

PHILADELPHIA LAND BANK

APRIL 12, 2022 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, April 12, 2022, 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 or raise hand function 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 pressing *9 on your phone. You may 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. Please note all questions and comments received by email or through the Q&A function will be included in the minutes.

Prior to today's Public Session, the Board held an Executive Session at which the Board received information about Pennsylvania state legislative initiatives that affect Land Banks in Pennsylvania, reviewed the agenda and a possible change in the agenda sequence.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Richard DeMarco, Maria Gonzalez, Michael Johns, Majeedah Rashid, Joshu Harris, and Michael Koonce.

The following Board members were absent: Rebecca Lopez Kriss and Rick Sauer.

The following staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Tracy Pinson-Revire, Mathen Pullakattu, Brian Romano, Carolyn Terry, and Shelvia Williams (?).

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 March 8, 2022. There were none.

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

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

Upon motion made and duly seconded, the Board unanimously approved the March 8, 2022, Board Meeting Minutes.

Item 3
Executive Director's Report

No Executive Director Report this month.

Item 4
Administrative Matters

Ms. Fadullon called for presentation of an administrative item that requires an Amendment.

4.A. Interagency Transfer

- 2642*, 3114, 3116 and 3118 Dickinson Street; 2637, 2641, 2655, 2900*, 2950-54 and 2955 Gerritt Street; 1501 S. Marston Street (including 1500 S. Etting Street); 1506, 1511 and 1517 S. Stillman Street; 1516, 1519, 1527 and 1529 S. Taney Street; 3100 and 3124 Tasker Street; 2603*, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 and 2654 Wilder Street; 1448 S. 31st Street; 1443 S. 32nd Street – Philadelphia Housing Development Corporation (CD2) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to PHDC via the Land Bank.*)

Mr. Rodriguez asked the Board to authorize the conveyance of the above properties in the Second Councilmanic District to Philadelphia Housing Development Corporation (“PHDC”) for disposition, reuse and/or management pertaining to PHDC’s Minority Developer Program.

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

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

Seeing no questions from the Board or the public, Ms. Fadullon called for a motion regarding the transfer of properties to the Philadelphia Housing Development Corporation.

Mr. Balloon moved to approve the transfer, and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2642, 3114, 3116 and 3118 Dickinson Street; 2637, 2641, 2655, 2900*, 2950-54 and 2955 Gerritt Street; 1501 S. Marston Street (including 1500 S. Etting Street); 1506, 1511 and 1517 S. Stillman Street; 1516, 1519, 1527 and 1529 S. Taney Street; 3100 and 3124 Tasker Street; 2603*, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 and 2654 Wilder Street; 1448 S. 31st Street and 1443 S. 32nd Street to Philadelphia Housing Development Corporation (attached to these minutes as **Exhibit A**).

Item 5

Property Dispositions

5.A. Development – Affordable Housing

- 1210*, 1212* and 1214* S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; 2705 and 2720 Oakford Street – PHDC (CD2) (**denotes properties being transferred by the Department of Public Property to the Land Bank.*)

Ms. Fadullon announced that she and Mr. Harris were recusing themselves from discussion and voting on this item due to conflicts of interest as explained in the letters they had submitted to the Board (attached to these minutes as **Exhibit B**). Both Board members left the meeting at this time, and Ms. Gonzalez assumed the responsibility of chairing the meeting.

Ms. Gonzalez called for the presentation of the proposed disposition to the Community Justice Land Trust (CJLT) for the Women’s Community Revitalization Project.

Mr. Rodriguez asked the Board to authorize the disposition of the above properties in the Second Councilmanic District to Community Justice Land Trust for the Women’s Community Revitalization Project to develop twenty-seven (27) affordable rental units. Three (3) units will target Supportive Housing tenants at 20% of Area Median Income (“AMI”). Seven (7) units will be leased at 30% of AMI, seven (7) units will be leased at 50% of AMI and ten (10) units will be leased at 60% of AMI. The application was unsolicited and evaluated pursuant to the disposition policy. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan. Target EOP levels are 15% MBE and 5% WBE. The properties will be subject to a Declaration of Restrictive Covenants, an Irrevocable Power of Attorney, and a Right of Re-entry.

Ms. Gonzalez called for questions or comments from the Board. There were none.

Ms. Gonzalez asked if any questions or comments were received on this item prior to the Board meeting. Ms. Imredy Saah indicated that one email (attached to these minutes as **Exhibit C**) was received from David Szczepanik, supporting the project but wanting more information.

Ms. Gonzalez called for questions or comments from the public. David Szczepanik, a community member in Grays Ferry and co-founder of Grays Ferry Tree Tenders, indicated that his group was planting trees in the neighborhood, and that although existing trees are going to be removed for this development, they are not high-quality trees, and he supports the development of truly affordable

housing. Carly Frintner expressed her support for the development, in agreement with David Szczepanik. Oleg Zvonarov, another neighborhood resident, asked whether the Land Bank had any additional information regarding what would happen to the vegetation and wildlife on the lot. Mr. Rodriguez responded that he had no further information.

There being no further comments or questions, Ms. Gonzalez called for a motion regarding the disposition to Community Justice Land Trust.

Mr. DeMarco moved to approve the disposition and Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board (without Ms. Fadullon and Mr. Harris) unanimously adopted the Resolution Authorizing Conveyance of 1210, 1212 and 1214 S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; and 2705 and 2720 Oakford Street to Community Justice Land Trust (attached to these minutes as **Exhibit D**).

Following the vote, Ms. Fadullon returned to the meeting and indicated that the Board would consider Agenda Item 5.C. before it considered Item 5.B(1) and 5.B(2). Mr. Harris joined the meeting again at this time.

5.C. Side/Rear Yards

- 2453 N. Carlisle Street – Charo Harvey (CD5) (*The property is being transferred by the Department of Public Property to the Land Bank.*)

Mr. Rodriguez asked the Board to authorize the disposition of the above property as a side/rear yard. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The property will not be subject to an Economic Opportunity Plan but will be subject to use restrictions as a side/rear yard, an Irrevocable Power of Attorney, and a Right of Re-entry.

Ms. Fadullon called for questions or comments from the Board. There were none. Ms. Imredy Saah indicated that no emails were received regarding this disposition.

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

Seeing no questions from the Board or the public, Ms. Fadullon called for a motion regarding the proposed disposition to Charo Harvey.

Mr. Balloon moved to approve the disposition, and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2453 N. Carlisle Street to Charo Harvey (attached to these minutes as **Exhibit E**).

5.B. Development – Request for Proposals

- (1) 1543*, 1545*, 1547*, 1549*, 1551*, 1553*, 1554* and 1555* S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; 1546 S. 30th Street –

Affordable Alliance Company LLC (CD2) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.*)

Mr. Harris recused himself at this time from discussion and voting on this agenda item. Mr. Rodriguez asked the Board to approve the disposition of the above properties in the Second Councilmanic District to Affordable Alliance Company LLC, a partnership between BMK Properties, LLC and Fine Print Construction LLC, which is one of the participants in PHDC's Minority Developer Program. The partnership will develop seventeen (17) affordable single-family homeownership units that will be sold to households with incomes at or below 80% of AMI. Applications were solicited via a Request for Proposals for the properties, and the applicant was the sole qualified bidder for the properties. Applications were evaluated pursuant to the Council-approved disposition policy and scoring rubric. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan. Target EOP levels are 25% MBE and 10% WBE. The properties will be subject to a Declaration of Restrictive Covenants, an Irrevocable Power of Attorney, and a Right of Re-entry.

Ms. Fadullon then announced that members of the public would need to register in order to comment. Ms. Imredy Saah stated that instructions for how to register were on the third page of the agenda and the Board package and that participants could also announce their intention to comment via the Q&A function. A list of all registered attendees and a list of the comments submitted via the Q&A function follow these minutes.

Ms. Fadullon asked if any comments regarding this disposition had been received prior to the meeting. Ms. Imredy Saah indicated that numerous emails were received. The first was a form email sent over 230 times from various senders expressing strong opposition to the Grays Ferry RFP dispositions, particularly the disposition currently being discussed. Ms. Imredy Saah briefly summarized the email (a copy of the email and the list of senders is attached to these minutes as **Exhibit F**). Personal emails opposing the disposition or requesting more information were also received from the following individuals specifically in reference to this disposition: David Szczepanik, Carly Frintner, Tara McSorley, Chris Santaspirt, Rodney Ray with Philly Thrive, and Jeni Williamson (all of which, together with Land Bank responses where appropriate, are attached to these minutes as **Exhibit G**). Ms. Imredy Saah summarized those emails and indicated that all emails received had been forwarded to the Board members for their review.

Ms. Fadullon then asked that those members of the public who wished to comment should identify themselves, keep their comments brief, and not repeat points made in other people's comments. She stated that the Board had seen all of the emails and was aware of the various positions on the project and the concerns that had been expressed.

She first recognized Christopher Sample, Chief of Staff for Councilman Kenyatta Johnson (the Council Member for the 2nd Councilmanic District). He conveyed the Council Member's strong support for this affordable housing project and stated that the Council Member's staff would be working with local community organizations and the Land Bank to qualify local working families for various grants and homebuyer programs that would allow them to remain

in the neighborhood. He pointed out that the homes' design would fit in with the rest of the block and that the project was being developed by a partnership of two minority-owned businesses. He closed by reiterating that the Council Member enthusiastically recommended the project to the Board (a copy of the statement is attached to these minutes as **Exhibit H**).

David Szczepanik spoke next, expressing many of the concerns stated in his email and referring to the maps and photos to which he provided links in his email. He also indicated that he was with a group of people at the Myrtlewood St site and that they wished to speak as well. Ms. Fadullon asked that he add their names to the list in the Q&A function.

Next was Carmine Zulli, the President of the Grays Ferry Community Council (a registered community organization), who stated that the RCO supports this project because it will bring needed clean, safe and affordable housing to the area, preventing displacement of local residents.

