

PHILADELPHIA LAND BANK

SEPTEMBER 13, 2022 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, September 13, 2022, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

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

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

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the 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 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.

Item I **Roll Call**

The following members of the Board of Directors reported present: Alexander Balloon, Joshu Harris, Michael Koonce, Michael Johns, Rebecca Lopez Kriss, Rick Sauer and Anne Fadullon

The following Board members were absent: Majeedah Rashid, Richard DeMarco, Maria Gonzalez and Andrew Goodman.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Mathen Pullukattu, Tracy Pinson-Reviere, 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 August 9, 2022. There were none.

Ms. Fadullon called for a motion regarding approval of 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 August 9, 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
Amendments to Approved Dispositions

Item A

Mr. Lawrence introduced the request to amend Resolution No. 2022-10 adopted by the Board on May 10, 2022, which amended Resolution No. 2022-9 adopted by the Board on April 12, 2022, explaining the history of the approved disposition. The amendment is required to approve revised plans and a reduction in the number of housing units by four (4) units. The reduction is necessitated by the removal of ten (10) properties from the project, namely 642 and 644 N. Sickels Street and 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street, due to their proximity to underground sewer infrastructure. The revised project will contain seven (7) single-family units and thirty (30) condominium units, as described in the Board packet. The revised disposition will include 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; and 623-33 N. 55th Street in the Fourth Council District.

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

Ms. Fadullon called or comments or questions from the public on this item. Tiffany Green from Concerned Citizens of Point Breeze expressed her opposition to placing thirty condominiums in the Haddington area, as she believes it will contribute to rising home prices in the area. She also criticized the lack of RCO involvement in the Land Bank's disposition process before dispositions are brought to the Board for consideration.

Ms. Fadullon asked Ms. Imredy Saah if any public comments were received on this item prior to the Board meeting. No comments were received.

Ms. Fadullon called for a motion regarding the proposed amendment to the disposition to Civetta Property Group, LLC.

Mr. Balloon moved to approve the amendment to the approved disposition. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Amending Resolution No. 2022-10 Amending Resolution 2022-9, to Remove 642 and 644 N. Sickels Street and 641, 643, 645, 647, 649, 653 and 655 N. 55th Street from the Approved Disposition and to Approve the Corresponding Revision of Project Plans (attached to these minutes as **Exhibit A**).

Item V

Property Dispositions

A. Development – Affordable Housing

Item V.A.1

Mr. Lawrence requested Board approval for the disposition of 2855 Janney Street, formerly the lots known as 2843-2861 Janney Street and 2842-2860 Weikel Street in the First Council District, to Janney Street Apartments, LP. The developer will develop a four-story 47,140 SF building, consisting of forty-seven (47) one-bedroom units of affordable senior rental housing with Low Income Housing Tax Credit (LIHTC) financing. Six (6) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of area median family income ("AMI"), twenty-three (23) units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI, and eighteen (18) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Six (6) of the units will be approximately 685 SF and accessible, while the remaining forty-one (41) units will be approximately 620 SF.

The application was unsolicited and evaluated pursuant to the disposition policy. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the units, and the tenants will be income certified.

Since Ms. Fadullon stepped away from the meeting for a few moments, Mr. Harris called for comments or questions from the Board. There were none.

Ms. Imredy Saah then indicated that no correspondence or emails were received regarding this item prior to the meeting.

Mr. Harris called for comments or questions from the public on this item. There were none.

Mr. Harris then called for a motion regarding the disposition to Janney Street Apartments, LP.

Mr. Sauer moved to approve the disposition to Janney Street Apartments, LP. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2855 Janney Street (formerly 2843-2861 Janney Street and 2842-2860 Weikel Street) to Janney Street Apartments, LP (attached to these minutes as **Exhibit B**).

Ms. Fadullon returned to the meeting at this time.

Item V.A.2

Mr. Lawrence requested Board approval for the disposition of 1811, 2114 and 2123 Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; and 1835 S. 22nd Street, in the Second Council District, to Civetta Property Group, LLC for the development of twenty-two (22) affordable homeownership units that will be sold to households at or below 80% AMI. The project will consist of three (3) two-story single-family units, ten (10) units in five (5) three-story duplexes, and nine (9) units in three (3) three-story triplexes, all as described in the Board packet.

The application was unsolicited and evaluated pursuant to the disposition policy. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 10 years, and purchasers of those units will be income certified.

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

Ms. Fadullon asked if any correspondence or emails were received on this item. Ms. Imredy Saah summarized several emails received from Concerned Citizens of Point Breeze (CCPB), including a letter CCPB sent to Councilman Johnson opposing any dispositions in the area at this level of affordability (all attached to these minutes as **Exhibit C**).

Ms. Fadullon called for comments or questions from the public on this item. Tanja Dixon, co-block captain of the 2200 block of Fernon Street and long-time resident, stated that no more housing was needed on this block, as there are many new apartments in the works without parking, and that no parking has been added to this project. People in the neighborhood are upset about already having seven apartment buildings on one block, resulting in problems with trash and lack of parking for elderly and disabled residents. The residents on her block are opposed to this project.

Tiffany Green from Concerned Citizens of Point Breeze spoke next, stating that she could not understand how the Land Bank could present this project to the Board after having tabled it in July, without seeking further input from CCPB and other RCOs. She also questioned why the Land Bank was continuing to sell properties for the construction of homes at 80% AMI, since residents of the area need homes at 30% to 50% AMI and are not getting them.

Ella Mae Bruce, also a resident of the area, stated that there is too much density in the neighborhood, with no planning, no consideration of aesthetics, no concern for the residents who are already there. She would like the Land Bank to step back and not contribute to the burden placed on the neighborhood.

Another caller from CCPB stated that the community is suffering because of the short dumping by developers. She does not want these public properties sold to a market-rate developer who has already received many public properties – they should be made available for low-income housing for people who work at the local grocery and retail stores.

Betty Beaufort asked for the disposition to be tabled and would like Councilman Johnson to meet with the community to discuss how housing for low-income residents of Point Breeze can be developed so that they can build wealth, too. She indicated that the community has been trying to get him to meet with residents, as they feel that they have not been treated fairly as people of color.

Ms. Lopez Kriss asked for clarification as to whether the community thought 80% AMI was too high an income level for affordable housing. Ms. Fadullon confirmed that what she is hearing is that the residents are upset about density, parking, too much development, too high of a target income level, and the lack of the Councilman's interest in meeting with the community.

Mr. Sauer asked Land Bank staff to clarify how the application changed from the original submission to the revised one. Mr. Lawrence indicated that in the original application, half of the project was affordable and half was market-rate, whereas the revised project is fully affordable at 80% AMI. Mr. Rodriguez added that the developer had met with Councilman Johnson after the last Board presentation, resulting in the fully affordable project.

Ms. Fadullon recognized Tara Bruce, another resident of the community, who stated that she was worried that purchasers would rent out rooms in their homes, resulting in even higher density. She also wants the City to maintain its properties before they are developed, as they look terrible and contribute to blight. She is opposed to this disposition.

Ms. Fadullon then recognized Michael Tomasetti, the developer, who indicated that he took feedback from the previous Board meeting and from the Councilman into account in revising his application, making it fully affordable at 80% AMI.

