

PHILADELPHIA LAND BANK

OCTOBER 12, 2021 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, October 12, 2021, commencing at 10:00 a.m. via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:01 a.m.

Andrea Imredy Saah, Senior Counsel, made the following announcements:

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A button at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by hitting *9 on your phone. You can also use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov.

Prior to today's Public Session, the Board held an Executive Session at which the Board received information about today's agenda.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Majeedah Rashid, Andrew Goodman, Joshu Harris, Michael Johns, Michael Koonce, Rebecca Lopez Kriss and Rick Sauer.

The following board members were absent: Anne Fadullon, Alexander Balloon, Eric Bodzin and Richard DeMarco.

Ms. Imredy Saah also stated that Eric Bodzin submitted a letter of resignation.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Cristina Martinez, Brian Romano and Carolyn Terry.

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

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

Item 2
Approval of Board Minutes

Ms. Rashid called for questions or comments regarding the minutes of the Board meeting of September 14, 2021. There were none.

Ms. Rashid called for a motion to approve the minutes.

Mr. Johns moved to approve the minutes. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the September 14, 2021 Board Meeting Minutes.

Item 3
Executive Director's Report

Mr. Rodriguez reported to the Board on two items:

- (1) The Land Bank has hired two highly competent and qualified candidates for Senior Development Specialist positions who will join the staff on October 18th. Both have prior experience in real estate development, which will help the Land Bank expand its capacity to move development projects forward.
- (2) The Land Bank is in the final stages of outfitting its conference rooms at 1234 Market Street with the necessary equipment and expects to have appropriate protocols and technology in place soon for the Board to meet in person and the public to attend virtually.

Item 4
Property Dispositions

4.A. Development – Affordable Housing

4.A(1) 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street (CD1) – BVG Property Group, LLC

Mr. Lawrence presented the proposed disposition of 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; and 424, 426 Mercy Street in the 1st Council District to BVG Property Group, LLC for the development of fourteen (14) mixed-income homeownership and rental units. Eight (8) single-family units will be leased to households with incomes between 61% and 80% AMI. One triplex will include three (3) market rate rental units. The remaining three (3) single-family units will be sold at market rate. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Sixteen Thousand Five Hundred Dollars (\$16,500). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. A Declaration of Restrictive

Covenants will be placed on the affordable units, and tenants in the affordable units will be required to submit to an annual income certification process.

Ms. Rasheed asked if there were any questions from the Board. Mr. Johns asked how many of the units need to be affordable, and Mr. Lawrence stated that a minimum of 51% of the units must be affordable. In response to Mr. Sauer's question regarding the term of affordability, Mr. Lawrence clarified that the affordable rental units would have to remain affordable for fifteen (15) years. Mr. Koonce asked what the rents would be for the affordable and the market rate rental units. Mr. Justin Veasey, the developer, explained that the monthly rent range information from the Pennsylvania Housing Finance Agency (PHFA) provided by the Land Bank was \$1,276 (60% AMI) to \$1,702 (80% AMI) for 2-BR (bedroom) units and \$1,474 (60% AMI) to \$1,966 (80% AMI) for 3-BR units. Two 2-BR units (1,300 sq.ft.) will rent at \$1,300/month, two 2-BR units (1,300 sq.ft.) will rent at \$1,650/month, two 3-BR units (1,300-1,400 sq.ft.) will rent at \$1,550/month, and two 3-BR units (1,300-1,400 sq.ft.) will rent at \$1,875/month.

Mr. Harris asked whether governing legislation requires comparability (in terms of square footage, configuration, bathroom count) between affordable and market rate units in the disposition policy. Mr. Rodriguez stated that legislation is silent on this matter.

Ms. Imredy Saah informed Ms. Rasheed that no public comments regarding this particular disposition were received. Ms. Rasheed then recognized Mr. Jihad Ali, who stated that the email he had sent pertained to this disposition and asked whether the Board had received the email. Mr. Rodriguez confirmed that his email (attached to these minutes as **Exhibit A**) had been forwarded to the Board. Mr. Ali raised concerns about the information provided to the Board for rental projects, including the absence of rent amounts in the fact sheet, as well as concerns about the plans for this disposition (i.e., the possibility that a room labeled as a den in the basement of the 2-BR units could be rented at a higher rent as a 3-BR unit). He also requested that the EOP agreement with the MBE/WBE/DBE (minority/women/disabled business entity) target levels be included in the Board package so that it could inform the Board's evaluation of each project it reviews.

Ms. Rasheed then recognized Ms. Rachael Pritzker, the attorney for the developer, who clarified that the Purchase and Development Agreement and the EOP are not entered into until the Board has approved the disposition, as it would be premature for a developer to reach out to minority contractors prior to having some assurance that the project could proceed. She also stated that the floor plans must be reviewed and approved by L&I before the Land Bank will proceed to settlement, and any necessary revisions would be implemented prior to settlement. Mr. Veasey addressed the issue of the den as an option for 2-BR units, since feedback from the community had indicated that single-family homes are more likely to be rented by families with children, and that although the developer's intent would prefer that the den not to be used as a bedroom, it could be used as such. He also stated that the floor plans could be revised if necessary.

Mr. Rodriguez answered a question in the chat about current AMI (Area Median Income) for a family of four (the standard provided by the PHFA) in Philadelphia. The Board then discussed the meaning of and relationship between AMI levels, family size and number of bedrooms. Board members asked that the family size be provided by staff when providing expected rents at each AMI level and that the Board package provide a list of which units will be located at which address. Mr. Rodriguez pointed out that all tenants in the affordable units would be income-certified and that family size would factor into the approval at that time. Mr. Koonce asked that the Board have further discussions

about setting targets for affordable rents. Mr. Johns pointed out that PHFA and HUD rent ranges are based on a family of four and that AMI is based on Area Median Income not just in Philadelphia but in the surrounding PA counties, Camden and northern Delaware. A rent that is considered to be affordable under PHFA (Pennsylvania Housing Finance Agency) guidelines may be the same as market rate rents in a particular area where the median income is lower than the official AMI.

