

PHILADELPHIA LAND BANK

JULY 13, 2021 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, July 13, 2021, commencing at 10:00 a.m. via Zoom webinar, of which proper notices were given.

CALL TO ORDER

Ms. Fadullon called the meeting 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 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 plans for the resumption of in-person board meetings and about the Land Bank's purchase of insurance for Fiscal Year 2022.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Joshu Harris, Michael Johns, Michael Koonce, Rebecca Lopez Kriss, and Rick Sauer. Mr. DeMarco joined the meeting on Zoom at 10:07 am.

The following board members were absent: Eric Bodzin and Majeedah Rashid.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Brian Romano, Wendolyne David, 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. Fadullon called for questions or comments regarding the minutes of the Board meeting of June 8, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of June 8, 2021.

Mr. Koonce moved to approve the minutes. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the June 8, 2021 Board Meeting Minutes.

Item 3
Executive Director's Report

Mr. Rodriguez reported that the Land Bank was allocated a budget of \$6,500,000 for Fiscal Year 2022, of which \$3,000,000 will be for operations and personnel and \$3,500,000 for sheriff's sale acquisitions. Sheriff's sales will begin in September, but the funds will not be provided to the Land Bank until after September. The Board will be presented with a list of properties to be approved for acquisition in the coming months.

Item 4
Purchase of Insurance

Mr. Rodriguez requested that the Board authorize the Executive Director to enter into an agreement with its insurance broker, Conner Strong and Buckelew Companies, LLC, to obtain insurance coverage for Fiscal Year 2022. Land Bank currently has three (3) insurance policies that need to be renewed: a Commercial and General Liability policy, a Directors and Officers Liability policy, and an Excess Liability (Umbrella) policy. Mr. Rodriguez announced that the Land Bank worked with its broker to obtain improved coverage in several respects for a reduction in cost.

Ms. Fadullon called for questions or comments on this item from the Board. There were none. Mr. DeMarco joined the meeting at this time.

Ms. Fadullon called for questions or comments from the public on this item. There were none.

Ms. Fadullon called for a motion to approve the resolution authorizing the purchase of insurance for the Land Bank.

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

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Purchase of Insurance for Fiscal Year 2022 (attached to these minutes as **Exhibit A**).

Item 5
Property Dispositions

A. Development – Affordable Housing

- 2201 E. Tioga Street (CD1) – Sepviva Lofts, LLC - TABLED

Ms. Fadullon announced that this item was tabled until the August Board meeting, since additional information was needed to evaluate the proposed disposition. She also announced that the side yard disposition (Item 5.C) would be considered before the Board considered the disposition of 2212 and 2214 Fernon Street (Item 5.B).

C. Side/Rear Yard Disposition

- 2039 E. Fletcher Street (CD7) – Tasha Doremus & Sebastien Leclercq

Mr. Lawrence asked the Board to authorize the disposition of 2039 E. Fletcher Street to Tasha Doremus & Sebastien Leclercq as a rear yard. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan, and the property will be subject to use restrictions as a side or rear yard.

Ms. Fadullon asked if anyone from the Board had questions or comments. There were none.

Ms. Fadullon called for questions or comments from the public. There were none.

Ms. Fadullon called for a motion to approve the proposed disposition.

Mr. Koonce moved to approve the disposition of 2039 East Fletcher Street to Tasha Doremus & Sebastien Leclercq. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2039 E. Fletcher Street to Tasha Doremus & Sebastien Leclercq (attached to these minutes as **Exhibit B**).

B. Development – Assemblage

- 2212 and 2214 Fernon Street (CD2) – 1620 Point Breeze Ave LLC

Mr. Lawrence asked the Board to authorize the disposition of 2212 and 2214 Fernon Street to 1620 Point Breeze Ave LLC for the development of a four-story apartment building with 115 rental units to be leased at market rate. The purchase price will be \$244,000 as determined by an independent 3rd-party appraisal. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan. The project will be subject to an irrevocable Power of Attorney and right of reverter.

Ms. Fadullon asked if anyone from the Board had questions or comments. Mr. Harris announced that he was recusing himself from consideration of this item because he was involved peripherally with

this potential disposition as a staff member of Councilman Kenyatta Johnson. He then left the meeting.

