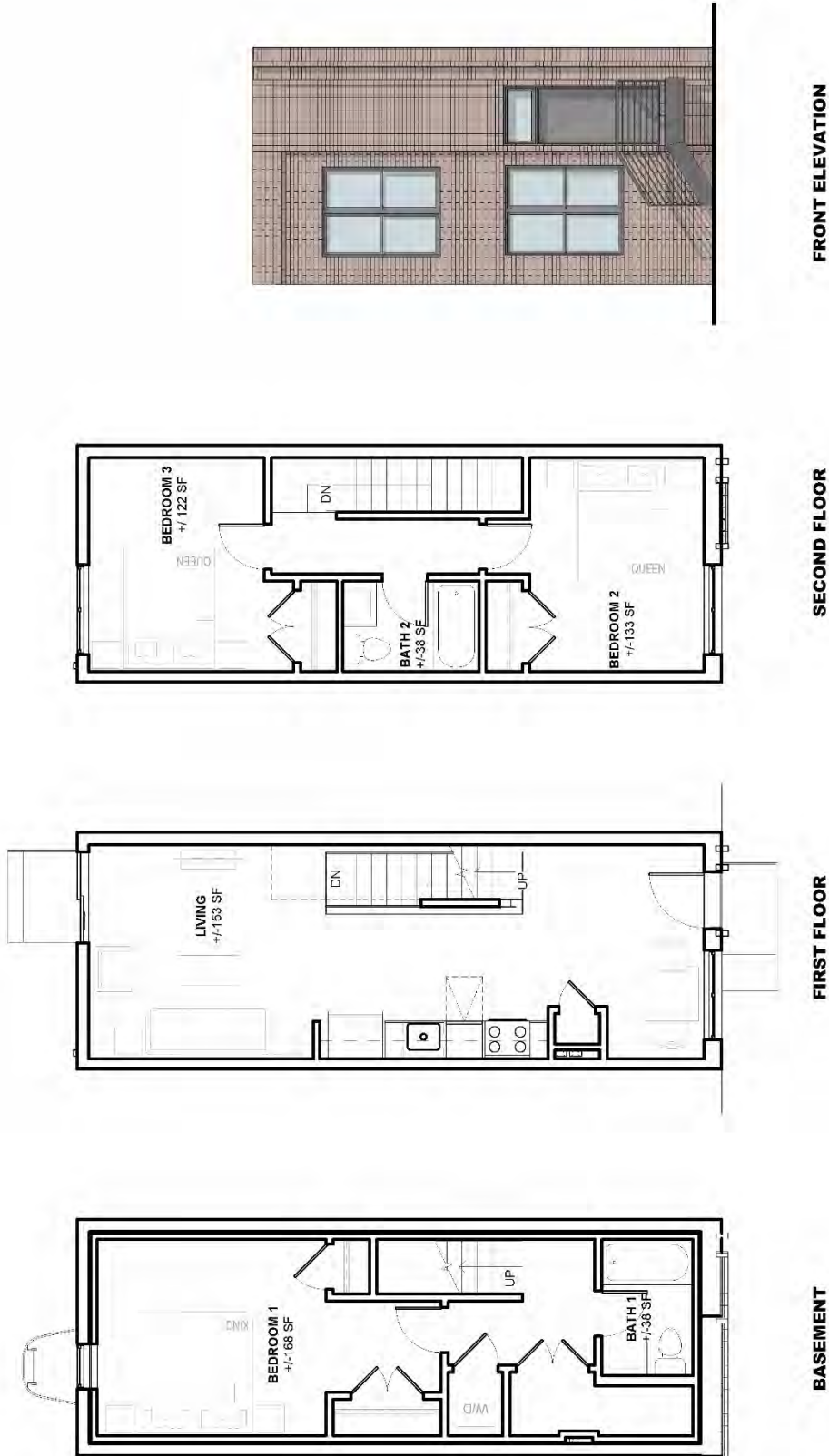
**TTK Mantua Site Plan**

**moto.designshop**  
11/2/24

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## RENDERING / ELEVATIONS / FLOOR PLANS



01  
3/16" = 1'-0"

