

**Frequently Asked Questions Regarding the Fundraising,
Land Purchase, and Related Matters**

Q: What is the purchase price of the land?

A: The land, which consists of two parcels, 1236 and 1238 Crease Street, carries a total purchase price of \$300,000, excluding closing costs.

Q. How was the purchase price determined?

A: The Crease Street Garden Board engaged a local realtor to provide a valuation, which formed the basis for the purchase price.

Q: Wouldn't the land sell for more at auction?

A: The land is NOT being auctioned. If this effort is successful, it will be sold at the market value to Neighborhood Gardens Trust. If the effort is NOT successful, when the lease expires in 2026 the current owner will sell the land on the open market.

Q: Why can't the owner sell the land right now?

A: In 2016 the owner entered into a ten year lease with the Garden Board. The Garden Board recorded the lease with the Recorder of Deeds. The effect of recording the lease means a buyer cannot readily void the lease, but must honor it for the duration. This obligation to honor the lease effectively greatly reduces the value of the land. By selling the land to the Garden Board (or more correctly, NGT), the owner will maximize his return, without the necessity of waiting-out the lease.

Q: Why did the Board settle on the \$100,000 figure?

A: The funding sources in Harrisburg will NOT supply the entire purchase price, but instead require a showing of **significant community support**. Given the purchase price of \$300,000, the Garden Board, in consultation with the NGT, decided \$100,000 would represent a showing of significant community support.

Q: Because PTSSD is matching up to \$40k, does this mean we only need to raise \$60K?

A: Yes, to succeed our goal of \$100,000, we will need to raise \$60,000 from the community. Penn Treaty Special Services District will add an additional \$40,000, thus reaching the \$100,000 goal.

Q: Who would actually own the land?

A: The Neighborhoods Garden Trust will hold the deed in perpetuity.

Q: Will the property go into the names of those who donate money?

A: No, the land will be held in perpetuity by NGT, which owns and protects almost 40 gardens across Philadelphia.

Q: Could NGT, at some point in the future, sell the Crease Street Garden?

A: NGT exists to protect gardens, not sell them. Absent extraordinary conditions, it is highly unlikely NGT would decide to sell the land.

Q: Where does the money go if the fundraising effort is unsuccessful?

A: Money contributed with restrictions will be distributed in accordance with the donor's instructions. Of the money contributed without restrictions, (a) the Garden Board will:

- (1) Pay any outstanding costs related to the fundraising appeal.
- (2) Set aside enough money to pay the annual expenses associated with the maintenance of the Garden for the balance of the lease, i.e., through August, 2026. These expenses, which total (about) \$3,000 per annum, include real estate taxes, liability insurance, and general costs.
- (3) In accordance with the Pennsylvania code, select and donate the balance of the donated funds to a similar 501(c)(3) garden located in Philadelphia.

Q: Why does the Crease Street Garden pay real estate taxes?

A: The short answer is *the lease between the owner and the Garden Board requires the Board to pay the real estate taxes*. The long answer is, *as a non-profit, if the Garden Board owned the land outright, the real estate taxes would be waived. Since, however, the Garden Board leases the land, the normal real estate taxes are assessed*.

Q: If NGT holds title to the land, will the real estate taxes be assessed?

A: No, NGT is a non-profit trust. Upon taking title to the land, the real estate taxes will be waived, which will have the result of greatly reducing the annual costs of maintaining the Garden.

Q: If NGT holds title to the land, who will manage the Garden going forward?

A: If this effort is successful, while NGT would hold title to the land, day-to-day management will remain in the hands of the Garden Board.

Q. How is the Garden Board selected?

A: As of today, 14 people have served on the Garden Board. All 14 volunteered to serve.

Q. Is the Garden Board compensated?

A: No, service on the Garden Board is NOT compensated.

Q. I am interested in serving on the Garden Board. How would I go about doing this?

A: Anyone interested in serving on the Garden Board should contact the Chairman. The contact information is on <https://creasestreetgarden.com/board-members/>

Q. How is the Garden maintained?

A: For the most part, all work undertaken on the Garden is voluntary, without compensation. The Board organizes two major work days per year, one in the Spring, one in the Fall, and invites those interested to assist in the work. Day-to-day work is undertaken by a very focused crew with an intense interest in horticulture.