Another question was about the percentage of monthly income that the PHFA rents would represent, and Mr. Rodriguez confirmed that PHFA rents are based on the tenant not spending more than 30% of annual income on rent. A question was posted in the Q&A about commitments to sustainable building measures, greening and stormwater management, and Mr. Rodriguez stated that those aspects of a development are governed by other departments in the city; the Land Bank only reviews the feasibility of the project and its qualification under the disposition policy. Another question was about whether any of these units were Section 8 housing, and Mr. Rodriguez stated that the Land Bank does not determine whether a unit can be occupied by a Section 8 housing subsidy recipient. In response to other questions in the Q&A, he also clarified that PHDC will conduct the income certification process and determine whether a tenant is income-qualified.

Seeing that there were no other questions from the Board or the public, Ms. Rasheed called for a motion regarding the proposed disposition to BVG Property Group, LLC.

Ms. Lopez Kriss moved to approve the disposition. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board voted on the Resolution Authorizing Conveyance of 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street to BVG Property Group, LLC. Five Board members voted in favor, while Mr. Koonce and Mr. Johns abstained.

NOTE: Although the vote was initially believed to be sufficient to approve the disposition, a review of the Land Bank's bylaws during the meeting confirmed that the vote was insufficient to affirmatively approve or reject the disposition, and the item was therefore tabled and postponed to the November Board meeting. *(See the paragraph following Item 4.C. below for information regarding the validity of the vote.)*

The Board proceeded to consider agenda item 4.A(3) out of order, since the developer had a conflict and would have to leave the meeting soon.

4.A(3) 2419, 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; ~~2318 E. Boston Street~~; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2405 E. Firth Street; 2022 E. Fletcher Street, ~~2048 E. Fletcher Street~~; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2633 Martha Street; 2068 E. Monmouth Street; 1844, 1920 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street (CD1) – BMK Properties, LLC

Mr. Lawrence presented the proposed disposition of 2419, 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2405 E. Firth Street; 2022 E. Fletcher Street; 1929, 1935,

1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2633 Martha Street; 2068 E. Monmouth Street; 1844, 1920 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; and 2106, 2133, 2135, 2250, 2252 E. William Street in the 1st Council District to BMK Properties, LLC for the development of forty-seven (47) single-family mixed-income homeownership units. Eight (8) units will be sold to households with incomes between 61% and 80% AMI, sixteen (16) units will be sold to households with income between 81% and 120% AMI, and the remaining twenty-three (23) units will be sold at market rate. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Ninety-Six Thousand Dollars (\$96,000). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry and a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable units, and purchasers for the affordable units will be income-certified.

Ms. Rasheed recognized Mr. Mo Rushdy, one of the developers. Mr. Rushdy provided additional information about the homes to be developed: all will have three bedrooms, two bathrooms, with the affordable units to be two-story homes at 1,200 sq. ft. and the market rate homes to be three-story homes at 1,600 sq. ft. At current interest rates, the estimated monthly payment for an 80% AMI unit will be approximately \$930/month (including the \$780 mortgage payment and \$150 for insurance and taxes, assuming that the homes receive a tax abatement), with a 3% down payment. At 30% of income to be paid for housing, this would allow applicants with a minimum household income of \$3,000/month to purchase these homes. The estimated monthly payment for the 120% AMI units will be \$1,120/month (including the \$970 mortgage payment and \$150 for insurance and taxes, assuming the homes receive a tax abatement), with a 3% down payment. This would allow applicants with a minimum household income of \$3,316/month to purchase these homes. The developer is working with four banks to provide financing to income-certified purchasers with minimum credit scores of 620-640. Mr. Rushdy also mentioned that the average household income for purchasers of the 120% AMI units that BMK Properties built in 2015-2016 on Land Bank property was \$46,000-\$48,000. The sales price would be \$185,000 for a 80% AMI home (\$5,750 down payment and \$179,250 mortgage) and \$230,000 for a 120% AMI home (\$7,000 down payment and \$223,000 mortgage).

Mr. Rodriguez indicated that two properties were removed from the original list of properties (2318 E. Boston Street and 2048 E. Fletcher Street) for various reasons. The disposition of those properties will be determined in the future. Ms. Imredy Saah then read emails from the public (attached to these minutes as **Exhibit B**) regarding various individual lots being used as side yards and for distribution of supplies to the homeless, as well as about the disposition of lots for housing development instead of other uses. The tenor of the emails was in opposition to a disposition for housing, even if it is for affordable housing.

Ms. Rasheed then recognized Mr. Ali, who spoke in support of the disposition to BMK Properties, LLC due to BMK Properties’ track record building and selling affordable homes and involving MBE/WBE/DBE contractors in the development. He also requested that the affordable units be marketed to potential purchasers across the city, not just in Kensington. Mr. Rushdy responded that BMK Properties, LLC is committed to building more affordable homes across the city. However, they work closely with neighborhood organizations to market units to people who live in the neighborhood first, so that they can purchase homes in the neighborhood they already live in. In

response to a question about the 10-year tax abatement, he indicated that they are also working with council members and state legislators on programs to make homes affordable to purchasers at lower income levels and to provide full 10-year property tax abatements for low-income purchasers rather than the stepped-down property tax abatement going into effect for all developments next year. In response to Mr. Sauer's question about current market rate sale prices in the neighborhood, Mr. Rushdy stated that comparable new construction homes are selling in the \$290,000-\$340,000 range. In response to Mr. Johns' question about EOP targets, Mr. Rushdy stated that in their past developments, they have either met or exceeded the City's targets of 25% MBE contractors and 10% WBE contractors, including the professional services members of their development team.

Mr. Rodriguez then responded to various questions in the Q&A comments, confirming that the purchasers of affordable units would have to be income-certified and that the units would remain affordable for a specified period of time.

Ms. Alison Weis offered her suggestion that the Land Bank should give the right of first refusal to side yard applicants. Mr. Rodriguez stated that no qualified applications for side yards were received for the properties included in the bundle of properties being proposed for disposition. Mr. Goodman and Mr. Sauer asked if there was precedent for removing the lots identified as used by community organizations from the bundle of properties or whether the Land Bank could take a closer look at the properties identified in the public comments. Mr. Rodriguez stated that many of the Land Bank's vacant lots are occupied but that the Land Bank had not received a qualified application for any of the properties in this proposed disposition. The Board would have to decide whether they wanted the Land Bank to further review the list of properties.