Ms. Fadullon then asked Ms. Imredy Saah to report on the public emails and letters received regarding this disposition. Ms. Imredy Saah first read a letter from Councilman Kenyatta Johnson into the record (attached to these minutes as **Exhibit C**). Ms. Imredy Saah then summarized multiple emails from Point Breeze CDC and Concerned Citizens of Point Breeze (collectively attached to these minutes as **Exhibit D**), highlighting their strong opposition to the proposed disposition and a preference for the properties to be used for a community garden or open space, as well as indicating their dissatisfaction with the Land Bank's notice and posting process.

Ms. Fadullon recognized Mr. Littlepage, President of Point Breeze CDC, who expressed the community's concern about lack of parking and the concern about people who live in the community not being able to afford the proposed new apartments. He also indicated that he had still not received the notice the Land Bank supposedly provided to his organization. Ms. Imredy Saah clarified that neither of the servers for the Point Breeze CDC and Concerned Citizens of Point Breeze email addresses had provided a delivery receipt, and that she would be happy to discuss how to improve the communication after the meeting.

Ms. Green from Concerned Citizens of Point Breeze spoke about the community's desire for the Board to support the community's wish to see something other than expensive apartments at the site, and that although the developer's application might be qualified under the disposition policy, there were other considerations that should factor into the Land Bank's decision-making process. Ms. Green referenced other development projects that have devastated community by displacing residents and indicated that the two properties could benefit the community in other ways.

One of the developers, Mr. Feibush, addressed the Board to make the following points: (1) the two lots together are too small to build upon without being assembled with the surrounding properties; (2) the proposed density for the project is permitted by right within the existing zoning designation and will be built whether these two lots are included or not; (3) the two lots would allow for a more consistent development and streetscape. He also indicated that they had given the community the option of having inclusionary housing in this project versus a payment into the Housing Trust Fund for the construction of housing elsewhere for the first phase of the development, and that the community had chosen a payment into the Housing Trust Fund.

Ms. Carter stated that as a third-generation resident of South Philadelphia, she has seen new market rate developments drive up the residents' property taxes, with the new residents leaving after a few years. In addition, lack of parking is a major problem for the neighborhood and will worsen with the new development.

Mr. Littlepage followed up to clarify for the record that the developers did not make any proposals to the community because they were building by right, as Mr. Feibush had stated.

Mr. Richardson, a resident of Point Breeze for his whole life, stated that the site that the developers will build on was a playground in the past, an area where children could play and enjoy some open space. If the project can be built without the properties on Fernon Street, then those properties should not be included in the project. He also indicated that past promises made by these developers have not been kept, leading the community to not trust them.

Ms. Lewis indicated that she agreed with the previous comments and stated that if the developers truly wanted to benefit the community, they should build a project that fits into the community and provides parking and open space for the community's use.

Ms. Fadullon reminded the callers that the Board has a good understanding of the community's concerns and that only those who have something new to add should raise their hand.

Ms. Bruce, who lives 400 feet from the development site, pointed out that the developers have not maintained the properties they already own at the site, and that it is therefore difficult for the community to believe any of the developers' statements.

Ms. Green added that the developers do not have a history of marketing their new developments to African-American media outlets. He also stated that the planned studios and 1-bedroom units target a transitional clientele, not families who will remain in the community. The developers' other developments in the community are not affordable for any of the current residents or their family members who wish to remain in the community.

Ms. Fadullon asked if there were any questions or comments from the Board. Mr. Sauer asked if any off-street parking was being provided as part of this project. Mr. Lawrence responded that there is no off-street parking included in the project. Mr. Sauer asked about whether the disposition posting notice was visible from the street. Mr. Rodriguez pointed out that notice was posted but that people park on the sidewalk, blocking the view. The board packet includes photos showing the posting. Ms. Saah added that all of the RCOs were notified by email in a timely fashion.

Mr. DeMarco indicated that he had serious concerns about this disposition and asked whether a meeting was held with the community about this disposition. Mr. Feibush responded that the meeting he referenced was about a different part of the development, not the two properties being considered at today's meeting. He also asked that the Board give him the same consideration that the prior owner of the properties received from the Board. Mr. Rodriguez clarified that the prior owner's application was never brought before the Board because the prior owner could not resolve his municipal liens or tax delinquencies.

