

PHILADELPHIA LAND BANK

MAY 10, 2022, BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, May 10, 2022, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:04 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 Covid pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A or raised hand button at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by pressing *9 on your phone. You can also use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov. 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 the agenda and the potential tabling of one agenda item.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Maria Gonzalez, Michael Johns, Majeedah Rashid, Michael Koonce, Rebecca Lopez Kriss, and Rick Sauer.

The following Board members were absent: Richard DeMarco and Joshu Harris.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Jessica Hogan, Rachel Mulbry, Cristina Martinez, Mathen Pullakattu, Tracy Pinson-Revire, 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 April 12, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes. Mr. Balloon moved to approve the minutes. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the April 12, 2022, Board Meeting minutes.

Item 3
Executive Director's Report

Mr. Rodriguez reported to the Board and public about the activities of the Land Bank in the past month. In preparation for the Turn the Key housing program, the Land Bank has started issuing Requests for Proposals (RFPs). Entering the first phase, the Land Bank issued and awarded three (3) RFPs for properties totaling sixty-three (63) parcels. In the second phase, the Land Bank has issued another eight (8) RFPs totaling one hundred and forty-nine (149) parcels, the submissions for which will be due May 20th, 2022. Mr. Rodriguez highlighted the work of Land Bank staff to package about thirty-five (35) RFPs. Every month a new group of RFPs will be released to reach the goal of developing affordable housing on one thousand (1,000) parcels.

Ms. Fadullon gave clarification for the benefit of the public on the Turn the Key program. The program will provide up to \$75,000 to a qualified home buyer to further buy down the purchase price of homeownership units produced on public land.

Item 4
Administrative Matters

4.A. Amendment to Resolution No. 2022-9 adopted by the Board on April 12, 2022, to approve the reduction in the number of housing units to be developed by four (4) single-family units to forty-one (41) units.

Mr. Lawrence explained that the request is for the Board to amend Resolution No. 2022-9 adopted on April 12, 2022, which approved Civetta 1, LLC as the developer for forty-five (45) affordable homeownership units in West Philadelphia's Haddington neighborhood. The Board is being asked to approve a reduction in the total unit count to forty-one (41) affordable homeownership units. The reduction is necessitated by the removal of four (4) properties included in the original RFP, which are located at 533, 539, 541 & 543 N. Conestoga Street, in order to preserve an existing garden on these properties. The revised property list included in the project will be as follows: 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. Other than a reduction in the number of single-family units constructed, the project will remain the same.

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

Ms. Fadullon asked Senior Counsel if any letters or emails were received on this item. Ms. Imredy Saah indicated that she received a letter and attachments from Urban Tree Connection (UTC) and summarized the contents of the email requesting the removal of eight properties on North Conestoga Street and North 54th Street from the project in order to preserve the open space known as Memorial Garden, which was recently redesigned in collaboration with Penn Urban Health Lab and community residents. A petition with eighty-four (84) signatures was attached to the letter, along with photos of the garden and letters of support from One Art Community Center and Philadelphia Orchard Project, organizations which partner with UTC. Letters of support for UTC's request were also received from Norris Square Neighborhood Project and the Philadelphia Food Policy Advisory Council. All of the letters are attached to these minutes as **Exhibit A**.

Ms. Fadullon called for questions and comments from the public, requesting that each speaker comment only once. Ms. Fadullon recognized Noelle Warford, who identified herself as the Director of Urban Tree Connection, which works with residents to reclaim abandoned lots and to beautify them. She presented the history of the open space known as Memorial Garden, which was created to memorialize children lost to gun violence. She asked the Board to preserve the open space in its entirety.

Ms. Fadullon then recognized Josh Cohen, representing Councilmember Jones, in whose district the properties are located. Mr. Cohen asked that the board adopt the amendment to the resolution. The Council office worked closely with the Land Bank for this RFP and compromised by agreeing to remove the North Conestoga Street lots from the project; however, the Councilman still wants the lots on North 54th Street included in the affordable housing development.

Ms. Fadullon recognized Saruh Almendarez, the community organizer with UTC. Ms. Almendarez read multiple comments from community residents who signed the petition, all of which requested preservation of the open space.

Ms. Fadullon then recognized Jihad Ali. Mr. Ali asked for confirmation that all parcels are homeownership opportunities and the prices of the units. Ms. Fadullon responded that there will be duplex, triplex and single-family homes, and that for the triplex and duplex units, the purchaser of the buildings will benefit from the income generated from the rental of those properties, which must remain affordable. Mr. Ali asked whether the results of the RFP will be posted on the website, and Mr. Rodriguez responded that they will be posted after the question of which properties are to be awarded to the developer is resolved.

Ms. Fadullon recognized Isel Otero-Vera. Ms. Otero-Vera identified herself as an appointed member of the Philadelphia Food Policy Advisory Council (FPAC) and as a Philadelphia resident. Ms. Otero-Vera shared the mission of FPAC and research regarding inequitable access of lower-income neighborhoods to park space and the effects thereof on those communities. FPAC is

requesting the removal of all the parcels occupied by Memorial Garden from the affordable housing project.

Ms. Fadullon then recognized Nicole Thomas, who identified herself as the Director of the Penn Urban Health Lab based in the Perelman School of Medicine at the University of Pennsylvania. Penn Urban Health Lab is a research and action group that partners with communities to design and build healthy and equitable neighborhoods. Ms. Thomas described the results of research showing the positive effect of increased open space on the health and well-being of neighborhoods and requested that the Board remove all of the parcels comprising Memorial Garden from the project.

Ms. Fadullon recognized Bridget Palombo, who identified herself as an appointed member of FPAC and a Philadelphia resident. Ms. Palumbo stated that as an active urban open space, Memorial Garden should never have been included in the RFP for affordable housing. She requested the removal of the entire Memorial Garden from the affordable housing project and the disposition of the lots to Urban Tree Connection.

Ms. Fadullon recognized Mike Tomasetti, one of the owners of Civetta 1, LLC, the selected developer for the affordable housing project, and Civetta Property Group, LLC. Mr. Tomasetti commented on the benefits of affordable housing to stabilize communities.

Ms. Fadullon then recognized Marlana Moore, who is the Land Preservation Manager at Neighborhood Gardens Trust (NGT). NGT supports the preservation of the entirety of Memorial Garden and would like to work with Land Bank to prevent active gardens from being included in future development sites. She stated that in addition to affordable housing, there is a need for gardens and green spaces, and Memorial Garden is the site of a federally funded research project to document the health benefits of green spaces in areas struggling with high levels of public safety concerns.

There being no further public comments, Ms. Fadullon asked for further questions or comments from the Board. Mr. Johns stated that he knows the neighborhood very well, having lived around the corner from Memorial Garden. He indicated that until the garden was renovated during the past few months, the lots had been full of trash and were not being maintained. He stated that the Councilman's agreement to preserve part of Memorial Garden is admirable, and that he hopes that those lots will be maintained better than they were for the past twenty years. He also indicated that he regrets that the project is losing four affordable homeownership units, since there are multiple open spaces and recreational areas in the area that are underutilized and are not being maintained.

Mr. Sauer asked how the parcels on 55th Street are being used as part of Memorial Garden and asked if other vacant lots not included in the RFP are available for inclusion in the RFP so that the 54th Street lots that are part of Memorial Garden could be preserved. Mr. Rodriguez stated that RFPs usually try to stay within a two to three block area, as they include mostly scattered site properties and only a few consolidated areas and consider proximity to transportation, and that this RFP included all of the surplus public property lots in the designated area identified for development in collaboration with the Councilman.

Ms. Gonzalez commented on Mr. Johns' statement and the community feedback, stating that this is an opportunity to formalize management of the garden lots going forward so that the garden remains an asset for the community and the new neighbors who will be moving in and does not become blighted again.

Ms. Fadullon stated that there is a need to have these discussions before parcels come to the Board for consideration, and that Land Bank staff are encouraged to follow up with Councilman Jones on the offer to work with the Land Bank and the garden groups regarding other potential open space sites in the area. Everyone agrees that both green space and affordable housing are important, and they do not need to be in conflict with each other.

Ms. Fadullon asked for motion regarding the resolution amending Resolution No. 2022-9 adopted by the Board on April 12, 2022.