Mr. Harris added that although the disposition policy considers 120% AMI to be affordable, the reality is that 120% AMI is generally not affordable for typical low or moderate income Philadelphia households. For this disposition, he would want to see additional information about financial assistance to those households so that they could qualify to purchase these units.

Seeing no further questions or comments, Ms. Rasheed called for a motion regarding the proposed disposition to BMK Properties, LLC.

Mr. Koonce moved to approve the disposition. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board voted on the Resolution Authorizing Conveyance of 2419, 2501, 2855, 2857 Amber Street; 2143, 2155, 2157 E. Birch Street; 2134, 2172 E. Cambria Street; 2103, 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478, 2480 Emerald Street; 2405 E. Firth Street; 2022 E. Fletcher Street; 1929, 1935, 1943, 2215-17 E. Harold Street; 2637, 2639, 2643, 2645, 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643, 2653 Kensington Avenue; 2633 Martha Street; 2068 E. Monmouth Street; 1844, 1920 E. Oakdale Street; 2140, 2151, 2153, 2156 E. Orleans Street; 2646, 2658 Ritter Street; 2089 E. Somerset Street; 2106, 2133, 2135, 2250, 2252 E. William Street to BMK Properties, LLC. Five (5) Board members voted in favor, while Mr. Goodman and Mr. Sauer voted against the disposition.

NOTE: Although the vote was initially believed to be sufficient to approve the disposition, a review of the Land Bank's bylaws during the meeting confirmed that the vote was insufficient to affirmatively approve or reject the disposition, and the item was therefore tabled and postponed to the

November Board meeting. *(See the paragraph following Item 4.C. below for information regarding the validity of the vote.)*

4.A(2) 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street (CD1) – BVG Property Group, LLC

Mr. Lawrence presented the proposed disposition of 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; and 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street in the 1st Council District to BVG Property Group, LLC to develop eighteen (18) mixed-income rental units. Twelve (12) units will be leased to households with incomes between 61% and 80% AMI. The remaining six (6) units will be leased at market rate. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Twenty-Two Thousand Five Hundred Dollars (\$22,500). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. A Declaration of Restrictive Covenants will be placed on the affordable units, and tenants in the affordable units will be required to submit to an annual income certification process.

In response to Mr. Koonce’s question about rents for the affordable units, Mr. Veasey responded with the following information: three 2-BR units (1,300 sq. ft.) will rent at \$1,350/month (60% AMI), three 2-BR units (1,300 sq. ft.) will rent at \$1,650/month (80% AMI), three 3-BR units (1,300-1,400 sq. ft.) will rent at \$1,550/month (60% AMI), and three 3-BR units (1,300-1,400 sq. ft.) will rent at \$1,875/month.

Ms. Imredy Saah then read emails from the public (attached to these minutes as **Exhibit C**) regarding 2055 and 2057 E. Rush Street and regarding the development of rental units rather than homeownership units in the neighborhood. Ms. Rasheed then recognized Mr. Ali, who reiterated his concern about the inclusion of a den (potential 3rd bedroom) in the plans and about the absence of information about the developer’s MBE/WBE/DBE targets. Mr. Veasey replied to a public comment that stated a preference for homeownership over rental units and stated that both units on E. Rush Street would be market rate rental units, but that he would consider eventually selling them after further discussion with the RCO in the neighborhood. He stated he had numerous conversations with Pastor Harris of the RCO and the Councilman in the 1st Council District to ensure that the rent levels were affordable for the neighborhood, and he confirmed that he will abide by the rent limits for each of the units.

Mr. Jonathan Howe spoke about his interest as a new homeowner in acquiring 2055 and 2057 E. Rush Street as a side yard and requested a first right of refusal, commenting on the increased burden on parking for the neighborhood posed by multifamily units. Mr. Lawrence responded that no email regarding a request to purchase those properties as a side yard was received at the Land Bank’s general inquiry email address, and that whoever Mr. Howe might have spoken with at PHDC did not convey the information to the Land Bank. Mr. Rodriguez also clarified that if the Land Bank has an existing qualified application in hand for a particular property or group of properties, under the governing legislation it cannot accept any other application before the first application is processed, brought to the Board and voted upon.

Ms. Rachael Pritzker, attorney for the developer, then addressed Mr. Ali's comments on commitments to MBE/WBE/DBE participation in the development, stating that that the developer would be interested in working with the Land Bank and with Mr. Ali on identifying contractors in the area that are available for the project. In response to Mr. Howe's comments, she confirmed that the developer had submitted the application over six months ago and pointed out that the Land Bank was required to consider the City's need for affordable housing in evaluating applications for each of the City's neighborhoods. Mr. Howe responded that the attorney's comments did not seem to acknowledge the community's concerns about their neighborhood and that the application process is not clear and transparent to community members, which is why he is asking for consideration at this time.

Ms. Weiss then spoke in support of applicants for side yards in general. She also stated that much affordable housing in Germantown (Germantown Settlement) that the city invested much money into has sat idle for years. Mr. Rodriguez then clarified that the Germantown Settlement properties Ms. Weiss referenced were recently reacquired by the Philadelphia Redevelopment Authority via a legal process and have undergone a capital needs assessment. The PRA is also in the process of developing an in-depth community evaluation process that will take time. Furthermore, the properties are currently not habitable and will need to undergo extensive renovation.

Mr. Rodriguez then read several other public comments (all written public comments and questions are attached to these minutes as **Exhibit D**) and provided responses to them.

Seeing no further questions or comments, Ms. Rasheed called for a motion regarding the proposed disposition to BVG Property Group, LLC.

Ms. Lopez Kriss moved to approve the disposition. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board voted on the Resolution Authorizing Conveyance of 2148, 2150, 2154, 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055, 2057 E. Rush Street; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E. Stella Street to BVG Property Group, LLC. Ms. Lopez Kriss and Mr. Harris voted in favor, none voted against, and the other five abstained. (Ms. Rasheed did not indicate her vote, which therefore counts as an abstention.) Given the large number of abstentions, Ms. Imredy Saah proposed that the Board move on to the next agenda item while she consulted the Land Bank's bylaws regarding the outcome of the vote. The Board agreed to do so. *(See the paragraph following Item 4.C. below for information regarding the validity of the vote.)*

Mr. Harris then announced that he had a prior obligation and left the meeting. Since a quorum still existed, the Board proceeded to consider the next item.