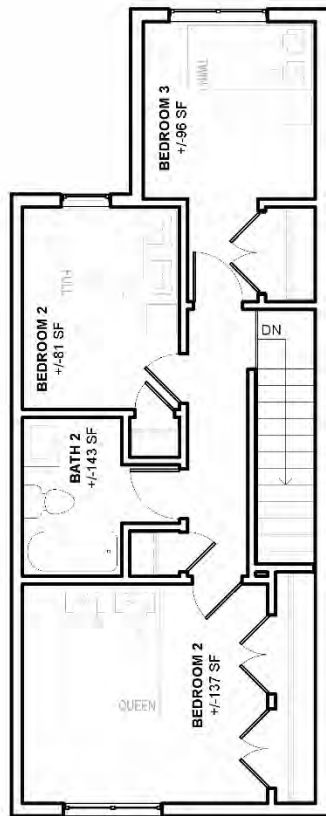
## 2-STORY SFH

moto.designshop  
11/22/24

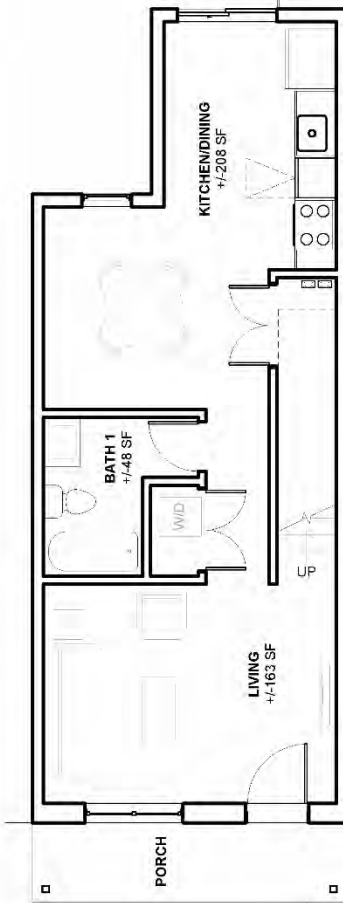


# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



SECOND FLOOR



FIRST FLOOR



FRONT ELEVATION

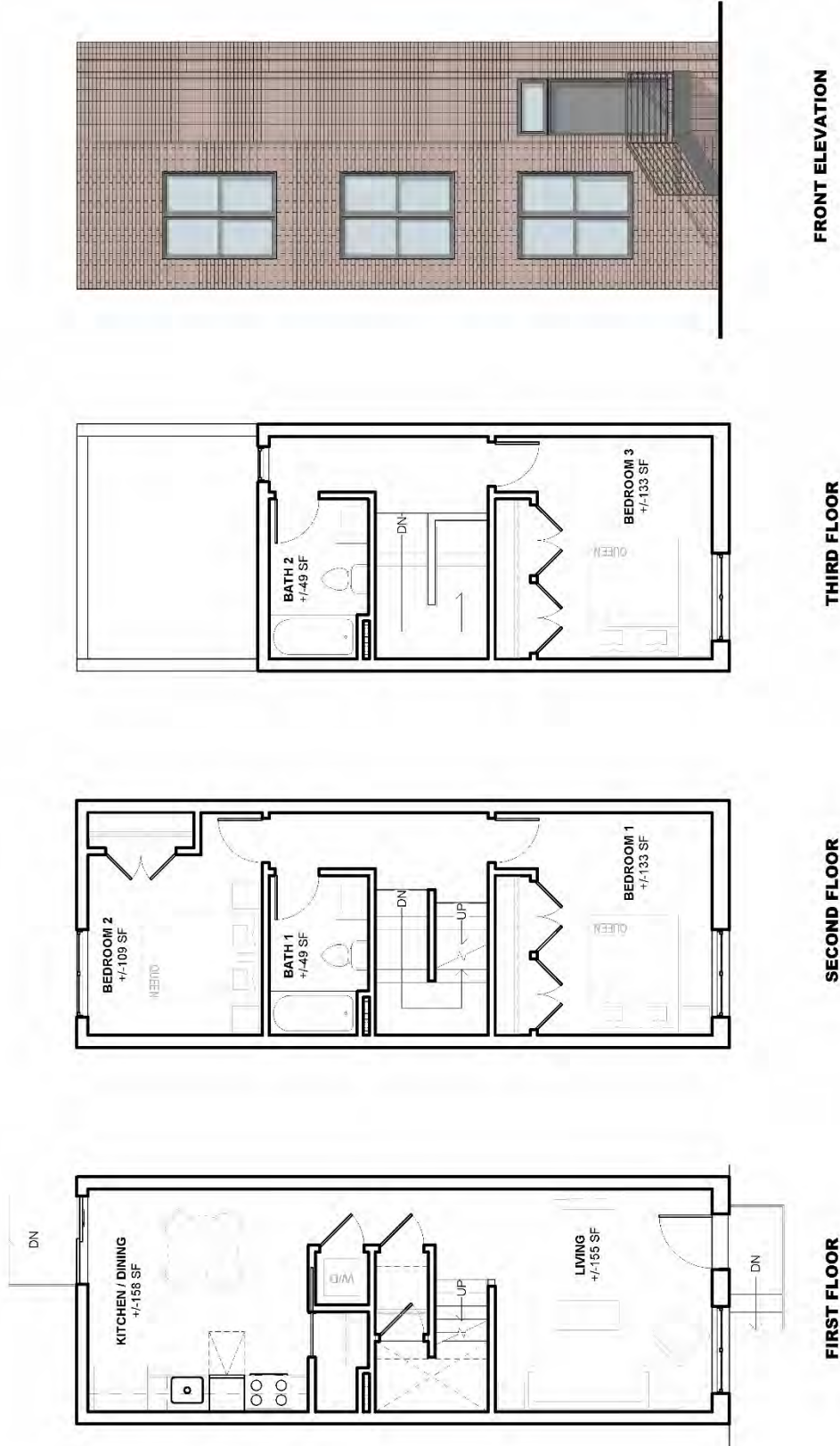
moto.designshop  
11/22/24

2-STORY WITH PORCH

02  
3/16" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



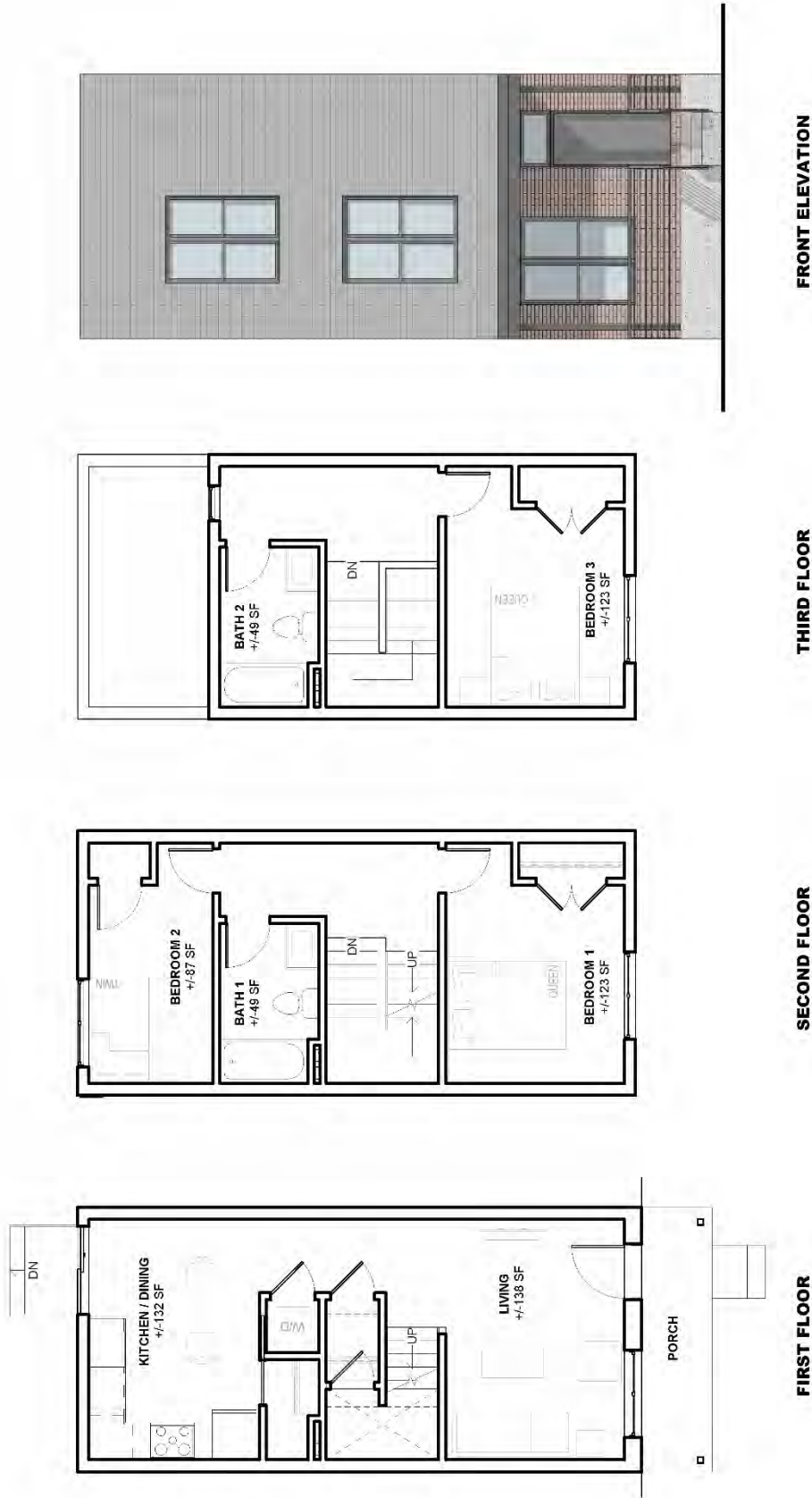
moto.designshop  
11/22/24

**3-STORY SFH**

**03**  
3/16" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



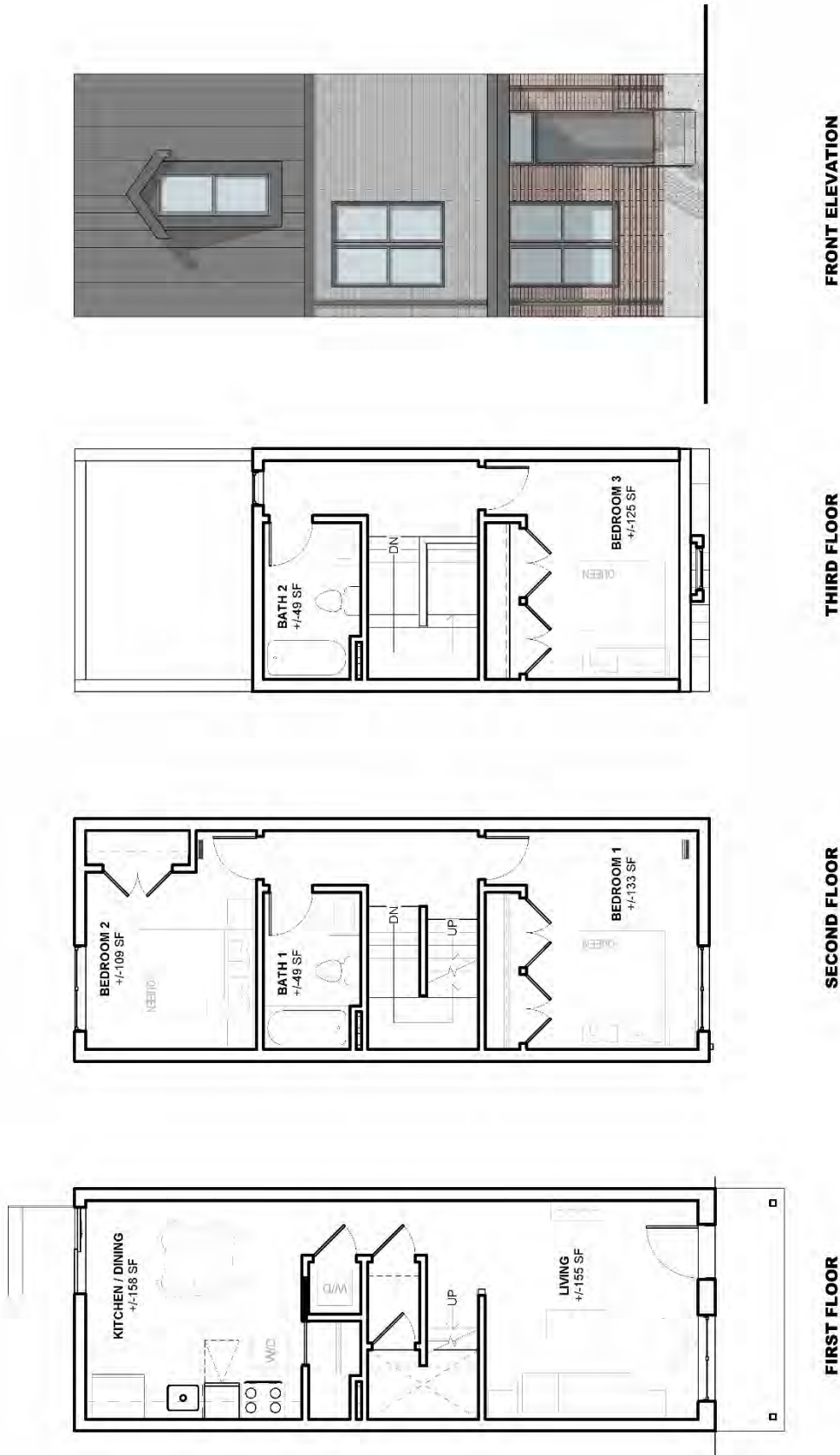
moto.designshop  
11/22/24

## 3-STORY PORCH

04  
3/16" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



moto.designshop  
11/22/24

## 3-STORY MANSARD ROOF W/PORCH

05  
3/16" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

**Applicant:** Civetta Property Group

4201, 4205, 4207, 4219, 4239 Mantua Ave; 4514, 4517, 4521, 4606, 4610 Merion Ave; 4115, 4510, 4511, 4512, 4514 Ogden St; 4227 Otter St; 4527 Parrish St; 4123, 4135, 4324 Pennsgrove St; 818, 877 N. Preston St; 4637 Westminster Ave; 884 N. 41st St; 948, 950 N.

**Property Address:** 42nd St; 922, 948, 1001 N. 43rd St; 854, 866, 960 N. 45th St; 838 N. 46th St

### SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$7,839,278.00	90%	Legacy Capital
Subordinate Debt	Yes	\$871,031.00	10%	Civetta Property Group
Developer Equity		\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$8,710,309.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$3,500.00	0.04%
Closing Costs	\$6,300.00	0.07%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$7,106,000.00	83.59%
OTHER CONSTRUCTION		
Landscaping	\$22,540.00	0.27%
Permits	\$81,305.00	0.96%
Clearance and Demolition	\$14,126.00	0.17%
Utility Connections & Tap Fees	\$38,605.00	0.45%
INFRASTRUCTURE		0%
Streets and Sidewalks	\$42,875.00	0.50%
Water and Sewer	\$30,450.00	0.36%
Stormwater & Drainage	\$35,861.00	0.42%
Impact Fees	\$484.33	0.01%
OTHER HARD COSTS		
Hard Cost Contingency	\$420,000.00	4.94%
<b>TOTAL HARD COSTS</b>	<b>\$7,802,046.33</b>	<b>91.77%</b>

#### SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$180,240.90	2.12%
Architecture & Engineering	\$217,490.00	2.56%
Legal	\$5,000.00	0.06%
Consultant	\$0.00	0.00%
Survey	\$16,800.00	0.20%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	\$107,240.00	1.26%
Construction Origination	\$10,000.00	0.12%
Appraisal	\$0.00	0.00%
Construction Insurance	\$36,330.00	0.43%
Property Taxes	\$17,771.95	0.21%
OTHER SOFT COSTS		
Holding Costs	\$12,250.00	0.14%
Soft Cost Contingency	\$40,150.00	0.47%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$25,000.00	0.29%
Other - describe in space to the right	\$31,000.00	0.36%
<b>TOTAL SOFT COSTS</b>	<b>\$699,272.85</b>	<b>8.23%</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$8,501,319.18</b>	<b>100.00%</b>

# of <b>Affordable</b> Units	34
Cost per Unit	\$ 250,038.80
<b>Total Cost</b>	<b>\$8,501,319.18</b>
# of Units	34
Sales per Unit	\$ 280,000.00
Total Sales	\$ 9,520,000.00
Selling Costs ~2%	\$ (190,400.00)
<b>Net Sales</b>	<b>\$ 9,329,600.00</b>
<b>Expected Profit</b>	<b>\$ 828,280.82</b>
<b>ROI</b>	<b>10%</b>

Site Security 5 Months

Marketing: Digital, Street, Local Meeting

#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Single family homes 3 bed 2 bath	1,375	\$152.00	\$209,000.00	34	\$7,106,000.00	46,750	100.00%
	<b>TOTALS</b>				<b>34</b>	<b>\$7,106,000.00</b>	<b>46,750</b>	<b>100.00%</b>