Mr. Balloon moved to approve the proposed resolution. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Amending Resolution 2022-9 to Remove 533, 539, 541 and 543 N. Conestoga Street from the Approved Disposition and to Approve the Corresponding Reduction in Number of Housing Units Constructed and Price Paid by Civetta 1, LLC, attached to these minutes as **Exhibit B**.

Item 5

Property Dispositions

5.A.1. Development – Affordable Housing - TABLED

Ms. Fadullon indicated that the proposed disposition of fourteen properties to Civetta Property Group, LLC for the development of mixed-income homeownership units (nine (9) affordable at 80% AMI and five (5) units at market rate) is being tabled due to several questions around feasibility that have not yet been resolved. The proposed disposition will be presented to the Board at a future date.

5.B.1. Development – Request for Proposals

Proposed disposition of 1310, 1315, 1320, 1322, 1326 and 1349 S. Corlies Street, 1537 S. Patton Street, 3000, 3010, 3018, 3036, 3046 and 3050 Titan Street, 3002, 3003, 3009, 3014, 3016, 3018, 3020, 3022, 3024 and 3026 Wharton Street, 1334 S. 30th Street, and 1329 S. 31st Street to Civetta Property Group, LLC.

Mr. Lawrence asked the Board to approve the disposition of twenty-five (25) properties in the 2nd Council District to Civetta Property Group, LLC for the development of an affordable homeownership project. Each of the twenty-five (25) 3-bedroom, 1.5-bath units will be sold for a maximum sales price of \$230,000 to a household with income at or below 80% of Area Median Income (AMI). Applications were solicited via a Request for Proposals for the properties, and the

applicant was the sole qualified bidder for the properties. Properties included in the disposition are 1310, 1315, 1320, 1322, 1326 and 1349 S. Corlies Street, 1537 S. Patton Street, 3000, 3010, 3018, 3036, 3046 and 3050 Titan Street, 3002, 3003, 3009, 3014, 3016, 3018, 3020, 3022, 3024, and 3026 Wharton Street, 1334 S. 30th Street and 1329 S. 31st Street. The developer will purchase the properties at a bid price of \$2,500. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan, an Irrevocable Power of Attorney, and a Right of Reverter. A Declaration of Restrictive Covenants will be recorded for the properties. The completed units will be subject to use and resale restrictions requiring them to remain affordable for at least fifteen (15) years, and purchasers of the units will be income-qualified.

Ms. Fadullon asked if any Board member had questions or comments on this item. There were none.

Ms. Fadullon asked if any emails or letters were received regarding this item. Ms. Imredy Saah indicated that Melissa Freeman, the owner of 3002 Titan Street, sent an email objecting to the disposition and requesting 3000 Titan St as a side yard. The email is attached to these minutes as **Exhibit C**.

Ms. Fadullon asked for public comments or questions about this disposition, reminding speakers to keep their comments brief. The first person recognized was Jihad Ali. Mr. Ali asked multiple questions about the proposed disposition, which Mr. Lawrence answered, and then stated his views regarding the importance of EOP plans, minority participation in developments, the difficulty of obtaining information about developers' past EOP performance from the Land Bank, and lack of information about Mr. Tomasetti and Civetta Property Group.

Ms. Fadullon then recognized Melissa Freeman. Ms. Freeman stated that she has been trying since May 24, 2001, when she contacted Councilman Johnson's efforts to purchase this lot as a side yard and again in January 2022. She called many different phone numbers and had no success reaching anyone at the Land Bank. She was unable to submit an application for the lot online but is still interested in purchasing the lot. Mr. Rodriguez apologized about the difficulties in reaching the Land Bank. The property was not made available for a side yard purchase because a determination was made in early 2021 in concert with the Council office that properties in the 19146 zip code area would be prioritized for affordable housing development and not be available for side yards or gardens. Mr. Rodriguez will look into the reason why Ms. Freeman did not receive clear messaging regarding her inquiry.

Ms. Fadullon recognized Tiffany Green, who asked if the Board was discussing the Point Breeze project. Ms. Fadullon indicated that the Point Breeze disposition was tabled. Ms. Fadullon then recognized Albert Littlepage, who indicated that he had also wanted to address the Board regarding the Point Breeze project.

Ms. Fadullon recognized Vanessa Hunter, who represents the Black Contractors Coalition. Ms. Hunter would like ensure that the Coalition's contractor members from the Grays Ferry area receive an opportunity to participate in this project. The Coalition has representation in every zip code. Ms. Hunter is not certain who monitors that portion of the project and would like to be in

contact with that person. Mr. Rodriguez will put Jessie Lawrence's email in the answer to her question in the chat and will set up a meeting to pass on her information.

Ms. Fadullon recognized Ladreese Grimes, who asked how the neighbors in Point Breeze will be notified when the tabled Point Breeze disposition is presented to the Board. Mr. Rodriguez responded that before the disposition comes back to the Board, the Registered Community Organizations (RCO) will be notified, a notice will be placed on-site at the location of the property, and a notice of the proposed disposition will also be posted on PHDC's website as part of the meeting agenda and then again as part of the Board package.

Ms. Fadullon recognized Charles Reeves, who introduced himself as President of the Tasker/Morris Neighborhood Association RCO. He stated that Mr. Ali already stated many of his concerns. The communication between the RCOs and Land Bank is unsatisfactory. RCOs need more information in order to serve as the voice of their communities. He asked if anybody on the Board had seen the properties that were already built by Civetta Property Group; several Board and staff members indicated that they had seen units built by Civetta Property Group. Mr. Reeves indicated that the units are small and will not serve a family of three people, and he asked again for more information from the Land Bank so that the RCOs could fulfill their purpose.

Ms. Fadullon recognized Anton Moore, who agreed with Mr. Reeves that RCOs need more information about the proposed projects, and that the properties being built are very small. RCOs need to have more information so that they can then provide more information to community members.

Ms. Fadullon responded that the issue of improved communication with the community is being explored and then asked if the Board had any additional questions or comments.

Mr. Sauer asked about the size of the homes to be built and how it compares to other properties that have been approved in other projects. Mr. Rodriguez explained that the size of units in different projects differs depending on the type of existing housing on the block so that no variances have to be requested in order to build the new units. The existing building typology on the blocks in this development is mostly two-story row homes, and the new units to be built will match the current block typology.

Ms. Fadullon then recognized Carol Foy from the public, who identified herself as a board member of Philly Thrive. She stated that the houses may be small in size but that they are tall in size and have very small backyards. She also asked for more affordable housing to be built to be available for rentals.

There being no further comments or questions, Ms. Fadullon called for a motion regarding the proposed disposition of the Grays Ferry – Wharton et Al RFP properties.

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

Upon motion made and duly seconded, the board unanimously adopted the Resolution Authorizing Conveyance of 1310, 1315, 1320, 1322, 1326 and 1349 S. Corlies Street, 1537 S.

Patton Street, 3000, 3010, 3018, 3036, 3046 and 3050 Titan Street, 3002, 3003, 3009 and 3014-26 Wharton Street, 1334 S. 30th Street, 1329 S. 31st Street to Civetta Property Group Limited Liability Company (also known as Civetta Property Group, LLC), attached to these minutes as **Exhibit D**.

Item 6
Public Comment (Old & New Business)

Ms. Fadullon asked if anyone from the public wished to raise new or old business.

Mr. Jihad Ali thanked everyone on the Board who is there to assist the public and then stated that he wished to reiterate that the process shows that there are serious flaws in the Land Bank. There are other agencies that are fully transparent, such as the PRA, City Council, the Civic Design Review, and the Planning Commission. The Land Bank should reset and increase its efforts to make information available. The Land Bank should also revisit whether the product provided by the developer chosen for the Grays Ferry RFP is the best product for the community. Furthermore, the Board should send a message to developers that they should take MBE/WBE participation seriously.

Item 7
Adjournment

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

Mr. Koonce moved to adjourn the meeting. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:18 am.

Following the motion, Ms. Fadullon recognized Sharon Kelly, who spoke on behalf of residents of South 31st Street, who learned of the Grays Ferry Wharton St et Al disposition through a paper sign, posted on a fence, which was nearly illegible due to rain. The Land Bank could provide notice to nearby residents by contacting them via email or mail so that they can be prepared to attend such meetings and give substantive feedback. She indicated that the proposed development is not welcomed by the residents on this block and stated that the Land Bank's process is perceived as being structured in a way that is amenable to abuse and that its decisions result in many very unhappy people. Ms. Fadullon thanked her for her comments and indicated that ways to improve notice are being discussed. The meeting adjourned at 11:22 am.