4.B. Development – Assemblage (TABLED)

- **2715 Annin Street (CD2)**

The proposed disposition to Greys Ferry 009, LLC was tabled prior to the meeting.

4.C. Development – Competitive Sales

- **2505 Emerald Street (CD1) – Civetta Property Group, LLC**

Mr. Lawrence presented the proposed disposition of 2505 Emerald Street in the 1st Council District to Civetta Property Group, LLC for the development of one (1) single-family homeownership unit that will be sold to a household with an income between 81% and 120% AMI. Applications were solicited via a Competitive Sale announcement for the property, and the applicant was the sole qualified bidder for the property. The bid price was One Thousand Dollars (\$1,000). Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision. A Declaration of Restrictive Covenants will be placed on the unit, and the purchaser will be income-certified.

In response to a question about the sale price for the home to a qualified homeowner, Mr. Michael Tomasetti, the developer, responded that the sale price would be \$250,000. He also stated that his MBE/WBE/DBE target for the EOP was 35%. Responding to questions posed by Mr. Ali, Mr. Lawrence clarified that the developer had bid \$1,000 for the property and that Civetta Property Group was not just the sole qualified bidder but the only bidder. Responding to both Mr. Ali’s and Mr. Johns’ questions, Mr. Rodriguez explained that the Land Bank does not post a minimum bid price for a property posted for Competitive Sale; it provides appraised value and other property information on the website, and applicants can then submit an application with a bid of their choosing for a project of their choosing. The appraised value of this lot is \$115,000, but the bid was \$1,000. The scoring rubric legislated by City Council and effective as of January 1, 2020 allocates only 5 points out of 100 points for the price offered by the bidder; prior to that legislation, financial feasibility and bid price were given greater weight in the scoring and therefore mattered more. Multiple factors are considered in scoring an application, and if the application does not meet the minimum score of 65 points, the application is rejected. Since this was the only application and a qualified application, the Land Bank is obligated to present it to the Board. In response to Mr. Ali’s question about marketing the competitive sale postings, Mr. Rodriguez described multiple channels the Land Bank uses to market competitive sales and RFPs.

Mr. Koonce requested that the staff provide historic MBE/WBE/DBE participation numbers for developers that have already developed on Land Bank properties when the staff presents a new application by the developer to the Board.

Mr. Rodriguez responded to a question posted in the chat by clarifying that the Land Bank is required by legislation to appraise the property and post the appraised value as part of a competitive sale or RFP listing. Ms. Lopez Kriss asked if the staff could provide a clearer explanation of the competitive sale process on the website, and Mr. Rodriguez indicated that the staff would conduct a review.

Seeing no further questions or comments, Ms. Rasheed called for a motion regarding the proposed disposition to Civetta Property Group, LLC.

Mr. Koonce moved to approve the disposition. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2505 Emerald Street to Civetta Property Group, LLC (attached to these minutes as **Exhibit E**).

At this time, Mr. Rodriguez stated that the Land Bank’s bylaws require that any disposition of property valued at more than \$50,000 must be approved by a majority of the entire Board of

Directors, which means a minimum of six (6) affirmative votes are required, as the Land Bank Board has eleven (11) members. Upon review of the vote tallies for items A(1), A(2) and A(3), none of the votes were sufficient to approve the dispositions, but the dispositions were also not rejected, as abstentions do not count toward either affirmative or negative vote tallies and only count towards a quorum. Ms. Imredy Saah recommended that the Board table the three dispositions and postpone them to the November Board meeting. Following another review of the tallies, Mr. Rodriguez stated that the dispositions would be tabled and placed on the November Board meeting agenda for consideration.

Item 5
Public Comment (Old & New Business)

Mr. Rodriguez read a public comment and a question posted by Mr. Howe in the Q&A and responded by clarifying that the Board is required to consider an existing qualified application it has already received before it can consider other applications. If the Board should vote to reject an application, then the properties will be made available for other applications to be submitted.

Ms. Weiss asked for an update on 28 Reger Street, which was approved by the Land Bank Board in a prior meeting but has not been approved by Council resolution. Mr. Rodriguez stated that the Land Bank is still seeking clarification from the Councilperson regarding her intention. If she declines to introduce the resolution, the Land Bank will send a letter to the applicant for 28 Reger Street canceling the disposition.

Mr. Ali thanked the Board for allowing him to raise his concerns and disagreed with the prior comment stating that the Board ignored community input and allowed public comment simply to comply with the law. He also asked that the recommendations proposed by Board members asking for information to be added to the Board package be implemented for the November Board meeting.

Item 6
Adjournment

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

Mr. Sauer moved to adjourn the meeting. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn at 12:31 pm.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING

Tuesday, October 12, 2021 at 10:00 AM, held remotely using Zoom Webinar.

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Jacqui Narro	jnarro11@yahoo.com
Lisa Miller	lisamocmiller@gmail.com
Jonathan Howe	tui04019@temple.edu
Matthew D. Kobialka	tuz72357@temple.edu

EXHIBIT A

From: jihad@jihadali.com <jihad@jihadali.com>
Sent: Monday, October 11, 2021 1:06 PM
To: Andrea Saah
Subject: Public comment Oct 12 Agenda Items

Hello,

My name is Jihad Ali
email. Jihad@jihadali.com

I would like to address the following Agenda items.

Property Disposition Item A1, A2, and A3

C. Development Sales

In the Property Dispositions, it references The Philadelphia Code 16-404 and 17-707. The code states that the disposition shall be competitive and has notice posting requirements. Were these dispositions posted at the sites? What board resolution of the land bank authorizes a noncompetitive sale?

The code puts the limits at sixty percent of AMI. What authorizes the AMI limits set by this action.

There is a discrepancy in the drawing mislabeling a bedroom on multiple sites. This error may have resulted in an underreporting for the income for the projects.