Geneva Carter, block captain of the 1500 block of South 24th Street, stated that she is concerned about density, but even more importantly, she is worried about the impact the construction of new buildings will have on older homes in the neighborhood. She indicated that since this area of Philadelphia is built above creeks and former marshland, each new construction project brings with it new sinkholes in the streets, instability for older existing homes, and sinking ground.

Mr. Johns then posed several questions and comments, which staff responded to in turn:
Will the purchasers for all of the units be income certified? Answer: yes.
Will the new homes require zoning variances, or are they being built by right? Answer: this is a by-right development and will not require a zoning variance.

Mr. Johns also stated that the number of new apartments being built is large, and that the City needs to look at neighborhoods comprehensively to assess when density is becoming too great.

Mr. Balloon expressed his appreciation for the community's comments about parking. He indicated that the City has a large backlog of junked vehicles that need to be removed, but that is not the Land Bank's problem to resolve. He also understands that the cost of adding parking to a project makes it cost-prohibitive when the goal is to develop as much affordable housing as possible. Many City residents do not own a car, especially in neighborhoods like this one that are dense and walkable.

Ms. Fadullon thanked everyone for their comments and then called for a motion regarding the disposition to Civetta Property Group, LLC.

Mr. Koonce moved to approve the disposition to Civetta Property Group, LLC. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, Ms. Lopez Kriss, Mr. Harris, Mr. Koonce and Mr. Balloon voted to approve the disposition, while Mr. Johns and Mr. Sauer voted against it. Ms. Imredy Saah stated that the number of votes approving the disposition did not meet the threshold requirement set by the bylaws of the Board, which requires a vote by a majority of the entire Board, or six votes, for the approval of a disposition of property valued at more than \$50,000. Since the motion did not pass, the Board could make an alternate motion regarding the disposition.

Mr. Balloon moved to table the disposition and bring it back for consideration at the next Board meeting. Mr. Johns amended the motion to require that the developer meet with the community before the next presentation to the Board. Ms. Fadullon summarized the amended motion and then called for a vote. The Board unanimously voted to table the item and to bring it back for consideration at the October Board meeting, or after the developer had met with community organizations and residents.

Before the next item was presented, Ms. Lopez Kriss indicated that she thought the Board should address the issue of 80% AMI being too high for low-income residents. Ms. Fadullon agreed that this should be something the Board's Policy committee should consider, since there is a large gap between what it costs to build a home and the level of affordability people are asking for, and there are very few ways to bridge that gap. The Turn The Key program is intended to help purchasers by buying down the purchase price of a home so that it is affordable to purchasers at lower income levels.

Mr. Harris asked the staff to explain how the Turn The Key program would work. Mr. Rodriguez explained that the program was created by the administration and City Council and funded by a bond issuance. Only homes that are built for purchasers at 100% AMI or below on land conveyed by the Land Bank would be eligible for the program. Qualified income certified purchasers would apply for a soft second mortgage, provided by the program, that would reduce the amount of the purchase money or first mortgage loan the homeowner would have to obtain from a mortgage lender. The Turn The Key second mortgage could make a property built for a purchaser at 80% AMI affordable to a purchaser at 70% AMI or 60% AMI. The aim of the

program is to ensure that the monthly mortgage cost for one of the affordable units is no greater than the average rent in the same area, although that is more difficult now that mortgage rates are nearly twice as high as they were a year ago.

Item V.A.3

Mr. Lawrence asked the Board to approve the disposition of 759, 761, 763, 773, 779 and 783 Pallas Street and 4041 Cambridge Street in the Third Council District to West NoMa Revitalization Group LLC. These are two- and three-story existing structures for the renovation of seven (7) single-family affordable homeownership units that will be sold to households at or below 80% AMI, as described in the Board packet.

The application was unsolicited and evaluated pursuant to the disposition policy. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 10 years, and purchasers of those units will be income certified.

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

Ms. Imredy Saah then read the letter from Councilwoman Gauthier from the Third Council District supporting the project into the record (all attached to these minutes as **Exhibit D**).

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

Mr. Balloon and Mr. Johns made remarks expressing their strong support for the project. Ms. Fadullon then called for a motion regarding the disposition to West NoMa Revitalization Group LLC.

Mr. Johns moved to approve the disposition to West NoMa Revitalization Group LLC. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 759, 761, 763, 773, 779 and 783 Pallas Street and 4041 Cambridge Street to West NoMa Revitalization Group LLC (attached to these minutes as **Exhibit E**).

Item V.A.4

Mr. Lawrence asked the Board to approve the disposition of 3812, 3826, 3834, 3846 and 3850 Camac Street and 3861 N. 13th Street in the Fifth Council District to Camac Commons LLC for the development of six (6) single-family affordable homeownership units that will be sold to households at or below 80% AMI. Each unit will be approximately 1,020 SF, as described in the Board packet.

The application was unsolicited and evaluated pursuant to the disposition policy. Evidence of project financing has been provided. The applicant is compliant and in good standing with the

City of Philadelphia. The project will require an Economic Opportunity Plan and be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 10 years, and purchasers of those units will be income certified.

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

Ms. Fadullon asked if any correspondence or emails were received on this item. Ms. Imredy Saah stated that an email received from Chinita Bradshaw indicated that comments from neighbors would be solicited and forwarded to the Board, but no additional comments were received from residents. [NOTE: Ms. Imredy Saah later clarified for the record that Ms. Bradshaw had sent a second email requesting information about employment opportunities for trained workers from the neighborhood and asking whether local residents would be given an opportunity to purchase these homes.] (Emails are attached to these minutes as **Exhibit F.**)

Ms. Fadullon then recognized Ms. Bradshaw, who stated that residents from the neighborhood did not see the notice posted on the properties until a few days before the Board meeting, as few people live on the block, and that the wider community was not aware of the project. Residents are concerned that recent development in the area has not resulted to in the employment of local residents who have received training. Contractors working on other developments are coming from New Jersey. Residents want assurance that employment on this project will involve them and that they will have an opportunity to purchase these homes. Mr. Rodriguez indicated that the project is subject to an EOP which will require a certain level of minority and women-owned businesses to be employed and to hire locally. Furthermore, the Turn The Key program will be available to make the homes available for applicants at lower income levels. The developers are very interested in involving the community.

Detra Harris, a representative of the developer (a minority and women-owned business) confirmed that she and her colleagues very much want their project to involve local contractors and businesses and had already attended one RCO meeting but wish to connect with other RCOs and are excited to build homeownership opportunities in the area.

Judith Robinson, a local committeeperson, then spoke at length about the need to negotiate with the community to provide opportunities for the local youth and older residents who have been neglected for decades. She would like to see the Land Bank stop all land dispositions and involve the cogent members of the community in disposition decisions to see how these developments could benefit the local Black community, not developers, even developers who claim to be minority-owned and operated.

Ms. Fadullon asked for a motion regarding the proposed disposition to Camac Commons LLC.