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Use (vacant lot, side yard, garden, vacant building)	Agency	Lot Width	OPA Value (this year)	Opinion Of Value / Appraisal
1	4201 Mantua Avenue	Vacant Lot	City	Triangle	\$59,900	\$65,000
2	4205 Mantua Avenue	Vacant Lot	PLB	16	\$57,900	\$55,000
3	4207 Mantua Avenue	Vacant Lot	City	16	\$57,900	\$55,000
4	4219 Mantua Avenue	Vacant Lot	City	16	\$57,900	\$55,000
5	4239 Mantua Avenue	Vacant Lot	PLB	16	\$57,900	\$55,000
6	4514 Merion Avenue	Vacant Lot	City	14	\$44,600	\$40,000
7	4517 Merion Avenue	Vacant Lot	City	15	\$42,100	\$40,000
8	4521 Merion Avenue	Vacant Lot	City	15	\$42,100	\$40,000
9	4606 Merion Avenue	Vacant Lot	City	14	\$12,000	\$40,000
10	4610 Merion Avenue	Vacant Lot	City	15	\$52,000	\$50,000
11	4115 Ogden Street	Vacant Lot	PLB	27.5	\$86,300	\$85,000
12	4510 Ogden Street	Vacant Lot	PRA	14	\$36,600	\$27,000
13	4511 Ogden Street	Vacant Lot	PRA	14	\$36,800	\$40,000
14	4512 Ogden Street	Vacant Lot	PRA	14	\$36,600	\$27,000
15	4514 Ogden Street	Vacant Lot	PRA	14	\$36,600	\$27,000
16	4227 Otter Street	Vacant Lot	City	22	\$74,300	\$65,000
17	4527 Parrish Street	Vacant Lot	PLB	14	\$84,900	\$45,000
18	4123 Pennsgrove Street	Vacant Lot	City	16	\$97,700	\$50,000
19	4135 Pennsgrove Street	Vacant Lot	City	16	\$51,100	\$50,000
20	4324 Pennsgrove Street	Vacant Lot	PLB	15	\$49,200	\$50,000
21	818 N. Preston Street	Vacant Lot	City	17	\$59,700	\$55,000
22	877 N. Preston Street	Vacant Lot	City	20	\$97,000	\$85,000
23	4637 Westminister Avenue	Vacant Lot	City	15	\$57,500	\$500,000
24	884 N. 41st Street	Vacant Lot	City	18	\$141,800	\$100,000
25	948 N. 42nd Street	Vacant Lot	City	16	\$65,100	\$55,000
26	950 N. 42nd Street	Vacant Lot	City	Varies	\$112,900	\$85,000
27	922 N. 43rd Street	Vacant Lot	City	15	\$42,600	\$50,000
28	948 N. 43rd Street	Vacant Lot	City	15	\$42,200	\$50,000
29	1001 N. 43rd Street	Vacant Lot	City	18	\$20,900	\$55,000
30	854 N. 45th Street	Vacant Lot	City	14	\$43,300	\$40,000
31	866 N. 45th Street	Vacant Lot	City	15	\$24,600	\$40,000
32	960 N. 45th Street	Vacant Lot	City	14	\$42,100	\$40,000
33	838 N. 46th Street	Vacant Lot	City	15	\$43,300	\$40,000

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.B**



**RESOLUTION NO. 2025 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 2208 E. NORRIS STREET  
TO CHADWICK 2210, LLC**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 2208 East Norris Street to Chadwick 2210, LLC (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Two Hundred Twenty-Five Thousand and 00/100 U.S. Dollars (\$225,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS:** 2208 E. Norris Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19125	<b>Census Tract:</b> 015800	<b>Council District:</b> 7
<b>Zoning:</b> RSA5	<b>Lot Area:</b> 1,483 SF	
<b>OPA Value:</b> \$224,200	<b>Appraised Value:</b> \$225,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Chadwick 2210 LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> David Barlow (50%), John Cuccinello (50%)	
<b>Mailing Address:</b> 3500 S DuPont Highway, Dover, DE 19901	
<b>Authorized Contact:</b> Jordan Claffey	
<b>Application Date:</b> March 21, 2025	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Owns 50% of Development Site	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Market Rate
<b>Price Paid at Settlement:</b> \$225,000	<b>Proposed Use:</b> Mixed Use
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 3
<b>Units:</b> 17 units - Residential / 1 units - Commercial	<b>End User:</b> Lease to Tenant
<b>Gross Floor Area (sq. ft.):</b> 15,520 SF	<b>Construction Cost / sq. ft.:</b> \$200
<b>Construction Costs:</b> \$3,000,700.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$3,933,200.00	<b>Mortgage Amount:</b> \$N/A

## 5. **APPROVALS, DEADLINES, EOP**

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

## DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

### 6. DEVELOPMENT SUMMARY

#### A. How was title acquired?

Title for the property is held by the Philadelphia Redevelopment Authority; the approvals for the transfer to the Land Bank are in process.

#### B. Application Summary:

Chadwick 2210 will develop seventeen (17) rental apartments and one (1) commercial space. The proposal includes consolidating 2210 and 2212 E. Norris Street (owned by the applicant) with 2208 E. Norris Street. The application was unsolicited and is qualified. An EOP plan will apply for this project.

#### C. Unit Details:

The proposal includes the development of an attached structure with seventeen (17) residential dwelling units and a ground floor commercial space. The total gross floor area is 15,520 square feet above ground. The first floor includes 1,850 square foot commercial space, a one bedroom apartment measuring 590 SF and a two bedroom apartment measuring 830 SF. The second, third, and fourth floors are identical. They include five one-bedroom apartments each measuring 580, 610, 630, 690, and 692 SF. All units to be rented at market rate. The proposed building also includes a roof deck for residential use only. The applicant will lease the commercial space to a retail business. The proposal requires zoning variances.

#### D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

#### E. Community Outreach:

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

### 7. STAFF RECOMMENDATION

Staff recommends the disposition of 2208 E Norris St to Chadwick 2210 for development as residential apartments and a commercial space.

**Prepared by:** Todd Hestand, Senior Development Specialist

**Reviewed by:** Angel Rodriguez, Executive Director

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

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

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## SITE PHOTOS



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

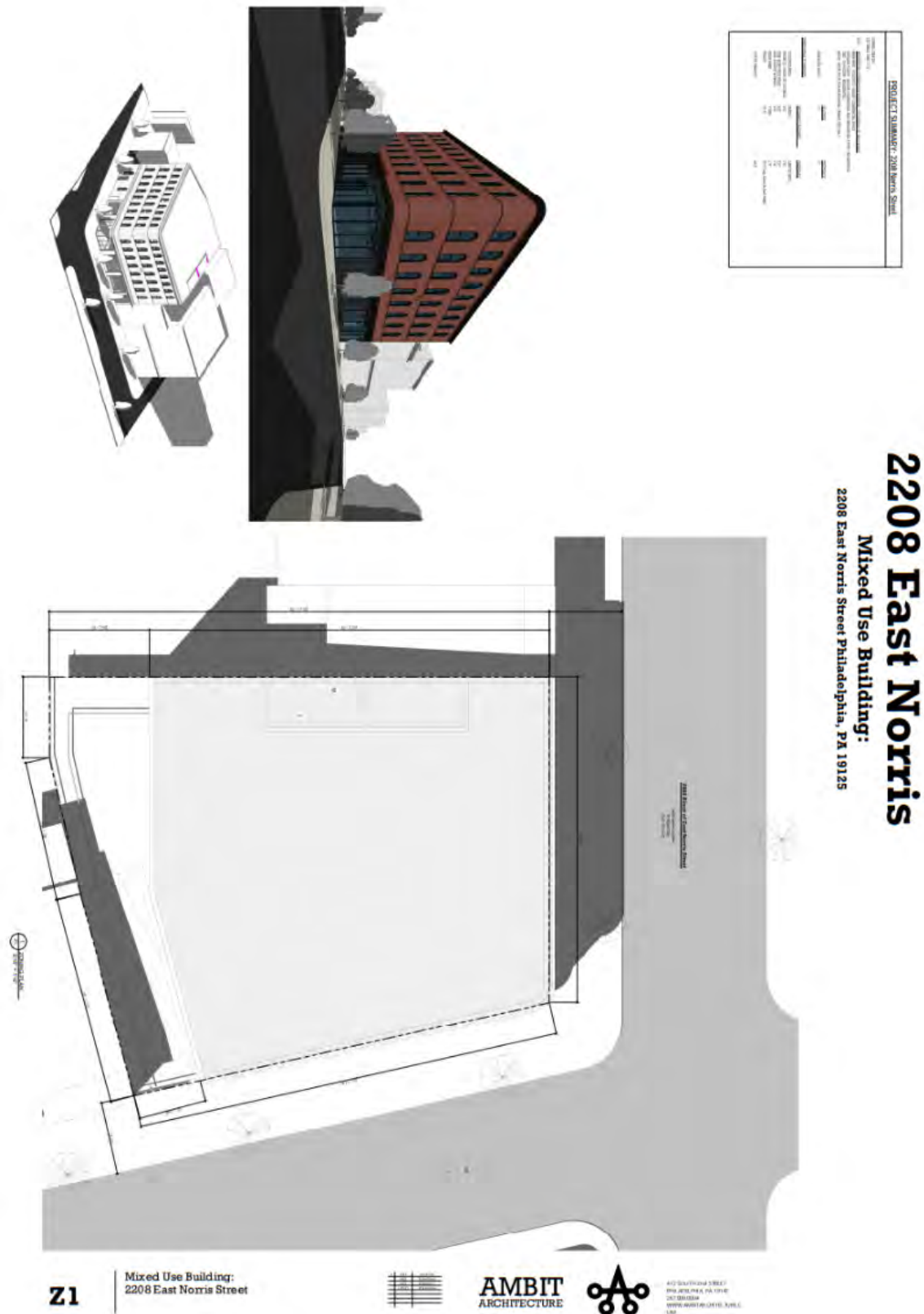
SITE MAP (2208 E Norris St in Red, Client owned in Green)