Mr. Balloon asked that the discussion between the developer and the community in front of the Board be ended at this point. Mr. DeMarco stated that he would vote either to table the disposition or he would vote against it, given the uniform opposition from the sitting Councilman and the neighbors. Mr. DeMarco then moved to table the disposition pending additional information from the developers' engagement with the neighborhood and a revised project presentation. Mr. Balloon seconded this motion. Mr. Koonce then presented a second motion, which was to deny the disposition.

Ms. Fadullon proceeded to poll the Board about each of the motions in the order they were presented.

The Board's responses to the motion to table the disposition were as follows:

Andrew Goodman – Nay

Rick Sauer – Nay

Rebecca Lopez-Kriss – Yea

Richard DeMarco – Yea (He asked that this item not be brought back to the Board without feedback from the District Councilman and the Community/ RCO).

Alex Balloon – Yea
Michael Johns – Nay
Michael Koonce – Nay

With four (4) Nays and three (3) Yeas, the motion to table failed to pass.

Mr. Koonce’s motion to deny the disposition was then seconded by Mr. Goodman. The Board’s responses to the motion to deny the disposition were as follows:

Andrew Goodman -Yea
Rick Sauer – Yea
Rebecca Lopez-Kriss – Yea
Richard DeMarco – Yea
Alexander Balloon - Nay
Michael Johns – Yea
Michael Koonce – Yea

With six (6) Yeas and one (1) Nay, the motion to deny the disposition of 2212 and 2214 Fernon Street to 1620 Point Breeze Avenue LLC carried. Ms. Fadullon thanked everyone for their participation and patience and pointed out how important a topic land use is for the City.

Item 5
Public Comment (Old & New Business)

Mr. Harris rejoined the meeting at this time. Ms. Fadullon recognized Ms. Weiss, whose microphone did not work. Ms. Fadullon assumed that her question was in reference to a disposition on Reger Street that was tabled at a previous Board meeting. Mr. Lawrence presented an update, stating that there had been communication with the applicant about obtaining community support. Ms. Weiss thanked Mr. Lawrence with a written comment in the Q&A.

All comments submitted in the Q&A are attached to these minutes following the list of public attendees.

Item 6
Adjournment

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

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

Upon motion made and duly seconded, the Board voted to adjourn.

The meeting was adjourned at 10:59 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, July 13, 2020 at 10:00 AM, held remotely using Zoom Webinar.

First Name	Last Name	Email
Mike		Msimone825@hotmail.com
PAMELA	STROMAN	pstromang202@gmail.com
Jim	robertson	Robertsongroupe@gmail.com
dhins0106		hinson@cbs3.com
Lola	Blount	pastorlolablount@gmail.com
Brian	Romano	brome22@aol.com
Wendolyne	David	Wendolyne.david@phdc.phila.gov
Ella	Bruce	ellabruce@yahoo.com
LaRita	Lee	leelarita@icloud.com
Samsung	Galaxy Tab E	lewisgal128@gmail.com
Justin	Kaplan	jkaplan@odinprop.com
Mark	Harris	MarkFrogHarris@Verizon.net
Harrison	Finberg	harrison@findevelopment.com
Richard	DeMarco	r.demarco@verizon.net
Brucet		brucie75@yahoo.com
Jacqueie	Sims-The Maple Corporation	jacquelyn@maplehousing.org
Jihad	Ali	jali@theenterprisecenter.com
FCBF	Church	info@fcfb.org
Rae		simbarae@gmail.com
a	weiss/SoLo	awfromhh5@gmail.com
Mr.Richardson		mutazz1@yahoo.com
Justin	Lyon	Justin.Lyon@kimley-horn.com
Carolyn	Campbell	ccampbell@studioccla.com
Carolyn	Terry - PHDC	Carolyn.Terry@phdc.phila.gov
Galaxy	Note8	gencarter2563@hotmail.com
Matt	Saperstone	mattsap14@gmail.com
Malik	Benin	malik@alchemiinc.com
NBC10		wcaumediiaspecialist@nbcuni.com
ANTONETTE	MURPHY	murphyantoinette@yahoo.com
Rachael	Pritzker	rachael@pritzkerlg.com
Albert	Littlepage	litt2486@lbc.edu
Jamila	Davis	jamila.davis@phila.gov
Ori	Feibush	ori@ocfrealty.com

PUBLIC COMMENTS SUBMITTED IN Q&A

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, July 13, 2020 at 10:00 AM, held remotely using Zoom Webinar.