Jackson Plumlee, a U. Penn City Planning program student, a member of Philly Thrive, and a member of Housing for All, stated that the 80% AMI income level for purchasers of the proposed homes is not affordable for most residents of Grays Ferry, whose average income is closer to 30% of AMI. He asked for clarification as to why the project was not targeting purchasers at a much lower income level and implored the Board to make every effort to provide the safe and affordable housing the Grays Ferry residents need.

Heaven Thomas spoke next, stating that mortgage interest rates and low credit scores will result in higher mortgage payments for many residents who might otherwise

Elowyn Corby, a Point Breeze resident and member of Reclaim Philadelphia, echoed the previously stated concerns about the proposed purchase price for the homes in the project and expressed her concern about sustainable development in the neighborhood, and the process for the award of this project, which favors large developers.

Lisa Hastings expressed her concern about the movement of properties that have been used by community members from communities to developers around the city. She asked the Land Bank Board to reassess the disposition in coordination with members of the neighborhood to address issues of quality of life, safety, green space preservation, actual affordability, and other issues raised by commenters rather than building homes that promote gentrification.

Ms. Fadullon commented that Carol Foy, who had not been able to express her concerns because of a poor phone connection, had put her comments in the Q&A section. She asked for rental housing and for the preservation of the trees on Myrtlewood Street and S. 30th Street.

Chris Santaspirt expressed his concern about the possible threat to his home, which is across the street from the Myrtlewood Street lots. He is opposed to the development out of concern about possible structural damage to his home from the removal of the trees and a possible loss to the investment he has made in his home.

Mo Rushdy, a member of BMK Properties LLC, one of the partners in the developer partnership, clarified that the aim is to make the homes affordable to people making \$25,000 to \$27,000 a year, which is closer to 60% of AMI.

Cheryl Singletary, a resident of Grays Ferry, stated that homes are sinking because of the flooding that used to occur on these streets and that the trees are helping to counteract. She also stated that the neighborhood needed to retain these open spaces.

Jeff Singletary, who resides behind the Myrtlewood Street lots, stated that these lots have been cleared and maintained by him and by his neighbors and that the neighborhood wants to maintain these lots as open space to avoid flooding by an underground stream and to prevent damage to local homes, many of which already have large cracks, by the construction. He indicated that the neighbors would have purchased the land to maintain it as a community gathering space had they known that the city was going to develop it and bring in new people.

Brandon Alexander, a home remodeler by trade, indicated that his employer had to lift the foundation of three homes they renovated in this area because of sinking land. He also stated that the community wants to maintain the lots as a community gathering space residents have been using for years.

Jeanette Miller, a longtime resident of the neighborhood, complained that the city had attached a large lien to her property for code violations that she cannot fight. Homeowners feel that they are not being treated fairly by the city, and they need help.

Alexa Ross pointed out that many of the parcels at issue today are already in productive use and therefore fulfill the Land Bank's mission. She urged the Board to listen to the community, slow down the disposition process, and involve the community in its decisionmaking. She also gave a young girl who was with her the opportunity to state to the Board her wish to keep the trees in place.

Dawud Bey, whose family has a long history of living and developing housing in Point Breeze and Grays Ferry and is also one of the minority developers that is a partner in this project, spoke next. He reflected on his experience as a child when he lost his home due to a fire and how being homeless affected all aspects of his life. He feels strongly that this will be a good project for the community, as it will contribute safe, clean and affordable housing the community needs, which will also contribute to a reduction in gun violence.

Carly Frintner, a local resident involved in a variety of organizations that promote social, economic and racial justice, stated that her experience in the neighborhood has shown her that the plan for these lots is not what the most vulnerable members of the community need and want. She asked whether Board members had spent more than 24 hours in the neighborhood before considering this disposition and implored the Board to take its time and involve the community in tackling the many problems faced by the community together.

Charles Reeves, a longtime resident of the community and President of the Tasker Morris Neighborhood Association (one of the RCOs in the neighborhood), pointed out that there is a large public park just across from the Dover Street lots that is available for the community's

use. He stated that his RCO is strongly in support of the project and wants it approved because it will build affordable housing, which will do more to prevent gun violence, and because it will be built by a minority developer with deep roots in the community. He also stated that the leaders of all of the RCOs in the neighborhood had expressed their support of the project, including the leader of Philly Thrive, which sent one of the emails opposing the project.

Nayips Constantini, a local resident and engineer, stated that the trees on Myrtlewood Street, in addition to providing shade cover, stabilize the adjacent homes. Their removal would destabilize the adjacent homes and create a tremendous liability for the Land Bank and the developers. He also stated that he has been trying to purchase 1546 S. 30th Street for years, and that he never received a response from the city. The current process does not give residents an opportunity to purchase individual properties they wish to acquire.

Since no other individuals who had not already spoken were waiting to speak, Ms. Fadullon then indicated that the public comment portion of the discussion had come to an end and called for additional comments or questions from the Board.

Mr. Goodman asked whether the Land Bank staff had any information or historical records about the environmental (land subsidence) concerns raised by community members. He also asked how the developers were going to try to ensure that purchasers of the homes would be low-income first-time homebuyers, preferably local residents.

In response to the first question, Mr. Rodriguez indicated that the concern was first raised in the pre-submission meeting. Since the Myrtlewood Street lots are owned by the PRA, he asked the PRA for any information they have about the sites and why they were taken into the PRA's inventory. In response to his request, he was informed that PRA does not have any record of any of the issues being raised about the land subsidence, and that the properties were conveyed to the PRA in lieu of condemnation in the 1970s. The Land Bank has no documentation either supporting or disproving the claims about land subsidence.

Mo Rushdy (one of the developers) then addressed the second question. The developers will be reaching out to the RCOs about how they plan to market these seventeen homes to people in the neighborhood who earn \$35,000 to \$40,000 a year and will actively help them take advantage of a variety of first-time homebuyer programs using housing counseling agencies and a variety of loan and grant programs.

Mr. Balloon asked if the developers would have to undertake any Geotech testing on the lots as part of the process of applying for construction permits. Mr. Rodriguez confirmed that such testing would have to be undertaken and the results communicated as part of the permit application process.

Ms. Gonzalez expressed her gratitude that so many community members attended the meeting. As the director of an affordable housing organization herself, she also commended the developers for striving to make the homes affordable to low-income working families that may not be the most vulnerable members of the community but also deserve a safe and affordable home in an area where there has been a great deal of market rate development. Making homeownership affordable to residents at 30% of AMI is very challenging from a financial

standpoint. Developments like the one proposed by Community Justice Land Trust are valuable, but the financial resources that allow a developer to pursue such projects are very limited, and there aren't enough of the types of subsidies needed to make more of such very-low-income development possible.

Ms. Fadullon mentioned that Jihad Ali mentioned in the Q&A that he had submitted an email to the Land Bank prior to the meeting as well, and that it had not been mentioned. Ms. Imredy Saah apologized for the oversight and then summarized the email (attached to these minutes as **Exhibit I**), which asked about the organizational structure and past EOP performance of the proposed developer entities and also asked if the Land Bank had a conflict of interest policy for Board members and employees.

There being no further comments or questions, Ms. Fadullon called for a motion regarding the proposed disposition to Affordable Alliance Company LLC.

Mr. Balloon moved to approve the disposition, and Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board (without Mr. Harris) unanimously adopted the Resolution Authorizing Conveyance of 1543, 1545, 1547, 1549, 1551, 1553, 1554 and 1555 S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; and 1546 S. 30th Street to Affordable Alliance Company LLC (attached to these minutes as **Exhibit J**).

Mr. Harris rejoined the Board at this time.

(2) 533, 539*, 541*, 543*, 650*, 658* and 662* N. Conestoga Street; 5436* W. Girard Avenue; 5552* Harmer Street; 642*, 644* and 653* N. Sickels Street; 534-36*, 538-40*, 546* and 550* N. 54th Street; 623-33*, 641*, 643*, 645*, 647*, 649*, 651*, 653* and 655* N. 55th Street – Civetta 1, LLC (CD4) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.*)

Mr. Rodriguez asked the Board to approve the disposition of the above properties to Civetta 1, LLC, for the development of forty-five (45) affordable homeownership units that will be sold to households with incomes at or below 80% of AMI. The units will be developed as a mix of two (2) triplexes, nine (9) duplexes, and twenty-one (21) single-family dwellings. Applications were solicited via a Request for Proposals for the properties, and the applicant was the sole qualified bidder for the properties. Applications were evaluated pursuant to the Council-approved disposition policy and scoring rubric. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan. Target EOP levels are 10% MBE and 25% WBE. The properties will be subject to a Declaration of Restrictive Covenants, an Irrevocable Power of Attorney, and a Right of Re-entry.

Mr. Goodman asked for confirmation of the MBE and WBE levels listed in the fact sheet, and Mr. Rodriguez confirmed that those were the levels listed in the application.

There being no further questions from the Board, Ms. Fadullon asked for public comments and questions. Mr. Jihad Ali commented that in his opinion, the Land Bank's process is not fair and transparent, and that in response to his emailed request for information about the members and owners of the various applicant entities and about those applicants' past EOP performance, he received unsatisfactory responses from the Land Bank's attorney.

Ms. Fadullon thanked Mr. Ali for his comments and indicated that the Land Bank is evaluating what additional information about applicant entities should be included in the fact sheet in response to requests from the public.

Meeka Outlaw, a Grays Ferry resident, stated that she wanted the developers to know that the purchaser of an affordable home built on Land Bank property is being sold by the purchaser at a \$13,000 profit. Ms. Fadullon asked Ms. Outlaw to contact Land Bank staff with the address of the property, and Mr. Rodriguez provided Ms. Imredy Saah's email address.

Seeing no other questions or comments from the public or the Board, Ms. Fadullon called for a motion regarding the proposed disposition to Civetta 1, LLC.

Ms. Gonzalez moved to approve the disposition, and Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 533, 539, 541, 543, 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 642, 644 and 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; and 623-33, 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street to Civetta 1, LLC (attached to these minutes as **Exhibit K**).