SECRETARY TO THE BOARD

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

| User Name (Original Name) | User Name (Original Name) |
|---------------------------|---------------------------|
| a weiss/SoLo | Saruh Almendarez |
| albert littlepage | Sharon Kelly |
| Anton Moore | Sheila Munson |
| Betty Beaufort | Shelvia Williams |
| Brian Romano | Stefania Zuccarini |
| Bridget Palombo | Tatiana Byrd |
| Carol Foy | Tenisha B |
| Carolyn Terry | theodora ashby |
| Charles Reeves | Tiffany Green |
| Christy Johnson | Todd Hestand |
| Demetrius Richardson | Tracy Pinson-Revire |
| Edward McColly | Vanessa Hunter |
| Essence Bradshaw | Vensenaray Grimes |
| Gail Mapp | Wayne T |
| Henry Hunter | Saruh Almendarez |
| Isel Otero-Vera | Sharon Kelly |
| Jackson Plumlee | Sheila Munson |
| Jacquelyn Sims | Shelvia Williams |
| James Kurtz | Stefania Zuccarini |
| jamila davis | Tatiana Byrd |
| Janaya Brown | Tenisha B |
| Jessica Wilson | theodora ashby |
| Jihad Ali | Tiffany Green |
| Jordan Levy | Todd Hestand |
| Josh Cohen | Tracy Pinson-Revire |
| Julie | Vanessa Hunter |
| Katherine Rapin | Vensenaray Grimes |
| Kiyana Grimes | Wayne T |
| Ladreese Grimes | |
| Malik Benin | |
| Marcos Lomeli | |
| Marlana Moore | |
| Mathen Pullukattu | |
| Melissa Freeman | |
| Mike Tomasetti | |
| Nicole Thomas | |
| Noelle Warford | |
| Rebecca Fruehwald | |

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

| # | Question | Asker Name | Answer |
|----|--|-----------------|--|
| 1 | would you please share the link to turn the key project thank you -allison weiss SoLo | a weiss/SoLo | Currently there isn't a webpage for Turn the Key, that will be forthcoming |
| 2 | Do we have a map, or know the geographic location, of the upcoming RFP's and parcels destined for Turn The Key? | Marcos Lomeli | RFPs are posted at the following weblink, the packages include a map. We do not issue lists of future RFPs only when they are ready for posting. https://phdcphila.org/rfps-rfqs-sales/development-rfps/ |
| 3 | I represent the Black Contractors Coaliton Association. You mentioned Seveta 1 as the Developer. We would like to assure the minority contractors receive jobs for the contractors in this community on this project. Will the contact information for the Developer be available? Who will sober see D&I on this project? | Vanessa Hunter | Please email Jessie Lawrence at jessie.lawrence@phdc.phila.gov we will put you in touch with the developer. |
| 4 | Can we please ask that the site be revisted until this decision can be made? | Noelle Warford | |
| 5 | why don't they put low income housing on those lots | Carol Foy | |
| 6 | thank you. if we could be notified when it is up. thank you again. -aw | a weiss/SoLo | Will do |
| 7 | mr reeves | Charles Reeves | |
| 8 | my hand is raise | Charles Reeves | I will call on you. |
| 9 | those house 🏠 are four story tall | Carol Foy | |
| 10 | Is the house to go on 3000 Titan to be two or three story? You said tie into the existing property line but mine is two story, 812 sq. ft. | Melissa Freeman | They will be two story |
| 10 | Is the house to go on 3000 Titan to be two or three story? You said tie into the existing property line but mine is two story, 812 sq. ft. | Melissa Freeman | The house on 3000 Titan is planned to be 2 stories tall and 1,100 sq ft (3 bedrooms, 1.5 baths). Please review pages 75-82 of the board packet that is on the website to see the information and the plans |
| 11 | maybe we should file in court? | Melissa Freeman | |
| 12 | Mr. Ali is right in saying that this process is seriously flawed. On S. 31st St., we only received notice by means of a posted paper sign that was poorly waterproofed and became nearly unintelligible due to the recent rain. This absolutely does seem structurally subject to abuse, as Mr. Ali said just now. | Sharon Kelly | We will look into better materials |
| 13 | I'm hitting 40% mbe/wbe numbers. I will freely share them with this gentleman. I'm all about accountability | Mike Tomasetti | Please reach to Mr. Ali. Thank you. |
| 14 | Yes, I also sent Ms. Saah a picture of the post next to me that was not protected from rain. I could not read a lot of it. Yet we're moving forward. | Melissa Freeman | We will look into better material for posting |

EXHIBIT A



May 6, 2022

To: Philadelphia Land Bank Board of Directors

We are writing to you today to ask that Memorial Garden, in its entirety be preserved as a community greenspace for Haddington residents.

Urban Tree Connection (UTC) is a community-based organization embedded in West Philadelphia, serving residents in the 3rd and 4th district through our greening and gardening projects. Throughout the years, UTC has secured garden leases for our community gardens and parks through PHDC/PBL, including the lots that make up Memorial Garden. **As stewards of the garden for nearly 20 years, we were disappointed to learn that the Philadelphia Land Bank conveyed 8 city parcels of the garden for development without notifying us directly so that we could offer public comment.** To our dismay, we received this news after the PLB board approved the disposition. Our understanding is that the PLB is committed to protecting gardens and green spaces, however this land disposition was approved without consideration for how this park serves as a neighborhood asset.

Since 2003, UTC has maintained the 14 vacant lots that make up Memorial Garden (addresses attached). We reclaimed these lots with families in the neighborhood that lost their children to gun violence in the 1990's. Since, we have created a safe open green space, where we have worked to build community trust and relationships through children's programs and community events.

With community support and institutional partnerships, we have invested in significant upgrades to Memorial Garden. Since 2019, UTC has been awarded a contract to maintain vacant parcels (including Memorial Garden) through the Pennsylvania Horticultural Society's Community LandCare program funded through the city's Division of Housing and Community Development. In 2021, the Penn United Health Lab (UHL) invited us to participate in the Nature & Wellbeing Project (NWBP), a study funded by the Robert Wood Johnson Foundation to evaluate the impact of community greenspaces on mental health and wellbeing. The UHL is a research-action group dedicated to partnering with communities to build healthy and safe neighborhoods.

Over the course of a year, UTC, PHS and UHL held a series of community meetings to reimagine how Memorial Garden could look and feel to support community health. Residents helped redesign the space, which was completed in the Spring of 2022. There is now a path connecting the two sides of Memorial Garden, the sign has been refurbished, and there are natural reflection and seating areas (photos attached). Residents have told us the redesign has helped stabilize the neighborhood and they have enjoyed seeing their children play in the space.

EXHIBIT A



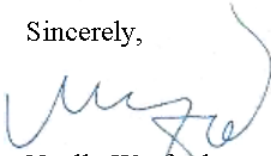
Research from the UHL has demonstrated that clean and green spaces are vital to promoting safety, including reducing gun violence. During this time when gun violence is surging, we are very worried that removing a park space that community residents have been invested in will be a destabilizing force. In addition, green spaces and trees promote mental health including fewer feelings of depression and anxiety, and increased feelings of connection to neighborhoods. Additionally, trees are vital to reducing the impact of urban heat islands on health.

Since learning about the plans for redevelopment for Memorial Garden, we have spent time talking with residents about their desires for this space. We have collected 84 signatures of residents in the blocks surrounding Memorial Garden who want to keep Memorial Garden as a park space and oppose using this land for development (attached).


Given the community support, benefit, and particular safety needs we ask for the Philadelphia Land Bank to save the entire park by 1) removing all 8 parcels from the housing development proposal, and 2) preserving the park by conveying the 8 city lots to Urban Tree Connection and ensuring that the individually owned lots do not go to sheriff sale.

We believe this has the potential to demonstrate city-wide that development can and should include affordable housing and green space with residents, community organizations and institutions, and developers partnering together to create more livable communities for long-time Philadelphia residents.

Sincerely,



Noelle Warford
Urban Tree Connection
Executive Director



Eugenia South, MD MS
Penn Urban Health Lab
Faculty Director

Enclosed: Memorial Garden/Park Map, addresses, and photos



EXHIBIT A



Memorial Garden Upgrades (2022)



Photo 1: Memorial Garden was founded in 2003, to reclaim a sense of community safety and well-being.