#	Question	Asker Name	Asker Email	Answer(s)
1	Jessie - is 2201 E Tioga being addressed today?	Rachael Pritzker	rachael@pritzkerlg.com	It has been tabled, the board has requested more information.
2	Can we please be provided with a list of the information required? We were send some information needed last minute. We would be happy to provide any information the Board needs. Thank you!	Rachael Pritzker	rachael@pritzkerlg.com	We will send a detailed email to your attention.
3	thank you!	Rachael Pritzker	rachael@pritzkerlg.com	Talk soon
4	There was no meeting about these 2 properties	Ella Bruce	ellabruce@yahoo.com	
5	thank you that was my question 28 reger st	a weiss/SoLo	awfromhh5@gmail.com	

EXHIBIT A

RESOLUTION NO. 2021 – 40

RESOLUTION AUTHORIZING PURCHASE OF INSURANCE FOR FISCAL YEAR 2022

WHEREAS, pursuant to Resolution 2020-5, the Board of Directors (“**Board**”) of the Philadelphia Land Bank (“**Land Bank**”) authorized an agreement with Conner Strong and Buckelew Companies, LLC (“**CSB**”) to provide insurance, risk management, safety and loss control, claims and administrative services.

WHEREAS, pursuant to the agreement and at the Land Bank’s request, CSB obtained quotes for commercial general liability insurance, public officials liability insurance, and excess liability insurance, for the period July 1, 2021 to June 30, 2022, and presented the quotes to the Executive Director of the Land Bank, Senior Counsel for the Land Bank, and the Legal Director for the Philadelphia Housing Development Corporation for review.

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to authorize the Executive Director to purchase any and all commercial general liability insurance, public officials liability insurance, and excess liability insurance, pursuant to the terms and conditions of this Resolution.

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

1. The Executive Director is hereby authorized in the name of, and on behalf of, the Land Bank to purchase commercial general liability insurance, public officials liability insurance, and excess liability insurance in such amounts as the Executive Director deems necessary or desirable for the period July 1, 2021 to June 30, 2022.
2. The Executive Director is further authorized to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to purchase any and all insurance pursuant to this Resolution (collectively, the “**Transaction Documents**”). The Transaction Documents shall contain such terms and conditions as the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, 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.
3. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on July 13, 2021.

EXHIBIT B

RESOLUTION NO. 2021 – 41

**RESOLUTION AUTHORIZING CONVEYANCE OF
2039 E. FLETCHER STREET
TO TASHA DOREMUS AND SEBASTIEN LECLERCQ**

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 2039 E. Fletcher Street (the “**Property**”) to Tasha Doremus and Sebastien Leclercq (the “**Purchasers**”).

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 Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all 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 July 13, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

**CITY OF PHILADELPHIA
CITY COUNCIL**



KENYATTA JOHNSON ROOM 580, CITY HALL
Philadelphia, PA 19107
(215) 686-3412 or 3413
Fax No. (215) 686-1932
Email: Kenyatta.Johnson@Phila.Gov 2ND DISTRICT COUNCILMEMBER

July 12, 2021

Anne Fadullon, Board Chair
Philadelphia Land Bank
1234 Market St., 17th Floor
Philadelphia, PA 19107

Re: Proposed disposition of 2212-14 Fernon Street

Dear Ms. Fadullon:

I write to express opposition to the proposed disposition of 2212-14 Fernon Street.

First, with respect to vacant City-owned lots, I have a general policy of prioritizing affordable housing development and public space—both of which are in acutely short supply—in the 19146 zip code. This policy is consistent with the Land Bank’s own disposition policy and strategic plan. The proposed disposition, which enables an assemblage with 1622-40 Point Breeze Avenue for the purpose of market-rate development, does not advance the above priorities. Nor is there an apparent compelling justification for privileging market-rate development over other uses that provide a greater benefit to the community. Notably, these lots could have been included in a 2020 scattered-site RFP for affordable housing in Point Breeze. Indeed, one lot in the RFP, 2227 Fernon Street, was on the same block.