Item 6

Public Comment (Old & New Business)

Ms. Fadullon asked if anyone from the Board or public wished to raise new or old business. Mr. Ali asked whether Ms. Fadullon had stepped down from the Land Bank Board. Ms. Fadullon indicated that she had stepped down from the Philadelphia Redevelopment Authority's Board but would continue to serve on the Land Bank's Board. Mr. Ali expressed his appreciation for her leadership of the Land Bank Board and for providing the public ample opportunity to comment during Board meetings.

Item 7

Adjournment

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

Mr. DeMarco moved to adjourn the meeting, and Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:27 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, April 12, 2022, at 10:00 AM, held remotely using Zoom Webinar.

Attended	User Name (Original Name)
Yes	Jihad Ali
Yes	Paul Aylesworth
Yes	Jonathan best
Yes	Dawud Bey
Yes	Winnie Branton
Yes	Mitch Chanin
Yes	Patrick Collins
Yes	Elowyn Corby
Yes	Kenneth Daly
Yes	jamila davis
Yes	Rebecca Deegan
Yes	Mehra den Braven
Yes	Joseph Dixon
Yes	Carol Foy
Yes	Carly Frintner
Yes	Jon Geeting
Yes	Lisa Hastings
Yes	Shari Hersh
Yes	Russell Hicks from Ebony Suns Enterprises LLC
Yes	Nicole Hostettler
Yes	Vanessa Hunter
Yes	Aliya Keller
Yes	K Lasker
Yes	Cristina Martinez
Yes	Steven May
Yes	Tara McSorley
Yes	Abdul-Rahim Muhammad
Yes	Rodesha Washington (CM Office)
Yes	Meeka Outlaw
Yes	Tracy Pinson-Reviere
Yes	Jackson Plumlee
Yes	Shawmar Pitts
Yes	Mathen Pullukattu
Yes	Rodney Ray
Yes	charles reeves
Yes	Brian Romano
Yes	Alexa Ross
Yes	Mo Rushdy

Attended	User Name (Original Name)
Yes	Sharla Russell
Yes	Christopher Sample
Yes	Christopher Santaspirit
Yes	SOphie Schmidt
Yes	Courtney Schrack
Yes	Jacquie Sims
Yes	Cheryl Singletary
Yes	David Szczepanik
Yes	Carolyn Terry
Yes	Heaven Thomas
Yes	Andy Toy
Yes	Brandon Tubby
Yes	SOPHIA WEINSTEIN
Yes	a weiss/SoLo
Yes	Lauren Williams
Yes	Shelvia Williams
Yes	Eloise Young
Yes	Carmine Zulli
Yes	Oleg Zvonarov
Yes	mamashi
Yes	Nayips

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, February 8, 2022 at 10:00 AM, held remotely using Zoom Webinar

Question	Asker Name	Answer
Most of us are here to argue this	Carly Frintner	
THE PUBLIC IS OPPOSED	Carly Frintner	
Regarding 1210*, 1212* and 1214* S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; 2705 and 2720 Oakford Street (CD2) property disposition. Did Philadelphia Land Bank Board consider what will happen to the vegetation and the wild life that is on those lots?	Oleg Zvonarov	
Also, I'm wondering what kind of conflict the two board members had regarding 5A agenda item?	Oleg Zvonarov	There recusal letters will be included in the minutes of this meeting.
YES	Carly Frintner	
question here	David Szczepanik	
I would like to speak	David Szczepanik	
Hey I just wanted to make sure I have access to speak. I don't see a mic. Thanks.	Dawud Bey	live answered
Hey I just wanted to make sure I have access to speak. I don't see a mic. Thanks.	Dawud Bey	You will be asked to speak
I would like to ask for access to Community Justice Land Trust to bid on MBE for the BCCA- Black Contractors Coaliton; is their contact information available?	Vanessa Hunter	Please email andrea.saah@phdc.phila.gov and we will provide their contact information.
There are several community members/ local neighbors currently here at Tasker and Myrtlewood Streets. We would like several of us to speak.	David Szczepanik	The Board Chair will call on raised hands for this item
How do I request the city to remove a tree in my side yard that's damage my property?	Heaven Thomas	Please contact Carolyn Terry at carolyn.terry@phdc.phia.gov who will get the details and we will direct you to the appropriate party
charles reeves no mic	charles reeves	
Ok	Dawud Bey	
The instructions were difficult to find. We concerned Grays Ferry community members have made every effort to spread the word about participating in this meeting in the weeks leading up to today. But this Board needs to do better in reaching out to the community in the future.	Carly Frintner	Noted we will look to improve on the virtual format to encourage participation.

Question	Asker Name	Answer
charles reeves no mic	charles reeves	
will they built low income housing for rent in south Philly and we need to keep the land	Carol Foy	This is a disposition for homeownership. The homeowners will own the asset.
Regarding David's comment about the trees on the lots in Agenda item 5A that the trees are favorable to be removed - how was that determined and what will happen to the wild life on those lots who rely on the trees and vegetation? (Couldn't find David's email to ask the question, my email is contact@zvonarov.com)	Oleg Zvonarov	Please contact him directly at davidszcz@gmail.com. We do not have that information
I dont see the link to speak.	Nayips	Please use the raised hand function and you will be called on to speak.
am member of Philly Thrive to I can I agree with them	Carol Foy	
Jeffrey Singletary	David Szczepanik	Please raise your hand again
Cheryl Singletary	David Szczepanik	
Brandon Alexander	David Szczepanik	
Jeanette Miller	David Szczepanik	
Alexa Ross	David Szczepanik	
im mrreeves i didn get too speak	charles reeves	Please raise you hand again
Heaven Thomas	Heaven Thomas	
please could you ad me in the list to speak, thanks	Nayips	Please raise your hand
we need low income housing in the neighborhood for rent.please keep the tree on Tesco Pasco Street	Carol Foy	
Once conveyed, does PHDC plan to issue an RFP for the properties listed in agenda item 4A similar to the Dover, Wharton, and Sears RFPs?	Jackson Plumlee	These properties will be part of development activities with PHDC's Minority Developer Program
Yes I dont see a mute	Dawud Bey	Try calling in at 267-831-0333
they was Tasker st 30 and melywood Street.	Carol Foy	
can you please cal my name again i didnt get to speak im on phone now	charles reeves	Yes, we will call your name in turn.
can you please cal my name again i didnt get to speak im on phone now	charles reeves	You can also click on the Raise Hand symbol at the bottom of your screen.
Can you try unmuting me here on my phone.	Dawud Bey	We will call on you after the others
my name is tammy reeves can i speak please	Carmine Zulli	Please raise your hand
he is truly right I been knew Jeff and his sister for year yes he has been taking care of they lot for over 25 years.we need to keep this space.i live at 1823 so Corlies Street	Carol Foy	Thank you for comments
Hey, I am on the Phone line trying to speak.	Dawud Bey	live answered
2675772490	Dawud Bey	I am going to call on you next
LET THE YOUTH SPEAK	Carly Frintner	
CALM DOWN AND BE PATIENT	Carly Frintner	
Question	Asker Name	Answer

it is Nayips Constantini, I would like to speak, thanks	Nayips	Your name is on the list!
we need to have more tree 🌳 it gives oxygen we need to stop pushing the people out who been here for years.we need place for are childrens to places am tree Ambassador	Carol Foy	
Thanks !	Nayips	
we need basketball court in the neighborhood	Carol Foy	
I sent a letter on this however I did not hear the general counsel disclose that letter	Jihad Ali	I will ask about it
I sent a letter on this however I did not hear the general counsel disclose that letter	Jihad Ali	My apologies, Mr. Ali. I did not intentionally exclude you, and your email was forwarded to the Board and will be included in the minutes.
The letters of opposition to the Gray's Ferry property disposition was mentioned, but were not read at this meeting. Please read these "duplicate" letters for the recond	Lisa Hastings	
Shame on all of you.	David Szczepanik	
Thank you for confirming for all of us you do not care about Grays Ferry, are not willing to slow this process down in the face of multiple concerns from community members, and that perhaps you had decided this issue beforehand. Absolutely disappointing, disheartening. This decision is full of white supremacy, economic injustice, and violence. This is not over.	Carly Frintner	
thank you mr ali!	a weiss/SoLo	
can we get a copy of the answer to the question how they were able to flip property thank you	a weiss/SoLo	
thank you -allison	a weiss/SoLo	
agree with mr ali -allison	a weiss/SoLo	

EXHIBIT A

RESOLUTION NO. 2022 - 5

**RESOLUTION AUTHORIZING CONVEYANCE OF 2642, 3114, 3116 AND 3118 DICKINSON STREET;
2637, 2641, 2655, 2900, 2950-54 AND 2955 GERRITT STREET;
1501 S. MARSTON STREET (INCLUDING 1500 S. ETTING STREET); 1506, 1511 AND 1517 S.
STILLMAN STREET; 1516, 1519, 1527 AND 1529 S. TANEY STREET; 3100 AND 3124 TASKER
STREET; 2603, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 AND 2654 WILDER STREET;
1448 S. 31ST STREET; AND 1443 S. 32ND STREET TO
PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject 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 2642, 3114, 3116 and 3118 Dickinson Street; 2637, 2641, 2655, 2900, 2950-54 and 2955 Gerritt Street; 1501 S. Marston Street (including 1500 S. Etting Street); 1506, 1511 and 1517 S. Stillman Street; 1516, 1519, 1527 and 1529 S. Taney Street; 3100 and 3124 Tasker Street; 2603, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 and 2654 Wilder Street; 1448 S. 31st Street; and 1443 S. 32nd Street (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (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 and 00/100 U.S. Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
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 April 12, 2022.

EXHIBIT B

3.30.22

Via Certified Mail

Anne Fadullon
Board Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Angel Rodriguez
Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

General Counsel
City of Philadelphia Board of Ethics
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Women's Community Revitalization Project (WCRP), of which my wife, Nora Lichtash, is the Executive Director.

