

## **PHILADELPHIA LAND BANK**

### **NOVEMBER 15, 2022 BOARD OF DIRECTORS MEETING MINUTES**

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, November 15, 2022, via Zoom webinar, of which proper notices were given.

#### **CALL TO ORDER**

The meeting was called to order at 10:02 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](mailto:Andrea.Saah@phdc.phila.gov). Please note all questions and comments received by email or through the Q&A section will be included in the minutes.

Prior to today's Public Session, the Board held an Executive Session at which the agenda was reviewed, and the responses that were received from the public to the agenda.

#### **Item I** **Roll Call**

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

The following Board members were absent: Alexander Balloon and Richard DeMarco.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Mathen Pullukattu, Tracy Pinson-Revire, Brian Romano, and Carolyn Terry.

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

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

**Item II**  
**Approval of Board Minutes**

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of October 11, 2022. There were none.

Ms. Fadullon called for a motion regarding approval of the minutes. Mr. Goodman moved to approve the minutes. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the October 11, 2022, Board Meeting minutes.

**Item III**  
**Executive Director's Report**

No Executive Director's Report was presented due to the length of the agenda.

**Item IV**  
**Amendment to Approved Dispositions**

**Item IV(1)**

Mr. Lawrence asked the Board to approve an amendment to Resolution No. 2021-30, which approved the conveyance of 1921 S. 6th Street for the development of one affordable single-family rental unit at no more than 120% of Area Median Income. The amendment will approve the conversion of the unit to an affordable single-family home to be sold at \$275,000 to a purchaser with a household income not exceeding 100% of AMI, which allows the home to be eligible for a "Turn the Key" program subsidy to the home purchaser. The home will be subject to resale restrictions and require income certification of purchasers.

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

Ms. Fadullon called for questions or comments from the public. Harry Pagan inquired about a lot he has been caring for and applied to acquire as a side yard two years ago so that he could continue to use it as a community garden for the neighborhood. Millicent Clark also asked about how homeowners could apply for lots that were being disposed of to developers as side or rear yards instead. After some discussion and an explanation from Mr. Rodriguez about affordable housing being the priority use in this area, and about how community members could apply for a side yard or community garden, Mr. Pagan clarified that he was asking about another lot, not 1921 S. 6th Street. Ms. Fadullon asked him to contact the Land Bank staff regarding this application for the lot he was using, and Mr. Lawrence posted his email address in the chat. Shaakira Berryman then asked for clarity on the time period for the restrictions. Mr. Rodriguez explained that the resale and income certification restrictions are in place for a minimum period of 15 years. If the first buyer sells before the 15 year-period ends, the period resets to another 15 years for the next buyer, up to a maximum period of 30 years in total. The second homebuyer must also be certified as income qualified.

Seeing no further questions, Ms. Fadullon called for a motion regarding the proposed amendment to Resolution No. 2021-30 pertaining to 1921 S. 6th Street. Ms. Gonzalez moved to approve the amendment. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Amending Resolution 2021-30 to Authorize Sale instead of Rental of Home, to Authorize Increase in Affordability, and to Set Unit Sales Price** (attached to these minutes as **Exhibit A**).

#### **Item IV(2)**

Mr. Lawrence asked the Board to approve an amendment to Resolution No. 2021-31, which approved the conveyance of 2544 S. 5th Street for the development of one affordable single-family rental unit at no more than 120% of Area Median Income. The amendment will approve the conversion of the unit to an affordable single-family home to be sold at \$275,000 to a purchaser with a household income not exceeding 100% of AMI, which allows the home to be eligible for a “Turn the Key” program subsidy to the home purchaser. The property will be subject to resale restrictions and require income certification of purchasers.

Ms. Fadullon reiterated that this is another request to approve a change to a disposition that has already been approved. She then called for questions from the Board. There were none.

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

Ms. Fadullon called for a motion regarding the proposed amendment to Resolution No. 2021-31 pertaining to 2544 S. 5th Street. Ms. Lopez Kriss moved to approve the amendment. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Amending Resolution 2021-31 to Authorize Sale instead of Rental of Home, to Authorize Increase in Affordability, and to Set Unit Sales Price** (attached to these minutes as **Exhibit B**).

### **Item V** **Property Dispositions**

#### **Item V.A(1) – Affordable Housing (Unsolicited)**

Mr. Lawrence asked the Board to authorize the disposition of 2329 Ellsworth Street; 2445 Federal Street; 2315, 2316, 2317, 2318, 2337, 2339 and 2349 Greenwich Street; 1709, 1711, 1822R-34 and 1836 Point Breeze Avenue; and 1555 S. Ringgold Street in Point Breeze in the 2nd Council District to Fine Print Construction, LLC for the development of forty-four (44) mixed-income homeownership and rental units and one commercial unit for a property management office. Eight (8) affordable single-family homes will be sold to households with incomes at or below 80% AMI. Nine (9) units in three triplex buildings and two (2) units in one duplex building will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-five (25) rental units, of which four (4) units will be leased to households with incomes at or below 80% AMI. The others will be leased at market rate, and the building will also contain one commercial unit

(leasing office). The application was unsolicited and evaluated pursuant to the disposition policy. The purchase price will be \$26,000.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable homeownership units and the affordable rental units to ensure that they remain affordable for a minimum of 15 years, and purchasers of the single-family homes will be income certified.

Ms. Fadullon then summarized this item, stating that this was the first time the Board was considering these properties for development, that of forty-four (44) proposed units, eight (8) are for homeownership for households at or below 80% of AMI, fifteen (15) are rental units to be leased to tenants at or below 80% of AMI, and the rest are market-rate rentals.

Ms. Fadullon called for questions or comments from the Board. Mr. Johns stated that he had a serious concern about the size and layout of the units, especially the single-family units and triplex units, which he believes are too small for families and will affect the long-term viability of the units. Ms. Gonzalez indicated that she shares the same concerns about the long-term viability of the units for families. Ms. Lopez Kriss agrees that many of the units are too small for families but wondered if smaller households moving into these units would free up the larger homes in the neighborhood for larger families. Mr. Goodman asked about emergency access to the large multi-family building, since it was on a flag lot.

Ms. Fadullon asked the developer to speak to the Board's concerns. Dawud Bey of Fine Print Construction, LLC responded that there is a 15-ft wide alley easement in the rear of the large flag lot that will provide emergency access and facilitate the collection and disposal of trash at the building. Regarding the size and layout of the floor plans, he indicated that changes would be made to some of the floor plans, but that the single-family homes are the same size as the homes built by Civetta Property Group on nearby streets, that the design will be improved, and each home will have an unfinished basement.