The proforma and Development FACT sheet is not included for all agenda items. When was the competitive sale posted for Item C

Best regards ,

Jihad Ali

EXHIBIT B

From: Lisa Miller <lisamocmiller@gmail.com>

Sent: Monday, October 11, 2021 9:46 AM

To: Andrea Saah

Subject: October 12, 2021: Property Dispositions; Development; BMK Properties; 1943 E Harold Street

To Whom It May Concern,

I am Lisa Miller and I am a homeowner of 1945 E Harold Street. My email address is lisamocmiller@gmail.com and my best contact number is 2673193930. I am reaching out in concern of agenda 4 Property Dispositions: A Development Section 3 for proposed disposition to BMK Properties LLC. I am interested in acquiring the vacant lot 1943 E Harold Street.

As a homeowner of 1945 E Harold Street, I have been investing my time and resources maintaining the lot of 1943 E Harold Street. I had reached out to the city last year concerning the status of this lot and if I could purchase it from the city. I see that these parcels of land are designed to be developed and sold as affordable housing. If I am permitted to acquire the land, I am interested in developing this vacant lot to provide affordable rentals to residents of Philadelphia.

I hope we can come up with an agreement concerning this vacant lot.

Sincerely,

Lisa Miller

From: kristina brown <kristinabrown2008@gmail.com>

Sent: Monday, October 11, 2021 11:03 AM

To: Andrea Saah

Subject: Attention: Andrea Imredy Dash, Senior Counsel

Regarding: 1920 E Oakdale Street, Philadelphia PA 19125

Hello,

I am the property owner adjacent to 1920 E Oakdale Street. I have been maintaining the lot for 2+ years. My intention, as well as the other neighbor with an adjacent house, is to open the space as a public garden for the community. We do not want housing built on this land.

We will be on the Zoom call Tuesday 10/12/2021.

Thank you for your time.

Matthew and Kristina Costello

EXHIBIT B (continued)

From: Lisa Wilk <lisa.wilk8@gmail.com>
Sent: Tuesday, October 12, 2021 10:40 AM
To: Andrea Saah
Subject: Fwd: Response to Your Inquiry #277687 for Acct# 311190801

Hi Andrea,

I am adding this email here because I asked several times to purchase this lot. I was hoping to talk but I work today...I am listening but not sure if I can the whole time.

2633 Martha was not taken care of by the city and my roommate cleaned this lot up ALOT! I am very sad to see the department hand over this lot with several other properties when the neighboring properties asked multiple times to purchase it.

My roommate made this junk lot into a beautiful lot where people were sleeping, doing drugs and dead animals were laying for months. With help from our neighbors we all fixed it up together. I have plenty of photos of us fixing up this lot.

I am extremely concerned when construction occurs what may happen to my home. I had a horrible experience with the other house next to me , the developer almost killed me because of the chimney collapsing and causing carbon monoxide poisoning.

My question is why were neighbors denied to buy this to keep it as a shared garden? I believe my roommate should be acknowledged for the work she put into this and not have the lot taken from under us without talking to us. We've maintained this property, not the city. I tried several times to purchase it.

If this developer is to get this property, what will the city do to ensure attached homes are not destroyed? Because clearly when it was a vacant lot it was not taken care of so I am concerned what will happen to my property and my neighbors. Also, if you approve today, how soon will this happen so I can notify structural engineers if digging is to occur.

Attached is a photo of the lot now. Before it was 6 to 8 ft tall weeds. The fence was falling over, my home was vandalized when I first moved in.

Thank you.

Lisa



EXHIBIT B (continued)

From: Marialena Mather <mlena.mather@gmail.com>
Sent: Monday, October 11, 2021 1:28 PM
To: Andrea Saah
Subject: Land Bank Comment

Hello,

I've been made aware that the Philadelphia Land Bank is planning on selling Kensington lots to land developers. This is not what the community of Kensington needs. We do not need more gentrification contributing to rising costs of rent, increasing the already rapid rates of houselessness in the area. Housing should be a right that everyone has equal access to, and gentrification resulting in displacement would not allow that. This is just an opportunity for investments for companies and NOT the people. I demand the Philadelphia Land Bank to stop selling the lots.

--

Marialena Mather
They/she/he

From: Aileene Halligan Cantiello <aileene.halligan@gmail.com>
Sent: Tuesday, October 12, 2021 10:40 AM
To: Andrea Saah
Subject: Kensington Lots

Hello Ms. Saah,

I'm writing to advocate that the relevant lots in Kensington #s 2639-53 not be sold off to developers. Our neighbors need land in local hands for community gardens and play spaces. Please help us return the lots to community organizations so they can be beautified by neighbors. We don't need more overpriced housing that destabilized the fabric of Philly neighborhoods. Thank you for your consideration.

Sincerely, Aileene

--

Aileene Halligan Cantiello
She/her

EXHIBIT B (continued)

From: Cydney Berlinger <cydney.berlinger@gmail.com>
Sent: Monday, October 11, 2021 4:40 PM
To: Andrea Saah
Subject: sale of lots on Kensington Ave

To whom it may concern,

My name is Cydney and I'm a Philadelphia resident. I'm writing to you today to express my extreme concern about the proposal to sell lots 2639, 2643, 2641, and 2653 Kensington Ave in addition to other lots throughout the Kensington neighborhood. These lots should remain in possession of community members and NOT be sold to developers looking to build more housing (regardless of whether the proposed housing is "affordable" or "at market rate"). Lots like these are vital to communities; they serve as green spaces for play and gathering as well as a variety of other uses. Selling them to money-hungry developers will only further the housing inequality in our city and the growing amount of Philadelphia natives who are being priced out of their neighborhoods. Let the community keep access to these lots and strike down this proposed sale.

Thank you for your time
Cydney

From: Michaela Murray <michaelamurray94@gmail.com>
Sent: Monday, October 11, 2021 6:49 PM
To: Andrea Saah
Subject: Philadelphia Landbank Decision on Empty Lots

Hi Andrea,

I've lived in Kensington for almost 10 years and in that span of time the neighborhood has changed from a space consisting of diverse backgrounds, aesthetics and experiences to one consisting of a homogenized landscape and personnel. Everything about the changes this neighborhood has gone through represent a pandering to residents of a higher socioeconomic status rather than an effort to uplift those who have spent their lives here. Don't hand over vacant lots and green spaces to developers in Kensington and continue the gentrification of this area.