The Land Bank Board will discuss Arlene Thorpe Townhomes at its meeting to be held on April 8, 2022. My wife is the Executive Director of WCRP and has a direct financial interest in this project.

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to Arlene Thorpe Homes. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving Arlene Thorpe Townhomes while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,



Anne Fadullon

EXHIBIT B

April 7, 2022

Via Certified Mail

Anne Fadullon
Board Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Angel Rodriguez
Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Michael Cooke, Esquire
General Counsel
City of Philadelphia Board of Ethics
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

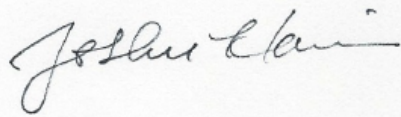
Greetings, esteemed colleagues:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to identify a possible conflict of interest, which I believe merits recusal.

The Land Bank Board will discuss agenda items 5.A. and 5.B.1. at its meeting to be held on April 12, 2022. I performed work regarding both items in my role as legislative director for Councilmember Kenyatta Johnson. Because this work may have created a conflict of interest, or at least the appearance of one, I believe it prudent to recuse myself. Accordingly, I will remove myself from the Land Bank's consideration of these matters. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise deliberates and votes on the matter.

This letter also confirms that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving agenda items 5.A. and 5.B.1., due to the potential conflict described above. Please contact me if you require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Harris", is written over a light gray rectangular background.

Josh Harris

EXHIBIT C

From: David Szczepanik <davidszcz@gmail.com>
Sent: Sunday, April 10, 2022 11:24 PM
To: Andrea Saah
Subject: Comments April 12th meeting

Follow Up Flag: Follow up
Flag Status: Flagged

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David Szczepanik, Occupational Therapist, Mercy Home Health. Co-founder Grays Ferry Tree Tenders.
davidszcz@gmail.com
Agenda Item 5A.

Even though the lots of Ingram have a large tree canopy, the need for affordable housing at 20-50% AMI outweighs the need to protect and save invasive Paper mulberry and Tree of Heaven on the block. I have interest in more details regarding this plan, and wish for future collaboration with Community Justice Land Trust (CJLT).

Thanks,
David Szczepanik

EXHIBIT D

RESOLUTION NO. 2022 – 6

RESOLUTION AUTHORIZING CONVEYANCE OF 1210, 1212 AND 1214 S. 27TH STREET; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 AND 2739 INGRAM STREET; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 AND 2740 MANTON STREET; AND 2705 AND 2720 OAKFORD STREET TO COMMUNITY JUSTICE LAND TRUST

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 1210, 1212 and 1214 S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; and 2705 and 2720 Oakford Street (collectively, the “Property”) to Community Justice Land Trust (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 Twenty-Four and 00/100 Dollars (\$24.00) 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 April 12, 2022.

EXHIBIT E

RESOLUTION NO. 2022 – 7

RESOLUTION AUTHORIZING CONVEYANCE OF 2453 N. CARLISLE STREET TO CHARO HARVEY

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, 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 2453 N. Carlisle Street (the “**Property**”) to Charo Harvey (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 and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage of Twenty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$24,999.00) 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 April 12, 2022.
--

EXHIBIT F

From: [Jackson Plumlee](#)
To: [Andrea Saah](#)
Subject: Halt the Grays Ferry Development RFPs
Date: Tuesday, April 5, 2022 6:45:26 AM

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

Land Bank Legal Counsel Andrea Saah,

We are calling on the Land Bank and the City of Philadelphia to immediately halt the Grays Ferry Development RFPs until there can be a series of conversations with the community and changes are made to:

- (1) Maintain public ownership of lots that currently serve the public, removing them from the RFPs,
- (2) Ensure true affordability for long-term neighborhood residents, which would require reserving residential units for purchasers at or below 30% Area Median Income to reflect and incorporate Grays Ferry Median Income, and
- (3) Incorporate other measures for equitable and sustainable development.

The Land Bank's current process seems to be autocratic and plutocratic, bundling properties so that only major developers can purchase and eliminating individual homeowners' access, without avenues for community influence to preserve community assets and ensure true affordability. It seems very likely the impact of these RFPs moving forward as is will include displacement of long-time Philadelphians, decreasing rates of Black home ownership, and draining the personality, community, and history of the neighborhood.

These issues with the Land Bank are acknowledged by the City, as evidenced by the changes made in 2019 after criticism about "not directing more vacant land toward land trusts, community gardening groups, or other public goods." The problems are clearly persisting, however, as City Councilmembers introduced the Disposition of Public Land for Public Benefit Bill late last year to address the lack of protection of community green space and lack of community-driven development. It is logical to act on these acknowledged flaws by halting the Grays Ferry RFP process immediately.

There are countless concerns and valid considerations that need to be discussed before this process moves forward, and that is why it must be paused. For you to choose to be responsive to this call would be an enormous testimony to the progress we are making as a city to heal the root causes of poverty, gun violence, and racism, which persist due to the structural violence of underfunded social services, development policies that destabilize communities, and unhealthy environments.

Thank you for your leadership and intentions to support Philadelphia's neighborhoods.

Jackson Plumlee

EXHIBIT F

“Halt the Grays Ferry Development RFPs” form email received from the following senders prior to the 4/12/2022 PLB Board meeting:

Abbot, Millage	D., John	Gagné, Caroline
Abott, Charlotte	D., John	Garcia, Omar
Abott, David Smith	D., John	Garrett, Nathan
Adams, Troy	D., John	Gjidede, Virginia
Agre, Carly	D., John	Glea, Dennis
Alexander, Blaindar	D., John	Glickman, Lena
Anderson, Aaliyah	D., John	Glover, Renee
Anderson, Rayetta	D., John	Gordon, Natasha
Appel, Aaron	D., John	Goren, Kim
Arum, Bev	D., John	Grant, Quany
Asa, Mis	D., John	Grant, Quany
B., Ronald	D., John	Griffin, Lamont
Baack, Kelsey	D., John	Griffin, Tammy
Ball, Dawon	Dalessio, Rob	Gruneberg, Niaka
Banks, A.	Daly, Kenneth	H., Terrance
Banks, A.	Dangh, Sarah	Halligan, Aileene
Banning, Ellen	Dary, James	Hamilton Wearing, Olethia
Bell, Alice	Decerchio, Kelsey	Harris, M.
Bennett, Sylvia	Deleriem, Jaquell	Harrison, Keyvanna
Bennett, Sylvia	Dinkins, Dennis	Hastings, Lisa
Beth, Shana	Dixon, Florence	Heath, Christal
Boyer, Julia	Douglas, Matthew	Hicks, Amaya
Boykin, R.	Drabble, Stephanie	Hicks, Lisa
Bradley, Maurice	Dunn, Kathryn M.	Hixon, Derek
Brady, Unique	Egan, Thomas	Hoïmes, Stéfán
Brunson, Tyneah	Eisenstein, Jane	Holston, Mitchell
Buckley, Florence	Everman, Morgan	Homer, Allison
Butler, E.	F., Keith	Hopkins, Anthony
Butler, E. (Ella)	F., Keith	Jackson, Tyzeek
Celauro, Nichole	Fattin, Quaadirah	Jameson, V.
Chanin, Mitch	Flannery, Kerry	Joel, Lisa
Cole, Thomas	Flinchbaugh, Daniel	Johnson, Maxwell
Coleman, Raymond	Flores, Edward	Johnson, Robert
Corbin, Robert	Ford, Kathryn	Johnson, Robert
Corby, Elowyn	Foy, Anthony	Johnson, Vince
Cordero, Nayih	Foy, Carol	Jones, Alfonso
Cordero, Nayips	Fragen, Catherine	Jones, Alfonso
Cox, Joe	Fragen, James	Jones, Shannon
Croland, Raymond	Franco, Louisa	Kas, Mel
Curran, Rebecca	Frintner, Carly	Kennedy, John
D., John	G., Kieth	Kennedy, Patrick

EXHIBIT F

Knapp, Molly	Pettinicho, Martin	Umbrell, Patricia
Kroll, Stefanie	Pitts, Shawmar	Underwood, Cade
Lamond, Allison	Plumlee, Jackson	Walker, Enesha
Levy, Vanessa	Pointer, Tur	Warren, Therrest
Lewis, Rohan	Poor, Kate	Watson, Herencio
Liebling, Anna	Pourshariati, Minou	Watson, Herencio
Lincoln, Sage	Querret, Markal	Watson, Lionell
Lipson, Julie	Reese, Eddie	Watson, Lionell
Long, Elizabeth	Reese-Julien, Jamaica	Watson, Quaeina
M., Troy	Restrepo, Carolina	Wei, Gina
Markey, Kevin	Ridge, Samuel	Weidner, Rachel
Markey, Kevin	Riis, Lola	Wells, Jacob
Martinez, Lenny	Roane, Derek	Welton, Jerome
Matt, Jane	Robb, Jenna	Welton, S.
McBreen, Marie	Rodgers, Eric	West, Melanie
McBreen, Ronald	Roso, Shamir	West, Yvanna
McClain, Latanya	Ross, Alexa	White, Carol
McCullough, A.L.	Roystar, Walter	White, Kathy
McEwen, Meredith	Royster, Debbie	Wilk, Lisa
McGlauphin, Mady	Sahier, Michelle	Wilkins, Rasul
McGuire, Denise	Santaspiert, Chris	Worth, Sean
McSorley, Joseph	Sayers, Marissa	Wos, Robin
McSorley, Tara	Scheck, John	X., Jaden
McWarran, Levi	Sciulli, Clare	X., Marquis
Mears, Maryanne	Scott, Helene	X., Nico
Michael, John	Seth, Clayton	Yanni, Ashley
Michael, John	Sheeran, Seamus	York, Brian
Miller, Jeanette	Shelton, Kathryn	Zovich, Beatrice
Murray, Harry	Shinnick, Julianna	Zwick, Mike
Murray, Robert	Singletary, Cheryl	
Myers, Marley	Singletary, Jeff	
N. N.	Skuby, Leeana	
Nesbitt, Cornell	Smith, Natalie	
Nesmith, Robin	Snyder, Rosemary	
Ng, Allison	Solomon, Brooch	
Nguyen, Yvonne	Szczepanik, David	
Nole, Tasha	Szezepanik, David	
Oppenheimer, Zachary	Tait, Sue	
Pagse, Kay	Teigen, Bethany	
Panunto, Bianca	Thrower, Ayesah	
Parker, Jony	Towey, Nick	
Partin, Rylie	Turg, Walter	
Perkins, Forrest	Turner, Rasheed	

EXHIBIT G

From: [Andrea Saah](#)
To: [David Szczepanik](#)
Subject: RE: Comments for April 12 Meeting
Date: Monday, April 11, 2022 4:36:00 PM
Attachments: [image001.png](#)

Dear Mr. Szczepanik,

Thank you for your comments. Your email is being forwarded to the Land Bank's Board of Directors and management. It will also be included in the minutes of the Board meeting.