Ms. Fadullon asked if any comments were received from the public prior to the meeting. Ms. Imredy Saah indicated that emails asking questions about the development were received from Colin Barrett and Rajvir Jutla, emails opposing rental properties and requesting homeownership affordable to buyers at or below 60% of AMI or community-benefiting uses from Ella Mae Bruce and Tara Bruce, as well as three letters from community organizations that met with the developer at a community meeting he held and expressed their strong support for the project (all were forwarded to the Board prior to the meeting and are attached to these minutes as **Exhibit C**).

Ms. Fadullon called for comments from the public. Colin Barrett asked whether units on Greenwich Street were homeownership or rental units, and asked for reassurance that proper underpinning and construction practices would be used for excavation of the basements and homes. Mr. Lawrence confirmed that the units on Greenwich Street would be homeownership units. Ms. Fadullon indicated she would postpone answers to the construction-related questions until all public commenters had a chance to state their concerns.

Dave Langlieb, Executive Director of the Accelerator Fund, indicated that Fine Print Construction LLC is the type of developer the Accelerator Fund was created to support and that they will provide construction lending to the developer, who will employ minority subcontractors and neighborhood residents and has deep roots in the community.

Shaakira Berryman indicated that she strongly supports the project and believes that with some design changes, the units would be very livable for small families. Ella Mae Bruce stated that every rental unit in the multi-family building should be affordable to lower- and moderate-income families, and that even at 80% of AMI, many families would not be able to afford these rental units.

Albert Littlepage, current President of Point Breeze CDC, stated that he supports the project for several reasons: the community asked for more minority-owned developers, which Fine Print Construction LLC is; many of these units will be attractive to individuals or couples who are currently sharing larger homes, thus making those homes available; and this developer is making half of the units available at 80% of AMI. Projects that are affordable at or below 60% of AMI require different types of funding and subsidy and would entail a different type of project. He is in strong support of this developer and this project, and his community organization submitted one of the letters of support.

Claudia Sherrod, current President of Point Breeze Community Network Plus, the former director of South Philadelphia Homes, Inc., and former President of Point Breeze CDC, stated her support for the project. Large families have lived in small homes in the area for years, and she appreciates that they will not have the large utility bills that accompany larger homes. She believes this project will be a positive development for the community.

Tara Bruce stated her concerns about the large number of rental units and the increased residential density with no supporting commercial development such as supermarkets or other amenities. Rachael Pritzker expressed appreciation for the amount of work that the developer as well as the Land Bank and the Minority Developer Program have invested in making it possible for this developer to develop this project. Daaiyah Turner Bey stated that she is very excited for this project, as it will allow families like hers to remain in the neighborhood.

Mohamed Rushdy spoke in favor of this project on behalf of the Building Industry Association, which has been mentoring minority developers and assisting them so that they can participate in the affordable housing development programs offered by the Land Bank and the Minority Developer program. Derek Cain (sp?) stated that he is a participant in the Minority Developer Program and understands how much effort and preparation is required to succeed in this industry. He supports this developer and this project.

Tabitha Fulton, Dawud Bey's wife, spoke about his roots in the community and his steadfast commitment and dedication to giving back to the community. Ibrahim Beyah stated that he is looking forward to the new homes in the area, since he is looking to start a family and wants to remain there. Kaazim Bey asked the Board if they had any concerns other than size of the units or design considerations. Altrena Nixon asked for information about the Minority Developer Program, and Mr. Rodriguez provided the email address for Todd Hestand in the chat.

Dawud Bey then spoke about his commitment to developing affordable housing in South Philadelphia. He also stated that the rents charged will actually be lower than what is permitted at 80% of AMI because of current market conditions, and he also hopes to rent some of the triplex units at 50% of AMI in order to obtain a mixed-income height bonus for those buildings. He described his experience developing homes and rental properties in the area and his commitment to the neighborhood.

Mr. Sauer and Mr. Koonce asked for clarification about market-rate rents, and Ms. Fadullon responded that it appeared that current market conditions provide natural affordability, but that the units that are designated as affordable will continue to be affordable for 15 years, whereas the rents for market-rate units can increase as market conditions change. Mr. Johns reiterated his concerns about the size of the units from a design and long-term viability standpoint. Mr. Goodman asked if any future changes in unit size or numbers would have to come back to the Board; Mr. Rodriguez indicated that only a change in excess of 15% of the number of units or the total square footage would require Board approval.

Ms. Fadullon called for a motion regarding the proposed disposition to Fine Print Construction, LLC. Ms. Lopez Kriss moved to approve the disposition. Mr. Goodman seconded the motion.

Since the voice vote appeared to be relatively evenly divided for and against the project, Ms. Fadullon polled the Board, with the following results:

Mr. Sauer – No  
Mr. Goodman – Yes  
Ms. Rashid – Yes  
Mr. Johns – No  
Ms. Lopez Kriss – Yes  
Ms. Gonzalez – No  
Mr. Koonce – No  
Mr. Harris - Yes  
Ms. Fadullon – Yes

Ms. Saah (General Counsel for Land Bank) advised the Board that any disposition worth \$50,000 or more must be approved by the majority of the entire Board, not just a majority of the quorum. Given that there was no definitive vote on this disposition, Ms. Fadullon indicated that the disposition would be brought back to the Board at a future meeting for reconsideration and advised the developer to consider the stated concerns in preparing for that meeting.

#### **Item V.B(1) – Business Expansion (Unsolicited)**

Mr. Lawrence asked the Board to approve the disposition of 3418, 3420 and 3422 Kensington Avenue in the 7th Council District to GM Holdings, LLC to complete a parking lot that exists on adjacent properties they own. The application was unsolicited and evaluated pursuant to the disposition policy, and the purchase will be for \$95,000, the appraised fair market value. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan but will be subject an irrevocable Power of Attorney and Right of Re-entry Reverter.

Ms. Fadullon called for questions from the Board. Mr. Goodman asked if the lots were already being used as part of the parking lot and whether other applications had been received for them. Mr. Lawrence confirmed that they were being used as part of the parking lot, and Mr. Rodriguez confirmed that there were no other qualified applications for these parcels.

Ms. Fadullon asked if any public comments regarding this disposition had been received prior to the meeting; Ms. Imredy Saah indicated that there were none.

Ms. Fadullon called for public comments. Rachael Pritzker, attorney for the applicant, spoke on behalf of the developer, indicating that the lots have been maintained by the applicant as a parking lot for many years and that the process to acquire them has been a multi-year effort due to various changes in the disposition policy and process.

Hearing no further comments, Ms. Fadullon called for a motion regarding the proposed disposition to GM Holdings, LLC. Mr. Sauer moved to approve the disposition. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 3418, 3420 and 3422 Kensington Avenue to GM Holdings, LLC** (attached to these minutes as **Exhibit D**).