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

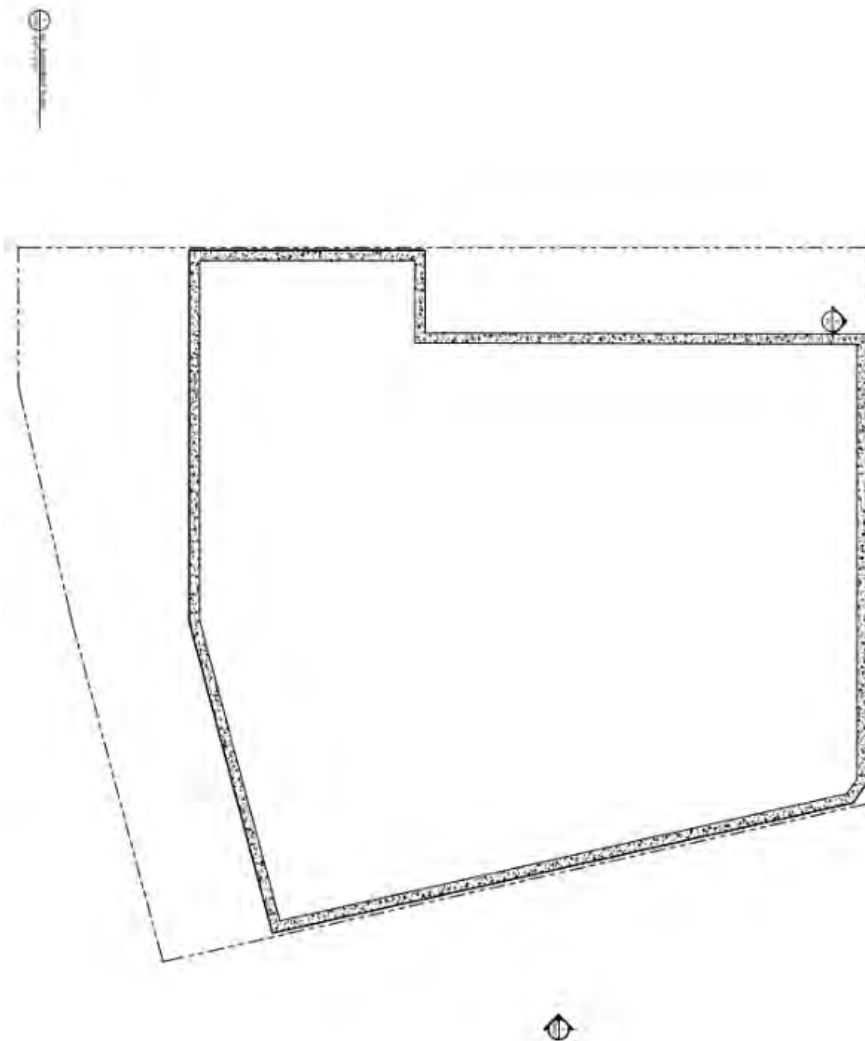
RENDERING / ELEVATIONS / FLOOR PLANS



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## SITE PLAN



**A100**

Mixed Use Building:  
2208 East Norris Street



**AMBIT**  
ARCHITECTURE

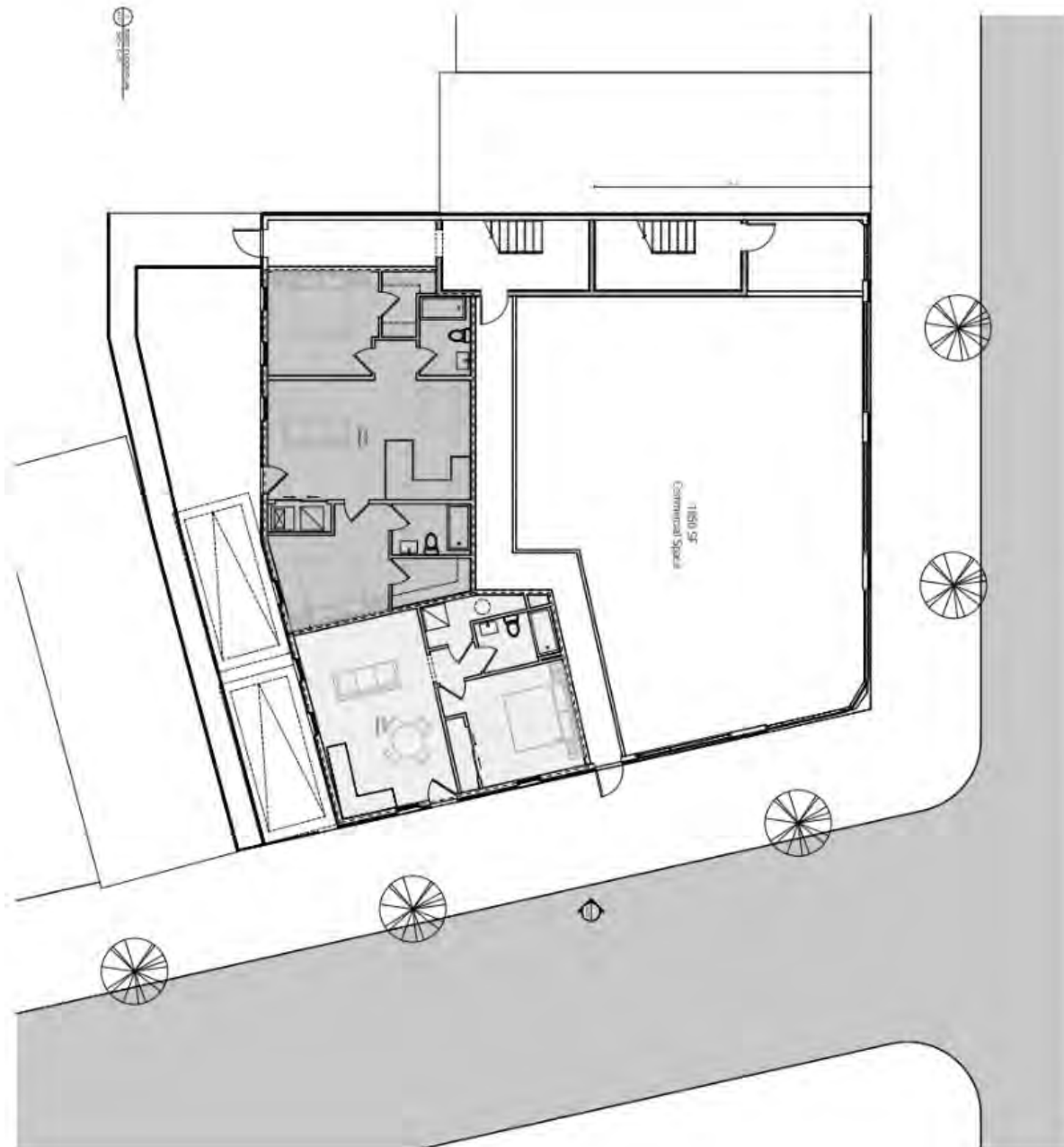


PHILADELPHIA LAND BANK  
2208 East Norris Street  
PHILADELPHIA, PA 19124  
215.597.1234



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



**A101**

Mixed Use Building:  
2208 East Norris Street



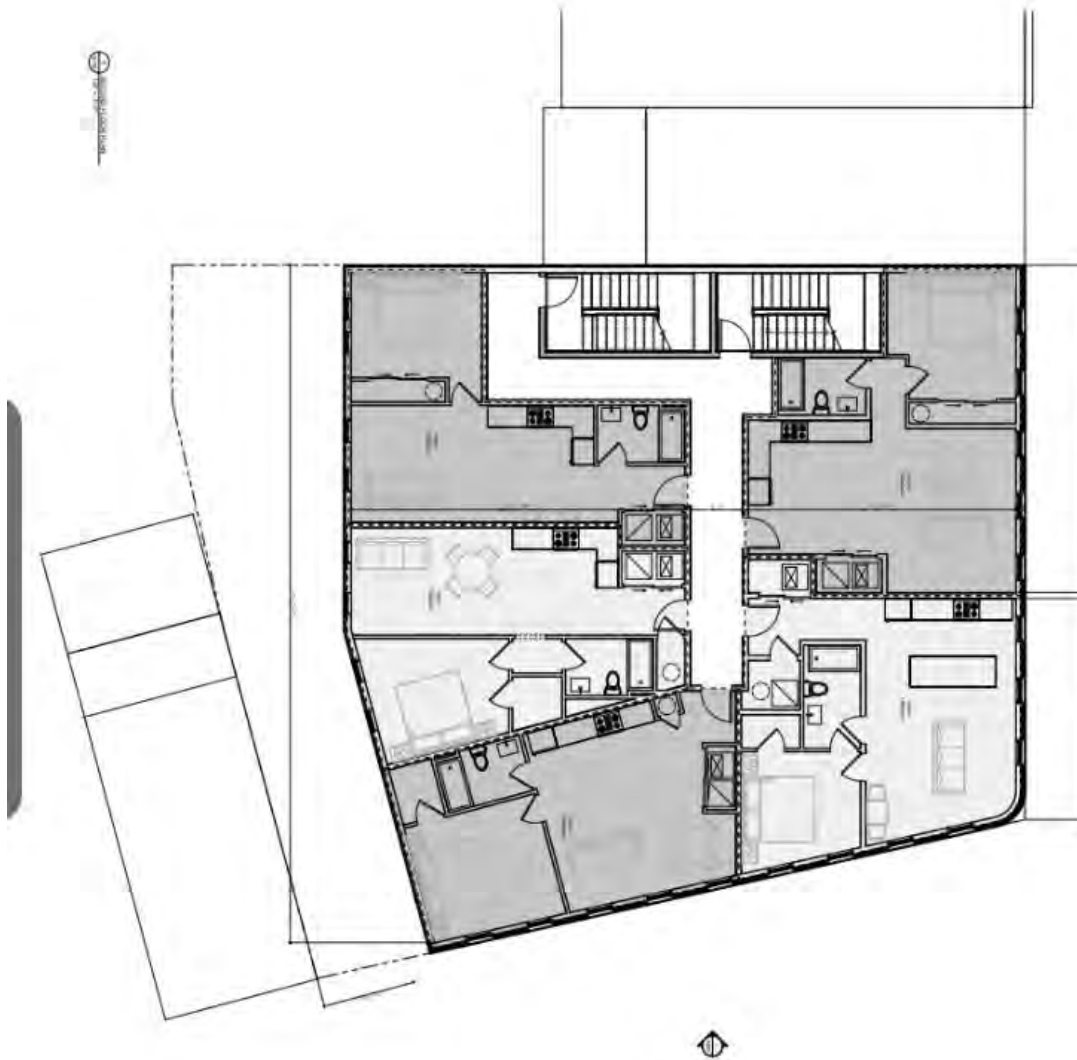
**AMBIT**  
ARCHITECTURE



PHILADELPHIA LAND BANK BOARD  
200 N. 2ND STREET, 15TH FLOOR  
PHILADELPHIA, PA 19106  
(215) 676-1000  
WWW.PHILADELPHIALANDBANKBOARD.ORG