--
--

Michaela Murray

EXHIBIT B (continued)

From: Olivia Bradberry <ohbradberry1396@gmail.com>
Sent: Monday, October 11, 2021 7:11 PM
To: Andrea Saah
Subject: Vacant Lots

Hello Andrea,

My name is Olivia, I am a Philadelphia resident, and I was emailing to give my thoughts on the prospect of the Philadelphia Land Bank selling off vacant lots in the Kensington area to developers.

I think that the last thing that Kensington needs is more gentrification. There is clearly a huge housing problem in Kensington and while there are many steps that could be taken to help the Kensington houseless community access housing, I think we can all agree that development projects would raise rent in the area, and put even more people out of a house. It is also my understanding that many of these lots are currently used for community support efforts such as grass-roots supply distribution.

I would love to see these lots used in a way that would directly benefit the people of Kensington, such as affordable/supportive housing (no market-rate at all!!!), youth centers, community gardens, parks, etc.

Thanks for accepting comments, I hope you take this one into consideration.

Best,
Olivia

From: Sarah Gertler <sarah@gertler.com>
Sent: Monday, October 11, 2021 1:11 PM
To: Andrea Saah
Subject: Comment on Kensington Lot Sale

Hello,

This is a comment on the Philadelphia Land Bank sale of green lots in Kensington to developers. I'm a Philadelphia resident, and I am firmly against this sale.

I personally am part of a group called Community Action Relief Project that volunteers outside of one of the lots--2653 Kensington Ave--every weekend to distribute food, clothing, and harm reduction supplies. If this lot, a green space that used to be a community garden, were developed into the proposed housing, not only would it fail to help those in need of housing who come by every week to receive basic resources they can't access otherwise, but it would contribute to gentrification of the area that would harm these longtime Philadelphia residents and wipe out the existing character of the community.

Instead of selling them off to profit-hungry developers, the city of Philadelphia has an opportunity to use these lots to help the community grow and flourish -- by turning them into community gardens, youth centers, harm reduction facilities, or housing that is truly accessible to the locals who need it. Investing in the people who live here brings enormous returns.

Thank you for the opportunity to submit this comment,
Sarah Gertler

EXHIBIT B (continued)

From: Sal Hamerman <sehamerman@gmail.com>

Sent: Monday, October 11, 2021 7:14 PM

To: Andrea Saah

Subject: Feedback on Philadelphia Land Bank Agenda Item A3: Development of 2653 Kensington Ave. and 46 Other Properties

Attachments: Land Bank Feedback.pdf

My name is Sal Hamerman. I am a Kensington resident and a volunteer with Community Action Relief Project (CARP), a mutual aid and harm reduction group operating at 2659 Kensington Avenue. I oppose the proposed development of 47 properties by BMK Properties and believe it will contribute to rising housing costs and further displacement and neglect of Kensington's most vulnerable residents.

Each Saturday and Sunday in front of the 2653 Kensington lot, the Community Action Relief Project provides food, hygiene supplies, clothing, first aid, and harm reduction services to over 100 community members, including folks experiencing homelessness and addiction as well as low-income neighbors who are struggling to make ends meet. The proposed development will fail to provide housing for those who do not currently have it, and will price out many tenants in the area who have long called this neighborhood home. This plan reflects the desires of developers to line their pockets, not the desires and needs of poor and working class Philadelphians.

As Anthony, a neighbor and CARP participant told us in response to the proposed sale, "Born and raised here my whole life, I'm 37 years old, I was born right on York Street. They bring these guys in from wherever they're from, you know, the rich—they call us "leftovers," that's what they call us. Leftovers. And it's disrespectful. These people, they don't care about shit but themselves and each other, like they got their friends and they only buy from each other—they're not helping the community none, they're just helping themselves get richer. That's all their doing, that's all they care about."

I am attaching several responses by individuals who receive aid from CARP, and you can read in their own words what poor people want here in Kensington: low-income housing, supportive housing for folks struggling with addiction, homelessness, and mental health issues, community gardens and safe places for kids. We cannot address the many struggles facing Kensington unless we actually LISTEN to our neighbors and give them the support they are asking for; we cannot help low-income people stay housed unless we treat housing as a HUMAN RIGHT, not an investment opportunity.

Thank you for your time,
Sal Hamerman & Community Action Relief Project

(Attached pages follow)

TELL THE PHILADELPHIA LAND BANK: KENSINGTON IS NOT FOR SALE!

The Philadelphia Land Bank is proposing to sell 2639, 2641, 2643, and 2653 Kensington Ave., among many other lots in the Kensington area, to developers who plan to build "a mix of market-rate and affordable single family homes" on these lots. This sale will intensify the already rapid gentrification in the area, contributing to rising rents for housed neighbors in the area and failing to provide much-needed housing for unhoused neighbors. Our neighborhood should be a place where poor and working-class communities can live and thrive, not an investment opportunity for wealthy companies and out-of-towners!

The Philadelphia Land Bank is accepting comments from the community by email through October 11th at andrea.sarah@phdc.phila.gov, and in a Land Bank Board Meeting on Tuesday, October 12th at 10:00 a.m. The meeting can be accessed on Zoom here:

<https://us02web.zoom.us/j/82506082170?pwd=ZW9iMkp2b3pjeUs4Z1BkVm5WVFNjZz09> Passcode to access the meeting: 732993

CARP is planning to submit feedback from community members who wish to stop the sale of this land. If you'd like to share your thoughts, please fill out the questions here:

1. Why do you think that the Land Bank sale of green/vacant spaces in Kensington should be stopped?

Over-developing has recently taken what little open space we have left

2. What do you think should be done with these lots?

community Grow Garden

3. What kind of housing options do you, your family and friends in Kensington need?

Free housing for those suffering through the Mental Health Affliction of addiction.
For a set, limited time

EXHIBIT B (continued)

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1. Why do you think that the Land Bank sale of green/vacant spaces in Kensington should be stopped?