Photo 2: View of the park from 54th Street. Fencing and large planters painted by neighbors.

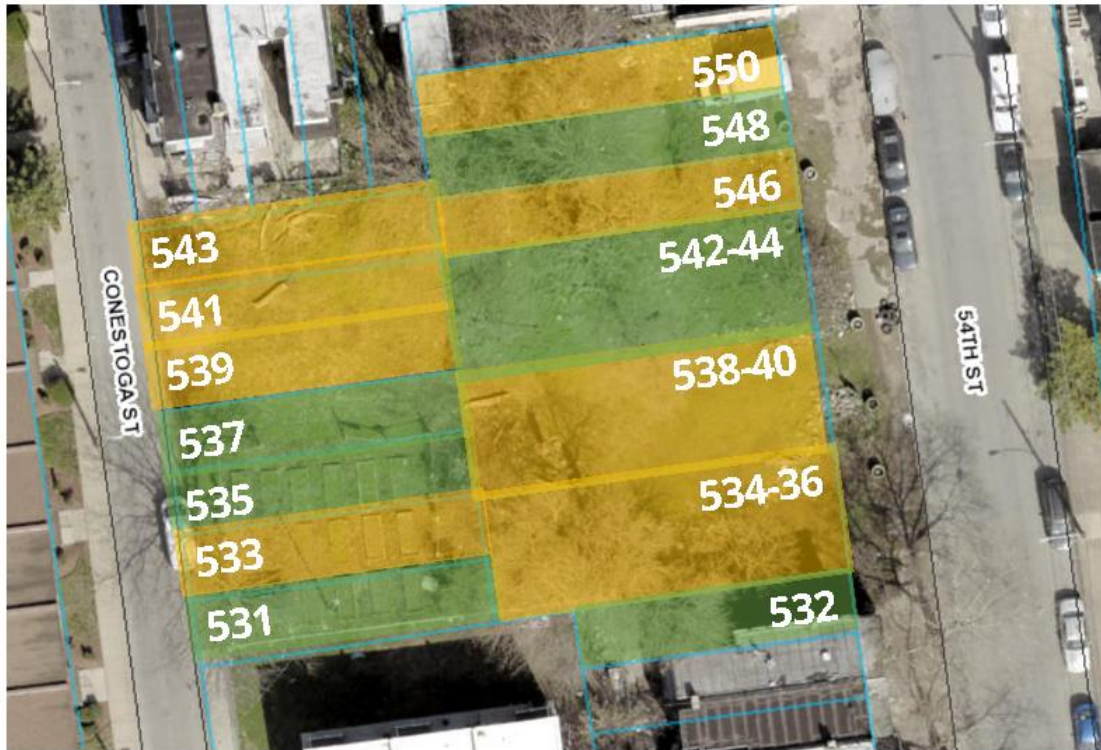


Photos 3 & 4: taken from N. Conestoga Street. Neighbors shared how full visibility and a pathway are key upgrades for safety and recreation.

Photo 5: New planter boxes installed by PHS, and perennials planted by children in Haddington Townhomes.

EXHIBIT A

Memorial Garden Lots in RFP: Aerial View



Map Legend: Lots highlighted in yellow are owned by the City of Philadelphia and are currently included in an RFP for development by Civetta I LLC. Lots highlighted in green are privately owned.

**Each lot is located in the 4th District, under Councilperson Curtis Jones' governance*

| Lot Address | OPA Account # |
|------------------------|---------------|
| 531 N Conestoga Street | 041134400 |
| 533 N Conestoga Street | 041134550 |
| 535 N Conestoga Street | 041134700 |
| 537 N Conestoga Street | 041134600 |
| 539 N Conestoga Street | 041134850 |
| 541 N Conestoga Street | 041134950 |
| 543 N Conestoga Street | 041135050 |
| 532 N. 54th St. | 041105750 |
| 534-36 N 54th Street | 041105600 |
| 538-40 N 54th Street | 041105850 |
| 542-44 N 54th Street | 041105900 |
| 546 N 54th Street | 041106050 |
| 548 N 54th Street | 041106100 |
| 550 N 54th Street | 041106250 |

EXHIBIT A

COMMUNITY INPUT IN PROPOSED DEVELOPMENT MATTERS!

To Councilmember Curtis Jones Jr., District 4:

Petition to stop conveyance of 533, 539, 541, 543, 650, 652 N. Conestoga St.; 5436 W. Girard Ave.; 5552 Harmer St.; 642, 644, 653 N. Sickles St.; 534-36, 538-40, 546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA I, LLC

We, the undersigned petitioners therefore ask Councilmember Jones to 1) stop the conveyance of the noted properties to Civetta I LLC; 2) host listening sessions with residents directly impacted by this development project; 3) provide residents with information about the developer and their affordable housing track record in Philadelphia; and 4) preserve the open green space/memorial park that has been in the community for 20 years.

| Name | Signature | Address | District | Comment |
|----------------------|-------------|---------------------|----------|-------------------------------|
| 1. Michael Robinson | [Signature] | 558 N 54th St | 4th | Block Apartment |
| 2. Margaret Sabet | [Signature] | 5431 Pennsgrove Hts | 4th | |
| 3. Brian Birch | [Signature] | 5431 Pennsgrove Hts | 4th | |
| 4. Rakela Lee | [Signature] | 5431 Pennsgrove Hts | 4th | |
| 5. Margaret Robinson | [Signature] | 5405 Pennsgrove St | 4th | |
| 6. Maxine Mante | [Signature] | 5000 W. Morris St | 4th | |
| 7. Cynthia Davis | [Signature] | 5437 W. Morris Ave | 4th | Better Tommorrow - Haddington |
| 8. Sarah Nixon | [Signature] | 5437 W. Morris Ave | 4th | Better Tommorrow - Canale |
| 9. Angela Nelson | [Signature] | 5431 Pennsgrove Hts | 4th | We love the garden |
| 10. David | [Signature] | 5431 Pennsgrove Hts | 4th | I love the garden |
| 11. Natasia Green | [Signature] | 5431 Pennsgrove St | 4th | Beautiful Garden |
| 12. Shalek Mason | [Signature] | 54th St | 4th | Don't tear it down/alive |
| 13. Spemit Reese | [Signature] | 512 N. 54th St. | 4th | |

EXHIBIT A

COMMUNITY INPUT IN HADJINGTON DEVELOPMENT MATTERS!

To Councilmember Curtis Jones Jr., District 4:

Petition to stop conveyance of 533, 539, 541, 543, 650, 658, 662 N. Conestoga St.; 5436 W. Girard Ave.; 5552 Harmer St.; 642, 644, 653 N. Sickles St.; 534 -36, 538-40, 546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA 1, LLC

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| Name | Signature | Address | District | Comment |
|----------------------|-----------|----------------------|----------|------------------------------|
| 14 Marie Foster | | 530 N. 55TH ST | 4TH | KEEP THE GARDEN |
| 15 Jonathan Bowman | | 528 N 55th St | 4th | Keep the gardens & Parks |
| 16 Arienne Davis | | 532 N 55th St | 4 | Keep the Garden + Parks |
| 17 Malita Reynolds | | 534 N 55th St | 4 | Save the garden |
| 18 Anthony G. Senter | | 534 N 55th St | 4 | Save the Garden |
| 19 Cathy Perry | | 111 S. 49th St | 4 | SAVE the Garden |
| 20 Rebecca Gresham | | 548 N 55 St | 4 | SAVE the Garden |
| 21 Valerie Pearson | | 5424 Pennsylvania St | 4th | Save the Garden |
| 22 Tanya Berkeley | | 565 W 55th St | 4th | Save the garden no new house |
| 23 Pamela Anderson | | 632 W 49 St | 4th | Save the Garden |
| 24 Gail Wilson | | 5324 Harmer Ave | 4th | Save the Garden |
| 25 Wendy Brown | | 429 N. SICKLES | 4th | Nice to go |
| 26 Gail Wilson | | 5431 W. Harmer Ave | 4th | Save the garden |

COMMUNITY INPUT IN WASHINGTON DEVELOPMENT MATTERS!

To Councilmember Curtis Jones Jr., District 4:

Petition to stop conveyance of 533, 539, 541, 543, 650, 658, 662 N. Conestoga St.; 5436 W. Girard Ave.; 5552 Harmer St.; 642, 644, 653 N. Sickles St.; 534 - 36, 538-40, 546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA I, LLC

We, the undersigned petitioners therefore ask Councilmember Jones to 1) stop the conveyance of the noted properties to Civetta I LLC; 2) host listening sessions with residents directly impacted by this development project; 3) provide residents with information about the developer and their affordable housing track record in Philadelphia; and 4) preserve the open green space/memorial park that has been in the community for 20 years.