Mr. Balloon moved to approve the proposed disposition to Camac Commons LLC. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 3812, 3826, 3834, 3846 and 3850 Camac Street and 3861 N. 13th Street to Camac Commons LLC (attached to these minutes as **Exhibit G.**)

B. Development – Request for Proposals

Mr. Lawrence asked the Board to approve the disposition of 1309, 1324, 1347, 1348, 1410, 1412, 1421, 1424, 1427, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463, 1512, 1516, 1519 and 1534 N. Myrtlewood Street; 1330, 1458, 1460 and 1500 N. Hollywood Street; 1218, 1511, 1513, 1521, 1523, 1525 and 1537 N. 28th Street; 1253, 1257, 1402, 1457, 1648 and 1652 N. 30th Street; 2713 and 2922 W. Thompson Street; 1240, 1265, 1271, 1304, 1318 and 1446 N. Dover Street; 1330, 1332, 1334 and 1336 N. Marston Street; 1339, 1416, 1446, 1455 and 1632 N. Newkirk Street; 3000 W. Oxford Street; and 2815 Jefferson Street in the Fifth Council District to FE Myrtlewood LLC to develop sixty-one (61) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. The units will be approximately 1,665 SF each, as described in the Board packet.

Applications were solicited via a Request for Proposals for the properties for affordable housing at or below 100% AMI, and the applicant was the most qualified bidder for the properties. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the units to ensure that they remain affordable for a minimum of 10 years, and purchasers of those units will be income certified.

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

Ms. Fadullon asked if any correspondence or emails were received on this item. Ms. Imredy Saah explained that more than two dozen comments were received both prior to the August meeting, at which this disposition was tabled for later consideration, and prior to this meeting. Most of the emails received were in reference to lots that were being used as side yards or neighborhood green spaces, while others were opposed to affordable housing being built in the neighborhood in general or were concerned about the effect of construction on the neighboring residents (all emails are attached to these minutes as **Exhibit H**).

Mr. Lawrence and Mr. Rodriguez then explained that in response to the many comments received in August, the lots that people had indicated were being used for green spaces were inspected. Following consultation with the Council President, in whose District these properties are located, a handful of lots were removed from the original list of properties. In response to Ms. Fadullon's question about whether these lots would be made available for side yards or community gardens, Mr. Rodriguez indicated that staff would be reaching out to the potential applicants for those properties in the future.

Ms. Fadullon called for comments or questions from the public. Judith Robinson asked whether any of these properties were part of the 2015 condemnation by the Philadelphia Housing Authority, and she hoped that all of the former owners had been compensated for that taking. She also reiterated her belief that the Land Bank is proceeding too quickly with the disposition of land and is not doing enough to involve the community in decision-making. Mr. Koonce responded that none of the properties in this disposition were part of the PHA condemnation.

Gideon Rettich, a Brewerytown resident, mentioned that existing homes in the neighborhood have side yards and windows that contribute to airflow and living space, whereas new homes are being built up to the property line and make it impossible for adjoining older homes to use their side yards. He encouraged the Land Bank to adopt plans that provide for space between homes.

Nicolas Novy, another neighborhood resident, commented that he generally applauds the efforts to build affordable housing in the area. However, as he stated in his emailed letter, he has been maintaining 1500 N. Hollywood Street, the lot next to his home, for a while as a dog-friendly community green space, since local parks do not allow dogs to enter. He asked the Land Bank to remove this lot from the disposition so that its use as a community green space could be preserved.

In response to questions from several Board members about why certain lots were not removed from the disposition, Mr. Rodriguez explained that there are restrictions on the uses for which properties can be conveyed, and dog parks are not a permissible use. The decision regarding which lots were removed from the disposition was made in consultation with the Council President's office.

Ms. Fadullon then called for a motion regarding the proposed disposition to FE Myrtlewood LLC.

Mr. Balloon moved to approve the proposed disposition to FE Myrtlewood LLC. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1309, 1324, 1347, 1348, 1410, 1412, 1421, 1424, 1427, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463, 1512, 1516, 1519 and 1534 N. Myrtlewood Street; 1330, 1458, 1460 and 1500 N. Hollywood Street; 1218, 1511, 1513, 1521, 1523, 1525 and 1537 N. 28th Street; 1253, 1257, 1402, 1457, 1648 and 1652 N. 30th Street; 2713 and 2922 W. Thompson Street; 1240, 1265, 1271, 1304, 1318 and 1446 N. Dover Street; 1330, 1332, 1334 and 1336 N. Marston Street; 1339, 1416, 1446, 1455 and 1632 N. Newkirk Street; 3000 W. Oxford Street; and 2815 Jefferson Street to FE Myrtlewood LLC (attached to these minutes as **Exhibit I**).

C. Development – Assemblage

Mr. Lawrence requested the Board's approval for the disposition of 2317 Ridge Avenue in the Fifth Council District to The Stash Spot, L.L.C. for inclusion in a project to build a three-story, 10,300 SF bar lounge and restaurant. The applicant owns more than 50% of the development site, which also includes 2319-21 Ridge Avenue and 1711 N. Bonsall Street, and the application therefore qualifies as an assemblage opportunity.

The application was unsolicited and evaluated pursuant to the disposition policy. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter.

Ms. Fadullon called for comments or questions on this disposition from the Board. Mr. Balloon pointed out this use requires a special exception from the Zoning Board of Adjustment, and a community meeting will therefore be required. Mr. Johns asked whether the developer intends to create permanent jobs for residents. Mr. Lawrence responded that the developer was present and could comment directly.

Ms. Fadullon asked if any correspondence or emails were received regarding this item. There were none.

Lorence Robinson, owner of The Stash Spot Music Lounge, stated that he had already spoken to local community organizations and the Council President about the project and has their support. He has already done a lot of work to clear and improve the lot, hiring only community residents. He wants to the community have a safe spot to have a good time and listen to good music in their own neighborhood.

Mr. Balloon asked the applicant about his standing with the Pennsylvania Liquor Control Board. The developer indicated that his liquor license is in safe-keeping with the Liquor Control Board until the venue opens.

Judith Robinson asked for the developer's contact information to be placed in the chat function so that there could be a conversation about the project. She spoke again about the urgent need for housing that is based on the income of residents already in the community. Ms. Fadullon responded that the Q&A function was not disabled and that people could pose questions and add comments, and she asked staff to post the developer's information there.

Ms. Fadullon then called for a motion regarding the proposed disposition for a development assemblage to The Stash Spot, L.L.C.

Mr. Johns moved to approve the proposed disposition to The Stash Spot, L.L.C. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2317 Ridge Avenue to The Stash Spot, L.L.C. (attached to these minutes as **Exhibit J**).

D. Side/Rear Yards

Ms. Fadullon then proposed that the Board consider the proposed disposition of three lots as side or rear yards as one item. Seeing no Board opposition, Mr. Lawrence asked the Board to approve the disposition of the following three lots as side or rear yards:

- 1952 S. Redfield Street in the Second Council District to Leander C. Berry, Sr.
- 525 W. Norris Street in the Seventh Council District to Courtney Nix-DeMuro and Christopher A. DeMuro
- 2214 N. Orkney Street in the Seventh Council District to Md Golam Mostafa and Sharmin Akter

The applicants reside in and own their adjacent homes. The projects will not require an Economic Opportunity Plan, but each property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard. Evidence of project financing has been provided by each applicant, and all applicants are compliant and in good standing with the City of Philadelphia.

Ms. Fadullon called for comments or questions on this disposition from the Board. There were none. No public comments or emails were received regarding any of these dispositions prior to the Board meeting. Ms. Fadullon then called for comments or questions from the public. There were none.

Ms. Fadullon called for a motion regarding the proposed disposition of 1952 S. Redfield Street, 525 W. Norris Street and 2214 N. Orkney Street as side or rear yards.