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



**A102**

Mixed Use Building:  
2308 East Norris Street



**AMBIT**  
ARCHITECTURE



PHILADELPHIA LAND BANK  
2308 EAST NORRIS STREET  
PHILADELPHIA, PA 19103  
WWW.PHILADELPHIALANDBANK.ORG



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



**A103**

Mixed Use Building:  
2208 East Norris Street



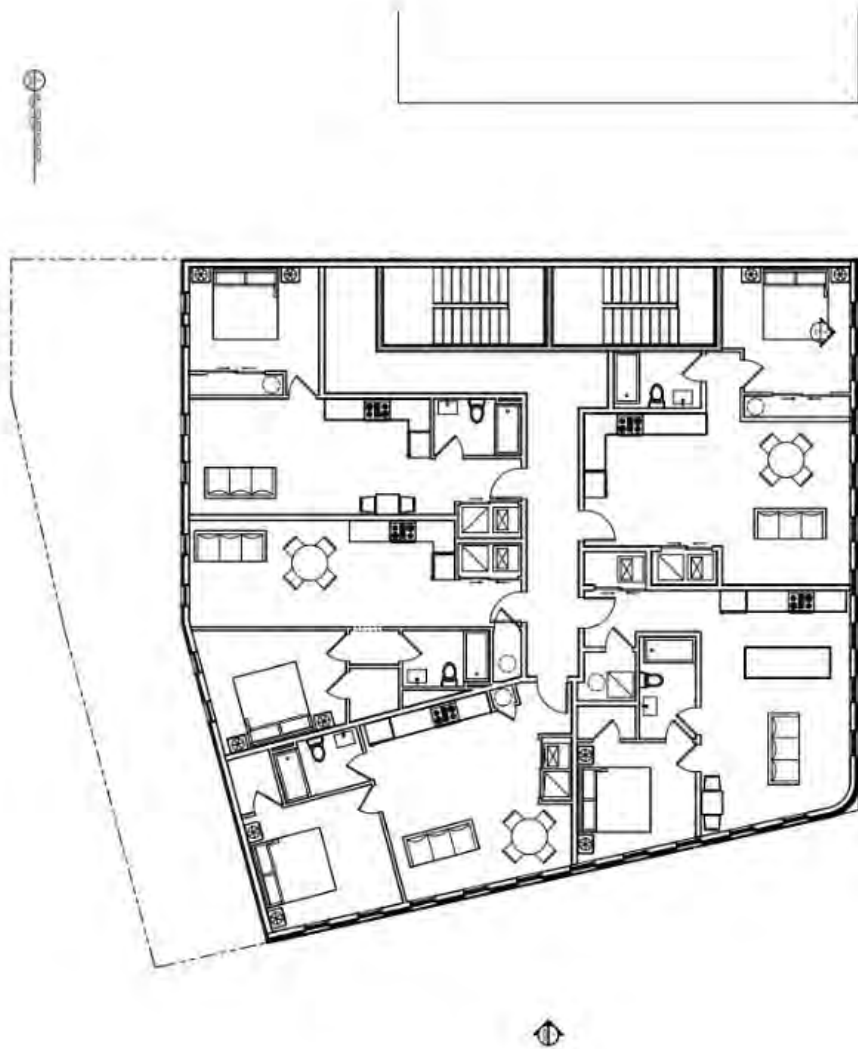
**AMBIT**  
ARCHITECTURE



111 E. 12TH STREET, 11TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 977-1000  
www.ambitarchitecture.com

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



**A104**

Mixed Use Building:  
2208 East Norris Street



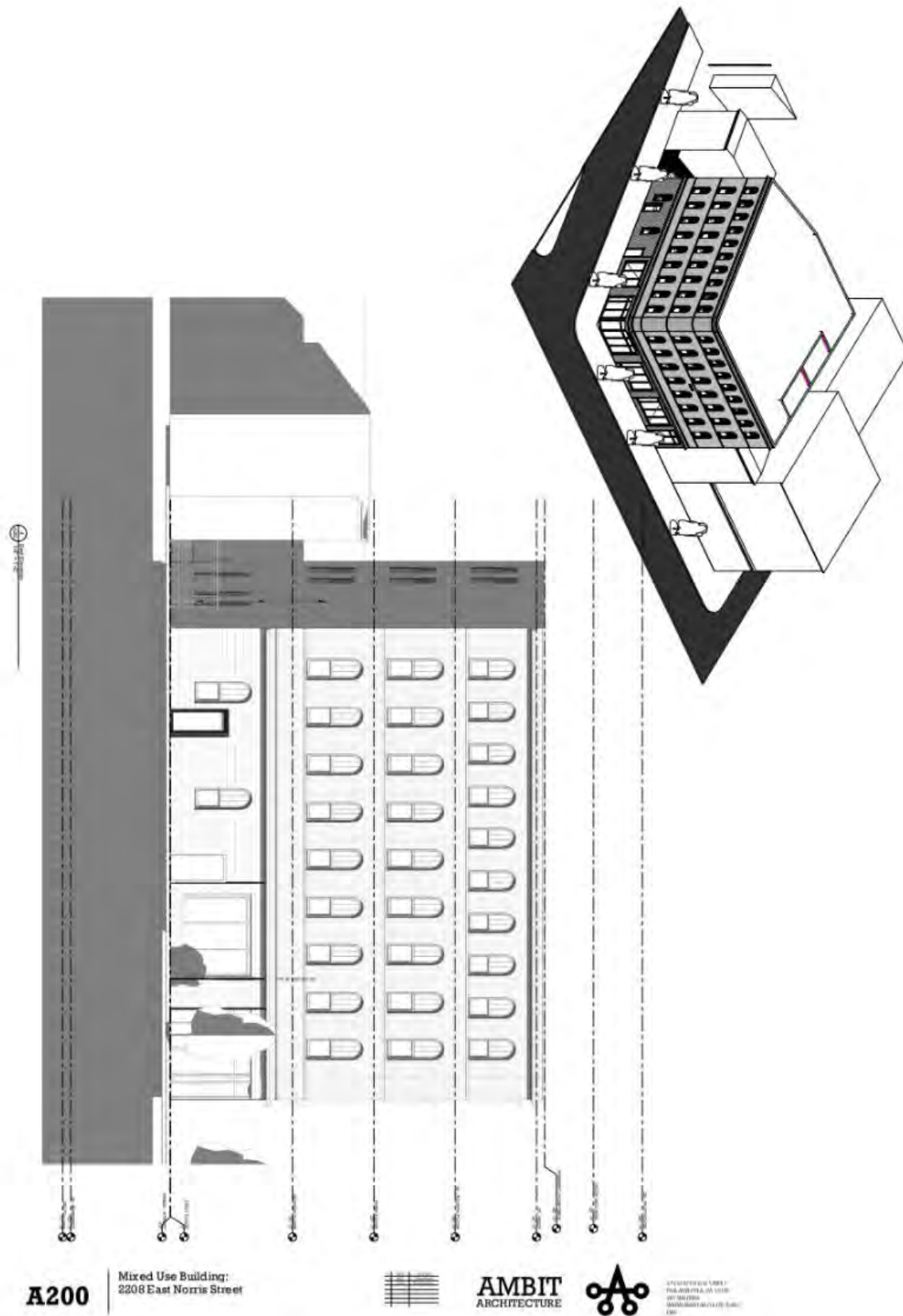
**AMBIT**  
ARCHITECTURE



11 E. 22nd Street, Suite 200  
Philadelphia, PA 19103  
(215) 462-1000  
www.ambitarchitecture.com

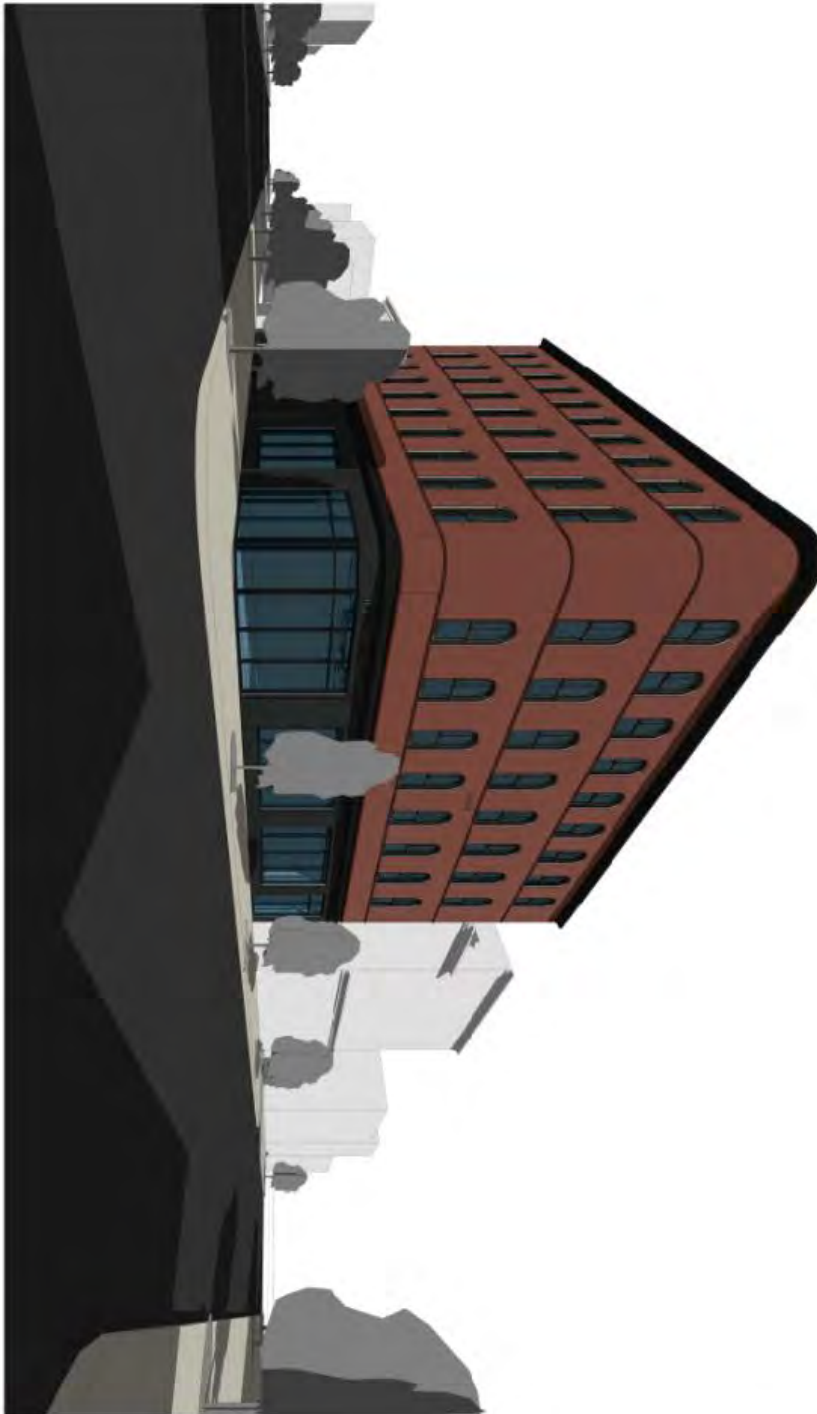
# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025



**A201**

Mixed Use Building:  
2208 East Norris Street



**AMBIT**  
ARCHITECTURE



PHILADELPHIA STREET  
THE ARCHITECTURE FOR THE  
CITY OF PHILADELPHIA  
WWW.AMBITARCH.COM

# DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

## Land Development Financial Worksheet

**Applicant:** Chadwick 2210 LLC  
**Property Address:** 2208 East Norris Street, Philadelphia, Pennsylvania 19125

### SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$3,393,000.00	65.00%	BD Capital
Subordinate Debt		\$0.00	0.00%	
Developer Equity	Yes	\$1,827,000.00	35.00%	Chadwick 2210 LLC
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$5,220,000.00</b>	<b>100.00%</b>	

### USE OF FUNDS

#### HARD COSTS

	Cost	% Total
<b>ACQUISITION</b>		
Property Acquisition	\$225,500.00	5.73%
Closing Costs	\$35,000.00	0.89%
<b>UNIT CONSTRUCTION</b>		
Complete table at bottom of page	\$2,575,200.00	65.47%
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$10,000.00	0.25%
Permits	\$35,000.00	0.89%
Clearance and Demolition	\$40,000.00	1.02%
Utility Connections & Tap Fees	\$20,000.00	0.51%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$15,000.00	0.38%
Water and Sewer	\$15,000.00	0.38%
Stormwater & Drainage	\$15,000.00	0.38%
Impact Fees	\$15,000.00	0.38%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$0.00	0.00%
<b>TOTAL HARD COSTS</b>	<b>\$3,000,700.00</b>	<b>76.29%</b>

#### SOFT COSTS

<b>PROFESSIONAL FEES</b>		
Site Planning	\$11,000.00	0.28%
Architecture & Engineering	\$200,000.00	5.08%
Legal	\$100,000.00	2.54%
Consultant	\$50,000.00	1.27%
Survey	\$10,000.00	0.25%
Market Study	\$0.00	0.00%
Environmental	\$3,000.00	0.08%
Organization Expense	\$5,000.00	0.13%
Other Consultants	\$62,000.00	1.58%
<b>FINANCE COSTS</b>		
Construction Loan Interest	\$220,000.00	5.59%
Construction Origination	\$82,000.00	2.08%
Appraisal	\$3,500.00	0.09%
Construction Insurance	\$20,000.00	0.51%
Property Taxes	\$12,000.00	0.31%
<b>OTHER SOFT COSTS</b>		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$154,000.00	3.92%
Developer Fee, if applicable	\$0.00	0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$932,500.00</b>	<b>23.71%</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$3,933,200.00</b>	<b>100.00%</b>