Likewise, the proposed disposition faces strong community opposition, including opposition by both Registered Community Organizations whose boundaries encompass the property in question. That opposition is generally based upon the belief that market-rate development is not the best use of this vacant City-owned property.

In light of the above concerns above, I oppose the proposed disposition and respectfully request that the resolution be tabled or withdrawn. Thank you for your consideration.

Yours sincerely,

A handwritten signature in blue ink that reads "Kenyatta Johnson".

Kenyatta Johnson

cc: Angel Rodriguez, Executive Director, Land Bank

EXHIBIT D

From: Albert Littlepage <apage1801@aol.com>

Sent: Friday, July 9, 2021 9:50 AM

To: Andrea Saah

Cc: ccpbzoning@gmail.com; Kenyatta Johnson; Anne Fadullon; Angel B Rodriguez; Carolyn Terry; Joshu Harris

Subject: Fwd: 2212-2214

Attachments: 20210709_080856.jpg; 20210709_080831.jpg; 20210709_080848.jpg

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hello Ms. Saah,

These photo's were taken Friday 7/9/2021 @ 7:43 a.m. Can you please submit theses photo's with my letter?

Thank you!

Al Littlepage, Point Breeze CDCoalition

-----Original Message-----

From: PBCDCoalition RCO

<pbcdczoning@gmail.com> To: Albert Littlepage <apage1801@aol.com>

Sent: Fri, Jul 9, 2021 9:36 am

Subject: 2212-2214

EXHIBIT D



To: Honorable Kenyatta Johnson, Councilman

From: Albert Littlepage, President, Point Breeze CDC/ Coordinating RCO

Re: 1620 Point Breeze Avenue

The Point Breeze Community Development Coalition/ RCO, and the Community Stakeholders that attended the RCO meeting “OPPOSE” the proposed development on 1620 Point Breeze Avenue. For the record we also take issue and oppose the monopolizing sale of the adjoining properties at 2212 and 2214 Fernon Street of which we were not notified according to Land Bank policy & procedures.

First- 1620 Point Breeze Avenue is part of a business corridor, and we would like to see future investment in it as a business corridor, not a college dormitory. This is a massive gentrifying project that will cause displacement of long-term residents, destroy the fabric of a community of color, create parking problems, and quality of life issues. This project is representative of classism, inequality, and people of economic privilege.

As the Coordinating RCO in the Point Breeze community where these properties are located, again, we received no Official Notice of the sale of the 2212 & 2214 Fernon Street. As for a copious posting of the sell, neighbors would have to walk into a lot full of high weed and debris which renders the signage inconspicuous to the community.

These practices do not appear to follow the Land Banks guidelines, nor are they compliant with the Land Bank disposition policy. **Based on these findings we therefore request that 2212 & 2214 Fernon Street be removed from the docket until further notice.** Our outcry has been loud, yet unheard, we as a community deserve to be heard, informed, and respected.

Why would the City of Philadelphia invest in Gentrifying a community by selling these properties 2212 and 2214 Fernon Street to a known gentrifier and further cause the effects of inequity? These properties could have been used to provide low income or veteran housing in a family orientated community. We have seen the investment in the community; however, we have not seen the investment in the people who built and live in this community.

The Point Breeze Community is a diverse community with a bright future if we build comprehensive developments that support families of all economic backgrounds, equality, and a better quality of life for our children and seniors.

Again, the Point Breeze Community Development, and Community Stakeholders vehemently “OPPOSE” the sale of 2212 & 2214 Fernon Street. **Please Respond to our request!!**

“Power concedes nothing without a demand. It never did and it never will.” *Frederick Douglass.*

“This is our demand”