Mr. Koonce moved to approve the proposed dispositions. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1952 S. Redfield Street to Leander C. Berry, Sr. (attached to these minutes as **Exhibit K**), the Resolution Authorizing Conveyance of 525 W. Norris Street to Courtney Nix-DeMuro and Christopher A. DeMuro (attached to these minutes as **Exhibit L**), and the Resolution Authorizing Conveyance of 2214 N. Orkney Street to Md Golam Mostafa and Sharmin Akter (attached to these minutes as **Exhibit M**).

Item VI

Public Comment (Old & New Business)

Ms. Fadullon asked for public comments about any other issues. There were none.

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. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:43 am.

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

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, September 13, 2022, at 10:00 AM, held remotely using Zoom Webinar.

User Name (Original Name)	User Name (Original Name)
jamila davis	Tracy Pinson-Revire
Lorence Robinson	Gideon Rettich
leon stimpson	Geneva Carter
Miatha Clarke	Desiree O
Steven May	Jacques Singer
Vidhi Anderson	Judith Robinson
Jeremy Blatstein	Brook Bi
Leslie Russell Winder	Courtney Nix-DeMuro
Jacquie Sims	12153894637
Thurmon Cohen	12159649256
Detra Harris	12156960424
IMELBA RODRIGUEZ	12152606194
Caitlin Peraria	12158883780
misty farrow	12158435555
David Fecteau	
Jonathan Curreri	
Tara Bruce	
Betty Beaufort	
Sharon Park	
Craig LaCagnina	
David Carl	
Nicolas Novy	
jonathan anyumba	
Doris Aldridge	
Nick Russo	
chinita bradshaw	
Jay Frank	
Michael O'Donnell	
Andrew Campbell	
Eloise Young	
Daniel M	
Carolyn Terry	
a weiss	
Patrick Hirst	
Brian Romano	
Mike Tomasetti	
Ella Mae Bruce	
Tanja Dixon	
Mathen Pullukattu	
Geneva Carter	
Todd Hestand	
Cristina Martinez	

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, September 13, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	I couldn't find info on what areas are being covered in this meeting. Are there any properties being covered in Brewerytown in today's meeting?	Gideon Rettich	The agenda can be found at this link: https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/ Item V.B the Myrtlewood RFP will be discussed today
2	Who gives them the power to do this in our communities? A monopoly	Desiree O	
3	These faces don't even live in our communities	Desiree O	
4	\$1100 for a lot? The residents you are seeking with higher incomes are increasing AMI for the area.	Ella Mae Bruce	
5	Do the developers have to set aside funding for the families who may need help to do home improvement in their homes?	Desiree O	No they do not have to set aside funding. This will be new construction therefore not needing improvements.
6	I was asking about families who already live in the communities?	Desiree O	Yes - PHDC has the Basic Systems Repairs (BSRP) program. Residents can apply at the following link: https://phdcphila.org/residents/home-repair/basic-systems-repair-program/
7	Angel Rodriguez, that's through the state not not developers	Desiree O	Do not understand if this is a question
8	Thanks Judith	Desiree O	

Exhibit A

RESOLUTION NO. 2022 – 28

RESOLUTION AMENDING RESOLUTION 2022-10 AMENDING RESOLUTION 2022-9, TO REMOVE 642 AND 644 N. SICKELS STREET AND 641, 643, 645, 647, 649, 653 AND 655 N. 55TH STREET FROM THE APPROVED DISPOSITION AND TO APPROVE THE CORRESPONDING REVISION OF PROJECT PLANS

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 amended Resolution 2022-9 in order to remove 533, 539, 541 and 543 N. Conestoga Street from the list of properties to be conveyed to the Purchaser, to approve a reduction in housing units to forty-one (41) units, and to approve a reduction in the price to Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00), pursuant to Resolution 2022-10 adopted on May 10, 2022;

WHEREAS, due to a sewer easement that prevents construction on 642 and 644 N. Sickels Street and on 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street (the “Sewer Easement Properties”), the Board desires to remove the Sewer Easement Properties from the list of properties to be conveyed to the Purchaser, 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; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; and 623-33 N. 55th Street (collectively, the “Property”);

WHEREAS, the removal of the ten (10) Sewer Easement Properties necessitates a revision of the mix of housing units to be constructed on the Property;

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the removal of the Sewer Easement Properties from the list of properties to be conveyed to the Purchaser and to approve the corresponding revision in the mix of housing units constructed on the Property.

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

1. The removal of 642 and 644 N. Sickels Street and of 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street from the list of properties approved for disposition to the Purchaser and the corresponding revision in the mix of housing units to be constructed on the Property is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

Exhibit A

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.

Exhibit B

RESOLUTION NO. 2022 – 29

RESOLUTION AUTHORIZING CONVEYANCE OF 2855 JANNEY STREET (FORMERLY 2843 – 2861 JANNEY STREET AND 2842 – 2860 WEIKEL STREET) TO JANNEY STREET APARTMENTS, LP

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 2855 Janney Street (formerly 2843–2861 Janney Street and 2842–2860 Weikel Street) (collectively, the “**Property**”) to Janney Street Apartments, LP (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 Five Hundred and 00/100 Dollars (\$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.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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Exhibit C

From: [Concerned Citizens Point Breeze](#)

To: [Brian Romano](#); [Kenyatta Johnson](#); [Joshua Harris](#); [Andrea Saah](#); [Anne Fadullon](#); angel.rodriquez@phdc.phila.gov

Cc: [Jessie Lawrence](#)

Subject: Re: RCO Letter (CD 2)

Date: Friday, September 2, 2022 2:51:37 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.

To: Philadelphia Landbank

From: Concerned Citizens of Point Breeze September 2, 2022

CCPB request the project description of project today, CCPB, RCO is apart of RCO Notification process and should not withhold the description from the notification letter. RCOs, policy in the zoning code is not the same as 5 day notice public notification.

Also we request this project be push back to OCTOBER meeting. This is a holiday weekend and BACK TO SCHOOL time. Tuesday is Sept. 6, 2022. It is unfair and inconsiderate to RCO or neighbors only received 5 day notice of meeting.

Point Breeze residents requested a meeting with Landbank to discuss the same properties several times since the last Landbank Hearing to discuss HOMEOWNERSHIP for 30-50ami income level. We received no response from your office.

Public Notification - It's still Covid and residents and seniors say they will not walk outside or stop by to go to any lots to read your posting. This is hypothetical to expect residents to do this, when Landbank offices are still closed due to Covid.

Request a project description today and a 30 day reschedule.

Exhibit C

From: [Concerned Citizens Point Breeze](#)

To: [Kenyatta Johnson](#)

Subject: Fwd: Councilman Johnson Requesting Withdraw/Cancellation of Landbank City properties disposition for Sale for Market-rate Development

Date: Tuesday, September 13, 2022 9:14:40 AM

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

To: Councilman Johnson Philadelphia

Landbank Board

From: Concerned Citizens of Point Breeze

Date: September 13, 2022

Re: **RESUBMITTING OUR JULY 12, 2022 OPPOSITION LETTER TO PHILADELPHIA LANDBANK FOR THE SAME PROPERTIES**

CONCERNED CITIZENS OF POINT BREEZE/POINT BREEZE STAKEHOLDERS ARE RESUBMITTING OUR JULY 12, 2022 OPPOSITION LETTER TO PHILADELPHIA LANDBANK THAT OPPOSE SALE OF THE SAME PROPERTIES WITH THE EXCLUSION OF 1900,1901.1902 POINT BREEZE AVENUE.