Where it is appropriate for me to respond to your assertions, I have done so below. Other issues will be addressed at the meeting.

- "Here is a map from 1889 showing the start of a river in the area between 29th and 30th streets and nearby Tasker Street. <http://www.phillyh2o.org/images/20040330468.html>
This map from 1890 shows the same stream forming near 29th and Tasker/Morris, and ending at the Schuylkill river near the current site of the Passyunk bridge.
http://www.phillyh2o.org/backpages/backpage_images/Noll3.jpg
If you want to lie to us about this history of a stream on this property and alternate explanations for the sinking of houses on this property leading to their demolition in approximately 1978, please just stop, and please share any and all research and studies performed that might show the dangers or safety of rebuilding at this site."
 - The Land Bank does not have any historical information or studies on these properties in its possession. You should direct any request for information about the history of the properties to the PRA, which owned the properties prior to their transfer to the Land Bank. Such a request must be submitted as a Right to Know request. Please check the link at:
<https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/Publications/right-to-know-pra-open-records-policy-with-fillable-form-2014.pdf>
- Land Bank law allows the disposal of surplus properties to a qualified applicant without following the process set forth... if an applicant seeks property for use as a side or rear yard, for use as a community garden, open space as a non-profit organization. In Chapter 16-400 d. You have not provided the allowable exception to the RFP process which the City Council has deemed appropriate.
 - Please be aware that the Land Bank is under no obligation to dispose of any property in its inventory, and it is within the scope of the Land Bank's authority to reserve properties for a specific purpose, i.e., the development of affordable housing. In the case of 1554 S Dover St, it had been identified for affordable housing development at the time when you applied for a garden agreement from the City's Department of Public Property, which is why you could not apply for it.
 - By default, properties must be sold via a competitive process, i.e., a Request for Proposal (RFP). The only exceptions that may be considered for a property disposition are for the purposes specified in the legislation, which include side yards should the

EXHIBIT G

Land Bank determine that it wishes to dispose of a property for that use.

- The law also requires in section 4.b that "an agency shall provide public notice of proposed dispositions... as early as practicable." including "a conspicuous posting on the property." This was not done until 10 days before Tuesday's meeting. I already questioned in writing your inability to follow the law in this case, which you have dismissed. <https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/RFPs/graysferrydover/Grays-Ferry-Dover-RFP-Questions-and-Answers.pdf>
 - The law requires that the Land Bank provide notice of a disposition (following an award determination) no later than 10 days prior to the board meeting at which the disposition will be considered. That was done by including it in the posted agenda and by posting physical notices onsite. We are in full compliance with the law.
- Lastly in regards to this development, I request copies of the winning application for review. On Saturday, I found it astounding that Mr Dawud Bey had no idea a standing structure on 30th Street was part of his RFP request-- this shows me someone else did the work. I also would like to know the date of Mr. Bey's application, in order to find out his prior communication with Councilmember Kenyatta Johnson and Mr Joshu Harris, (who by the way should not be participating in any voting regarding these properties as someone working in the Councilmember's office). I would compare any prior knowledge or assistance from the Councilmember's office to be comparable to the accusations of corruption related to the Universal property sales in 2013.
 - Please note that although the Applicant(s) have been selected, a project is not deemed awarded until a purchase and development agreement is fully executed by all parties. If, for any reason, a purchase development agreement is not finalized (and fully executed) with the selected Applicant(s), the Philadelphia Land Bank reserves all rights as set forth in the Request for Proposal(s), including, but not limited to, the right to rescind a selection and/or the ability to select a new Applicant based on the Responses received.
 - To request information about the applications that were submitted, you must submit a Right to Know request to the Land Bank. You can find the link for the Land Bank's process here: <https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/Publications/Right-to-Know-Policy-PLB-2015.pdf>
 - Also, Mr. Harris has already recused himself from consideration of the disposition of the following agenda items and his recusal letter will be read at the board meeting.
 - Item 5.A.- Disposition of land to the Community Justice Land Trust for the development of affordable housing and
 - Item 5.B. Disposition of land and selection of the developer for the Dover St RFP. Affordable Alliance Company LLC.

Kind regards,

Andrea Imredy Saah, Esq.

Senior Counsel, Philadelphia Land Bank

EXHIBIT G

PHDC, Land Management
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Direct: 215-448-2122
Email: andrea.saah@phdc.phila.gov



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From: David Szczepanik <davidszcz@gmail.com>
Sent: Monday, April 11, 2022 11:44 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Comments for April 12 Meeting

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David Szczepanik, Occupational Therapist, Mercy Home Health. Co-founder Grays Ferry Tree Tenders.
davidszcz@gmail.com
Agenda Item 5B1.

I wish to speak my concerns, but have provided these written comments in order to for you to open links discussed.

My name is David Szczepanik, Occupational Therapist for a home health agency across the city of Philadelphia, the president of a musical nonprofit Philadelphia Freedom Band, and a co-founder of the Grays Ferry Tree Tenders, a local subset of PHS supporting the addition of trees and maintenance and care of current trees between 25th Street and the Schuylkill river.

I would like to specifically focus on two aspects of this Request for Proposals, the property of this RFP (1554 S Dover) touching my property (1552 S Dover) and the identification of 10 trees acting as infrastructure on Myrtlewood Street.

But first, some context to this discussion: Saturday, neighbors and I hosted a community discussion to inform and share knowledge with neighbors who have felt left out in this process by the Land

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Bank. Your question responses to both the Dover and the Wharton RFPs have upset many. At the meeting Saturday, we were able to meet the developer, Dawud Bey. And, let's let his instagram account describe the context today: <https://www.instagram.com/dawudbeyd4s/?hl=en>

Two weeks ago: "Tomorrow opening arguments began for the trial of Dawn Chavous, Kenyatta Johnson 9am at 601 Market St courtroom 9B "

One week ago: "The case of [@councilmemberkj](#) and his wife [@dawnchavous](#) continues and we the members of the 2nd district Stand for Justice for him and the whole defense team! [#justice](#) [#justiceforonejusticeforall](#)"

2 days ago: "The Federal Government has rested its case of [@councilmemberkj](#) his wife and members of Universal Community Homes. The development company owned by legendary producer [@mrkennygamble](#) the case is so weak the defense team filed a motion to dismiss the case due to lack of evidence of the government to prove its case. It's really a sad time when I see my brothers and their families going through this type of embarrassment and humiliation. Allah is the Best of planner KJ keep your head up and stay humble after your soon to be victory. The P always stand up for our own!!!!!"

To recap, a longterm friend and supporter of Councilmember Kenyatta Johnson has won the bid for purchasing 17 lots in the district. And we are here today expecting closing arguments regarding corruption in land sales. At the very least this issue in District 2 should be tabled until after the land sale corruption trial of Councilmember Kenyatta Johnson is finished.

1. With that context, Let's discuss the Zelkova Trees on Myrtlewood Street. I again am requesting copies of studies and the ability to review these documents for 30 days regarding underground testing performed on the site between 1900 and 2022. We know the community lore is that there's an underground stream below the property, and the tree knowledge supports that truth. Zelkova trees like wet boggy soil. Paved, impervious surfaces like seen here do not allow a great amount of drainage, meaning these mature trees are getting water somehow.

Arborist Marcus Ferreira shared this calculator regarding the value and worth of trees. <https://www.arborday.org/calculator/treeinfo.cfm?zip=19146&city=PHILADELPHIA&state=PA&climatezone=South> Roughly each of the 10 trees on the site are soaking up approximately 16,000 gallons of water annually (based on their circumference). When these trees are removed, where will those 160,000 extra gallons of water go every year? This is more than half the size of the underground man made retaining basin under Lanier Park created before the park reopened in 2016. Where will this water go? Into the basements of neighbors houses, and cause further collapse and sinking of lots on 30th Street, Myrtlewood St, and Hollywood Sts. These trees each provide \$250-\$500 worth annually to the neighborhood through shade and temperature reduction, offsetting stormwater in our sewage pipes, filtering VOCs and other dangerous chemicals in the air, and

It is astounding that you, as an organization, refused to publish my question last month when I asked it, so let me ask it again: "What is the process to protect infrastructure on some of the listed lots? Former houses of lots listed on Myrtlewood have a known history of demolition due to sinking and collapse, including in approximately 1978. The current trees on these lots are public

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infrastructure stabilizing the surrounding 50+ houses from further collapse in our neighborhood. The city of Philadelphia has a history of townhome collapse when developers move too hastily. In what ways is the developer required to disclose this history during home sales, and ensure current and future Grays Ferry residents against home loss due to the loss of the above listed infrastructure, approximately 9 Zelkova trees (which loves to be planted deep in moist, well-drained soil)? What studies have been done regarding the historical culverted streams underneath the properties? And shouldn't we give pause to construction of homes where former homes were demolished due to sinking land?" <https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/RFPs/graysferrydover/Grays-Ferry-Dover-RFP-Questions-and-Answers.pdf>

Here is a map from 1889 showing the start of a river in the area between 29th and 30th streets and nearby Tasker Street. <http://www.phillyh2o.org/images/20040330468.html>
This map from 1890 shows the same stream forming near 29th and Tasker/Morris, and ending at the Schuylkill river near the current site of the Passyunk bridge.

http://www.phillyh2o.org/backpages/backpage_images/Noll3.jpg

If you want to lie to us about this history of a stream on this property and alternate explanations for the sinking of houses on this property leading to their demolition in approximately 1978, please just stop, and please share any and all research and studies performed that might show the dangers or safety of rebuilding at this site.