#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Commercial	1,850	\$200.00	\$370,000.00	1	\$370,000.00	1,850	14.6%
2	2-BR First Floor	830	\$200.00	\$166,000.00	1	\$166,000.00	830	6.6%
3	1-BR Second, Third, Fourth Floors	590	\$200.00	\$118,000.00	1	\$118,000.00	590	4.7%
4	1-BR Second, Third, Fourth Floors	690	\$200.00	\$138,000.00	3	\$414,000.00	2,070	16.4%
5	1-BR Second, Third, Fourth Floors	692	\$200.00	\$138,400.00	3	\$415,200.00	2,076	16.4%
6	1-BR Second, Third Fourth Floors	610	\$200.00	\$122,000.00	3	\$366,000.00	1,830	14.5%
7	1-BR Second, Third, Fourth Floors	630	\$200.00	\$126,000.00	3	\$378,000.00	1,890	15.0%
8	1-BR Second, Third Fourth Floors	580	\$200.00	\$116,000.00	3	\$348,000.00	1,740	13.8%
	<b>TOTALS</b>				<b>18</b>	<b>\$2,575,200.00</b>	<b>12,633</b>	<b>100.0%</b>

## DEVELOPMENT FACT SHEET

Last Updated: June 5, 2025

### APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	2208 E Norris St	18	Vacant Lot	PRA	\$224,200	\$225,000

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.C.1**

**RESOLUTION NO. 2025 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 1316 S. CLEVELAND STREET AND 1318 S. CLEVELAND STREET  
TO NEIGHBORHOOD GARDENS TRUST**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 1316 South Cleveland Street and 1318 South Cleveland Street (collectively, the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Two and 00/100 U.S. Dollars (\$2.00) and a mortgage in the amount of Three Hundred Thousand and 00/100 U.S. Dollars (\$300,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS(ES):** 1316 S. Cleveland Street, 1318 S. Cleveland Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19146	<b>Census Tract:</b> 003100	<b>Council District:</b> 2
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 1302 sq ft (combined)	
<b>OPA Value:</b> \$221,600 (combined)	<b>Appraised Value:</b> \$300,000 (combined)	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 9/3/2024	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$2 cash at closing plus \$300,000 mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$750.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. **APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The properties have been used as a community garden for the past five (5) years. The garden has a seating area, a fig tree, flower beds, raised beds with vegetables and herbs for the community. The garden is unfenced and open to the community.

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 community garden/open space.

**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
---	--

### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 1316 S. Cleveland Street and 1318 S. Cleveland Street as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

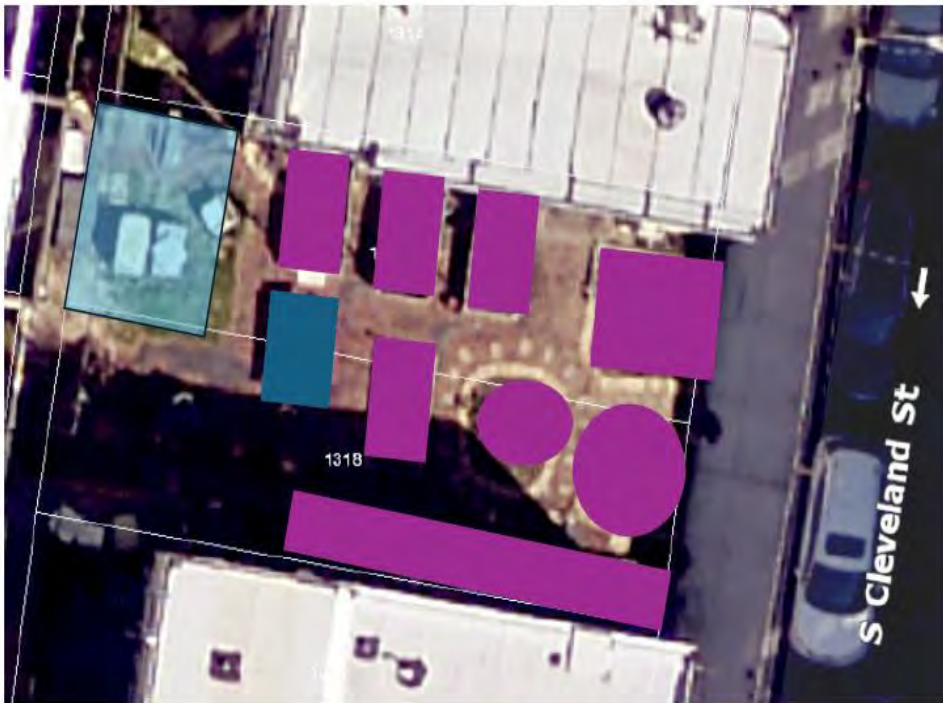
## POSTING PHOTO(S)




# GARDEN / OPEN SPACE FACT SHEET

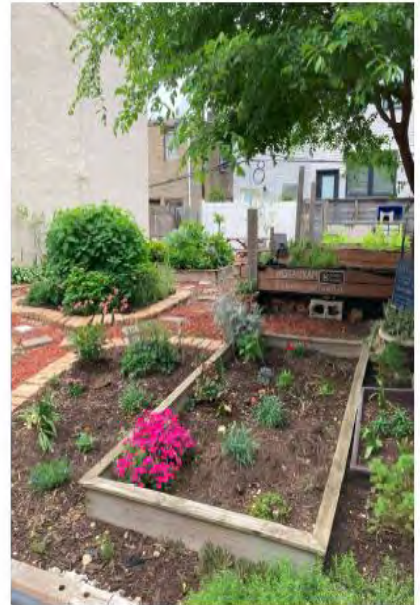
Last Updated: June 5, 2025

## SITE PLAN(S)



-  Picnic Table
-  Plant beds
-  Seating area

Cleveland St Garden Plan





Last Updated: **June 5, 2025**

An aerial photograph of a residential street, S Cleveland St, running vertically. The street is flanked by rows of houses. A blue rectangular box highlights the intersection of two lots, labeled 1316 and 1318. The houses on the left side of the street are numbered 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, and 1327. The houses on the right side are numbered 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, and 1326. The street name 'S Cleveland St' is written vertically along the right side of the road.

 PLB

PLB:  
1316, 1318 S. Cleveland Street

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust  
Property Address: 1316 & 1318 S Cleveland St

### SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt				
Developer Equity	Yes	\$1,552.00	100%	NGT general operating budget
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$1,552.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	\$2.00	0.13%
Closing Costs	\$800.00	51.55%
Other - describe in space to the right	\$0.00	0.00%

UNIT CONSTRUCTION		
Complete the table below	\$0.00	0.00%

OTHER CONSTRUCTION		
Landscaping	\$750.00	48.32%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%

INFRASTRUCTURE		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%

OTHER HARD COSTS		
Hard Cost Contingency	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL HARD COSTS</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$0.00	0.00%
Legal	\$0.00	0.00%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%

FINANCE COSTS		
Construction Loan Interest	\$0.00	0.00%
Construction Origination	\$0.00	0.00%
Appraisal	\$0.00	0.00%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%

OTHER SOFT COSTS		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$0.00</b>	<b>0.00%</b>

<b>TOTAL DEVELOPMENT COST</b>	<b>\$1,552.00</b>	<b>100.00%</b>
-------------------------------	-------------------	----------------

#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost
1		0	\$0.00	\$0.00	0	\$0.00
2		0	\$0.00	\$0.00	0	\$0.00
3		0	\$0.00	\$0.00	0	\$0.00
4		0	\$0.00	\$0.00	0	\$0.00
5		0	\$0.00	\$0.00	0	\$0.00
6		0	\$0.00	\$0.00	0	\$0.00
7		0	\$0.00	\$0.00	0	\$0.00
8		0	\$0.00	\$0.00	0	\$0.00
9		0	\$0.00	\$0.00	0	\$0.00
#		0	\$0.00	\$0.00	0	\$0.00
#		0	\$0.00	\$0.00	0	\$0.00
<b>TOTALS</b>				<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>

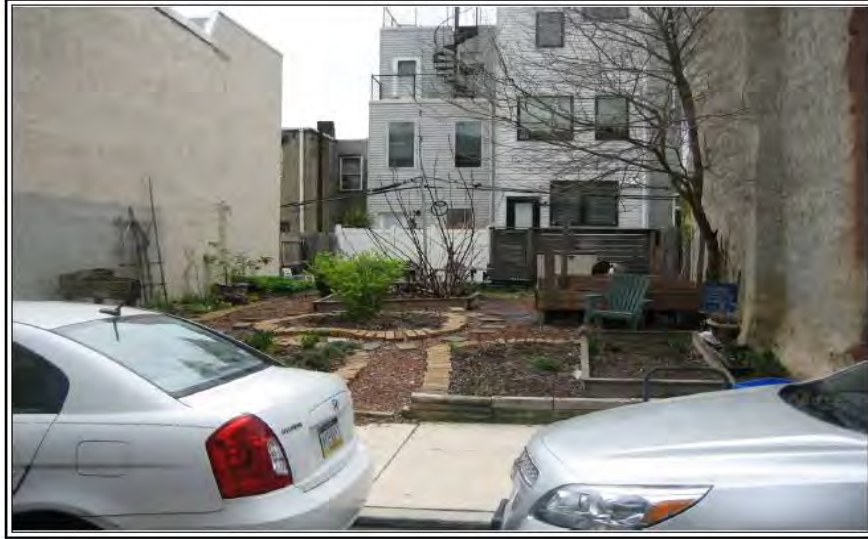
Total Sq. Ft.	Total Sq. Ft. %
0	
0	
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0	
0	
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0	
0	
0	
0	
0	
0	
0	0.00%

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## PROPERTY APPRAISAL(S)

### APPRAISAL REPORT OF



1316 & 1318 S. Cleveland Street  
Philadelphia, PA 19146

### PREPARED FOR

P H D C / Philadelphia Land Bank  
Cristina Martinez, Development Specialist

ESTIMATED FAIR MARKET VALUE: \$150,000. + - Each Property

### AS OF

April 16, 2025

### PREPARED BY

Robert J. Luciani, ASA, CPE  
PA State Certified Real Estate Appraiser & Assessor

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.C.2**



**RESOLUTION NO. 2025 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 1215 S. 17TH STREET  
TO NEIGHBORHOOD GARDENS TRUST**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 1215 South 17th Street (the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a mortgage in the amount of One Hundred Fifty Thousand and 00/100 U.S. Dollars (\$150,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS(ES):** 1225 S. 17th Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19146	<b>Census Tract:</b> 002200	<b>Council District:</b> 2
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 742 sq ft	
<b>OPA Value:</b> \$113,500	<b>Appraised Value:</b> \$150,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 9/3/2024	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$1 cash at closing plus \$150,000 mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$750.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. **APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The property has been used as a community garden for the past ten (10) years. There are mature trees, ornamental & native perennial plantings, and picnic tables & benches to allow the community to enjoy the garden. East Point Breeze Neighbors' Clean & Green Committee takes the lead on stewarding Manton Green, and they sponsor community events and programs at the Green. The proposed improvements will be continued investment in the plantings and landscaping for the upcoming growing season. NGT will seek to purchase the adjacent lots. 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 community garden/open space.