EXHIBIT D

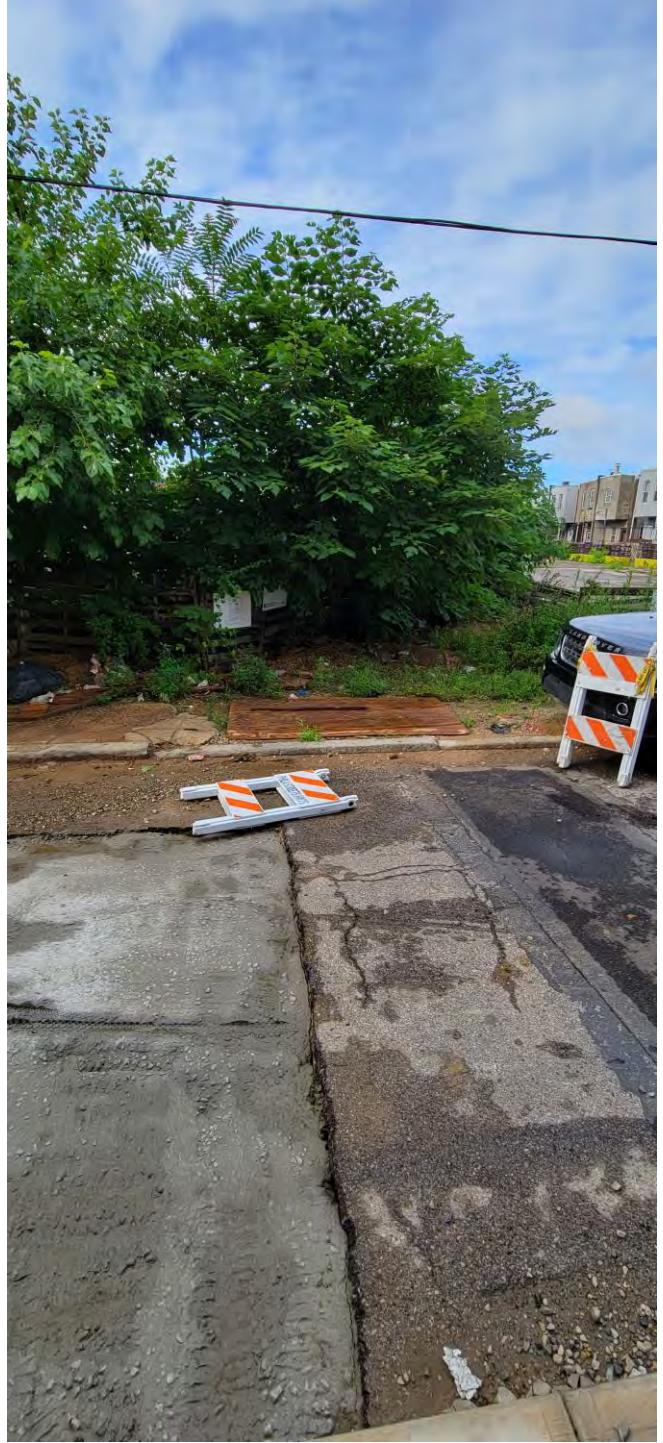


EXHIBIT D



EXHIBIT D

From: [Concerned Citizens Point Breeze](#)

To: [Andrea Saah](#); [Anne Fadullon](#); [Kenyatta Johnson](#); [Darrell Clarke](#); [David S. Thomas](#); [Angel B Rodriguez](#)

Cc: [Kendra Brooks](#); [Isaiah Thomas](#); [ALBERT LITTLEPAGE](#); pbstakeholders@gmail.com

Subject: NONCOMPLIANT with Landbank Policy 16404 -REQUEST 2212 AND 2214 Fernon Street BE
REMOVED OFF JULY 2021 LANDBANK HEARING AGENDA -

Date: Friday, July 9, 2021 10:45:48 AM

To: **Andrea Imredy Saah, Esq.**

Senior Counsel, Philadelphia Land Bank

Anne Fadullon, President Philadelphia Landbank Philadelphia

Landbank Board

Angel Rodriguez, Senior VP of PHDC Land Management

From Concerned Citizens of Point Breeze, RCO
Point Breeze Stakeholders

Date: July 9, 2021

RE: Noncompliant with Landbank Policy 16-404 regarding City properties Sale at Landbank Hearing

REQUEST 2212 AND 2214 BE REMOVED OFF JULY 2021 LANDBANK HEARING AGENDA - CLEANED AND REPOSTED FOR PROPER PUBLIC NOTIFICATION AND ALL RCOS RECEIVE NOTIFICATION