EXHIBIT A







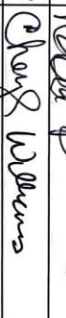






| | Name | Signature | Address | District | Comment |
|----|-----------------|---|-----------------------|----------|---------------------|
| 27 | Deborah Wilms |  | 5610 W. Palms Ave | 4 | Keep opening |
| 28 | Lesha Brothers |  | 5536 N. 49th Ave | 4 | |
| 29 | Arnold Thomas |  | 5534 W. Palms Ave | 4th | |
| 30 | Ronald Harmon |  | 519 N 54th St Apt 345 | 43rd | |
| 31 | Nadia Dwyer |  | 519 D 5th St | 43rd | Keep opened. |
| 32 | Cheryl Williams |  | 519 N 54th St | 43rd | |
| 33 | Thyrone Taylor |  | 519 N 54th St | 43rd | |
| 34 | Brenda Means |  | 519 N 54th St | 43rd | |
| 35 | Gloria Pickens |  | 519 N 54th St | 43rd | |
| 36 | Shonda Hilbert |  | 5310 W. 11th St | 43rd | |
| 37 | Camell Williams |  | 612 N 55th St | 43rd | |
| 38 | James M. Cline |  | 612 N 55th St | 43rd | NO Flare |
| 39 | Antwain Davis |  | 5330 W. Palms Ave | 43rd | Keep Community Side |


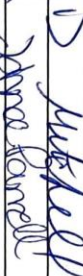










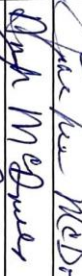
EXHIBIT A

COMMUNITY INPUT IN HADWINSTON DEVELOPMENT MATTERS!

To Councilmember Curtis Jones Jr., District 4:

Petition to stop conveyance of 533, 539, 541, 543, 650, 658, 662 N. Conestoga St.; 5436 W. Girard Ave.; 5552 Harmer St.; 642, 644, 653 N. Sickles St.; 534 -36, 538-40, 546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA 1, LLC

We, the undersigned petitioners therefore ask Councilmember Jones to 1) stop the conveyance of the noted properties to Civetta 1 LLC; 2) host listening sessions with residents directly impacted by this development project; 3) provide residents with information about the developer and their affordable housing track record in Philadelphia; and 4) preserve the open green space/memorial park that has been in the community for 20 years.

| Name | Signature | Address | District | Comment |
|---------------------|---|----------------------|----------|----------------------------|
| 40 Doris Mitchell |  | 5437 W. Harmer Ave | 4th | |
| 41 Dorcas Rame |  | 5137 Conestoga Ave | 4th | |
| 42 Tonya Davis |  | 530 N. 54th St | 4th | "Please Don't Do It!" |
| 43 Regi Davis |  | 534 Rame | 4th | The kids need green around |
| 44 Julie McDowell |  | 617 N. 55th St | 4th | Need Green Space |
| 45 Amyah McDowell |  | 617 N. 55th St | 4th | been there for years |
| 46 Carol Coker |  | 5438 Westminster Ave | 4th | One of the biggest |
| 47 Deborah Williams |  | 659 N. 55th St | 4th | Green and herb |
| 48 James Myers |  | 663 N. 55th St | 4th | Need Green space |
| 49 Matthew Williams |  | 648 N. 55th St | 4th | |
| 50 Elina Colby |  | 628 N 55th street | 4th | Need green space |
| 51 Larissa Hebin |  | 1447 N. Harmer St | 4th | Please Don't Build |
| 52 Kerasha Kellon |  | 5510 Harmer St | 4th | Please Don't Build |

To Councilmember Curtis Jones Jr., District 4:

546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA I, LLC

track record in Philadelphia; and 4) preserve the open green space/memorial park that has been in the community for 20 years.

EXHIBIT A

[illegible]

EXHIBIT A

COMMUNITY INPUT IN HADDONFIELD DEVELOPMENT MATTERS!

To Councilmember Curren Jones Jr., District 4:

Petition to stop conveyance of 533, 539, 541, 543, 650, 658, 662 N. Conestoga St.; 5436 W. Girard Ave.; 5552 Harmer St.; 642, 644, 653 N. Sickles St.; 534 -36, 538-40, 546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA 1, LLC

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| Name | Signature | Address | District | Comment |
|--------------------|------------------------|--------------------|----------|---------|
| 60 Donald Blakely | <i>Donald Blakely</i> | 431 W. Sickles | 3rd 4th | |
| 61 Sheila Rame | <i>Sheila Rame</i> | 5513 Wyalusing Ave | 3rd 4th | |
| 62 Ruth Church | <i>Ruth Church</i> | 5525 Wyalusing Ave | 3rd 4th | |
| 63 Zedra Goodman | <i>Zedra Goodman</i> | 5581 Wyalusing Ave | 3rd 4th | |
| 64 Quanita Stewart | <i>Quanita Stewart</i> | 5533 Wyalusing Ave | 3rd 4th | |
| 65 Bruce Webb | <i>Bruce Webb</i> | 5533 Wyalusing Ave | 3rd 4th | |
| 66 <i>Donna</i> | <i>Donna</i> | 222 W. 4th | 4th | |
| 67 Michael Brown | <i>Michael Brown</i> | 5609 Wyalusing Ave | 3rd 4th | |
| 68 Joseph Bey | <i>Joseph Bey</i> | 5635 Wyalusing Ave | 3rd 4th | |
| 69 James Hines | <i>James Hines</i> | 5641 Wyalusing Ave | 3rd 4th | |
| 70 Yvette Hagans | <i>Yvette Hagans</i> | 5641 Wyalusing Ave | 3rd 4th | |
| 71 Sabrina Wall | <i>Sabrina Wall</i> | 5630 Wyalusing Ave | 3rd 4th | |
| 72 Dorothy Johnson | <i>Dorothy Johnson</i> | 5630 Wyalusing Ave | 3rd 4th | |

EXHIBIT A

COMMUNITY INPUT IN CIVETTA 1 LLC/TON DEVELOPMENT MATTERS!

To Councilmember Curtis Jones Jr., District 4:

Petition to stop conveyance of 533, 539, 541, 543, 650, 658, 662 N. Conestoga St.; 5436 W. Girard Ave.; 5552 Harmer St.; 642, 644, 653 N. Sickles St.; 534-36, 538-40, 546, 550 N. 54th St.; 623-33, 641, 643, 645, 647, 649, 651, 653, 655 N. 55th St. to CIVETTA 1, LLC

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| Name | Signature | Address | District | Comment |
|---------------------|-----------|-----------------------|----------|-------------------------|
| 73 Bianca | | 428 N 51st | 4th | Please keep green space |
| 74 Derrick Ferguson | | 5404 Westminister Ave | 4th | Please keep green space |
| 75 Betty Cox | | 5413 Westminister Ave | 4th | Keep green space open |
| 76 Deb Carr | | 5491 Westminister Ave | 4th | |
| 77 Andrea Carr | | 5405 Westminister Ave | 4th | Keep economy green |
| 78 Maurice Carr | | 5405 Westminister Ave | 4th | Keep green |
| 79 Terrell Johnson | | 5427 Westminister Ave | 4th | Keep green |
| 80 Phillis Charles | | 5431 Westminister Ave | 4th | |
| 81 Char/AS | | 5326 Westminister Ave | 3rd | |
| 82 Carmeth | | 519 N 54th St | 3rd | Keep green |
| 83 Chelsea White | | 519 N 54th St Apt 819 | 3rd | Keep green |
| 84 Civetta 1, LLC | | 5437 Westminister Ave | 4th | Keep green |

EXHIBIT A



One Art Community Center

1431-39 N. 52nd St.

Philadelphia, PA 19131

oneartcommunitycenter.com

May 5, 2022

To:

Councilmember Curtis Jones, Jr. (4th District)

Councilmember Jamie Gauthier (3rd District)

Angel Rodriguez, Philadelphia Land Bank (Executive Director)

Anne Fadullon, Philadelphia Land Bank (Board Chair)

One Art Community Center is writing today with grave concern for a recent development that could have significant negative impact on our community. As you may know the mission of One Art Community Center is to provide an inspirational space and programming which embraces and embodies positive values through the arts, education, cultural, and community engagement. Our programs facilitate holistic healing, foster environmental sustainability, cultivate collaborative partnerships, and promote collective growth and unity within the community.