Because it will create a class war and create more division among people at a time where we are most divided

2. What do you think should be done with these lots?

low income housing and

3. What kind of housing options do you, your family and friends in Kensington need?

low income housing

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1. Why do you think that the Land Bank sale of green/vacant spaces in Kensington should be stopped?

I am against neighborhoods being gentrified so already lucrative company's ~~note~~ can enlarge their profits.

2. What do you think should be done with these lots?

*- Neighborhood gardens.
- playgrounds for children
- non-profit buildings*

3. What kind of housing options do you, your family and friends in Kensington need?

I would like to see more parks/areas that are specifically for children

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1. Why do you think that the Land Bank sale of green/vacant spaces in Kensington should be stopped?

low income places

2. What do you think should be done with these lots?

3. What kind of housing options do you, your family and friends in Kensington need?

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CARP is planning to submit feedback from community members who wish to stop the sale of this land. If you'd like to share your thoughts, please fill out the questions here:

1. Why do you think that the Land Bank sale of green/vacant spaces in Kensington should be stopped?

It's very congested and causing a lot of traffic. There to the point we've seen people get hit by cars. is no where for and accidents. certain people go.

2. What do you think should be done with these lots?

I think they should be open back up to the public or even put shelters there for the homeless.

3. What kind of housing options do you, your family and friends in Kensington need?

I need help with the whole process. I was never taught to by a house and save money. I really need help with housing myself. Also I have a son who I'd like to have live with me.

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CARP is planning to submit feedback from community members who wish to stop the sale of this land. If you'd like to share your thoughts, please fill out the questions here:

1. Why do you think that the Land Bank sale of green/vacant spaces in Kensington should be stopped? *The homeless people in Kensington already don't have any where to go. These lots could be places for us to be able to have safe places to stay.*
2. What do you think should be done with these lots? *They could be made into homeless camps with rules like no littering and no open drug use.*
3. What kind of housing options do you, your family and friends in Kensington need? *Safer places to have tents, better treatment for those addicted to drugs, more shelter without strict rules like early curfews, more co-ed shelters and co-ed shelters.*

EXHIBIT C

From: John Howe <jhowe2013@yahoo.com>
Sent: Thursday, September 30, 2021 10:58 AM
To: Andrea Saah
Subject: Proposed Project at 2055 & 2057 E Rush St

Hello Andrea,

I am writing in response to the notice recently placed on 2055 & 2057 E Rush Street. I am the new homeowner of 2053 E Rush Street and have been in the home for around a month. I purchased this particular house because of the opportunity to acquire the adjacent lot (2055 & 2057 E Rush) as a side yard. I actually inquired about these properties shortly after I moved in (8/20/21) and have sent follow-up inquiries through the PHDC website.

I have been pursuing this because of the potential to improve the value and camaraderie of the neighborhood, particularly our block. In the short time living in 2053 E Rush, my wife and I have made valuable connections with our neighbors and community members. We recently relocated from Texas after a brief stay in Ohio. At both previous home communities, I have been extensively involved in community organizing and engagement. I plan to continue this within our new community here in Philadelphia as well. Keeping these lots within the ownership of the community members is critical to building upon those essential relationships.

By purchasing these pieces of land, we would also be working to beautify the area. As of now, the land has overgrown weeds and greenery as well as trash. We would clear these lots and put forth the necessary effort to make the lot look appealing - furthering the value of the neighborhood.

I hope you consider this message, as it was my hope to buy this house and the side yard. A representative told me from PHDC that this could happen. I was told that I just needed to complete the inquiry online, which I did. I have been awaiting a response.

I am happy to discuss this further with you and will be awaiting your response.

Best,

Jonathan Howe, Ph.D.

EXHIBIT C (continued)

From: Oliver, Shalea <shaoliver@pa.gov>
Sent: Tuesday, October 5, 2021 10:01 AM
To: Andrea Saah
Subject: Land Bank Comments - 19134

Hello,

I am writing in reference to the notice posted regarding Philadelphia Land Bank properties in 19134, including 2055 E Rush Street and 2057 E Rush Street. I purchased a home on the 2000 block of E. Rush St in August 2020. Throughout my time here this block in particular has been plagued with ongoing streams of violence and drug activity. While I am pleased that there is continuing construction being proposed, my main concern extends to the indication that some lots will become multi-family units. There are a myriad of problems that come from renters – of particular concern is mainly turnover and lack of interest to participate and contribute to the community due to little monetary and longstanding residency investments in the property and neighborhood. Quite frankly, the 2000 block of E. Rush St has enough problems and current homeowners would like to continue to populate this block with individuals looking to build and invest time and energy into making this a safer community. I would like to look past investor profit potential to highlight the fact that these small blocks in particular will benefit from the stability of home ownership which generally comes with individuals that are committed to improving the welfare and safety of the block and surrounding neighborhood as a result of protecting their financial investment. There are also multiple large scale projects being proposed within just a few blocks radius. 2149 E Rush St proposes 86 units, 2200 E. Somerset St with 535 units, 2750R Aramingo Ave with 231 units, 2157 E. Lehigh Ave with 278 units, 2616 Frankford Ave with 460 units, 2046 E. Lehigh Ave with 21 units, not to mention the rentals currently available at Kensington Courts at 2037 E. Lehigh Ave. This potentially results in nearly a thousand units that will very likely oversaturate the market and demand in this area. With that being said, my only personal request is for there to be sincere evaluation and consideration of focusing on single family homes instead of multi-family properties in this neighborhood and on 2000 E. Rush Street in particular. Please consider not only the upcoming projects, but the community need for full ownership and participation and not just a recurring cycle of renters.

Thanks,

Shalea Oliver, **IMCW**
Department of Human Services

EXHIBIT D

PUBLIC COMMENTS SUBMITTED IN Q&A PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING Tuesday, October 12, 2021 at 10:00 AM, held remotely using Zoom Webinar.