Concerned Citizens of Point Breeze, RCO read your response Ms. Saah to our community colleague Point Breeze CDC, RCO. The Black community deserves better respect and treatment. This is the second month we reported the properties in this unclean state, which you have **ignored** as if you do not want to notify the residents of this hearing. We went to the city properties located at 2212 and 2214 Fernon Street, Wednesday, July 7, 2021 to see the posting. It is horrific and disgraceful! Your own pictures showed an unclean, dirty property which you continue to ignore. However, we have video footage up close that shows the real dirtiness of the properties. We have interviewed the neighbors and NOBODY had walked over to what they called a "jungle" kept city properties comprised of dirtiness, high weeds, feces, trash, bugs, over-grow weed trees, mosquitos and blocked by cars that park on the curb. The neighbors do not know anything about the upcoming Landbank July 13, 2021 hearing. We feel the LandBank Board would NEVER post a notice in this extreme lean manner in an **white community**. This is unacceptable and noncompliant with the Philadelphia Code 16-404. This is not proper notification.

Ms. Dixon, who lives directly across the street, has stated that residents do not walk on that side because the cars park on the curb due to the narrowness of the street and the dangers associated with the filthiness of the properties. Is this how your agency manages City Properties? These properties need to be cleaned and REPOSTED for a future meeting to show you have respect for the Black community. Neighbors are outraged at the properties left by the property owners of 1620 Point Breeze Avenue. Their properties have been unclean and dirty in the same manner for over a year according to the residents. The residents have called 311 to report, yet, no one has come out to clean either the private or city properties.

Yesterday morning, a man was found dead in front of these grim properties.

EXHIBIT D

Regarding the RCOs, yes, the Landbank did notify Concerned Citizens of Point Breeze, RCO, but it is not Concerned Citizens of Point Breeze responsibility to notify the other affected RCOs according to the Landbank disposition **notification Policy 16-404**. For the record, **CCPB received the initial letter from your Agency dated June 1, 2021 for a June 8, 2021 Landbank meeting about the properties**. We would think your agency would follow the Law for the rescheduled meeting. Again the same noncompliant action has taken place and we can only conclude you have no regards for this black community and your sole intention is to quickly push through this city sale.

1. The Philadelphia Landbank policy 16-404 states your Agency shall notify **ALL** RCOs in the registered geographic area of concern containing a property proposed for disposition which your agency has not complied with Code as of today, July 9, 2021.
2. According to RCOs Policy code [14-303\(11A\)](#), RCOs are to receive at least 30 day to 45 days notification of an interest party which would have given RCOs a chance to respond to the proposed usage for the two properties long before public comment as well as a chance to apply for the properties to use as a community benefit. i.e, community gardens.
3. There was no public notification to the community on the properties or to RCOs that the city properties were available for purchase or community usage. RCOs and Point Breeze community have been **denied and excluded from** this opportunity to apply for the city properties 2212 and 2214 Fernon Street. RCOs were not aware these properties were available and our community should be given a chance to apply for these properties especially because the developer is proposing **115 luxury apartment development** which residents fear the project will lead to a severe devastating wave of displacement, and **gentrification** of this vulnerable low & moderate income Point Breeze Black community especially since the Pandemic has left many people financially destitute.

CCPB sent an email to Anne Fadullon requesting to apply for properties as community gardens and to date, CCPB has not received a response. Still, the community is being denied this opportunity.

So in agreement with PBCDC, RCO, we request that the landbank be compliant with Philadelphia Landbank public notice in Code 16-404 and remove 2212 and 2214 off the July 13, 2021 hearing dockets. The filthiness of the properties does not allow for accessible conspicuous posting nor meet the notification requirement. We request the 2212 and 2214 Fernon Street be Cleaned and REPOSTED for a future hearing to give the proper and timely public notification and that **All** RCOs in the affected area be notified of this Sale to a developer in a timely manner with an opportunity to apply for the properties as stated in Code 16-404 (75 to 120 days surplus disposition application process) which affected RCOs and Point Breeze community were **DENIED and Excluded**.

Please respond by Friday, July 9, 2021 by 4Pm with your resolution to this matter. Thank you.