#### **Item V.C(1) – Affordable Housing (Request for Proposals)**

Mr. Lawrence asked the Board to approve the disposition of 621, 623, 625, 637, 917 Diamond Street; 924, 927, 928, 936 Edgley Street; 926, 928 French Street; 2106, 2112, 2140, 2141, 2142, 2143, 2151, 2166, 2170, 2172, 2215, 2217, 2219 N. Franklin Street; 2112, 2130, 2144, 2214 N. Marshall Street; 2105, 2107, 2109, 2110, 2111, 2112, 2113, 2119, 2121, 2133, 2140, 2143, 2146, 2150, 2151 N. Percy Street; 904, 910, 912 W. Susquehanna Avenue; 2102, 2109, 2114, 2126, 2128, 2130, 2131, 2134, 2135, 2136, 2150, 2210 N. 7th Street; 2101, 2113, 2121, 2155, 2167-69, 2201 N. 8th Street; 2124, 2126, 2132, 2150, 2165 N. 9th Street; and 2121 N. 10th Street, all in the 5th Council District, to Civetta Property Group, LLC for the development of seventy-one (71) single-family affordable homeownership units to be sold to households with incomes at or below 100% AMI. Each 3-story unit will contain three (3) bedrooms and two (2) bathrooms. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the most qualified bidder for the properties. The purchase price will be \$7,100.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the homes to ensure that they remain affordable for a minimum of 15 years, and purchasers of the single-family homes will be income certified.

Ms. Fadullon called for questions from the Board. Mr. Johns stated that the developer shows the same plans and renderings for each of his projects, and that the developer needs to provide more site-specific plans and renderings for each of the projects that he will be building. He is also concerned about the number of dispositions made to this developer.

Ms. Fadullon asked if any public comments were received prior to the meeting. Ms. Imredy Saah indicated that emails about how to acquire properties included in the disposition as side yards or community gardens were received from Kevin Brokenbrough, Margaret Moody and Abdullah Hamididdin, an email asking how to acquire one of the lots for development was received from Hassan Drago, an email asking many questions about the development was received from Tamara Clark, an email supporting the development of homeownership units but at lower income levels was received from Tara Bruce, and an email asking how community members are supposed to be able to participate in Board meetings and stating that properties are being stolen from the community was received from Charles Dyches (all were forwarded to the Board prior to the meeting and are attached to these minutes as **Exhibit E**).

Ms. Fadullon called for public comments. PerrellJerae Simmons, a resident of the neighborhood, stated that many community members were not aware of this meeting and are not able to participate in Zoom meetings. She indicated that many developers who have been building in the community have negatively affected the quality of life for the residents, and that the Land Bank should have communicated with the community before this meeting

Kevin Brockenbrough stated that he has lived in the neighborhood since 1980 and has been block captain since 1983. He has maintained multiple lots on the street for decades, built a shed on one of the lots to contain the equipment to maintain them, and that the recent developer who purchased the lot on which the shed was built did not make him whole for the damage done to his shed and equipment. The same developer also damaged the garden and fence he had maintained on other lots. He claimed that he was told that the lots he maintained would never be taken from him, and that he believes he should have obtained legal ownership after 21 years. He stated that the City should make him and other neighbors whole for the work they did to maintain to the properties.

Mr. Rodriguez clarified that the properties Mr. Brockenbrough mentioned in his email are nearly all privately owned, and that the Land Bank has had no involvement with any of those properties. He also stated that the one property mentioned in the email that is owned by the Land Bank is being used for parking. Ms. Fadullon then explained that in order to obtain title by adverse possession after 21 years, the claimant has to file a legal action in court – it does not happen automatically.

Mr. Dyches stated that he has lived in the neighborhood since 1974. He is frustrated that developers are ruining the quality of life in the neighborhood, closing off streets, drilling at all hours, dumping construction debris, building large multi-family buildings that don't fit in with the rest of the neighborhood, and stated that the City should be allowing residents to purchase the lots and should be communicating with the neighborhood residents well in advance of the meeting.

Ms. Fadullon indicated that she assumed that the developer had held a meeting with the community before this meeting, in keeping with the Land Bank's recent policy change. Mike Tomasetti, one of the owners of Civetta Property Group, LLC, explained that he had set up a meeting organized by one RCO and had also reached out to another RCO, but that none of those meetings had occurred yet.

Ms. Fadullon restated that the Board's policy is for those meetings to occur prior to the disposition being brought before the Board. She indicated that she would take a few additional comments and then would propose that the Board move to bring this disposition back to the board after the community meeting had been held.



Mohamed Rushdy then testified on behalf of the Building Industry Association in support of this development, which will bring affordable housing to this neighborhood in compliance with the RFP requirements set by PHDC and the Land Bank. He hopes that the Board will support these projects in order to build the number of affordable homes that are needed to be built in the next few years. Millicent Clark, who is on the community advisory council and is a neighborhood resident, asked Mr. Rodriguez if any of the properties included in the disposition would qualify for side or rear yard dispositions or community garden dispositions, and also stated her concerns that no community meetings have been held. Mr. Rodriguez explained that none of the publicly owned properties included in this disposition were eligible for acquisition as yards or gardens. He stated that the Land Bank inspects all of the properties before they are included in a disposition to determine how they are being used, but that some of the properties are being illegally occupied.

Ms. Fadullon then stated that since none of the community meetings have occurred prior to this meeting, which is now part of the Board's requirement for consideration of a disposition, she would call for a motion but encouraged the Board to move to table this item and postpone its consideration to a future meeting. Mr. Sauer moved to table the disposition to Civetta Property Group, LLC until a community meeting has been held. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved tabling the disposition to Civetta Property Group, LLC.

#### **Item V.D(1) – Gardens/Open Space**

Mr. Rodriguez asked the Board to authorize the disposition of 1834, 1837, 1840, 1846 and 1848 S. Allison Street and 5517 Paschall Avenue in the 3rd Council District Original American Foundation, a non-profit organization, for development of community gardens. The non-profit has been gardening on some of the lots, wants to finish fencing them, cleaning and adding raised garden beds. All work will be done by neighbors. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan but will be subject an irrevocable Power of Attorney and Right of Re-entry Reverter. The properties will also be subject to a 30-year mortgage and permanently restricted for use as community gardens.

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

Ms. Fadullon asked if comments were received from the public prior to the board meeting from the public. Ms. Imredy Saah indicated that Andrew Gentsch sent an email stating that he is interested in purchasing the vacant lot at 5517 Paschall Avenue as a yard and open space (the email was forwarded to the Board and is attached to these minutes as **Exhibit F**). Ms. Imredy Saah added that since Mr. Gentsch does not live adjacent to the lot and is not a non-profit organization, he would not be qualified to acquire the lot as a yard or as a community garden.