#	Question	Asker Name	Answer(s)
1	Can you paste those addresses in the chat please?	Wesley Goodman-Levy	The properties were pasted in the chat but I'll paste them here as well: 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624, 626 Cantrell Street; 424, 426 Mercy Street (CD1)
2	Is the \$16,500 per lot, or as a bundle?	Anthony Miller	This is the price offered for the bundle of properties
3	What kind of engagement was done on the blocks where these lots are?	Anthony Miller	When it is determined that an application is considered qualified, the properties are posted prior to the board meeting and RCOs are sent notifications
4	I missed the cost of these units, can that be pasted in the chat as well, if it was mentioned.	Nomble Lee	live answered
5	What is the AMI for Philadelphia?	erme maula (she/her)	These numbers are for a family of 4 for the Fiscal Year 2021: 50% AMI - \$47,250 60% AMI - \$56,700 70% AMI - \$66,150 80% AMI - \$75,600 90% AMI - \$85,050 100% AMI - \$94,500 120% AMI - \$113,400
6	What was the total price for these properties again? and how was it determined?	Wesley Goodman-Levy	live answered
7	Are we talking about 80% LMI would be able to afford \$1550 monthly at 30% of income?	Jacquelyn Sims	live answered
8	I'm sorry, I raised my hand in error.	Cynthia R. Schwarz	
9	Is there any restriction holding the developer to using local or minority contractors?	Anthony Miller	There is an Economic Opportunity Plan requirement where developers are required to engage MBE/WBE/DBE contractors at a specific percentage as determined by DHCD's compliance unit. Also there is a requirement to hire locally as well
10	What is the enforcement process for ensuring the for rent units are rented at the rates mentioned by the developer?	Anthony Miller	Land Management must review and approve the income levels of the person/ family trying to buy and or rent the unit.
11	Has there been a calculation of the AMI for this neighborhood?	erme maula (she/her)	live answered
12	What pledges/commitments is the developer making to green and sustainable energy? street trees? permeable pavers? solar panels? Electric only appliances?	Wesley Goodman-Levy	live answered
13	Are these subsidized rent synonymous to Section 8 housing?	Lisa Miller	live answered
14	Is Land Management a PHDC department? So they must approve each rental applicant and verify that the renter is within income limits and is paying the affordable rate?	Anthony Miller	live answered
15	Can you please list out the properties again here.	Cynthia R. Schwarz	2419, 2501, 2855, 2857 AMBER STREET; 2143, 2155, 2157 E. BIRCH STREET; 2134, 2172 E. CAMBRIA STREET; 2103, 2107 E. CUMBERLAND STREET; 2107 E. DAKOTA STREET; 2478, 2480 EMERALD STREET; 2405 E. FIRTH STREET; 2022 E. FLETCHER STREET; 1929, 1935, 1943, 2215-17 E. HAROLD STREET; 2637, 2639, 2643, 2645, 2649 JANNEY STREET; 2536 JASPER STREET; 2639, 2641, 2643, 2653 KENSINGTON AVENUE; 2633 MARTHA STREET; 2068 E. MONMOUTH STREET; 1844, 1920 E. OAKDALE STREET; 2140, 2151, 2153, 2156 E. ORLEANS STREET; 2646, 2658 RITTER STREET; 2089 E. SOMERSET STREET; 2106, 2133, 2135, 2250, 2252 E. WILLIAM STREET
16	Will these properties be eligible for tax abatement? I can't see how a family with 61-80% AMI afford these increasing property taxes especially since average assessed property are increasing exponentially.	Lisa Miller	live answered

EXHIBIT D (continued)

#	Question	Asker Name	Answer(s)
17	<p>What prevents buyers of the affordable housing from purchasing and reselling that property for a profit? Is there a lien on the houses preventing them from selling the houses immediately?</p> <p>Comment: I agree with the resident looking to create the Oakdale lot as a green space. As I live in the neighborhood, I see their commitment and dedication in creating a community space.</p>	Lisa Miller	live answered
18	<p>Comment: As of March 2020, 1943 E Harold was designed as side yard eligible. I had reached out to PHDC and community leaders in trying to acquire the property.</p> <p>Since I am not part of a large LLC, I'm still learning the ropes on the process.</p>	Lisa Miller	live answered
19	Where is the application	Denise	https://phdcphila.org/land/buy-land/side-and-rear-yards/
20	Where is the qualified application for a side yard located?	Denise	https://phdcphila.org/land/buy-land/side-and-rear-yards/
21	<p>Question: With all of these affordable housing, how will PHDC ensure transparency and accessibility to these housing opportunities. Will there be a process where you (PHDC) will vet the applicants and advertise these properties on your website? Without a proper channel to vet applicants, there can be a nepotism in the applicant selection.</p>	Lisa Miller	<p>All applicants for the affordable units are required to be income certified, an application is submitted to our office and we then approve.</p> <p>We have not posted in the past but we will make the opportunities available on our website after settlement with the developer.</p>
22	Thank you	Denise	live answered
23	<p>Comment: Thank you all for advocating to community members and residents. It's a shame that it appears that the board is favoring large development company than community members.</p>	Lisa Miller	live answered
24	I'm requesting that you vote to amend the proposal and have the 2055 & 2057 E Rush lots removed	Jonathan Howe	live answered
25	<p>Mr. Johns and Mr. Ali are correct-the information online is a little misleading. I would not spend that money on the property based on the location. however I would spend \$1,000 or up to \$10,000 and then list it for over \$200K. What are the thoughts on removing the appraised value to give an equal footing to all potential bidders?</p>	Jacquelyn Sims	live answered
26	Thank you	Jacquelyn Sims	live answered
27	<p>Comment: While I thank the board for allowing me to speak, I don't believe myself or other community members have been given fair consideration. We are allowed to speak, but have not had much dialogue regarding the concerns in totality. If there are community concerns, how are they being immediately addressed? We've stated our concerns and then the board votes. In order for our comments to hold weight, the board should address them. Otherwise, you are allowing us to speak in order to "check a box" as opposed to altruistically asking and caring for comments.</p>	Jonathan Howe	live answered
28	Will community members be able to apply for the land in the meantime?	Jonathan Howe	live answered

EXHIBIT E

RESOLUTION NO. 2021 – 49

**RESOLUTION AUTHORIZING CONVEYANCE OF
2505 EMERALD STREET
TO CIVETTA PROPERTY GROUP, LLC**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2505 Emerald Street (the “**Property**”) to Civetta Property Group, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One Thousand and 00/100 Dollars (\$1,000.00) 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 October 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____.