These trees are now acting as infrastructure in our neighborhood, soaking up 160,000 gallons of water every year, and it is dangerous and harmful to my neighbors for the Land Bank to do anything other than protect this infrastructure productively serving our community.

2. Let's talk about 1554 S Dover St. Upon moving in as a renter and later becoming an owner at 1552 S Dover, I began financially supporting the upkeep and maintenance of 1554 S Dover. <http://phlcouncil.com/wp-content/uploads/2019/12/December-10-2019-VPRC-minutes.pdf> Page 34 of notes of the Dec 2019 Vacant Property Review Committee meeting shows how, in 2019 I applied for use of the land as a Urban Garden because I was prohibited from applying for purchase as a side lot. I was told over again that the Councilmember had set aside all property in 19146 for affordable housing. After this 2019 permission (which I was never notified of by the Land Bank), the pandemic closed your offices and I was unable to continue applying for use of the garden. I reached out to Joshu Harris multiple times and the Council member's office for further requests to purchase the property, up to and including during this RFP process, as listed in the question section: <https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/RFPs/graysferrydover/Grays-Ferry-Dover-RFP-Questions-and-Answers.pdf>. I see on your website that **"Expiring garden agreements from 1/1/2022 to 12/31/2022 are automatically extended for 12 months."** And I assume our urban garden agreement regarding 1554 S Dover St. is still in effect.

Land Bank law allows the disposal of surplus properties to a qualified applicant without following the process set forth... if an applicant seeks property for use as a side or rear yard, for use as a community garden, open space as a non-profit organization. In Chapter 16-400 d. You have not provided the allowable exception to the RFP process which the City Council has deemed appropriate.

The law also requires in section 4.b that "an agency shall provide public notice of proposed

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dispositions... as early as practicable." including "a conspicuous posting on the property." This was not done until 10 days before Tuesday's meeting. I already questioned in writing your inability to follow the law in this case, which you have dismissed. <https://secureservercdn.net/104.238.71.140/k05.f3c.myftpupload.com/wp-content/uploads/RFPs/graysferrydover/Grays-Ferry-Dover-RFP-Questions-and-Answers.pdf>

Why have you left me out of the purchase? Dawud Bey says he's only paying you \$1000 per lot, even though you've valued them at \$65,000 for each lot. I am already productively using this lot through trash cleanup, painting murals, creating raised bed gardens, maintenance of the grass, and I even daily watered 10 foot tall sunflowers for the last two years. I'm not even asking for a \$1000 lot, just an opportunity to support the health and well being of my neighborhood by protecting green space for the 50 neighbors on my 1500 block of South Dover Street.

Lastly in regards to this development, I request copies of the winning application for review. On Saturday, I found it astounding that Mr Dawud Bey had no idea a standing structure on 30th Street was part of his RFP request-- this shows me someone else did the work. I also would like to know the date of Mr. Bey's application, in order to find out his prior communication with Councilmember Kenyatta Johnson and Mr Joshu Harris, (who by the way should not be participating in any voting regarding these properties as someone working in the Councilmember's office). I would compare any prior knowledge or assistance from the Councilmember's office to be comparable to the accusations of corruption related to the Universal property sales in 2013.

We didn't even get to talk about this historical use of 7 Dover lots as a playground and a basketball court. Lots in our neighborhood that have a history of public space should be saved through the Neighborhood Gardens Trust, true affordability of housing should be worked out with the deep knowledge base of our neighborhood (to support our senior and disabled neighbors first and foremost), and we should be discussing other measures for equitable and sustainable development in our community.

To sum up, during the current trial of Kenyatta Johnson, this sale should be tabled. As a next door neighbor, I should, according to the law, have access to a process to obtain a side lot. We should not be destroying key infrastructure supporting at least 100 nearby houses from collapse. Public land deserves to be saved for public use.

Thanks,
David Szczepanik

EXHIBIT G

From: Carly Frintner <info@sg.actionnetwork.org>
Sent: Monday, April 11, 2022 4:52 PM
To: Andrea Saah
Subject: Halt the Grays Ferry Development RFPs

Follow Up Flag: Follow up
Flag Status: Flagged

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

Land Bank Legal Counsel Andrea Saah,

I am writing as a concerned resident of Grays Ferry, a PHS certified Tree Tender, a community leader, and former Chair of the Board of the Friends of Lanier Park.

I have lived in Philly since 2009 but grew up in the area. I have lived here in Grays Ferry with my husband since 2014. Aware of the community's wariness of "outsiders", I have read up on Grays Ferry history, and talked with hundreds of community members about their and their families' and friends' experiences growing up and living in Grays Ferry to be better informed about the place we call home and the realities our neighbors have lived with for generations.

My professional work involves hands-on healing, and gardening. I hold a degree from Bryn Mawr College in Political Science and have committed my life to social, racial, and economic justice, and to working for peace. I am Co-Facilitator of the Philly Thrive Women's Support Circle and the Alternatives to Gun Violence Program, which was funded last year by the City's Office of Violence Prevention.

With this experience, education, and insight, I can tell you that the current proposal for these 50 plots of land is NOT what the most vulnerable members of our community want or need.

I plan to attend the Board's meeting on April 12th, and I urge you to take seriously the comments and questions you receive. I am particularly worried about the land on Myrtlewood that has a history of SINKING due to underground waterways, and is currently held secure by many mature trees on that land. I am most concerned about any space listed for conveyance that is a green space or has mature trees. Mature trees in Grays Ferry are a rarity, and are

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desperately needed to try to keep the neighborhood as cool as possible as temperatures rise in the summers.

With the background and experience I described, I know that green spaces have been proven to reduce violence, and that the hotter it gets, the more violence explodes in our community and across the City. Tearing down green spaces and trees in our neighborhood is an astounding suggestion as the Mayor and many other elements of the City government state they are supposedly trying to find ways to end the gun violence crisis in Philadelphia. We have an opportunity to USE at least some, if not all, of the plots currently being offered up to developers in order to HEAL, bolster, and relieve the community here that has suffered decades of governmental and institutional disinvestment, abuse, neglect.

Please join us in thinking more creatively about what we can do with this land! Why not open a request for proposals from the community? We are powerful, brilliant people who are working hard every day to do what is necessary to survive and thrive to the best of our ability.

Transferring land to/permitting community members and organizations to use land in the ways we deem fit would help reconcile the decades of abandonment of this neighborhood. Opening the possibility for TRULY AFFORDABLE housing (based on the actual incomes of residents, and offered first to Grays Ferry residents, along with accessible financing and support) would be transformational to Grays Ferry.

We need more programs and facilities that support physical, mental, and emotional health. We need more gathering spaces. We need more retail options besides corner stores. We need a library. We need better education options, and/or supplemental educational activities. We need public restrooms so people aren't relieving themselves out behind the 777 store or in the park or in whatever corner they can find. We need more treatment options to recover from drug and alcohol addiction, to support families, to support people in abusive relationships, to quit smoking, and so much more. We need creative ways to address the issue of trash--dumping, littering, and what is left behind by the carelessness of garbage collectors. The more land that is sold off to private developers, the fewer options we have for spaces that truly serve the whole neighborhood. The land on the 1600 block of Grays Ferry/29th Street has already been converted from commercial to residential zoning. What a terrible decision and waste of a tremendous opportunity. Many of us fought that decision, knowing we needed and deserved better.

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Land is something every person on this planet requires to live, to make a living, and for recreation. The parks we have are good, but not enough.

I especially urge you to consider the land community members have been taking care of. Take some time to really hear from the community. Come into the neighborhood and see for yourself what it is like and then imagine what it could be if we had more resourcing, starting with more publicly controlled, invested in, community spaces.

I agree with the form letter below as well.

We are calling on the Land Bank and the City of Philadelphia to immediately halt the Grays Ferry Development RFPs until there can be a series of conversations with the community and changes are made to:

- (1) Maintain public ownership of lots that currently serve the public, removing them from the RFPs,
- (2) Ensure true affordability for long-term neighborhood residents, which would require reserving residential units for purchasers at or below 30% Area Median Income to reflect and incorporate Grays Ferry Median Income, and
- (3) Incorporate other measures for equitable and sustainable development.

The Land Bank's current process seems to be autocratic and plutocratic, bundling properties so that only major developers can purchase and eliminating individual homeowners' access, without avenues for community influence to preserve community assets and ensure true affordability. It seems very likely the impact of these RFPs moving forward as is will include displacement of long-time Philadelphians, decreasing rates of Black home ownership, and draining the personality, community, and history of the neighborhood.

These issues with the Land Bank are acknowledged by the City, as evidenced by the changes made in 2019 after criticism about "not directing more vacant land toward land trusts, community gardening groups, or other public goods." The problems are clearly persisting, however, as City Councilmembers introduced the Disposition of Public Land for Public Benefit Bill late last year to address the lack of protection of community green space and lack of community-driven development. It is logical to act on these acknowledged flaws by halting the Grays Ferry RFP process immediately.

There are countless concerns and valid considerations that need to be discussed before this process moves forward, and that is why it must be paused. For you to choose to be

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responsive to this call would be an enormous testimony to the progress we are making as a city to heal the root causes of poverty, gun violence, and racism, which persist due to the structural violence of underfunded social services, development policies that destabilize communities, and unhealthy environments.