Ms. Fadullon called for questions or comments from the public. Jovian Patterson, board chair of the Original American Foundation, explained that he grew up in the area and that his organization has been working in the community for several years, growing vegetables for the community, cleaning the area of illegal dumping, organizing workshops, teaching self-sustainability gardening techniques, and organizing community get-togethers. They want to partner with other organizations and expand to other parts of the city. Alison Macrina offered her support for the Original American Foundation

and for this project. She has been volunteering with the organization for a while and is impressed with both the work they have done in the spaces and with their ambitions for the neighborhood, organizing and involving the community.

Ms. Fadullon called for a motion regarding the disposition to Original American Foundation. Mr. Johns moved to approve the disposition. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 1834, 1837, 1840, 1846 and 1848 South Allison Street and 5517 Paschall Avenue to Original American Foundation** (attached to these minutes as **Exhibit G**).

#### **Item V.D(2) – Gardens/Open Space**

Mr. Rodriguez asked the Board to authorize the disposition of 5804 Hazel Avenue in the 3rd Council District to Mending Broken Wings Foundation, a non-profit organization, for development of a community garden. The non-profit has been maintaining the lot and will complete the garden with additional plantings. The garden will serve as a gathering space for seniors and youth from the neighborhood. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan but will be subject an irrevocable Power of Attorney and Right of Re-entry Reverter. The properties will also be subject to a 30-year mortgage and permanently restricted for use as managed open space.

Ms. Fadullon called for questions or comments from the Board. There were none. There were also no public comments received prior to the meeting.

Ms. Fadullon called for comments from the public. Stephanie Scott, director of the organization, explained that the goal of the garden is bridge the gap in communications between the youth and the seniors and to improve both groups' mental health by providing them a place to gather, to garden, and to communicate about better choices.

Ms. Fadullon called for a motion regarding the disposition to Mending Broken Wings Foundation. Mr. Koonce moved to approve the disposition. Mr. Johns seconded the motion.

Upon motion made and seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 5804 Hazel Avenue to Mending Broken Wings Foundation** (attached to these minutes as **Exhibit H**).

#### **Item V.E – Side/Rear Yards**

Mr. Rodriguez asked the Board to authorize the disposition of 2039 E. Fletcher Street in the 7th Council District (incorrectly listed on the agenda as 1st Council District) to Conner Kingsley and Gabrielle Gionet and 239 N. Paxon Street in the 3rd Council District to Bonnie Magrum. Both sets of applicants reside in and own their adjacent home. The applicants are compliant and in good standing with the City of Philadelphia. The projects will not be subject to an Economic Opportunity Plan but will be subject an irrevocable Power of Attorney and Right of Re-entry Reverter. The properties will be subject to a 30-year mortgage and permanently restricted for use as side/rear yards.

Ms. Lopez Kriss asked why the Land Bank was considering a disposition of 2039 E. Fletcher Street as a rear yard when housing in this area is rapidly increasing in price and why a property extending across the rear of several homes would be sold to the owners of just one home. Mr. Rodriguez clarified that this Council District has prioritized side and rear yards, not the development of affordable housing, and that the Land Bank does not actively solicit side/rear yard applications from other possible applicants. Ms. Fadullon pointed out that subdividing a lot like this for sale to multiple adjacent homeowners is very complicated and expensive. Mr. Rodriguez confirmed that the disposition notice was posted on the lot, so neighbors would have seen the notice of the proposed disposition.

Ms. Fadullon asked Ms. Imredy Saah if any comments from the public were received regarding either of these lots. There were none. Ms. Fadullon suggested that since there is a newly elected Councilmember for this district, staff should verify land use priorities with the new Councilmember. Ms. Lopez Kriss reiterated her concerns, particularly her desire that this lot be considered for affordable housing, since it is in an area with rapidly increasing housing prices.

Ms. Fadullon called for questions or comments from the public. Gabrielle Gionet, one of the applicant homeowners, explained that all of her neighbors have a rear yard that is fenced off. The lot is currently fenced with a gate but has a lot of trash, and they are excited about cleaning it up and sharing it with their neighbors. She pointed out that leaving it as an open lot rather than building on it will benefit all of the neighbors by not blocking sunlight to the rear of their properties.

Ms. Fadullon called for a motion regarding the dispositions of 2039 E. Fletcher Street and 239 N. Paxon Street as side/rear yards. Ms. Gonzalez moved to approve the dispositions. Mr. Sauer seconded the motion. Mr. Harris then stated that given Ms. Lopez Kriss's concerns, he would prefer to vote on the two dispositions separately. Ms. Lopez Kriss then moved to table the disposition of 2039 E. Fletcher Street until the new Councilmember could be consulted.

Since the first motion had not been addressed, Ms. Fadullon asked Ms. Gonzalez to clarify her motion. Ms. Gonzalez moved to approve the proposed disposition of 2039 E. Fletcher Street. Mr. Sauer seconded the motion.

Five Board members voted in favor of the disposition, and four Board members voted against it. Since a disposition requires approval by a majority of the entire Board (six members), this disposition will be tabled to a future meeting. Land Bank staff should consult the new Councilmember before then.

Ms. Fadullon then called for a motion regarding the disposition of 239 N. Paxon Street as a side/rear yard. Mr. Koonce moved to approve the disposition. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 239 North Paxon Street to Bonnie Mangrum** (attached to these minutes as **Exhibit I**).

**Item VI**  
**Public Comment (Old & New Business)**

No old or new business was brought up for consideration in response to Ms. Fadullon's request.

**Item VII**  
**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. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 12:24 pm.

**NOTE: All comments and questions submitted via the Q&A function follow the list of attendees attached to these minutes.**

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SECRETARY TO THE BOARD

**PUBLIC ATTENDANCE SHEET**  
**PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING**  
 Tuesday, November 15, 2022, at 10:00 AM, held remotely using Zoom Webinar.