**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 |
|---|--|

### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 1225 S. 17th Street as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## POSTING PHOTO(S)





# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## SITE PLAN(S)

### Manton Green Plan

Application property

Picnic tables

Planting areas

Trees



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025



## Manton Green Garden

- Targeted for acquisition
- PRA

Targeted for acquisition:  
1221, 1223 S. 17<sup>th</sup> Street

PRA:  
1225 S. 17<sup>th</sup> Street

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust  
Property Address: 1225 S 17th St

### SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$0.00	0%	
Yes	\$1,551.00	100%	NGT general operating budget
	\$0.00	0%	
	\$0.00	0%	
	\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>	<b>\$1,551.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

##### ACQUISITION

Cost	% Total
Property Acquisition	\$1.00 0.06%
Closing Costs	\$800.00 51.58%
Other - describe in space to the right	\$0.00 0.00%

##### UNIT CONSTRUCTION

Complete the table below	\$0.00 0.00%
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##### OTHER CONSTRUCTION

Landscaping	\$750.00 48.36%
Permits	\$0.00 0.00%
Clearance and Demolition	\$0.00 0.00%
Utility Connections & Tap Fees	\$0.00 0.00%

##### INFRASTRUCTURE

Streets and Sidewalks	\$0.00 0.00%
Water and Sewer	\$0.00 0.00%
Stormwater & Drainage	\$0.00 0.00%
Impact Fees	\$0.00 0.00%

##### OTHER HARD COSTS

Hard Cost Contingency	\$0.00 0.00%
Other - describe in space to the right	\$0.00 0.00%
Other - describe in space to the right	\$0.00 0.00%
Other - describe in space to the right	\$0.00 0.00%
<b>TOTAL HARD COSTS</b>	<b>\$1,551.00 100.00%</b>

#### SOFT COSTS

##### PROFESSIONAL FEES

Site Planning	\$0.00 0.00%
Architecture & Engineering	\$0.00 0.00%
Legal	\$0.00 0.00%
Consultant	\$0.00 0.00%
Survey	\$0.00 0.00%
Market Study	\$0.00 0.00%
Environmental	\$0.00 0.00%
Organization Expense	\$0.00 0.00%
Other Consultants	\$0.00 0.00%

##### FINANCE COSTS

Construction Loan Interest	\$0.00 0.00%
Construction Origination	\$0.00 0.00%
Appraisal	\$0.00 0.00%
Construction Insurance	\$0.00 0.00%
Property Taxes	\$0.00 0.00%

##### OTHER SOFT COSTS

Holding Costs	\$0.00 0.00%
Soft Cost Contingency	\$0.00 0.00%
Developer Fee, if applicable	\$0.00 0.00%
Other - describe in space to the right	\$0.00 0.00%
Other - describe in space to the right	\$0.00 0.00%
Other - describe in space to the right	\$0.00 0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$0.00 0.00%</b>

### TOTAL DEVELOPMENT COST

<b>\$1,551.00</b>	<b>100.00%</b>
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#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost
1		0	\$0.00	\$0.00	0	\$0.00
2		0	\$0.00	\$0.00	0	\$0.00
3		0	\$0.00	\$0.00	0	\$0.00
4		0	\$0.00	\$0.00	0	\$0.00
5		0	\$0.00	\$0.00	0	\$0.00
6		0	\$0.00	\$0.00	0	\$0.00
7		0	\$0.00	\$0.00	0	\$0.00
8		0	\$0.00	\$0.00	0	\$0.00
9		0	\$0.00	\$0.00	0	\$0.00
#		0	\$0.00	\$0.00	0	\$0.00
#		0	\$0.00	\$0.00	0	\$0.00
	<b>TOTALS</b>			<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>

Total Sq. Ft.	Total Sq. Ft. %
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	0.00%

Rev. Jan. 2019



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## PROPERTY APPRAISAL(S)

### APPRAISAL REPORT OF



1225 S. 17th Street  
Philadelphia, PA 19146

### PREPARED FOR

P H D C / Philadelphia Land Bank  
Cristina Martinez, Development Specialist

ESTIMATED FAIR MARKET VALUE: \$150,000. + -

### AS OF

April 16, 2025

### PREPARED BY

Robert J. Luciani, ASA, CPE  
PA State Certified Real Estate Appraiser & Assessor



**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.C.3**

RESOLUTION NO. 2025 – \_\_\_\_

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 2714 OAKFORD STREET AND 2716 OAKFORD STREET  
TO NEIGHBORHOOD GARDENS TRUST**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 2714 Oakford Street and 2716 Oakford Street (collectively, the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Two and 00/100 U.S. Dollars (\$2.00) and a mortgage in the amount of One Hundred Seventy Thousand and 00/100 U.S. Dollars (\$170,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS(ES):** 2714 Oakford Street, 2716 Oakford Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19146	<b>Census Tract:</b> 003100	<b>Council District:</b> 2
<b>Zoning:</b> RM-1	<b>Lot Area:</b> 1,358 sq ft (combined)	
<b>OPA Value:</b> \$242,200 (combined)	<b>Appraised Value:</b> \$170,000 (combined)	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 N. 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 9/3/2024	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$2 cash at closing plus \$170,000 mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$750	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. **APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The properties have been used as a community garden for the past thirty (30) years. The Oakford Street Garden has trees providing shade, ornamental plantings, benches, and a play area for children. The Garden will continue to serve the community. For improvements, NGT will complete tree pruning, plant native perennial plants & shrubs, and mulch the planting beds.

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 community garden/open space.

**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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### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommend the disposition of 2714 Oakford Street and 2716 Oakford Street as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## POSTING PHOTO(S)



2714 Oakford Street



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025



2716 Oakford Street


# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## SITE PLAN(S)



Oakford St Garden Plan

-  Bench
-  Planter
-  Children's play area
-  Mature tree



Oakford St Garden

-  PLB

PLB:  
2714, 2716 Oakford Street



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust  
Property Address: 2714 & 2716 Oakford St

### SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$0.00	0%	
Yes	\$1,552.00	100%	NGT general operating budget
	\$0.00	0%	
	\$0.00	0%	
	\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>	<b>\$1,552.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	\$2.00	0.13%
Closing Costs	\$800.00	51.55%
Other - describe in space to the right	\$0.00	0.00%
<b>UNIT CONSTRUCTION</b>	<b>\$0.00</b>	<b>0.00%</b>
Complete the table below		
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$750.00	48.32%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL HARD COSTS</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### SOFT COSTS

<b>PROFESSIONAL FEES</b>		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$0.00	0.00%
Legal	\$0.00	0.00%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
<b>FINANCE COSTS</b>		
Construction Loan Interest	\$0.00	0.00%
Construction Origination	\$0.00	0.00%
Appraisal	\$0.00	0.00%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%
<b>OTHER SOFT COSTS</b>		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	0	\$0.00	\$0.00	0	\$0.00	0	
2	0	\$0.00	\$0.00	0	\$0.00	0	
3	0	\$0.00	\$0.00	0	\$0.00	0	
4	0	\$0.00	\$0.00	0	\$0.00	0	
5	0	\$0.00	\$0.00	0	\$0.00	0	
6	0	\$0.00	\$0.00	0	\$0.00	0	
7	0	\$0.00	\$0.00	0	\$0.00	0	
8	0	\$0.00	\$0.00	0	\$0.00	0	
9	0	\$0.00	\$0.00	0	\$0.00	0	
#	0	\$0.00	\$0.00	0	\$0.00	0	
#	0	\$0.00	\$0.00	0	\$0.00	0	
		<b>TOTALS</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>	<b>0</b>	<b>0.00%</b>

Rev. Jan. 2019



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

PROPERTY APPRAISAL(S)

## APPRAISAL REPORT

OF



2714 & 2716 OAKFORD STREET  
Philadelphia, PA 19146

## PREPARED FOR

P H D C / Philadelphia Land Bank  
Cristina Martinez, Development Specialist

ESTIMATED FAIR MARKET VALUE: \$85,000. + - each Property

**AS OF**

April 19, 2025

## PREPARED BY

ROBERT J. LUCIANI, ASA, CPE  
PA State Certified Real Estate Appraiser & Assessor

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.C.4**

**RESOLUTION NO. 2025 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 5417 FLORENCE AVENUE AND 5425 FLORENCE AVENUE  
TO NEIGHBORHOOD GARDENS TRUST**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 5417 Florence Avenue and 5425 Florence Avenue (collectively, the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Two and 00/100 U.S. Dollars (\$2.00) and a mortgage in the amount of Thirty-Six Thousand and 00/100 U.S. Dollars (\$36,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS(ES):** 5417 Florence Avenue, 5425 Florence Avenue

## 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19143	<b>Census Tract:</b> 007102	<b>Council District:</b> 3
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 2,048 sq ft (combined)	
<b>OPA Value:</b> \$30,800 (combined)	<b>Appraised Value:</b> \$36,000 (combined)	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 9/3/2024	

## 4. PROJECT INFORMATION

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$2 cash at closing plus \$36,000 mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$750.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. APPROVALS, DEADLINES, EOP

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The properties have been used as a community garden for the past seven (7) years. NGT owns 5423 Florence Avenue and will seek to purchase the adjacent lots which are privately owned. The garden has flowers, fruit trees, and raised beds with vegetables.

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 community garden/open space.

**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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### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 5417 Florence Avenue and 5425 Florence Avenue as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: **June 5, 2025**

POSTING PHOTO(S):



5417 Florence Avenue



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025



5425 Florence Avenue



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: **June 5, 2025**

## SITE PLAN(S)



Farm on Florence Plan

- Application properties
- Raised beds
- Orchard area
- Split rail fence line/flower plantings



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025



## Farm on Florence

- Targeted for acquisition
- PUB

Targeted for acquisition:  
5415, 5419, 5421, 5427, 5429 Florence Avenue

PUB:  
5417, 5425 Florence Avenue

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust  
Property Address: 5415 & 5421 Florence Ave

### SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt		\$0.00	0%	
Subordinate Debt				
Developer Equity	Yes	\$1,552.00	100%	NGT general operating budget
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
Other - describe to the right		\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$1,552.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$2.00	0.13%
Closing Costs	\$800.00	51.55%
Other - describe in space to the right	\$0.00	0.00%
UNIT CONSTRUCTION		
Complete the table below	\$0.00	0.00%
OTHER CONSTRUCTION		
Landscaping	\$750.00	48.32%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL HARD COSTS</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$0.00	0.00%
Legal	\$0.00	0.00%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	\$0.00	0.00%
Construction Origination	\$0.00	0.00%
Appraisal	\$0.00	0.00%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%
OTHER SOFT COSTS		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost
1		0	\$0.00	\$0.00	0	\$0.00
2		0	\$0.00	\$0.00	0	\$0.00
3		0	\$0.00	\$0.00	0	\$0.00
4		0	\$0.00	\$0.00	0	\$0.00
5		0	\$0.00	\$0.00	0	\$0.00
6		0	\$0.00	\$0.00	0	\$0.00
7		0	\$0.00	\$0.00	0	\$0.00
8		0	\$0.00	\$0.00	0	\$0.00
9		0	\$0.00	\$0.00	0	\$0.00
#		0	\$0.00	\$0.00	0	\$0.00
#		0	\$0.00	\$0.00	0	\$0.00
	<b>TOTALS</b>			<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>

Total Sq. Ft.	Total Sq. Ft. %
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
0	
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0	
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0	
0	
0	
0	
0	0.00%

Rev. Jan. 2019

# **GARDEN / OPEN SPACE FACT SHEET**

Last Updated: **June 5, 2025**

## PROPERTY APPRAISAL(S)

### **APPRAISAL REPORT OF**



5417 & 5425 FLORENCE AVENUE  
Philadelphia, PA 19143

### **PREPARED FOR**

Philadelphia Land Bank / P H D C  
Cristina Martinez / Development Specialist

ESTIMATED FAIR MARKET VALUE: \$18,000. + - each Property

### **AS OF**

April 22, 2025

### **PREPARED BY**

Robert J. Luciani, ASA, CPE  
PA State Certified R.E. Appraiser & Assessor

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.C.5**



**RESOLUTION NO. 2025 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 2007 W. NORRIS STREET AND 2002 N. 20TH STREET  
TO NEIGHBORHOOD GARDENS TRUST**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 2007 West Norris Street and 2002 North 20th Street (collectively, the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Two and 00/100 U.S. Dollars (\$2.00) and a mortgage in the amount of One Hundred Seventy-Eight Thousand and 00/100 U.S. Dollars (\$178,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS(ES):** 2007 W. Norris Street, 2002 N. 20th Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19121	<b>Census Tract:</b> 015200	<b>Council District:</b> 5
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 2,143 sq ft (combined)	
<b>OPA Value:</b> \$113,400 (combined)	<b>Appraised Value:</b> \$158,000 (combined)	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 9/3/2024	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$2 cash at closing plus \$158,000 mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$750.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. **APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### Project Summary:

These properties are known to the community as the Peace Garden, which has been serving the neighborhood for more than twenty (20) years. NGT is the property owner of 2000 N. 20th Street. On the eastern side of the Garden, there is a mosaic mural on the wall facing Norris Street, as well as mosaic sculptural installations throughout the Garden. There are perennial and shrub plantings throughout the garden, as well as mature trees and some grass areas. On the western side, there is a mature maple tree providing shade, tables and chairs. Neighbors use the space for meals and connecting with one another. Once NGT acquires the properties, they will plant perennial native plants, shrubs and mulch the area.