Thank you for your leadership and intentions to support Philadelphia's neighborhoods.

Carly Frintner

EXHIBIT G

From: Tara <mcarat@comcast.net>
Sent: Monday, April 11, 2022 1:19 PM
To: Andrea Saah
Subject: Re: Sale of Properties on 1500 South Myrtlewood Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Sorry correction... the abandon construction property is 1551 not 1543 as stated in original email.

Sent from my iPhone

> On Apr 11, 2022, at 12:57 PM, Tara <mcarat@comcast.net> wrote:
>
> Good afternoon,
>
> I am writing on behalf of myself and multiple concerned neighbors.
> We are conflicted about the sale but not 100% against the sale. We would like more research done on
weather the properties listed to be sold on 1500 South Myrtlewood Street are able to be safely built on.
Everyone is under the impression that the original homes were removed because they were sinking due to the
ground they were built on. Nothing has changed with the safety of that land in 30 years, why would it be able
to be built on now?
>
> Our other concerns:
> -The safety / stability of our existing homes - there is structural damage of some of the existing homes on our
block which we feel would be further compromised by the build of 8 new homes including massive digging and
rattling on the block. We have seen waterlines get dug up on other properties near our homes that have
possibly caused more damage.
>
> -Existing street condition - there are already concerning cracks in the asphalt for simple construction on
other nearby properties.
>
> - Tax abatement - unfair 10 year tax abatement for new owners, while existing property owners get priced
out of the block due to rising real estate taxes.
>
> - Parking - we have requested parking permits because of extreme lack of parking due to the 49 bus route /
University City workers that bike / bus or walk to work from here after coming from elsewhere in the City and
NJ for free parking on our block and surrounding blocks.
>
> - Concern about the amount of unregulated / licensed construction already going on on our block /
surrounding area and the abandonment of these properties for years when they are shut down for lack of
permits or violations. (See 1543 S Myrtlewood) We have been looking at that abandon worksite for atleast 5-6
years with the same dirt pile sitting outside.

EXHIBIT G

- >
- > ***What we would like is fair treatment... investigate weather the land is actually safe to build on.
- > -no more landlords that don't care or maintain their properties,
- > -equal tax abatement - tax rebate / abatement for blocks that take on a massive project like this.
- > - new underground sewer lines /pipes through out the 1500 S Myrtlewood St / street repaving at the end of construction.
- > - NO multiple 3 or more story homes.
- >
- > - garunteed Licensed / Permitted / supervised job sites.
- >
- > Thank you for your time and the opirtunity to be heard.
- >
- > Tara McSorley

EXHIBIT G

From: Chris Santaspirit <chris.santaspirit@gmail.com>
Sent: Sunday, April 10, 2022 12:18 PM
To: Andrea Saah
Subject: Comments on Philadelphia Land Bank land conveyance 1540-1554 S. Myrtlewood Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Andrea,

My name is Chris Santaspirit and I am the homeowner of the property 1543 S. Myrtlewood Street in Grays Ferry, Philadelphia. I recently heard about the proposal to purchase and convert the lot across the street from my home into affordable housing. I am writing to you to express my *disapproval* in the matter and reasons why I am against it.

I purchased my home in August of 2020. It is my first home and I am very proud of it. One of the largest selling points for my house was the neighborhood, specifically the block. I loved having an open lot across the street that was filled with trees. They provide me with energy saving shade, a beautiful view from my bedroom, and some of the comfort of my old home in New Jersey's Pine Barrens. **More importantly, I have learned that the trees provide valuable structural integrity which protects my home. These trees absorb rainwater and excess runoff which prevents flooding, not only in my home but also the other properties in this block. Furthermore, the most recent development attempt on this lot was a failure, resulting in the area becoming wholly uninhabitable.**

I recently met Jeff, the man who quietly maintains this piece of land. The other night I came home from my girlfriend's apartment around 10:30pm and found Jeff in the lot. He was cleaning, sweeping, and filling contractor bags with trash. He told me that he had been providing this service for over 20 years and that his work has reduced rodent infestations, break-ins and burglaries, and kept the trees alive and flourishing.

With the abundance of abandoned properties, garbage filled vacant lots, and foreclosed homes in my area, it perplexes me that a company like PHDC feels the need to repurpose a piece of land that the neighborhood so greatly needs and appreciates. This decision would be a direct disservice to the residents of this area which is the complete opposite of what PHDC seeks to do. Please reconsider your proposal.

Thank you for taking the time to read my email and I look forward to speaking to everyone in person on Tuesday.

All the best,
Chris

EXHIBIT G

From: PhillyThrive #RightToBreathe <phillythrive@gmail.com>
Sent: Tuesday, April 5, 2022 7:36 AM
Subject: Request to Halt the Land Bank's Grays Ferry Development RFPs
Attachments: Organizational Letter_Appendix.pdf; Stop the Grays Ferry RFPs_Organizational Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Philadelphia Land Bank, City Councilmembers, Mayor Kenney, and other City officials,

In February and March 2022 the Land Bank posted three separate Development RFPs for more than 50 publicly-owned properties in the Grays Ferry neighborhood. Residents were shocked to learn this news, many had no background knowledge on this process, and have quickly identified the many possible negative impacts on housing insecure Grays Ferry families who earn nowhere near 80% area median income, as well as on community space, mature trees, green space, and such a large transition of properties at one time in a neighborhood already on the frontlines of gentrification.

We are writing to you with the attached organizational letter to share our concerns and our request that the City immediately halt the Grays Ferry Development RFPs until there can be a series of community conversations in order to pursue changes to:

- Maintain public ownership of lots that currently serve the public, removing them from the RFPs,
- Ensure true affordability for long-term neighborhood residents, which would require reserving residential units for purchasers at or below 30% Area Median Income to reflect and incorporate Grays Ferry Median Income, and
- Incorporate other measures for equitable and sustainable development.

These issues with the Land Bank are acknowledged by the City, as evidenced by City Councilmembers' introduction of the [Disposition of Public Land for Public Benefit Bill](#) late last year to address the lack of protection of community green space and community-driven development.

We deeply appreciate the City's self-reflection about how the RFP process is and is not currently serving low-income residents and sustainability goals. As such, we implore you to halt the Grays Ferry RFP process immediately before or at the April 12 Land Bank Board meeting. As an organization who has contributed to advancing the city's emerging environmental justice practices and image, we are very clear this kind of development is not what EJ looks like for Grays Ferry after a century of oil refining now behind us.

Thank you for your consideration and we hope to work with you to find solutions to the predicament the Development RFPs are posing right now.

Sincerely,
Philly Thrive (SWDC), Registered Community Organization

EXHIBIT G

March 31, 2022

PHILLY THRIVE

*Right to Breathe
Campaign*

To the Philadelphia Land Bank, City Councilmembers, and Mayor Kenney,

In February and March 2022 the Philadelphia Land Bank posted three separate Development RFPs (Requests for Proposals) for more than 50 publicly-owned properties in the Grays Ferry neighborhood. The RFPs called for developers to submit proposals for turning the lots— some of which are green space, gardens, and community space— into affordable housing. The proposed cost for the new housing, \$230,000 for three bedrooms, far exceeds an affordable standard for current and long-term Grays Ferry residents. The timeline for preparing proposals in the RFP process is just over one month, and at a price exceeding \$1,000,000 for a bundle of properties, only major developers realistically have the means to submit proposals.

We are organizing together with other Grays Ferry residents to demand that the Philadelphia Land Bank, City Councilmembers, and Mayor Kenney immediately halt the Grays Ferry Development RFPs until there can be a series of conversations with the community and changes are made to:

- **Maintain public ownership of lots that currently serve the public, removing them from the RFPs**
- **Ensure true affordability for long-term neighborhood residents, which would require reserving residential units for purchasers at or below 30% Area Median Income to reflect and incorporate Grays Ferry Median Income**
- **Incorporate other measures for equitable and sustainable development.**

Philadelphia's city government has taken steps recently to institutionalize environmental justice into its governance. Organizations like Philly Thrive through our advocacy around the PES oil refinery have advanced a parallel image of the city nationally. It is the furthest thing from environmental justice for Grays Ferry residents most impacted by the refinery's pollution to be displaced out of the neighborhood that finally has clean air to breathe. That is not the equitable city we are all working for.

We find the Land Bank's current process in this instance to be autocratic and plutocratic, bundling properties so that only major developers can purchase and eliminating individual homeowners' access, without avenues for community influence to preserve community assets and ensure true affordability. It seems very likely the impact of these RFPs moving forward as is

EXHIBIT G

will include displacement of long-time Philadelphians, decreasing Black home ownership, and draining the personality, community, and history of neighborhoods.

These issues with the Land Bank are acknowledged by the City, as evidenced by the [changes made in 2019](#) after criticism about "not directing more vacant land toward land trusts, community gardening groups, or other public goods." The problems are clearly persisting, however, as City Councilmembers introduced the [Disposition of Public Land for Public Benefit Bill](#) late last year to address the lack of protection of community green space and lack of community-driven development. It is logical to act on these acknowledged flaws by halting the Grays Ferry RFP process immediately.

Philly Thrive and other residents have attempted to participate in the very marginal channels for public engagement in this process, which include listening to a recorded presentation and submitting questions that are [answered with very little substance](#). The process then moves forward without any accountability. We emailed Councilmember Johnson's office and the Land Bank's Director of Real Estate, Jessie Lawrence, on 2/11/22 to uplift residents' concerns and to ask for a meeting. We received no response. While Councilmember Johnson is on trial, we received one response from Mr Lawrence stating that he could not attend our community meeting but that the process has continued onto the next phase where proposals are being evaluated. We then asked if we could set up a call to learn more about the process, but we have not received a response.

There are countless concerns and valid considerations that need to be discussed before this process moves forward– included in the attached appendix– and that is why it must be paused. For you to choose to be responsive to this call would be an enormous testimony to the progress we are making as a city to heal the root causes of poverty, gun violence, and racism, which persist due to the structural violence of underfunded social services, development policies like these that destabilize communities, and unhealthy environments. We are here to play our part and organize the community's expertise towards solutions where everyone benefits.