One our most cherished collaborative partnerships is with Urban Tree Connection. They have created gardens, farms, provided healthy farm fresh food and wonderful programs in our community. Having been in existence for over 30 years, their positive impact in West Philly is honorable and greatly appreciated. They have dedicated time, funding, and a huge amount of hard work to creating safe and healing green spaces that not only add immense beauty but also address the important issue of food insecurity in our community.

We are writing this letter in support for Urban Tree Connection (UTC) to save Memorial Garden and ensure that it is preserved as a green space for residents in Haddington, West Philadelphia.

As an organization that prioritizes community leadership and development, UTC serves as an anchor for community-driven farming, gardening and land stewardship in West Philadelphia. Over the past two decades, UTC has partnered with residents in Haddington to redevelop 29 vacant lots, totaling more than 86,000 square feet of land. Together, they have reclaimed and stewarded open green spaces that promote community gathering and gardening, safety, and holistic health and well-being.

UTC has been significantly shaped by Haddington residents, from the founding of Neighborhood Foods Farm and their first community-operated farm stand to their gardens and parks. They continue to evolve their programming to center the voices and interests of residents, deeply engaging them in all aspects of their work. This is evidenced in the redesign of Memorial Garden, a green space founded in 2003, as a place for solace for families and neighbors that lost loved ones to gun violence. Alongside the Penn United Health Lab and

EXHIBIT A

Pennsylvania Horticultural Society, UTC led door to door canvassing and community meetings (2021) to upgrade the site into a beautiful park based on community feedback that safety, maintenance and recreation were priority. The new park provides high visibility, new trees and plants, large open play space, and a walking path. On Earth day weekend, they celebrated with the neighbors the reopening of the park.

Given the community support and benefit of Memorial Garden to residents in Haddington, we ask that you save all of the lots from housing development and convey the city-owned lots to Urban Tree Connection so that this park will be preserved.

We hope that we can count on you to protect this important community asset.

Sincerely,

A handwritten signature in black ink, appearing to read 'Malaika Gilpin', with a stylized, cursive script.

Malaika Gilpin
Executive Director
One Art Community Center

EXHIBIT A



PHILADELPHIA ORCHARD PROJECT

Philadelphia Orchard Project
4000 Woodland Ave
Philadelphia, PA 19104

May 5, 2022

To:

Councilmember Curtis Jones, Jr. (4th District)
Councilmember Jamie Gauthier (3rd District)
Angel Rodriguez, Philadelphia Land Bank (Executive Director)
Anne Fadullon, Philadelphia Land Bank (Board Chair)

The Philadelphia Orchard Project (POP) is a nonprofit organization whose mission is to plant and support community orchards in the city of Philadelphia, including nearly 30 sites in West and Southwest Philadelphia. Community organizations own, maintain, and harvest the orchards, expanding community-based food production. POP provides its partners with orchard design assistance, plant materials and supervision, training in orchard care, and volunteer recruitment. Urban Tree Connection (UTC) is one of POP's 67 community partners, and has worked with them over the past year and a half to revitalize another important community green space in Haddington, the Pearl Street garden and orchard.

POP is also a partner with UTC, Bartram's Garden, and the CHOP Karabots Community Garden on the Healthier Together Initiative funded by the Children's Hospital of Philadelphia. This program aims to address social determinants of health and improve children's health in West and Southwest Philadelphia through building community food sovereignty, increasing residents' access to safe, healing green spaces, and investing in local residents as community leaders.

We are writing this letter in support for Urban Tree Connection UTC to save Memorial Garden and ensure that it is preserved as a green space for residents in Haddington, West Philadelphia.

As an organization that prioritizes community leadership and development, UTC serves as an anchor for community-driven farming, gardening and land stewardship in West Philadelphia. Over the past two decades, UTC has partnered with residents in Haddington to redevelop 29 vacant lots, totaling more than 86,000 square feet of land. Together, they have reclaimed and stewarded open green spaces that promote community gathering and gardening, safety, and holistic health and well-being.

UTC has been significantly shaped by Haddington residents, from the founding of Neighborhood Foods Farm and their first community-operated farm stand to their gardens and parks. They continue to evolve their programming to center the voices and interests of residents, deeply engaging them in all aspects of their work. This is evidenced in the redesign of Memorial Garden, a green space founded in 2003, as a place for solace for families and neighbors that lost

EXHIBIT A

loved ones to gun violence. Alongside the Penn Urban Health Lab and Pennsylvania Horticultural Society, UTC led door to door canvassing and community meetings (2021) to upgrade the site into a beautiful park based on community feedback that safety, maintenance and recreation were priority. The new park provides high visibility, new trees and plants, large open play space, and a walking path, with improvements being completed this spring. On Earth Day weekend, they celebrated the park's reopening with neighbors. **The loss of this green space now would be an act of violence on this neighborhood and the members of this community.**

Given the community support and benefit of Memorial Garden to residents in Haddington, we ask that you save all of the lots from housing development and convey the city-owned lots to Urban Tree Connection so that this park will be preserved.

We hope that we can count on you to protect this important community asset.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kim Jordan", written over a light blue rectangular background.

Kim Jordan, Co-Executive Director
Philadelphia Orchard Project

EXHIBIT A



Norris Square Neighborhood Project
2141 N. Howard St.
Philadelphia, PA 19122
(215) 634-2227

To:
Councilmember Curtis Jones, Jr. (4th District)
Councilmember Jamie Gauthier (3rd District)
Angel Rodriguez, Philadelphia Land Bank (Executive Director)
Anne Fadullon, Philadelphia Land Bank (Board Chair)

May 9, 2022

The mission of Norris Square Neighborhood Project (NSNP) is to unite and inspire youth and families using the strengths of our community: shared cultural wisdom, creative energies, and environmental spaces and experiences. NSNP shares common goals with the Urban Tree Connection (UTC) and has collaborated for years with UTC to protect the green spaces of our respective neighborhoods.

We are writing this letter in support for UTC to save Memorial Garden and ensure that it is preserved as a green space for residents in Haddington, West Philadelphia.

As an organization that prioritizes community leadership and development, UTC serves as an anchor for community-driven farming, gardening and land stewardship in West Philadelphia. Over the past two decades, UTC has partnered with residents in Haddington to redevelop 29 vacant lots, totaling more than 86,000 square feet of land. Together, they have reclaimed and stewarded open green spaces that promote community gathering and gardening, safety, and holistic health and well-being.

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Given the community support and benefit of Memorial Garden to residents in Haddington, we ask that you save all of the lots from housing development and convey the city-owned lots to Urban Tree Connection so that this park will be preserved.

We hope that we can count on you to protect this important community asset.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Elliott".

Teresa Elliott
Executive Director
Norris Square Neighborhood Project
teresa@myneighborhoodproject.org



www.myneighborhoodproject.org

EXHIBIT A

From: Kristin Schwab <Kristin.Schwab@Phila.gov>

Sent: Monday, May 9, 2022 3:55 PM

To: Angel B Rodriguez <Angel.B.Rodriguez@phdc.phila.gov>; Anne Fadullon <Anne.Fadullon@Phila.gov>; Julia Hinckley <Julia.Hinckley@Phila.gov>; Laura Crandall <Laura.Crandall@Phila.gov>; Caroline Cruz <Caroline.Cruz@phila.gov>; Ash Richards <Ashley.Richards@phila.gov>; Orlando Almonte <Orlando.Almonte@Phila.gov>

Cc: Christine Knapp <Christine.Knapp@phila.gov>

Subject: Saving + Preserving Memorial Garden in Haddington

Good afternoon Angel, Anne, Julia, Ash, Laura, Orlando, Caroline (w/ Christine cc'd),

I am writing to you all as members of our strategic initiative working group on land access and ownership. In our work together last year, we worked to tackle the interrelated issues of food access + health and racial equity + inclusive economies + thriving neighborhoods. In our work area, we discussed promoting permanency in food-producing spaces + making legal access for City-held land for community gardens and urban agriculture accessible, long-term, transparent, and predictable.