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 community garden/open space.

**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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### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 2007 W. Norris Street and 2002 N. 20th Street as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## POSTING PHOTO(S)



2002 N. 20<sup>th</sup> Street



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025



2007 W. Norris Street



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## SITE PLAN(S)



### Peace Garden Plan

- Application property
- Pathways (cement)
- Planting beds
- World mosaic mural
- Mature shade tree

Perennial plantings of shrubs and flowers surround the mosaic installations.



### Peace Garden

- Targeted for acquisition
- PLB
- PRA
- NGT owns

Targeted for acquisition:  
2009 W. Norris Street

PLB:  
2007 W. Norris Street

PRA:  
2002 N. 20<sup>th</sup> Street

NGT:  
2000 N. 20<sup>th</sup> Street

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.

Applicant: Neighborhood Gardens Trust  
Property Address: 2002 North 20th St and 2007 W. Norris St

### SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$0.00	0%	
Yes	\$1,552.00	100%	NGT general operating budget
	\$0.00	0%	
	\$0.00	0%	
	\$0.00	0%	
<b>TOTAL SOURCE OF FUNDS</b>	<b>\$1,552.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	\$2.00	0.13%
Closing Costs	\$800.00	51.55%
Other - describe in space to the right	\$0.00	0.00%
<b>UNIT CONSTRUCTION</b>	<b>\$0.00</b>	<b>0.00%</b>
Complete the table below		
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$750.00	48.32%
Permits	\$0.00	0.00%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$0.00	0.00%
Water and Sewer	\$0.00	0.00%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL HARD COSTS</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### SOFT COSTS

<b>PROFESSIONAL FEES</b>		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$0.00	0.00%
Legal	\$0.00	0.00%
Consultant	\$0.00	0.00%
Survey	\$0.00	0.00%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
<b>FINANCE COSTS</b>		
Construction Loan Interest	\$0.00	0.00%
Construction Origination	\$0.00	0.00%
Appraisal	\$0.00	0.00%
Construction Insurance	\$0.00	0.00%
Property Taxes	\$0.00	0.00%
<b>OTHER SOFT COSTS</b>		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$0.00	0.00%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
Other - describe in space to the right	\$0.00	0.00%
<b>TOTAL SOFT COSTS</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$1,552.00</b>	<b>100.00%</b>

#### Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	0	\$0.00	\$0.00	0	\$0.00	0	
2	0	\$0.00	\$0.00	0	\$0.00	0	
3	0	\$0.00	\$0.00	0	\$0.00	0	
4	0	\$0.00	\$0.00	0	\$0.00	0	
5	0	\$0.00	\$0.00	0	\$0.00	0	
6	0	\$0.00	\$0.00	0	\$0.00	0	
7	0	\$0.00	\$0.00	0	\$0.00	0	
8	0	\$0.00	\$0.00	0	\$0.00	0	
9	0	\$0.00	\$0.00	0	\$0.00	0	
#	0	\$0.00	\$0.00	0	\$0.00	0	
#	0	\$0.00	\$0.00	0	\$0.00	0	
		<b>TOTALS</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>	<b>0</b>	<b>0.00%</b>

Rev. Jan. 2019

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## PROPERTY APPRAISAL(S)

### APPRAISAL REPORT OF



2002 N. 20th Street  
Philadelphia 19121

### PREPARED FOR

Philadelphia Land Bank / P H D C  
Cristina Martinez / Development Specialist

ESTIMATED FAIR MARKET VALUE: \$80,000. + - 10%

### AS OF

May 10, 2025

### PREPARED BY

Robert J. Luciani, ASA

PA State Board Certified R.E. Appraiser & Assessor



# **GARDEN / OPEN SPACE FACT SHEET**

Last Updated: **June 5, 2025**

## **APPRAISAL REPORT OF**



2007 W. NORRIS STREET  
Philadelphia 19121

## **PREPARED FOR**

Philadelphia Land Bank / P H D C  
Cristina Martinez / Development Specialist

ESTIMATED FAIR MARKET VALUE: \$78,000. + - 10%

## **AS OF**

May 29, 2025

## **PREPARED BY**

Robert J. Luciani, ASA  
PA State Board Certified  
Real Estate Appraiser

**JUNE 10, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM V.C.6**

**RESOLUTION NO. 2025 – \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE  
OF 2322, 2324, 2326, 2328, 2330 AND 2332 N. ORKNEY STREET AND 2323-31 N. 5TH STREET  
TO NEIGHBORHOOD GARDENS TRUST**

**WHEREAS**, Section 16-706 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 in accordance with the requirements of Chapter 16-400 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 2322 North Orkney Street, 2324 North Orkney Street, 2326 North Orkney Street, 2328 North Orkney Street, 2330 North Orkney Street, 2332 North Orkney Street and 2323-31 North 5th Street (collectively, the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Seven and 00/100 U.S. Dollars (\$7.00) and a mortgage in the amount of Three Hundred Fifty-Eight Thousand and 00/100 U.S. Dollars (\$358,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

1. **ADDRESS(ES):** 2322, 2324, 2326, 2328, 2330, 2332 N. Orkney Street; 2323-31 N. 5th Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 016400	<b>Council District:</b> 7
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 6,503 sq ft (combined)	
<b>OPA Value:</b> \$608,700 (combined)	<b>Appraised Value:</b> \$358,000 (combined)	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 9/3/2024	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$7 cash at closing plus \$358,000 mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$750.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

## 5. **APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## 6. DEVELOPMENT SUMMARY

### Project Summary:

The Garden has been a community space for more than thirty (30) years. The Rainbow De Colores Garden has areas for growing crops, a central pathway, a greenhouse and a shed. There is an open space for seating and gathering. For improvements, NGT will invest in soil and seedlings for the upcoming growing season.

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 community garden/open space.

**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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### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 2322, 2324, 2326, 2328, 2330 and 2332 N. Orkney Street and 2323-31 N. 5th Street as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## POSTING PHOTO(S)



2323-31 N. 5<sup>th</sup> Street



2322 N. Orkney Street



2324 N. Orkney Street



## GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025



2326, 2328 N. Orkney Street



2330 N. Orkney Street



2332 N Orkney Street

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

## SITE PLAN(S)



**Rainbow de Colores Garden Plan**



**Rainbow de Colores Garden**

- PHDC
- PUB

PHDC:  
2332 N. Orkney Street

PUB:  
2322, 2324, 2326, 2328, 2330 N. Orkney Street  
2323-31 N. 5th Street



**Last Updated: June 5, 2025**

**Please insert data only in the unshaded (white) cells. Please confirm that total sources of funds and total uses of funds are equal.**

Rev. Jan. 2019

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: June 5, 2025

PROPERTY APPRAISAL(S)

## APPRAISAL REPORT OF



2322, 2324, 2326, 2328, 2330, 2332 N. ORKNEY STREET  
Philadelphia, PA 19133

## PREPARED FOR

Philadelphia Land Bank / P H D C  
Cristina Martinez, Development Specialist

ESTIMATED FAIR MARKET VALUE: 29,000. + - each Lot

## AS OF

April 28, 2025

## PREPARED BY

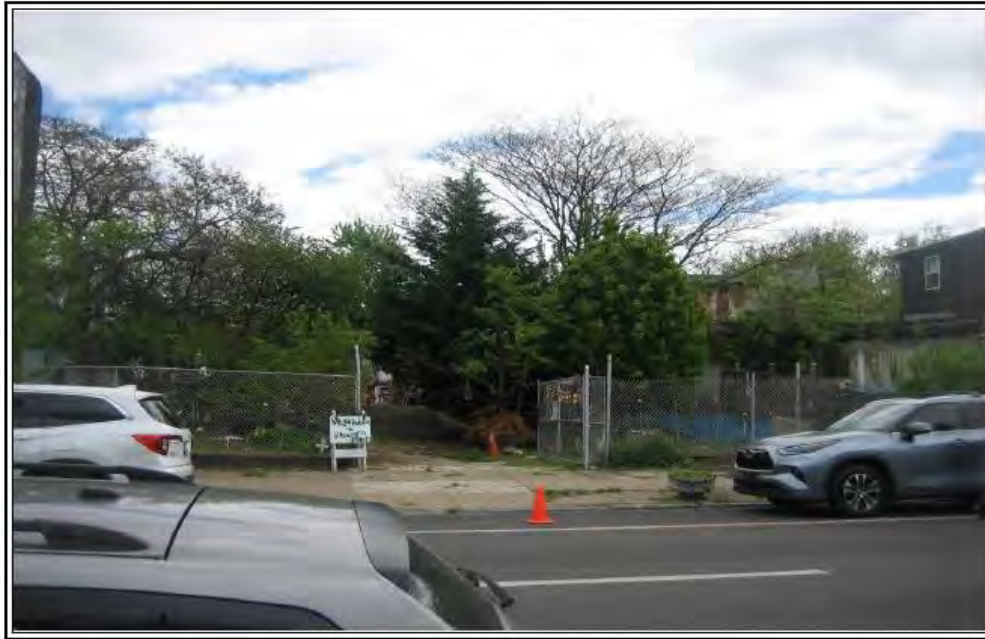
Robert J. Luciani, ASA  
PA State Board Certified Real Estate Appraiser

# **GARDEN / OPEN SPACE FACT SHEET**

Last Updated: **June 5, 2025**

## **APPRAISAL REPORT**

**OF**



2323-31 N. 5th Street  
Philadelphia, PA 19133

## **PREPARED FOR**

Philadelphia Land Bank / P H D C  
Cristina Martinez / Development Specialist

ESTIAMTED FAIR MARKET VALUE: \$155,000. + - 10%

**AS OF**

April 28, 2025

## **PREPARED BY**

Robert J. Luciani, ASA  
PA State Certified R.E. Appraiser & Assessor