WE, POINT BREEZE STAKEHOLDERS REQUEST THESE PROPERTIES BE REMOVE OFF THE SEPTEMBER 13TH LANDBANK HEARING FOR VOTE AND PLACE ON HOLD FOR LOW-INCOME, LOW-WAGE HOMEOWNERSHIP IN POINT BREEZE AREA.

----- Forwarded message -----

From: **Concerned Citizens Point Breeze** <ccpbzoning@gmail.com> Date:

Mon, Jul 11, 2022 at 4:20 PM

Subject: Councilman Johnson Requesting Withdraw/Cancellation of Landbank City properties disposition for Sale for Market-rate Development

To: kenyatta.johnson <kenyatta.johnson@phila.gov>

To: Councilman Kenyatta Johnson

Philadelphia Land Bank Board

From: Tiffany Green, Concerned Citizens of Point Breeze, RCO Point Breeze Stakeholders

Date: July 11, 2022

Re: **Requesting Withdraw/Cancellation of Landbank City properties disposition for Sale for Market-rate Development and hold City properties for low - moderate income, low cost-affordable homeownership**

REMOVE OFF LIST 1900-1902 Point Breeze Avenue (Green Space)

POINT BREEZE LANDBANK CITY PROPERTIES CONDOMINIUMS PROJECT

Landbank Project description - The properties below are proposed for disposition to Civetta Property Group, LLC to develop twenty-six (26) mixed income homeownership units and a commercial unit. Fourteen (14) and twelve (12) at market-rate. Four (4) of the 80% AMI units will be single-family units and ten (10) of the 80% AMI units will be condominiums in duplexes. Twelve (12) market rate units will be split between three (3) triplexes, one (1) duplex, and one (1) unit in a mixed-use residential building with ground floor commercial space. The application was unsolicited and evaluated pursuant to the disposition policy. • 1811, 2114* and 2123* Fernon Street, 1930 and

Exhibit C

1932 Norwood Street, 1629, 1642, 1648, 1652, 1900-02* and 1901 Point Breeze Avenue, 2111 Sigel Street*, 1824 S. 20th Street and 1835 S. 22nd Street (CD2) (*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)

1900 and 1902 Point Breeze Avenue is a Green Space. Neighbors have completed an opposition petition which will be faxed to your office opposing the sale and requesting to keep the only green space in the area. The neighbors stated they were never informed or made aware by your office.

To: Councilman Johnson:

Why are you, Councilman Johnson allowing the above Market-rate Philadelphia Land Bank Project to be considered for Disposition at the upcoming Philadelphia Landbank Board Hearing on July 12, 2022 when you have **Councilmanic Prerogative Powers.**

The Point Breeze Black community has stood by you and supported you, recently? Is this how an elected official shows their appreciation for community support by approving city properties to be sold for market-rate homeownership, condominiums, triplexes, duplexes?

We, Point Breeze Stakeholders, residents and Concerned Citizens of Point Breeze Requests the Disposition of City property Deeds for a market-rate Landbank project be WITHDRAWAL/ CANCEL. This is the MOST EGREGIOUS, CITY LANDBANK POINT BREEZE PROJECT AGAINST ONE'S OWN COMMUNITY. Point Breeze Community continues to struggle financially from the pandemic as well as being bombarded with by-right market-rate developments from the private developers. The above city properties (unsolicited) development project appears to be HANDPICKED properties to strategically plant throughout the 19145 zip code, to jumpstart the market-rate real-estate market in these untouched Point Breeze areas below Tasker Street (Point Breeze South) where a large low and moderate income families still resides.

Our most vulnerable population continue to worry and struggle to stay in their homes and community. Your long-time constituents look to you to protect their neighborhoods from gentrification as your office has stated publicly using Councilmanic Prerogative over City land sales as indicated in the PlanPhilly article below. So, where is this Councilmanic Prerogative protection in the above project?

COUNCILMANIC PREROGATIVE - Councilperson has power over city land sales

In order for the Land Bank to sell any city-owned property, it must be approved by the councilmember in whose district the parcel is located (Inquirer Article) 4-29-2022 **Councilmanic prerogative makes city a bad landlord | Editorial**

FROM COUNCILMAN JOHNSON OFFICE QUOTE - **“Councilmanic prerogative is a tool we can use to protect neighborhoods from gentrification and from out-of- town developers who don’t know anything about the neighborhood,” said Mark Nevins, a campaign spokesperson for Johnson. “Removing council members from the conversation about how city-owned property is sold and developed would basically prevent local residents from having a say in the future of their neighborhoods.”** Excerpts from “Why Philadelphia’s councilmanic prerogative isn’t going away, By Ryan Briggs, May 16, 2019

Pew Charitable Trust Report - In council’s view, however, prerogative appropriately places power over projects involving land use in the hands of elected representatives of the communities that are most directly affected. District council members consider management of development projects to be one of their most basic and important responsibilities.

Exhibit C

By using prerogative, they say, they can stop or alter projects that are not good fits for neighborhoods, make quality developments even better, and, in some instances, secure funding for neighborhood organizations or initiatives. "Nobody knows a community better than the district council person that represents it," says City Council President Darrell L. Clarke. "It's just the simple reality." - <https://www.pewtrusts.org/en/research-and-analysis/reports/2015/07/philadelphias-councilmanic-prerogative-how-it-works-and-why-it-matters>

Did the Point Breeze local residents have a say in the future of their neighborhoods in the above Market-rate Landbank project as indicated in your staff quote? Where is your compassion and willingness to provide low-income, low-cost affordable homeownership for the Point Breeze majority Black community? Where are your concerns for the aggressive GENTRIFICATION in your homegrown community given the fact that your community struggles to stay in their community and had a real blow with the three recent large by right MARKET-RATE complexes in the middle of the Point Breeze Community.

apartments

-1420 Point Breeze Avenue Business District, 42 Market-rate

-1600Point Breeze Avenue, 57 Market-rate apartments

, - Smith School, 76 Market-rate apartments, 22 Luxury Townhouses \$700,000

FACT- All of the above byright developments could have been avoidable with neighbors' neighborhood preservation plan which Point Breeze has been denied since 2012 every time Concerned Citizens of Point Breeze presented to you Councilman Johnson.

This Market-rate Landbank project can be avoidable too with your Councilmanic Prerogative powers. There has been NO community meetings or mention from your office about this above Market Rate Landbank(City Properties) Project in the community, but it is obvious you and your office was well aware of the project based on your support as demonstrate in your Passed Resolution Bill 220391, May 12, 2022, which you introduce to approve the disposition sale of some of the city properties for Market-rate development.

CRITICAL NEED FOR LOW AFFORDABLE HOMEOWNERSHIP

Many Residents have expressed to CCPB, we have ENOUGH MARKET-RATE HOUSES IN POINT BREEZE!!

Councilman Johnson, we have asked to meet with you time after time to discuss city properties affordable housing needs and you do not have the decency to respond back, not even on City Council Letterhead. CCPB feel we have received discriminatory treatment based on the treatment you have given to RCOs and groups in white communities, i.e. Center City, Rittenhouse Square and Graduate Hospital area. We requested a meeting directly after the May 12th, 2022 resolution was passed and to date we have not heard back from your office.