The current situation with Urban Tree Connection's (UTC) Memorial Garden in Haddington is an opportunity to do just that. For those who don't know, two weeks ago, the Land Bank conveyed 8 of 14 parcels that make up Urban Tree Connection's (UTC) Memorial Garden for housing development.

I am writing to ask that we work together to save and preserve that garden and use this moment to catalyze larger structural change at the City when it comes to land access and ownership, especially in poor and working class Black and brown communities that suffer from historical disinvestment. What are your thoughts on how we can do so as members from across the Mayor's Administration?

EXHIBIT A

Attached are thoughts from members of the Food Policy Advisory Council (FPAC) in the form of a draft letter that they plan to finalize, sign, and share with Anne, Angel, and Councilmembers Jones and Gauthier this week. **FPAC is in support of Haddington residents and UTC's ask that the 8 parcels be taken out of the proposal and conveyed to UTC so that the park can be preserved.** Their support align's with the policy recommendations they shared with us at our Leadership Table meeting on November 30th ([slides](#), [summary of recommendations](#), and [full recommendations](#)) and the conversations we have had about improving the transparency, accessibility, and consistency of Land Bank processes.

Anne and Angel, I hope you are able to take this letter into consideration at your meeting tomorrow morning.

Our staff and appointed members are available to work with you on advocating for and making structural changes that center community needs, preserve land for agricultural use and affordable housing, and make our neighborhoods, especially those who have suffered historic disinvestment, healthier and safer for all. Please let us know how you would like to move forward.

Best wishes and much thanks,
Kristin

Kristin Schwab

Pronouns: She/her

Philadelphia Food Policy Advisory Council Interim Manager

Office of Sustainability

1515 Arch St, 13th Floor, Philadelphia, PA 19102

Mobile: 267-718-5028

www.phillyfpac.org

www.facebook.com/phillyfpac

www.twitter.com/phillyfpac

EXHIBIT A



Philadelphia Food Policy Advisory Council
Office of Sustainability | City of Philadelphia
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
(215) 686-3495

[DATE]

To:

Councilmember Curtis Jones, Jr. (4th District)
Councilmember Jamie Gauthier (3rd District)
Angel Rodriguez, Philadelphia Land Bank (Executive Director)
Anne Fadullon, Philadelphia Land Bank (Board Chair)

Dear Philadelphia Land Bank and City Councilmembers Jones, Jr. and Gauthier,

We are writing this letter in support of Urban Tree Connection (UTC)'s efforts to save Memorial Garden and ensure that it is preserved as a green space for residents in Haddington, West Philadelphia. **The Philadelphia Food Policy Advisory Council (FPAC) recommends that all of Memorial Garden be preserved by 1) removing all eight (8) parcels from the housing development proposal, and 2) preserving the green space by conveying the eight (8) city lots to Urban Tree Connection and ensuring that the adjacent six (6) privately owned lots do not go to sheriff sale.**

The parcels that make up Memorial Garden are:

| <u>Lot Address</u> | <u>OPA Account #</u> | <u>City Owned or Private?</u> |
|------------------------|----------------------|-------------------------------|
| 531 N Conestoga Street | 041134400 | Private Owner |
| 533 N Conestoga Street | 041134550 | City of Philadelphia |
| 535 N Conestoga Street | 041134700 | Private Owner |
| 537 N Conestoga Street | 041134600 | Private Owner |
| 539 N Conestoga Street | 041134850 | City of Philadelphia |
| 541 N Conestoga Street | 041134950 | City of Philadelphia |
| 543 N Conestoga Street | 041135050 | City of Philadelphia |
| 532 N. 54th Street | 041105750 | Private Owner |
| 534-36 N 54th Street | 041105600 | City of Philadelphia |
| 538-40 N 54th Street | 041105850 | City of Philadelphia |
| 542-44 N 54th Street | 041105900 | Private Owner |
| 546 N 54th Street | 041106050 | City of Philadelphia |
| 548 N 54th Street | 041106100 | Private Owner |
| 550 N 54th Street | 041106250 | City of Philadelphia |

EXHIBIT A

Philadelphia Food Policy Advisory Council (FPAC)

Since 2011, the Philadelphia Food Policy Advisory Council (FPAC) has connected Philadelphians and our local government to create a more just food system—where all people have the power to access, own and control our food, land and labor. Our 25 appointed members include people from a variety of roles and experiences in our local food system, including West Philadelphia residents, farmers and food producers, and representatives of non-profit agencies.

Addressing Structural Racism

Members of FPAC and the Urban Agriculture subcommittee make recommendations to government leaders for policy that impacts access and security of land for agricultural uses in Black, Brown, Indigenous, poor, and marginalized communities that have experienced disinvestment due to structural racism. Lower-income neighborhoods in Philly have access to 44 percent less park space than richer neighborhoods; similarly, neighborhoods of color have 42 percent less park space compared to white neighborhoods. Land used for urban farming and gardening provides a way to connect residents to community stewardship and ownership of public spaces. In addition, residents' lived experiences and research reveal the relationship between increased access to green space and positive health, economic, and social outcomes, as well as the power of green spaces to address climate change.

Affordable Housing and Urban Agriculture are Inextricable

FPAC realizes the City's ever-growing need for more affordable housing. The city's investment in cleaning, greening, and revitalizing lots yields redevelopment proceeds, saves the city \$20 million in health, safety, and police efforts to remediate blight, and generates \$3.6 billion in property value. We believe Philadelphia can achieve affordable housing and land security for agricultural purposes in low wealth communities. More so, the case of Urban Tree Connection's Memorial Garden is an opportunity for the Philadelphia Land Bank (PLB) to demonstrate to the City that housing development can and should include green space and that City development processes can be a platform for residents, community organizations and institutions, and developers to engage in dialogue and partner to create more livable communities for all Philadelphians.

FPAC's Recommendation

FPAC recommends that the City of Philadelphia (1) provide PHDC the organizational capacity to implement the policies outlined in the Land Bank's Strategic Plan (2019)¹ and the pending

¹ FPAC recommends prioritizing the following from the Land Bank Strategic Plan to support land for agriculture use:

- Predictable and transparent communications (p.43)
- Update Acquisition and Disposition Policies (p.43) by revising policies and procedures on garden restrictions and allowable agriculture uses for non-disposition interim uses
- Take action to preserve active gardens (p.46)
- Update the process for how people engage the Land Bank (p.50)

EXHIBIT A

Urban Agriculture Plan 2022 recommendations, specifically by dedicating and hiring PHDC/Land Bank staff for agriculture land use management activities. And (2), as outlined in our Fiscal Year 2023 Policy Recommendations (<https://phillyfpac.org/food-policy/>), which were shared with the Mayor's administration on November 30, 2021, FPAC recommends that the City reactivate vacant lots (or secure existing gardens on formerly vacant land) for agriculture use.

Centering Community, Improving Accessibility, and Increasing Transparency in Philadelphia Land Bank Conveyance Processes

Further, there are specific parts of PLB's land conveyance process that FPAC would like to take this opportunity to highlight which have already led to the loss of community garden and urban agriculture spaces in other districts this year.

1. The UTC and the community were not included in the planning discussions around Memorial Garden and the land's use.
2. The method that PLB used to finally communicate with UTC was not direct. Rather than emailing or mailing UTC, a printed letter was stuck in a planter at the garden by a PLB staff member which means they would have seen Memorial Garden's activity, signage, and renovations signaling to PLB that it was an active and maintained community green space.
3. Despite being included in the City's Urban Agriculture plans and a Philadelphia Division of Housing and Community Development (DHCD) project, UTC's Memorial Garden was allowed to be conveyed through the Land Bank to a housing developer instead of UTC to be preserved. This highlights the need for improved communication and cooperation between PLB and other City of Philadelphia agencies about land development plans.
4. PLB currently does not have a transparent, predictable, and easy to navigate process for community gardens to renew their garden permits. Since the pandemic, PLB's processes have remained completely digital (online) making it challenging for community groups to connect with PLB staff to engage in the processes that are meant to preserve the land on which they are growing food.
5. PLB's land disposition and acquisition system is currently inaccessible for garden groups who are interested in pursuing the purchase of City land that they are using for urban agriculture purposes. Since PLB's Expressions of Interest (EOI) system was discontinued, there is no entry point for qualified applicants to begin the application process to acquire property for agriculture use through the Land Bank.