User Name (Original Name)	Email
Jamila Davis	Jamila.Davis@phila.gov
Altrena Nixon	altrena@yahoo.com
Sharon Park	spark@homestarter.com
Israel Dafils	idafils@yahoo.com
Dennis Shelly	dennis.shelly@peerenviro.net
Shaakira Berryman	bb.Shaakira@gmail.com
Tabitha Fulton (c/o Shaakira Berryman)	bb.Shaakira@gmail.com
Keila Cordova	954dmc@gmail.com
Jay Frank	Joshuafranklin@jayfieldllc.com
Shelvia Williams	Shelvia.Williams@phdc.phila.gov
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Daaiyah Turner Bey	daaiyahtu@gmail.com
Christopher Miano	cmiano@gmail.com
Mike Tomasetti	Mike@civettapropertygroup.com
Opal Foster	blueopal66@gmail.com
Heather B.	hjbfirm@gmail.com
Ella Mae Ella Bruce	ellabruce@yahoo.com
Tara Bruce	brucie75@yahoo.com
george groves	georgegroves215@gmail.com
Millicent Clark	mclar2003@yahoo.com
David Langlieb	dlanglieb@phlfund.com
Derrick Cain	Caincapitalgroup@gmail.com
Rebecca Davies	rebecca@remarkglass.com
Jovian Patterson	originalamericanfoundation@protonmail.com
Jake Haut	jakehaut@gmail.com
Charles Dyches	Cdyches23@gmail.com
Stephanie Scott	1stephaniejscott@gmail.com
Conner Kingsley	connerkingsley@gmail.com
Claudia Sherrod	clsherrod1444@gmail.com
Ismaail Bey	ismaailbey@gmail.com
DAWUD BEY	dawud@fineprintcompanies.com
Terica	tericagreen@gmail.com
Kevin Brockenbrough	Bishop2108@gmail.com
Harry	Geop80geo@gmail.com
Kaazim Bey	Kaadibey@yahoo.com
Albert Littlepage	apage1801@aol.com
Betty Beaufort	Bettybeeten@gmail.com
Colin	Colin.barrett88@gmail.com
Christopher Pitt	Chris@pittpassdevelopmentgroup.com

Brian Romano	Brian.Romano@phdc.phila.gov
Todd Hestand	todd.hestand@phdc.phila.gov
Mathen Pullukattu	MATHEN.PULLUKATTU@PHDC.PHILA.GOV
Traci Sebastian	tsebastian@springgardenlending.com
PerrellJerae Simmons	perrelljeraesimmons@gmail.com
Alison Macrina	alison@libraryfreedom.org
Shaakira B.	sbey10@gmail.com
Gabrielle Gionet	gaabigionet@gmail.com
Tracy Pinson-Reviere	tracy.pinson-reviere@phdc.phila.gov
Lee Elsey	lee@livingcityarch.com
Kira Singletary	aniyakira@gmail.com
brian lanier	brian.lanier@phdc.phila.gov
Rachael Pritzker	rachael@Pritzkerlg.com
Mohamed Rushdy	mrushdy@riverwardsgroup.com
KATHERINE Goodman	kateagoodman@gmail.com
Francis Henriquez	fhdemolition@outlook.com
Mrs.Moody	mmoody1107@gmail.com
Wayne T	waynebtjr@gmail.com

**PUBLIC COMMENTS SUBMITTED IN Q&A**  
**PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING**  
 Tuesday, November 15, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	I would like to speak! Claudia. Sherrod	Claudia Sherrod	Lots or hand up. You will be recognized. Appreciate your Patience.
2	This is another project that represents what is already going on to the detriment of Point Breeze! This is 2 blocks away from my home. There is the only opportunity the community has to voice concerns. We are overrun here in Point Breeze.	Ella Mae Ella Bruce	
3	Has the board looked at the entirety of the development that is going on along the Point Breeze corridor or is it being ignored? This is was a concern that I brought up previously with the Board.	Ella Mae Ella Bruce	
4	Can we get the developer to confirm what Anne Fadullon stated regarding th rent on the affordable and market rate units	Jacquie Sims	
5	Thank you to the developer and Anne!	Jacquie Sims	

## **Exhibit A**

### **RESOLUTION NO. 2022 – 45**

#### **RESOLUTION AMENDING RESOLUTION 2021-30 TO AUTHORIZE SALE INSTEAD OF RENTAL OF HOME, TO AUTHORIZE INCREASE IN AFFORDABILITY, AND TO SET UNIT SALES PRICE**

**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 1921 S. 6th Street (the “**Property**”) to Civetta Property Group, LLC (the “**Purchaser**”) for the price of Ten Thousand Dollars (\$10,000.00) for the development of one (1) housing unit to be rented to a household with an income at or below 120% of Area Median Income (“**AMI**”) (the “**Development**”), pursuant to Resolution 2021-30 adopted on June 8, 2021;

**WHEREAS**, the Developer, having completed the construction of the unit, desires to convert the completed unit from a rental unit to a homeownership unit, to be sold at a maximum sales price of \$275,000 to a purchaser with an income at or below 100% of AMI to permit the home to be eligible for a “Turn the Key” program subsidy to the home purchaser;

**WHEREAS**, the Board has determined that it is in the best interests of the Land Bank to approve the conversion of the unit from a rental unit to a homeownership unit, to approve the reduction of the AMI eligibility level from 120% of AMI to 100% of AMI, and to set the maximum sales price for the unit at \$275,000.

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

1. The conversion of the unit from a rental unit to a homeownership unit, the reduction of the AMI eligibility level from 120% of AMI to 100% of AMI, and a maximum sales price of \$275,000 for the unit is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The prior conveyance of the Property to the Developer complied 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 and other documents, as may be necessary or desirable, to consummate the modifications to the Development (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.



## **Exhibit A**

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 November 15, 2022.**

## **Exhibit B**

### **RESOLUTION NO. 2022 – 46**

#### **RESOLUTION AMENDING RESOLUTION 2021-31 TO AUTHORIZE SALE INSTEAD OF RENTAL OF HOME, TO AUTHORIZE INCREASE IN AFFORDABILITY, AND TO SET UNIT SALES PRICE**

**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 2544 S. 5th Street (the “**Property**”) to Civetta Property Group, LLC (the “**Purchaser**”) for the price of Ten Thousand Dollars (\$10,000.00) for the development of one (1) housing unit to be rented to a household with an income at or below 120% of Area Median Income (“**AMI**”), pursuant to Resolution 2021-31 adopted on June 8, 2021;

**WHEREAS**, the Developer, prior to taking title to the Property, desires to convert the unit from a rental unit to a homeownership unit, to be sold at a maximum sales price of \$275,000 to a purchaser with an income at or below 100% of AMI to permit the home to be eligible for a “Turn the Key” program subsidy to the home purchaser;

**WHEREAS**, the Board has determined that it is in the best interests of the Land Bank to approve the conversion of the unit from a rental unit to a homeownership unit, to approve the reduction of the AMI eligibility level from 120% of AMI to 100% of AMI, and to set the maximum sales price for the unit at \$275,000.

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

1. The conversion of the unit from a rental unit to a homeownership unit, the reduction of the AMI eligibility level from 120% of AMI to 100% of AMI, and a maximum sales price of \$275,000 for the unit 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 to the Developer 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 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.