Exhibit C

Point Breeze community residents, stakeholders, do not support the current plan for the 15 city properties to be disposed of for lower market-rate homeownership at 80ami (workforce development) and high market-rate at 120 ami. That was documented with 3 fully covered recent press conferences on development by local media. Point Breeze has had excessive disposition of city land at this level and at many community meetings, residents have stated that the workforce development housing price level is too expensive and **unsustainable long term** for low-income, low-wage households.

Point Breeze has a large segment of Black voters/constituents that are low and moderate income making less than \$15.00 per hour). These are the wages many local businesses are paying local employees. Low cost affordable homeownership (30 - 50ami) in Point Breeze is a **critical need** and nonexistence. This is a must in order to retain Black and Brown current and next generation. Their dream to own their own home is still a desire of many, but they need to have access to low-income, low-wage, low-cost affordable homeownership in order to achieve and maintain the American dream of homeownership and wealth building.

Due to the current housing state of Point Breeze high priced houses and rents, it is the responsibility of city and government officials (Landbank Board) to provide the range of mixed-income homeownership by subsidizing low-cost affordable homeownership. A Local community builder CCPB discuss building affordable houses in Point Breeze, has indicated they can with subsidize support provide homeownership for low-income, low cost homeownership.

Again, We Point Breeze stakeholders, residents, Concerned Citizens of Point Breeze ask Councilman Johnson to use your **Councilmanic Prerogative Powers to** withdraw/cancel the above Landbank Disposition Sale for Market-rate Development, meet with your community regarding city land use and stand with your community for affordable homeownership for low and moderate income families.

Thank you for your consideration in this matter.

cc: Mayor James Kenney
Council President Clark
Philadelphia City Council
Philadelphia Landbank
State Representative Jordan Harris
Point Breeze Civic Association
Point Breeze CDC, RCO
Church of the Redeemer
Tangie Dixon, Block Captain
Masjid Bin Baaz, Inc
Churches and Community Stakeholders

Media

Charles Ellison, Wurd Radio
PlanPhilly, Whyy
K. Vargas, NBC 10

Exhibit D



CITY OF PHILADELPHIA CITY COUNCIL

JAMIE R. GAUTHIER
ROOM 586, CITY HALL
Philadelphia, PA 19107
(215) 686-0460 or 0459
Fax 215-686-1929

COMMITTEES

Chair

Committee on Housing Neighborhood
Development and the Homeless

Vice Chair

Committee on Parks, Recreation, and
Cultural Affairs

Member

Committee on Public Property and
Public Work
Committee on Commerce and Economic
Development
Committee on Public Safety
Committee on Education
Committee on the Environment
Committee on People with Disabilities
and Special Needs
Committee on Children and Youth

September 13, 2022

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

Dear Chair Fadullon and Executive Director Rodriguez:

I am writing to express my support for the affordable homeownership application from WestNoMa Revitalization Group LLC being reviewed by the Land Bank Board of Directors at this month's meeting.

I am grateful for this proposal to create 7 price-capped 3BR or 4BR affordable homeownership opportunities within the 19104 zip code. Through meetings with my staff, this development team has demonstrated their focus on maximizing participation of MBE firms, employing a hyper-local West Philadelphia workforce, and proactively partnering with a housing counseling agency to ensure that the homes are sold to first-time homebuyers from the near community. This application was submitted before the City's Turn the Key initiative was actualized; I would encourage this development team, if approved, to pursue participating in Turn the Key to provide even deeper affordability. The fact that both co-developers are MBEs, one with roots in the 3rd District, is important to me as well, and something I hope we can further encourage as another way to ensure that equity and economic opportunity generated by new development fully benefits the community.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'J. Gauthier'.

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit E

RESOLUTION NO. 2022 – 30

**RESOLUTION AUTHORIZING CONVEYANCE OF
759, 761, 763, 773, 779 AND 783 PALLAS STREET AND 4041 CAMBRIDGE STREET
TO WEST NOMA REVITALIZATION GROUP LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 759, 761, 763, 773, 779 and 783 Pallas Street and 4041 Cambridge Street (collectively, the “**Property**”) to West NoMa Revitalization Group LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Eight and 00/100 Dollars (\$8.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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Exhibit F

From: [chinita bradshaw](#)

To: [Andrea Saah](#)

Subject: Homeownership units 3800 Camac St.

Date: Saturday, September 10, 2022 1:30:53 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.

I will request questions from our neighbors to send to you asap. I regret touching bases so late, however the signs were only on Camac St. so most people in the neighborhood never saw them. Thanking you in advance and look forward to hearing from you. Chinita Bradshaw, Lenise Miller and Wayne Walker, we are all Committee people and Block Captains in the 197th 43/23. We inform our neighbors about the neighborhood.

From: [chinita bradshaw](#)

To: [Andrea Saah](#)

Subject: 3800 Camac St.

Date: Monday, September 12, 2022 12:38:41 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.

Question 1-If and when this project takes place, will employment be offered to individuals that have skills to do the work. We have 10 individuals that have been OSHA 30 trained, so please let us know if it will be an opportunity for them to seek gainful employment. Question 2- Will anyone in the neighborhood be afforded the opportunity to move into these homes once they have been given the criteria for obtaining them?

Exhibit G

RESOLUTION NO. 2022 – 31

**RESOLUTION AUTHORIZING CONVEYANCE OF
3812, 3826, 3834, 3846 AND 3850 CAMAC STREET AND 3861 N. 13TH STREET
TO CAMAC COMMONS 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 3812, 3826, 3834, 3846 and 3850 Camac Street and 3861 N. 13th Street (collectively, the “**Property**”) to Camac Commons LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Fifteen Thousand and 00/100 Dollars (\$15,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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Exhibit H

From: [Dawn Sawyer](#)

To: [Andrea Saah](#)

Subject: Re: Conveyance by Philadelphia Land Bank of Lots in Brewerytown

Date: Thursday, August 4, 2022 3:42:37 PM

Good Afternoon Andrea,

I hope this message finds you well. My husband and I own the home at 1259 N. 30th Street, and we wanted to express our disapproval of the proposed conveyance of lots 1255 and 1257 N. 30th Street.

From a solely personal perspective, my husband and I have already expressed interest in purchasing the lot at 1257 30th Street, which we were greatly interested in converting to a side yard and would be willing to pay market price for.

Additionally, these two lots make up two of four empty lots on 30th Street in between our home and another home, and we believe that the best use of this space would be to convert it to a much needed park for the community. Brewerytown greatly needs additional green space, and these lots are perfect for a park. The lot is particularly suited for a park in light of the fact that there is a very large, beautiful tree in the middle of the space, which would have to be removed if a structure of any kind was built on any of the four lots.

We truly appreciate you taking the time to consider our position and would be happy to answer any questions you may have.