Video footage and photos of the properties will be provided.

cc: Council President Clark

Councilman Johnson City

Council At-Large

Dave Thomas, President, CEO Philadelphia PHCD

Point Breeze CDC

Point Breeze Stakeholders

Point Breeze Civic Association

EXHIBIT D

From: [haley dervinis](#)

To: [Andrea Saah](#)

Cc: [Kenyatta Johnson](#); [Angel B Rodriguez](#); [Anne Fadullon](#); [Joshu Harris](#); [Carolyn Terry](#); [Jessie Lawrence](#); [Albert Littlepage](#)

Subject: Message of Opposition to the conveyance of 2212 & 2214 Fernon St to 1620 Point Breeze Ave LLC

Date: Sunday, July 11, 2021 3:44:04 PM

Attachments: [CDR L&I Letter 1622-40 Point Breeze Avenue.pdf](#)
[\(1622-1640 Point Breeze Avenue\) Copy of MEETING SUMMARY \(VOTES COUNTED\).docx](#) [\(1622-1640 Point Breeze Avenue\) FINAL Letter to the CDR \(Updated\).docx](#)

Greetings,

Please consider this message one of strong opposition to the conveyance of 2212 & 2214 Fernon St to 1620 Point Breeze Ave LLC. The transfer of these properties is NOT in line with the stated [strategic plan of the Land Bank](#) or our community's priorities.

As a member of the zoning committee of the coordinating RCO tasked with managing the public meeting(s) of this project, I can tell you there was strong opposition as neighbors rightfully fear the erosion of their quality of life as they know it with the addition of a massive, out of scale, apartment building in their backyard. The developer, who is notoriously difficult to work with and dismissive of Point Breeze neighbors, faced an organized neighborhood as the project moved through the Civic Design Review (CDR) process. The CDR process yielded recommendations in line with the communities, although we've seen no updated plans or had any productive conversations with the developer since the CDR recommendations were issued (corresponding documents attached).

Since the beginning, the community has opposed the project in its current form. They've followed every pathway as per our city's guidelines, but have been ignored. In response the City of Philadelphia continues to reward the developers bad behavior with the release of more of our city owned land, out of our prized land bank. THIS IS TROUBLING. THIS IS WRONG. THIS MUST BE STOPPED.

The two pieces of land can and should be used for PUBLIC GOOD. This site can be the green space the developer refused to include. It could become a playground the developer refused to provide. It can be a small relief in density the developer refused to consider.

The City of Philadelphia is supposed to protect us - to help its citizens in need. At what point do we recognize that not all vacant land needs to have a building on top of it - especially via lots that are used to make already rich developers richer? When do we start listening to the voices of those impacted most by this crushing development? What else does the community need to do to receive relief?

Let's put the community first on this one. Please do not convey 2212 and 2214 Fernon St to 1620 Point Breeze Ave LLC or any developer interested in taking this vacant land and adding housing. Let it be grass. Let it be for the people. Let the community win one for a change.

Best,

Haley Dervinis

Zoning Committee Member, Point Breeze Community Development Coalition



CITY OF PHILADELPHIA
CITY COUNCIL

KENYATTA JOHNSON
ROOM 580, CITY HALL
Philadelphia, PA 19107
(215) 686-3412 or 3413
Fax No. (215) 686-1932
Email: Kenyatta.Johnson@Phila.Gov

2ND DISTRICT COUNCILMEMBER

July 13, 2021

Anne Fadullon, Chair
Board of Directors
Land Bank
Sent via electronic mail

Dear Ms. Fadullon,

At the Land Bank Board's virtual meeting today, I announced my recusal regarding the proposed disposition of 2212-14 Fernon Street in Point Breeze. In my role as a staff member in the associated district Council office, I participated in internal discussions regarding the disposition. For that reason, I deemed it prudent to recuse myself from the Board's consideration of this matter. Accordingly, I announced my recusal when it was called up for consideration and turned off my video and audio so as not to participate in any way.

Yours sincerely,

Joshu Harris
Legislative Director
Office of Councilmember Kenyatta Johnson

cc: Angel Rodriguez, Executive Director, Land Bank
Michael Cooke, Acting General Counsel, Board of Ethics
James Leonard, Commissioner, Department of Records