## **Exhibit B**

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 November 15, 2022.**

## **Exhibit C**

**From:** Colin Barrett <colin.barrett88@gmail.com>

**Sent:** Wednesday, October 12, 2022 11:01 AM

**To:** Andrea Saah

**Subject:** Proposed Land Parcels

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

Hi Andrea,

My name is Colin and I own 2335 Greenwich St, the house next door to one of the proposed areas where new housing will be built.

I know there was a meeting to discuss this last night, but I was unable to attend. Do you have a summary of the meeting notes I can have?

Some of my concerns/questions surround:

1. Will these proposed homes have basements/will underpinning be done?
2. What is the name and experience/expertise of the construction companies being proposed?
3. Will these homes be low income and/or government housing?

If you can provide any additional detail on these items/questions it would be appreciated.

Thank you!

Colin Barrett

Colin.Barrett88@gmail.com

## **Exhibit C**

**From:** Rajvir Jutla <rajvir.jutla@gmail.com>

**Sent:** Thursday, September 29, 2022 11:50 AM

**To:** Andrea Saah

**Subject:** Greenwich St land parcels

**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.**

Hello,

I am the property owner at 2314 Greenwich St, Philadelphia, PA 19146. We received notice that 2315,2316,2317, 2318 Greenwich St is proposed to convey those parcels for "mixed income homeownership and rental units".

Can you explain exactly what types of home that would entail, and who would qualify to buy those homes? We are a young family and would like to make sure that we have property owners on our street that take pride in their home, and rental units typically do not add value in that sense.

Look forward to hearing from you.

Thanks,

Rajvir Jutla

## **Exhibit C**

**From:** Ella Bruce <[ellabruce@yahoo.com](mailto:ellabruce@yahoo.com)>  
**Sent:** Monday, November 14, 2022 9:20 AM  
**To:** Andrea Saah  
**Subject:** PLB Board Meeting Agenda Item V.A(1) November 15, 2022

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ella Mae Bruce [ellabruce@yahoo.com](mailto:ellabruce@yahoo.com)

Agenda Item V.A(1) (Opposed to the Sale of These Properties)

As a nearby neighbor who resides in Point Breeze I want express my Concerns about development in Point Breeze.

Most importantly...CITY properties need to be developed for affordable housing/low income housing.

Development of City owned properties needs to have the end goal of **HOME OWNERSHIP** and must address households with an AMI that is significantly lower than 80%.

No City owned properties should to be developed as rental properties at Market rate.

Point Breeze is being overrun with market rate development and has become unaffordable for many who have resided here for years and wish to remain in the community.

I've spoken before this board in the past and continue for have the same concerns about the increased density which is translating to overcrowding.

Has the "desired" density been reached yet?

Every project has not been completed, yet more and more permits are issued and it seems that there is no real plan for the city.

"Stuff" is just being built with no continuity of design and leaving the community with no character or charm. There still needs to be a moratorium on building in Point Breeze.

It would be great if developers would truly invest in the community (especially Point Breeze).

What is needed desperately is a Super Market. Several multifamily projects that have been developed in Center City that have included Super Markets. Even on the 1400 Block of Point Breeze Avenue (where there was a supermarket) the developer did not build back what was there. This is one of the reasons that I don't put much stock in a developer's t seems to be for their profit and not to improve the quality of life for the residents currently residing in the community. This city should be investing in its residents, by improving housing conditions using Land Bank/City owned properties. Investment in the community looks like something totally different from what we are getting.

Have we learned nothing from the January 2022 Fire in Fairmount? People should not be made to live 28 people to a 2 unit property. This city has to do better for its residents!

Philadelphia needs to be better stewards of the land in its possession. This land needs to be used to benefit the citizens of this City who are housing insecure. More oversight needs to happen when conveying these city properties so that what is being bu rwhelming devastation to quality of life for current residents.

## **Exhibit C**

**From:** tara bruce <brucie75@yahoo.com>  
**Sent:** Thursday, November 10, 2022 10:27 AM  
**To:** Andrea Saah; Tara Bruce  
**Cc:** Tara Bruce  
**Subject:** 11/15/22 Board of Directors 10am Meeting

**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.**

Good Day,

My name is Tara Bruce & I am a resident of the Point Breeze(District 2) section of South Philadelphia. At this time, I am writing in **Opposition** of Agenda Item:

V. Property Disposition

A. Development – Affordable Housing (Unsolicited)

(1) The properties below are proposed for disposition to Fine Print Construction, LLC to develop forty-five (45) mixed- income homeownership and rental units. Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI. Nine (9) triplex units and two (2) duplex units will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-six (26) rental units of which four (4) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy. • 2329 Ellsworth Street; 2445 Federal Street; 2315\*, 2316\*, 2317\*, 2318\*, 2337\*, 2339\*, 2349\* Greenwich Street; 2014 Manton Street; 1709, 1711, 1822R-34 and 1836 Point Breeze Avenue; 1555 S. Ringgold Street (CD2)

These City Owned parcels of land should benefit the current residence of Philadelphia & especially Point Breeze residence whom wish to remain in Point Breeze & desire a path to HOMEOWNERSHIP. All development on these parcels of City land should/could be developed for lower-income homes(an AMI of 60% is a goal), seniors housing and recreation, as well as, Youth Arts & Education programs, all things in desperate need in Point Breeze. Any Market Rate development ideas on city owned land should be a No No. There should be no rentals on new developed city owned land. Single families home is what is needed. We are seeking people that want to put down roots in Point Breeze, who want to remain in Point Breeze as a next generation resident & who have always invested in this community & deserved to be put first(and heard) in the the development.

Again, I am speaking in Opposition.

Tara Bruce  
brucie75@yahoo.com

Thank you for your time.  
Be Well!

## Exhibit C



[pbcdczoning@gmail.com](mailto:pbcdczoning@gmail.com) ~ Philadelphia, PA 19146 ~ Phone: (267)240-1855

November 7, 2022

To: Councilman K. Johnson, 2<sup>nd</sup> Councilmanic District  
Philadelphia Landbank

Re: Support Letter, Fine Print Construction, LLC.

As the Coordinating RCO, we are exciting about the development of a Mixed Income project that consist of affordable rental, and homeownership opportunities that equate incomes at or below 80% AML.

Over the pass few Months a few RCO's and I meant with the developer to discuss this project. We came to the same conclusion that this would be a great project in the Point Breeze Community.

Therefore, without reservation we support the proposed project set forth by Fine Print Construction, LLC.

Please contact me if there are any additional observations. Thanks!