Sincerely,

Dawn & Cooper Sawyer

From: hirstpat@yahoo.com

To: [Andrea Saah](#)

Subject: 1269 N Dover street

Subject: 1269 N Dover street

Date: Friday, July 29, 2022 2:53:50 PM

Hello Ms. Saah,

I currently reside at 1269 N Dover street and have been taking care of the property next to me (1271 N Dover street) as a side yard since 3/2017. I have been trying see if the property was available for me to purchase since 2018 and have been told that the property wasn't available and that I would be notified if and when the property was available so that I could make a competitive offer based on the sale price per city contact Mr Jeremy Gradwohl. I was a bit flabberghasted to find that the lot is on the land bank list and I have not been notified that the lot is for sale as I have taken care of and used said side lot for over 5 years. I very much would like the opportunity to purchase the lot before it is absorbed/acquired/given to the Philadelphia Land Bank as I have taken care of and have used said lot for over 5 years. Once purchased I can then spend money on a new fence and fixing the overgrown sidewalk rather than just the lot inside the fence. I'm more than a bit confused as to how the lot could suddenly be up for sale after being repeatedly denied the opportunity living next door and taking care of the lot for so long. Thanks for your time.

Best,

Patrick Hirst

Exhibit H

From: [Sarah Shin](#)

To: [Andrea Saah](#)

Subject: Land bank brewerytown development

Date: Wednesday, August 3, 2022 1:18:05 PM

Good afternoon,

I am writing to express my concern over the vacant lots that are being developed for affordable housing in the Brewerytown neighborhood, as announced by PHDC. I am a homeowner on the 1300 block of Newkirk where one of these lots has become a community space. We hope to save it from development and either purchase it or turn it into a community garden.

Before August 2020, this lot was overrun with weeds, garbage, and debris, with more trash being dumped weekly. Though we attempted to find a way to purchase the land or have the city clean it up, it was unsuccessful. Wanting to invest in the neighborhood, a neighbor invested thousands of dollars in cleaning up the lot and turned a once unsanitary and unsafe space into a beautiful community garden. Those in my neighborhood enjoy sharing this space to gather, celebrate, and watch our children and pets play.

We hope to continue having access to this lot, as it adds value and charm to our community. I hope you will reconsider developing the land and either rezone it for community use or allow one of the neighbors to purchase it.

Thank you for your consideration.

Vacant lot: 1339 N. Newkirk St. Philadelphia, PA 19121

From: [Sam Yoon](#)

To: [Andrea Saah](#); [Darrell Clarke](#)

Subject: PLEASE SAVE THIS LOT

Date: Wednesday, August 3, 2022 1:24:30 PM

Hi Andrea / Darrell,

I live and am a homeowner at 1342 N Newkirk street, and I am writing to express my concern over the vacant lots that are being developed for affordable housing in the Brewerytown neighborhood, as announced by PHDC.

My request is quite simple - to save it from development and either purchase it or turn it into a community garden.

Just a bit of background / context. Before August 2020, this lot was overrun with weeds, garbage, and debris, with more trash being dumped weekly. Though we (neighbors of the block) attempted to find a way to purchase the land or have the city clean it up, it was unsuccessful. Wanting to invest in the neighborhood, my neighbor, Jill, who lives adjacent to the lot, invested THOUSANDS of dollars in cleaning up the lot and turned a once unsanitary and unsafe space into a beautiful community garden. Those in my neighborhood enjoy sharing this space to gather, celebrate, and watch our children and pets play.

We hope to continue having access to this lot, as it adds value and charm to our community. I hope you will reconsider developing the land and either rezone it for community use or allow one of the neighbors to purchase it.

Thank you for your consideration.

Vacant lot: 1339 N. Newkirk St. Philadelphia, PA 19121

Kind Regards,

Sam, Sarah (wife), and Cailee & Taylor (my daughters)

Exhibit H

Exhibit H

From: [Jillian Leonard](#)

To: [Andrea Saah](#)

Subject: PHDC Land Development in Brewerytown

Date: Wednesday, August 3, 2022 11:37:43 AM

Hello Andrea,

I am writing to express my concern over the vacant lots that are being developed for affordable housing in the Brewerytown neighborhood, as announced by PHDC. I am a homeowner in this neighborhood and live next door to one of these lots. I hope to purchase this lot from the city or save it from development and turn it into a community garden.

When I purchased my home in August 2020, this lot was overrun with weeds, garbage, and debris. Though I attempted to find a way to purchase the land or have the city clean it up, I was unsuccessful. Wanting to invest in my neighborhood, I invested thousands of dollars in cleaning up the lot and turned a once unsanitary and unsafe space into a beautiful community garden. Those in my neighborhood enjoy sharing this space to gather, celebrate, and watch our children and pets play.

We hope to continue having access to this lot, as it adds value and charm to our community. I hope you will reconsider developing the land and either rezone it for community use or allow me to purchase it.

In addition to the joy the vacant lot brings to the neighborhood, I'm also concerned about the damage this development could cause. Construction will disrupt the grading in the area, in turn causing more structural and flooding issues in the neighborhood. Flooding basements is already an issue for many homeowners on this block. This affordable housing project would be attached to my home. almost guaranteeing issues.

Please let me know what else I need to do and what you can do to stop this lot from being developed.

Vacant Lot: 1339 N. Newkirk St. My Address: 1337
N. Newkirk St.

Thank you for your consideration,
Jillian Leonard

From: [Madison LoPresti](#)

To: [Andrea Saah](#); [Darrell Clarke](#)

Subject: Land Bank Brewerytown Development

Date: Wednesday, August 3, 2022 12:10:16 PM

Hello,

I am writing to express my concern over the vacant lots that are being developed for affordable housing in the Brewerytown neighborhood, as announced by PHDC. I am a homeowner on the 1300 block of Newkirk where one of these lots has become a community space. We hope to save it from development and either purchase it or turn it into a community garden. Before August 2020, this lot was overrun with weeds, garbage, and debris, with more trash being dumped weekly. Though we attempted to find a way to purchase the land or have the city clean it up, it was unsuccessful. Wanting to invest in the neighborhood, a neighbor invested thousands of dollars in cleaning up the lot and turned a once unsanitary and unsafe space into a beautiful community garden. Those in my neighborhood enjoy sharing this space to gather, celebrate, and watch our children and pets play.

We hope to continue having access to this lot, as it adds value and charm to our community. I hope you will reconsider developing the land and either rezone it for community use or allow one of the neighbors to purchase it.

Thank you for your consideration.

Vacant lot: 1339 N. Newkirk St. Philadelphia, PA 19121
Best, Madison LoPresti

Exhibit H

From: [Patricia Reynolds](#)
To: [Darrell Clarke](#); [Andrea Saah](#)
Subject: Vacant lot: 1339 N. Newkirk St. Philadelphia, PA 19121
Date: Wednesday, August 3, 2022 12:17:04 PM

Dear Philadelphia Council Members,

I am writing to express my concern over the vacant lots that are being developed for affordable housing in the Brewerytown neighborhood, as announced by PHDC. I am a homeowner on the 1300 block of Newkirk where one of these lots has become a community space. We hope to save it from development and either purchase it or turn it into a community garden.

Before August 2020, this lot was overrun with weeds, garbage, and debris, with more trash being dumped weekly. Though we attempted to find a way to purchase the land or have the city clean it up, it was unsuccessful. Wanting to invest in the neighborhood, a neighbor invested thousands of dollars in cleaning up the lot and turned a once unsanitary and unsafe space into a beautiful community garden. Those in my neighborhood enjoy sharing this space to gather, celebrate, and watch our children and pets play.

We hope to continue having access to this lot, as it adds value and charm to our community. I hope you will reconsider developing the land and either rezone it for community use or allow one of the neighbors to purchase it.

Thank you for your consideration.
Kind regards, Patricia Reynolds
1345 N. Newkirk St.