We will continue to collect petition signatures from residents and are holding a cookout on one of the community spaces included in the RFP on April 9th. Simultaneously we have been organizing for the bipartisan-supported Whole Home Repairs legislation in Harrisburg for additional strategies to support long-term families to flourish in Grays Ferry. Again, we hope to collaborate for the vision of a Philadelphia we know is possible.

Sincerely,

Philly Thrive (SWDC), Registered Community Organization

EXHIBIT G

March 31, 2022



Stop the Grays Ferry RFPs – Appendix



Residents gathered at Stinger Square Park (3200 Reed St) for a community meeting to share information about the RFPs. Residents are holding signs with the properties/addresses that are part of the RFP sale. We were joined at the meeting by Senator Nikil Saval to also share information about the Whole Home Repairs legislation.

EXHIBIT G



Signage posted at the site of four of the properties listed in the RFP. This lot has history of being a community space and is the site of some of the last mature trees in the neighborhood that help surrounding homes from sinking.

EXHIBIT G



Residents educating each other about the RFP process and collecting petition signatures. We are finding residents' reactions quickly arrive at direct action if the process is allowed to continue as is.

EXHIBIT G



Signage posted at the site of a side lot that has been maintained by the neighboring property owner and years of attempts

Additional points of concern:

- The City has neglected these lots for a generation. Myrtlewood houses were sinking around neglected culverted stream/sewer pipes before being demolished. Trees have stabilized this lot. Dover Street lots used to include a playground and a basketball court; neighbors now clean these lots, and CLIP assists very rarely. Don't provide these public spaces to private developers. Having cared-for green space increases safety and decreases crime in our neighborhood.
- We need green space in our environmental justice area. The neighborhood experiences a heat island effect and removing trees will only increase the temperature of the neighborhood. Construction will stir up lead and other contaminants into the air, as we have seen with other construction across Philadelphia. Neighbors also have been and continue to be affected by pollution, suffering cancer, asthma and other respiratory

EXHIBIT G

illnesses, birth defects, and more as a result of the decisions of private landowners. Haven't we been through enough?

- \$230,000, the upper limit of what would be permitted as "affordable housing" built on these lots, is not affordable for current residents of the neighborhood. The proposal encourages but does not require working with the PHA homeownership department. This price point is already being sold in our neighborhoods fixing abandoned lots without city assistance.
- The city needs more accessible housing for elderly and disabled community members. Seniors wait on average 5-10 years for placement in affordable senior housing. Individuals impacted by gun violence experience negative health outcomes because of inadequate housing. Most blocks in our neighborhood know several individuals impacted by disAbility whose quality of life is impacted by hostile infrastructure.
- Most importantly, we the community are deeply knowledgeable about the neighborhood. We can offer valuable information about how these lots can best serve our community, the impact of possible development, and how these lots could help provide some of what we need most. We deserve to be heard, to be part of the conversation about the future of these 50+ lots.

EXHIBIT G

From: Jeni Williamson <jeniw215@gmail.com>
Sent: Tuesday, April 12, 2022 12:26 AM
To: Andrea Saah
Subject: Property development at Grays Ferry

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Hello,

I was told to contact you regarding more information about the land redevelopment on the 1555 area block of south Myrtlewood St in Grays Ferry. I am a resident and have been for many years, and am very nervous about all the gentrification happening so quickly in the neighborhood.

I understand that the city of Philadelphia is monetarily motivated by the potential property sales, and that is something that will always exist, but I am very concerned about the short time line which the neighborhood was publicly given to acknowledge and weigh in on the sale.

And given the recent gentrification upheavals of surrounding neighborhoods, I am worried about my neighbors and neighborhood.

To quote the National Civic League "Gentrification is a highly contested issue, in part because of its stark visibility. Gentrification has the power to displace low-income families or, more often, prevent low-income families from moving into previously affordable neighborhoods. It also has the power to completely transform the cultural landscape of a neighborhood—changing everything from a neighborhood's colloquial name, to the use of public space, to the small businesses that can locate there."

There are many delicate issues at stake and I just want to understand what is happening. I would appreciate it if you could give me more information about the property development at South Myrtlewood St, as I cannot attend the meeting. I will be at work, as will many of my neighbors.

Thank you,

Jennifer Williamson

EXHIBIT H

Statement by Christopher Sample, Chief of Staff to
2nd Councilmanic District Council Member Kenyatta Johnson

"Good morning, Chair Fadullon and esteemed Board members. My name is Chris Sample and I am chief of staff to Councilmember Kenyatta Johnson.

I appear before you today to convey Councilmember Johnson's strong support of this proposal. It will generate 17 rowhomes that will cost buyers only about \$180,000 per unit, thanks to City-funded grants that will be provided to homebuyers. We intend to partner with Land Bank staff and community organizations to prepare local residents to qualify as homebuyers. As a result, this 100% affordable project will be accessible to the working families of Grays Ferry that are in imminent danger of being priced out of their neighborhood.

This project also is respectful of the neighborhood's historic character. It will fill in gaps on two-story blocks with two-story homes that are large enough to fit a family, but blend in harmoniously with existing homes.

Finally, this project will be executed by a partnership of two Minority Business Enterprises -- Fine Print Companies and Riverwards Group. Fine Print is based in South Philadelphia and has a longstanding, demonstrated commitment to uplifting this community.

For these reasons, Councilmember Johnson offers his enthusiastic support of this visionary affordable housing project. Thank you for your consideration."

EXHIBIT I

From: [Andrea Saah](#)
To: jihad.jihadali.com
Subject: RE: Request for Additional information
Date: Tuesday, April 5, 2022 1:43:00 PM
Attachments: [image001.png](#)

Dear Mr. Ali,

I have responded to your questions below in red.

- I had an opportunity to review the schedule for April 4, 2022.
 - The Land Bank Board meeting is held on the second Tuesday of every month, so it will take place on April 12th, not today.
- I acknowledge that the Executive Director of the Land Bank does try to provide a summary of the projects; however, there is no disclosure of the organizational structure of the following developments that will be voted on at tomorrow's board meeting.
 1. Community Justice Land Trust
 2. Civetta 1 LLC
 3. BMK Properties and Fine Print Construction
 - The Land Bank staff's responsibility is to ensure that applicant entities are qualified and meet the requirements of the disposition policy before presenting the qualified applicant & proposal to the Board. You are able to research organizational documents for a PA business entity, including nonprofit entities, at the following PA Department of State link: <https://www.corporations.pa.gov/Search/CorpSearch>.
- Some of these organizations have been awarded multiple projects over the last four years. In the case of the Civetta Property Group, they have organized a new entity. Who are the members, and what is the percentage of ownership for each partnership?
 - Please see answer above.
- What has been their MBE/WBE participation level on their most recent projects?
 - The Land Bank does not monitor the EOPs. MBE/WBE participation is monitored by the Division of Housing and Community Development (DHCD). A request for the history of a developer's participation levels may be submitted to that department.
- Does the land bank have written guidelines for Board Members and employees on conflicts of interest? Is the guideline on the website?
 - The Land does have a conflict-of-interest policy (SEE ATTACHED). A link to the policy is posted on the PLB Board webpage below the Right to Know Policy: <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>

Kind regards,
Andrea

Andrea Imredy Saah, Esq.
Senior Counsel, Philadelphia Land Bank
PHDC, Land Management
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Direct: 215-448-2122

EXHIBIT I

Email: andrea.saah@phdc.phila.gov



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From: jihad@jihadali.com <jihad@jihadali.com>
Sent: Monday, April 4, 2022 2:40 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Request for Additional information

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 Counsel,

I had an opportunity to review the schedule for April 4, 2022. I acknowledge that the Executive Director of the Land Bank does try to provide a summary of the projects; however, there is no disclosure of the organizational structure of the following developments that will be voted on at tomorrow's board meeting.

1. Community Justice Land Trust
2. Civetta 1 LLC
3. BMK Properties and Fine Print Construction

Some of these organizations have been awarded multiple projects over the last four years. In the case of the Civetta Property Group, they have organized a new entity. Who are the members, and what is the percentage of ownership for each partnership? What has been their MBE/WBE participation level on their most recent projects?

Does the land bank have written guidelines for Board Members and employees on conflicts of interest? Is the guideline on the website?

Best regards,

Jihad Ai

EXHIBIT J

RESOLUTION NO. 2022 – 8

RESOLUTION AUTHORIZING CONVEYANCE OF 1543, 1545, 1547, 1549, 1551, 1553, 1554 AND 1555 S. DOVER STREET; 1540, 1542, 1544, 1546, 1548, 1550, 1552 AND 1554 S. MYRTLEWOOD STREET; AND 1546 S. 30TH STREET TO AFFORDABLE ALLIANCE COMPANY 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 1543, 1545, 1547, 1549, 1551, 1553, 1554 and 1555 S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; and 1546 S. 30th Street (collectively, the “**Property**”) to Affordable Alliance Company 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 Seventeen Thousand and 00/100 Dollars (\$17,000.00) 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 April 12, 2022.
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EXHIBIT K

RESOLUTION NO. 2022 – 9

RESOLUTION AUTHORIZING CONVEYANCE OF 533, 539, 541, 543, 650, 658 AND 662 N. CONESTOGA STREET; 5436 W. GIRARD AVENUE; 5552 HARMER STREET; 642, 644 AND 653 N. SICKELS STREET; 534 -36, 538-40, 546 AND 550 N. 54TH STREET; AND 623-33, 641, 643, 645, 647, 649, 651, 653 AND 655 N. 55TH STREET TO CIVETTA 1, 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 533, 539, 541, 543, 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 642, 644 and 653 N. Sickels Street; 534 -36, 538-40, 546 and 550 N. 54th Street; and 623-33, 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street (collectively, the “Property”) to Civetta 1, 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 Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00) 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 April 12, 2022.