Albert Littlepage, President  
Point Breeze CDCoalition



## Exhibit C

### Point Breeze Community Network Plus

2141 Federal; Street Philadelphia, PA 19146

Councilman Kenyatta K. Johnson, 2<sup>nd</sup> Councilmanic District  
Philadelphia Landbank

Ref.: Support Letter, Fine Print Construction, LLC.

As an RCO for the areas follows: South Street to Snyder, Broad to the River we feel deeply about the manner the area is presently and for future growth develops. We are extremely excited to hear about the opportunity to have a development of a Mixed Income project that consist of affordable rental, and homeownership opportunities that equal income at or blow 80% AMI.

This unique project has been discussed with the Coordinating RCO and others in the community . We are excited for the opportunity to be on board with the Point Breeze Neighbors and organizations alike.

Our letter is in support of the present project set forth by Fine Prints Construction, LLC. Pending future projects, we are there to help enhance.

Questions, please feel free to contact me, personally.

Sincerely,

Handwritten signature of Claudia S. Sherrod, dated 11/7/22.

Claudia S. Sherrod, President Point Breeze Community Network Plus

## Exhibit C

*Tasker Morris Neighborhood Association  
1539 S. Patton Street  
Philadelphia PA 19146*

*November 7th, 2022*

To: PHDC/Philadelphia Land Bank; Councilman K.Johnson  
Re: Point Breeze/ Beywatch Development



The potential to embrace affordable housing and new home ownership alternatives excites Tasker Morris Neighborhood Association. We have previously collaborated with this developer and discovered that they are reputable, dependable, and genuinely interested in the development of the communities.

In light of this, we wholeheartedly back the proposed proposal put forth by Fine Print Construction, LLC.

You can get in touch with us if you have any more questions.

*Charles Reeves Jr.  
President, Tasker Morris Neighborhood Association*

**Exhibit D**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
3418, 3420, 3422 KENSINGTON AVENUE  
TO GM HOLDINGS, 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 3418, 3420 and 3422 Kensington Avenue (collectively, the “**Property**”) to GM Holdings, LLC (the “**Purchaser**”).

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

6. The conveyance of the Property to the Purchaser for Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. 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.
8. 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.
9. 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.
10. This Resolution shall take effect immediately upon adoption by the Board.

<b>Adopted by Philadelphia Land Bank Board of Directors on November 15, 2022.</b>
---

## **Exhibit E**

**From:** Kevin Brockenbrough <bishop2108@gmail.com>

**Sent:** Monday, November 14, 2022 11:50 AM

**To:** Andrea Saah

**Subject:** The land bank taking our gardens

**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.

Hello my name is Kevin Brockenbrough I am the block captain and the Democratic committee man for the 20th ward fifth division I maintain several Garden either 2100 block of N. 8th St. I've maintained these gardens since 1993 I maintained 2111 to 2113 N. 8th St. when all of a sudden a gentleman knocked on my door telling me I had to move my property out of the lot that I maintained for over 21 years and that he had bought 2111 when they started the construction they destroyed a shed that I was building to put away all my landscaping equipment that I had purchased over the 29 years of maintaining these properties and destroyed my fence and materials the other property that I maintained since 1993 was 2146 two 2152 N. eighth the fences to this garden were the the contractor that did 2144, 2154-56 and the house behind it they destroyed and my gardens were left full of construction debris making them unusable when we took the gardens we were told that they could not be taken from us and this came from the horticultural society and based on the adverse possession law of Pennsylvania we rightfully own these properties 2155- 2157 is maintained by the family in 2153 n8th we use our gardens and it's not fair to those of us that care about and maintain our gardens and have done so for decades.

Sincerely Kevin Brockenbrough

2108 N 8th Street

Phila Pa 19122

Ps I would like to speak at the zoom meeting

## **Exhibit E**

**From:** Margaret Moody <mmoody1107@gmail.com>

**Sent:** Monday, November 14, 2022 6:15 PM

**To:** Andrea Saah

**Subject:** 2132 n9th street

**Follow Up Flag:** Follow up

**Flag Status:** Completed

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

Good evening my name is Margaret Moody I'm a long time resident of 2134 n9th street. Me and my family was interested in the lot next to our resident. Many yrs ago I try to get that lot and they gave me the run around. I'm unable to attend the meeting tomorrow I have to work. When they posted that information I have been calling the number on the paper and I have got know response.

## **Exhibit E**

**From:** Abdullah Hamididdin <hrhabdullah@gmail.com>

**Sent:** Thursday, November 10, 2022 8:54 AM

**To:** Andrea Saah

**Subject:** A letter regarding the proposed conveyance

**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.**

To whom it may concern,

I live at 2131 N Franklin st, the lot behind my house has received a notice regarding future development. I'm not writing this letter in hopes that you won't build the lot. Nothing lasts forever and I'm not trying to stand in the way of change. I do request that our lot be the last to be developed.

Since I moved to this neighborhood I have been improving that lot. I started off by cleaning the trash. I used to leave garbage cans in the back but they would get stolen. I then started farming the lot, and I installed a tree swing. I have been teaching the local children how to be self-sustainable. We planted pumpkins, peppers, tomatoes, carrots, cucumbers and radishes.

Unfortunately the city cut the grass and cut down our pumpkins plants. I filled a complaint with L&I because they destroyed my property but never got a response. I requested the lot be rezoned as a garden but I was ignored. I requested the road get a speed bump installed because a drunk driver slammed into my parked car while children were walking to school one morning, also ignored.

It's painful to know you live in a part of town that's actively ignored by its government officials. I ask that you grant this request for the children in this neighborhood. 2 days ago we had a fire pit night and it was the first time they made s'mores. They're learning gardening and nature, they're learning to clean their neighborhood because they're enjoying where they live. They've taken fresh vegetables from the garden to their families, literally reaping what they've sowed.

I'm unaware what developments are coming, I'm assuming duplexes because Temple is a few blocks away. If this lot was turned into a community garden it would benefit everyone around it.

Thank you,

Abdullah Hamididdin

## **Exhibit E**

**From:** Hassan Drago <hassandrigo4@gmail.com>

**Sent:** Saturday, November 5, 2022 8:04 PM

**To:** Andrea Saah

**Subject:** 14th Deadline

**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.

Dear Andrea Imreov Saan. Senior Counsel,

Hello my name is Hassan Drago (27) and I am from the Fairhill section of Philadelphia. I grew up on the 2500 block of north 6th street. I currently live on the 2100 block of Franklin st. I currently work for (The Wrights Jantorial Service) company and have been for the past 4 years. I would love to see the neighborhood I grew up in to be more city like, the vacancy is becoming an eye sore. It would be an honor and a greatly appreciated opportunity to own my first house in the neighborhood that I grew up in and becoming part of the change. I would love to know how I can purchase this land. I see the signs on the block that the 14th is the deadline to inquire. The land that would be my first choice is 2151 N. Franklin. If it could not be this property for any reason ANY property on the list I would be interested in. My credit score is well above averaged and have some start-up money for the bank or hard money lenders to complete the house in whatever condition it is in. I also have an LLC "The Drago Collection Co, " and have a business account with PNC Bank. My brother is in the carpentry Union here in Philadelphia so I have a lot of access to license contractors who can do the job properly. Like I stated before this would be a highly appreciated opportunity.