Climate Resilience and Environmental Justice

The Philadelphia Garden Data Collaborative's database identifies more than 400 active gardens and farms across 900 parcels or pieces of land in Philadelphia. Over 140 are reported to be no

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- Develop a community outreach strategy and collaborate with external organizations to improve connections with communities across the city (p.51)
 - Redesign the website and update the EOI process (p.53)

EXHIBIT A

longer active with over 100 at risk of being lost in 2022 alone due to the City's current development processes. Urban Tree Connection's Memorial Garden is now among this list. City Council and Philadelphia Land Bank have the power to change this trajectory. Hundreds of Philadelphians grow their own food on this land, while also providing much needed community green space as local temperatures are steadily rising. Additionally, research evidence has pointed to reductions in crime surrounding community gardens. All of these environmental factors disproportionately impact Philadelphia's lowest income neighborhoods and people of color. This is an environmental justice issue.

Community Leadership Meets Community Needs

As an organization that prioritizes community leadership and development, UTC serves as an anchor for community-driven farming, gardening and land stewardship in West Philadelphia. Over the past two decades, UTC has partnered with residents in Haddington to redevelop 29 vacant lots, totaling more than 86,000 square feet of land. Together, they have reclaimed and stewarded open green spaces that promote community gathering and gardening, safety, and holistic health and well-being.

UTC has been significantly shaped by Haddington residents, from the founding of Neighborhood Foods Farm and their first community-operated farm stand to their gardens and parks. They continue to evolve their programming to center the voices and interests of residents, deeply engaging them in all aspects of UTC's work. During the COVID-19 pandemic, UTC organized block captains and 45 families to launch the Food Sovereignty Shares (FSS) Program that distributed 958 boxes of fresh produce grown at UTC Neighborhood Food (NF) Farms over 22 weeks. While our supply chain struggled during the pandemic, Haddington residents were growing food and feeding one another.

Violence Reduction

Founded in 2003, Memorial Garden is a place of solace for families and neighbors who have lost loved ones to gun violence. The space is dedicated to several young men who were killed since 1993. The beautifully carved wooden sign posted at the entrance to the garden reminds visitors of this history and unfortunately continues to be relevant today as gun violence is at an all time high. Because of this, UTC has been very thoughtful about building partnerships with nonprofits, local foundations, and City agencies to maximize the potential of Memorial Garden for the community.

Partnerships

UTC just completed a major community-design process with Dr. Gina South (Penn United Health Lab (UHL)) and Pennsylvania Horticultural Society (PHS), with beautiful upgrades to the site. They have been a partner with The Food Trust for over a decade for their federal USDA-funded SNAP-Ed programming for nutrition and gardening education, farmers markets, and Farm-to-Early Childcare programming. In 2015, children of UTC's Memorial Garden were recognized at City Hall by the Mayor's Office for their partnership with the Departments of

EXHIBIT A

Health and Parks and Recreation for their work with Philly Powered. Since 2019, UTC has been awarded a contract to maintain vacant parcels (including Memorial Garden) through the PHS's Community LandCare program funded through the City's Division of Housing and Community Development (DHCD). In 2021, the Penn UHL invited UTC to participate in the Nature & Wellbeing Project (NWB), a study funded by the Robert Wood Johnson Foundation to evaluate the impact of community greenspaces on mental health and wellbeing. The UHL is a research-action group dedicated to partnering with communities to build healthy and safe neighborhoods. Alongside the Penn UHL and PHS, UTC led door-to-door canvassing and community meetings to upgrade the site into a beautiful park based on community feedback that safety, maintenance and recreation were priority. The new park provides high visibility, new trees and plants, large open play space, and a walking path. On Earth day weekend last month, neighbors celebrated the reopening of the park. Bottom line is that FPAC does not want to see these massive investments and the community's time and energy be lost.

Given the community support, massive local investment over the decades, and benefit of Memorial Garden to residents in Haddington, we ask that you save all eight (8) of the lots from being sold to a developer. Instead we recommend that the City convey the eight (8) City-owned lots to Urban Tree Connection and withdraw the remaining six (6) privately owned parcels from the sheriff's sale so that this park will be preserved. Demonstrate to Philadelphians that the City is capable of equitable development by engaging in a community-centered and place-focused strategy that will address Haddington's affordable housing needs without erasing its green infrastructure that is reducing health and economic inequalities in the community.

We hope that we can count on you to protect this important community asset.

Sincerely,

Philadelphia Food Policy Advisory Council

Appointed Members

x

EXHIBIT B

RESOLUTION NO. 2022 – 10

RESOLUTION AMENDING RESOLUTION 2022-9 TO REMOVE 533, 539, 541 AND 543 N. CONESTOGA STREET FROM THE APPROVED DISPOSITION AND TO APPROVE THE CORRESPONDING REDUCTION IN NUMBER OF HOUSING UNITS CONSTRUCTED AND PRICE PAID BY 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”) approved the 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 (the “Purchaser”) for the price of Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00) for the construction of forty-five (45) housing units, pursuant to Resolution 2022-9 adopted on April 12, 2022;

WHEREAS, the Board desires to amend Resolution 2022-9 in order to remove 533, 539, 541 and 543 N. Conestoga Street (the “Garden Properties”) from the list of properties to be conveyed to the Purchaser in order to assist in the preservation of an urban garden maintained on the Garden Properties, resulting in the following amended list of properties to be conveyed: 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”);

WHEREAS, the removal of the four Garden Properties necessitates a reduction in the number of housing units to be constructed on the Property from forty-five (45) units to forty-one (41) units and a reduction in price for the Property from Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00) to Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00);

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the removal of the Garden Properties from the list of properties to be conveyed to the Purchaser and to approve the corresponding reduction in the number of units constructed on the Property and reduction in price paid for the Property.

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

1. The removal of 533, 539, 541 and 543 N. Conestoga Street from the list of properties approved for disposition to the Purchaser and the corresponding reduction in the number of units to be constructed on the Property to forty-one (41) units and reduction in price for the Property to Two Thousand Eight Hundred and 00/100 (\$2,800.00) 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.

EXHIBIT B

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.

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| Adopted by Philadelphia Land Bank Board of Directors on May 10, 2022. |
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EXHIBIT C

From: [Melissa Freeman](#)
To: [Andrea Saah](#)
Cc: [Robert Freeman](#)
Subject: Objection to proposed transfer of 3000 Titan St.
Date: Friday, May 6, 2022 4:25:19 PM

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

Hello Ms. Saah,

I own 3002 Titan St. and have been trying to buy 3000 Titan for several months under the side yard program. However, the Land Bank's website did not give an option to apply online and the number listed is for a revenue office. The person who answered said her office has nothing to do with the purchase of lots and didn't know why her number is listed. I tried a few times to get the correct number through 311 and was directed to a number that said the Land Bank is closed. The voice mail was full. I contacted Councilman Kenyatta Johnson's office. Chief of Staff Chris Sample said he would look into it. I haven't heard anything back.

I see a notice now posted at 3000 Titan indicates the Land Bank is still closed. But it shows there has apparently been a contact within the closed office that those with inside knowledge can access. The property is about to be transferred to a developer buying multiple lots.

I was not given an opportunity to buy the side yard and therefore object to its transfer. Please provide me with the contact information for the May 10th, 10 am meeting, and any requirements that I need to fulfill beforehand.

Regards,

Melissa Freeman

EXHIBIT D

RESOLUTION NO. 2022 – 11

**RESOLUTION AUTHORIZING CONVEYANCE OF
1310, 1315, 1320, 1322, 1326 AND 1349 S. CORLIES STREET; 1537 S. PATTON STREET;
3000, 3010, 3018, 3036, 3046 AND 3050 TITAN STREET; 3002, 3003, 3009, 3014, 3016, 3018, 3020,
3022, 3024 AND 3026 WHARTON STREET; 1334 S. 30TH STREET; AND 1329 S. 31ST STREET TO
CIVETTA PROPERTY GROUP LIMITED LIABILITY COMPANY**

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 1310, 1315, 1320, 1322, 1326 and 1349 S. Corlies Street; 1537 S. Patton Street; 3000, 3010, 3018, 3036, 3046 and 3050 Titan Street; 3002, 3003, 3009, 3014, 3016, 3018, 3020, 3022, 3024 and 3026 Wharton Street; 1334 S. 30th Street; and 1329 S. 31st Street (collectively, the “**Property**”) to Civetta Property Group Limited Liability Company (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 Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) 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.

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| Adopted by Philadelphia Land Bank Board of Directors on May 10, 2022. |
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