-Thank you and hope to hear from you Sincerely, Hassan Drago

## **Exhibit E**

**From:** Tamara Clark <tamaracclark@yahoo.com>

**Sent:** Monday, November 14, 2022 12:53 PM

**To:** Andrea Saah

**Cc:** Millicent Clark

**Subject:** Philadelphia Land Bank Conveyance

**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.**

Dear Andrea Imredy Saah,

I am writing with questions in response to a notice about a proposed land conveyance in the 19122 zip code. I am not sure what questions are appropriate to ask in your meeting tomorrow; however, I send the questions below that arise for me:

4. What is the timeline for the proposed construction?
5. How many units will be in each parcel of land?
6. What are some of the properties that the applicant has done already in Philadelphia?
7. Does the applicant intend to hire local laborers? If so, where do they apply?
8. Does the applicant plan to design the facades of the properties to fit in with the surrounding properties?
9. Does the applicant plan to plant trees in front of the properties?
10. What is the AMI in the area that will be used to determine the affordable housing parameter?
11. Will local residents receive preference when the units are sold?

Peace...

**Tamara Clark**

*"If you don't like something, change it. If you can't change it, change your attitude." – Maya Angelou*



## **Exhibit E**

**From:** tara bruce <brucie75@yahoo.com>  
**Sent:** Monday, November 14, 2022 7:43 AM  
**To:** Andrea Saah; Tara Bruce  
**Subject:** 11/15/22 Board of Directors 10am Meeting Part 1

**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.**

Good Day,

My name is Tara Bruce & I am a resident of South Philadelphia. At this time, I am writing with a comment for the Agenda Item:

C. Development – Affordable Housing (Request for Proposals) (1) The properties below are proposed for disposition to Civetta Property Group, LLC to develop seventy-one (71) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Each unit will contain three (3) bedrooms and two (2) bathrooms. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the most qualified bidder for the properties. • 621\*, 623\*, 625\*, 637\*, 917\* Diamond Street; 924\*, 927\*, 928\*, 936\* Edgley Street; 926, 928\* French Street; 2106\*, 2112\*, 2140\*, 2141\*, 2142\*, 2143\*, 2151\*, 2166, 2170, 2172, 2215, 2217\*, 2219\* N. Franklin Street; 2112\*, 2130\*, 2144\*, 2214\* N. Marshall Street; 2105, 2107\*, 2109\*, 2110\*, 2111\*, 2112\*, 2113, 2119\*, 2121\*, 2133, 2140\*, 2143\*, 2146\*, 2150, 2151\* N. Percy Street; 904\*, 910, 912 W. Susquehanna Avenue; 2102\*, 2109\*, 2114\*, 2126\*, 2128\*, 2130\*, 2131, 2134\*, 2135\*, 2136\*, 2150\*, 2210\* N. 7th Street; 2101\*, 2113, 2121\*, 2155\*, 2167-69\*, 2201 N. 8th Street; 2124\*, 2126, 2132\*, 2150\*, 2165\* N. 9th Street; 2121\* N. 10th Street (CD5) (\*denotes properties being transferred by the

These City Owned parcels of land should benefit the current residence of Philadelphia. All development on City land should/could be developed for lower-income homes, an AMI 80% is a goal, seniors housing and/ or recreation, as well as, Youth Arts & Education programs. Any Market Rate development ideas on city owned land should be a No. Single families home is what is needed & I appreciate that in this plan & design.

Tara Bruce  
[brucie75@yahoo.com](mailto:brucie75@yahoo.com)

Thank you for your time.  
Be Well!

## **Exhibit E**

**From:** Charles Dyches <cdyches23@gmail.com>

**Sent:** Monday, November 14, 2022 10:21 PM

**To:** Andrea Saah

**Subject:** Zoom meeting on 11-15-2022

**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.

There is no way for residents to join meeting if courts are open along with everything else in the city. You guys keep stealing property out of our communities for your own gains. I will be contacting FBI along with the Governor and State Attorney General along with D.A. Larry Krasner . This whole zoom meeting was a haux.  
Charles Dyches

## **Exhibit F**

**From:** Andrew Gentsch <agent3@earthlink.net>

**Sent:** Sunday, November 13, 2022 7:15 PM

**To:** Andrea Saah

**Cc:** Andrew Goodman; Victoria Lyga

**Subject:** 5517 Paschall Ave.

**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.**

Ms Saah,

I am sorry for this late correspondence. I spent last work on the recent Election.

I am writing this email to inform you that I am interested in purchasing the vacant lot at 5517 Paschall Avenue. I think that the tax payers would be better served by taking my offer, and putting the property on the tax rolls.

I ALSO intend to use the property as open space.

Please advise me on how to proceed.

Andrew Gentsch

5513 Paschall Ave.

## **Exhibit G**

### **RESOLUTION NO. 2022 – 48**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 1834, 1837, 1840, 1846 AND 1848 S. ALLISON STREET AND 5517 PASCHALL AVENUE TO ORIGINAL AMERICAN FOUNDATION**

**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 1834, 1837, 1840, 1846 and 1848 S. Allison Street and 5517 Paschall Avenue (the “**Property**”) to Original American Foundation (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 One Hundred Forty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$149,999.00) 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.

<b>Adopted by Philadelphia Land Bank Board of Directors on November 15, 2022.</b>
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## **Exhibit H**

### **RESOLUTION NO. 2022 – 49**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 5804 HAZEL AVENUE TO MENDING BROKEN WINGS FOUNDATION**

**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 5804 Hazel Avenue (the “**Property**”) to Mending Broken Wings Foundation (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 Thirty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$39,999.00) 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.

<b>Adopted by Philadelphia Land Bank Board of Directors on November 15, 2022.</b>
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## **Exhibit I**

### **RESOLUTION NO. 2022 – 50**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 239 N. PAXON STREET TO BONNIE MANGRUM**

**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 interests of the Land Bank to convey 239 N. Paxon Street (the “**Property**”) to Bonnie Mangrum (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 Forty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$49,999.00) 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.

<b>Adopted by Philadelphia Land Bank Board of Directors on November 15, 2022.</b>
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