From: [Kyle Crichton](#)
To: [Andrea Saah](#); [Darrell Clarke](#)
Subject: Philadelphia Land Bank Brewerytown Development
Date: Wednesday, August 3, 2022 11:30:01 AM

Dear Andrea Saah and Councilman Clarke,

I am writing to express my concern over the vacant lots that are being developed for affordable housing in the Brewerytown neighborhood, as announced by PHDC. I am a homeowner on the 1300 block of Newkirk St. where one of these lots has become a community space. We hope to save it from development and either purchase it or turn it into a community garden.

Before August 2020, this lot was overrun with weeds, garbage, and debris, with more trash being dumped weekly. Though we attempted to find a way to purchase the land or have the city clean it up, it was unsuccessful. Wanting to invest in the neighborhood, a neighbor invested thousands of dollars in cleaning up the lot and turned a once unsanitary and unsafe space into a beautiful community garden and safe space. Those in my neighborhood enjoy sharing this space to gather, celebrate, and watch our children and pets play.

We hope to continue having access to this lot, as it adds value and charm to our community. I hope you will reconsider developing the land and either rezone it for community use or allow one of the neighbors to purchase it.

I would also like to add that I do plan on voicing this concern at the planned meeting on August 9th via zoom.

Thank you for your time and consideration.

Vacant lot: 1339 N. Newkirk St. Philadelphia, PA 19121
- Kyle Crichton

Exhibit H

From: [Desiree Outlaw](#)

To: [Andrea Saah](#)

Subject: 1339 N. Newkirk St., 1271 N. Dover St., 1304 N 29th St., 3000 W. Oxford St.

Date: Monday, September 12, 2022 12:52:51 PM

My name is Desiree Outlaw, I am sending this message because these properties I have sweat equity in them and I lived in this community for over 30 years and I am interested in these lots. I a community interest in them and they should be granted to me. Thanks

From: [C Peraria](#)

To: [Andrea Saah](#)

Subject: 9/13 meeting, 1400 N Myrtlewood block, item V. B

Date: Thursday, September 8, 2022 8:03:05 AM

Item V. B:

Questions for the buyers of 1400 N Myrtlewood lots:

- 1) Are there any guarantees these homes will not be used as AirBnBs or rented/subleased to several people? We already have an AirBnB issue on our block.
- 2) What is the contractor's procedure for building next to an existing home? Do they underpin foundations/mitigate settlement?
- 3) What does the contractor's insurance cover as far as damage to adjoining properties?
- 4) If we have an issue such as damage to our property, excessive trash, excessive noise, unsafe conditions, etc. who do we contact about it and is there a procedure?
- 5) Will we be properly notified about road closures/parking and will these closures exceed past a work day?
- 6) When approximately will work be starting?

Thank you.

Sincerely,

C. Peraria and M. M

1422 N Myrtlewood

From: [Claire LeGuen](#)

To: [Andrea Saah](#)

Subject: Brewerytown Green Spaces

Date: Monday, August 8, 2022 12:55:23 PM

Hello,

I am e-mailing in regard to one to the empty lots on 1443 N Myrtlewood Street that I am maintaining as a garden. I have e-mailed the Philadelphia Landbank multiple times as well as the Philadelphia Horticultural society to try to establish this lot as a garden but have not gotten any response.

Many of the lots are unkempt and are perfect for repurposing for affordable housing, but lots that are being maintained as green spaces should be encouraged and protected. How can these lots be preserved? Many e-mails and attempts at contact to the city to advocate for these spaces go ignored or unanswered. **What steps can be taken to preserve these green spaces?** There surely are plenty of vacant, unmaintained lots that should be prioritized for use as housing, while other spaces that are being used as green spaces and maintained should be preserved.

Best,

Claire Le Guen

Exhibit H

From: [Bethany Lipa](#)
To: [Andrea Saah](#)
Subject: Side yard application 1454 N Myrtlewood Street
Date: Monday, August 1, 2022 5:53:09 PM

Hello Mrs. Saah,

Thank you for posting a paper notice of the upcoming Philadelphia Land Bank board of directors' meeting on August 9th. I reviewed the online agenda as well as the 2019 strategic plan and performance report. I had recently completed and submitted a side yard application for 1454 N Myrtlewood Street. There is approximately 20 tons of debris on the property (cement pieces, trash, weeds and vines). My hope was to restore and maintain greenspace on this small plot of land adjacent to my property. I also plan to replace the existing sidewalk that is currently damaged. There is almost no adequately maintained green space on this section of N Myrtlewood. Is there already a contract in place with Frankel Enterprises, Inc? It would be unfortunate to lose this green space. I'm willing to restore and maintain it.

Thank you in advance
Bethany Lipa, MD

From: Spencer Luboff <luboff827@gmail.com>
Sent: Sunday, July 31, 2022 6:53 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: PHDC land management - Dover st

Hi Andrea,

I noticed the sign posted below on my block earlier today. I'm all for this building project. The fewer empty lots and abandoned homes the better! If I can do anything to help this project get approved please let me know. My wife and I are committed to brewerytown and hope to one day see the 1200 block of north Dover complete with houses again!

Thanks Spencer

Spencer Luboff



Exhibit H

From: [Nicolas Novy](#)

To: [Andrea Saah](#)

Subject: Philadelphia Land Bank August 9, 2022 Board Meeting

Date: Sunday, August 7, 2022 10:36:56 PM

Attachments: [Letter to City re 1500 N Hollywood Street \(Aug. 7, 2022\).pdf](#)

Ms. Saah,

Attached please find my letter comment with respect to 1500 N Hollywood St., one of the lots associated with the land conveyance and Board Meeting on August 9th.

My name, number, and contact information can be found below. The agenda item that the attached letter is relevant to is Agenda Item V.6.

Please don't hesitate to reach out if you have questions or would like to discuss prior to the meeting.

Thanks,

Nicolas A. Novy

August 7, 2022

Nicolas A. Novy

Direct Phone 610-256-7991
nicolas.a.novy@gmail.com

andrea.saah@phdc.phila.gov

Re: PHILADELPHIA LAND BANK BOARD OF DIRECTORS' MEETING (Aug. 9, 2022)

Dear Ms. Saah,

I write to express my interest in 1500 N Hollywood Street, Philadelphia PA (the "Property"). I understand that the City plans to convey it to FE Myrtlewood LLC for the purpose of building affordable housing on that lot, along with 66 other lots. I have no objection to the conveyance of the other 66 lots for this purpose, and I'm happy to see the City plans to build so much affordable housing in this area.

I live at 1502 N Hollywood Street, and purchased that property in the fall of 2019. For nearly three years, my fiancé and I have maintained the 1500 N Hollywood Street Property for public use. We regularly pick up trash on the Property and have purchased and maintained a trash can on the side of the Property. We created and maintain a garden on the side of the Property, adjacent to our own house. In that garden, we have grown flowers, fruit, and vegetables over the years, including roses, lilies, peonies, marigolds, cherry tomatoes, and jalapenos, which we have shared with our neighbors. Most recently, we purchased a weed whacker for the sole purpose of maintaining the Property. We also have installed solar lights on both sides of the Property, to increase visibility and safety in the neighborhood at night. See [Exhibit A](#).

In addition, we have encouraged community use of the Property for those neighbors that have dogs, and installed two "Please Clean Up After Your Pet" signs on the Property towards that end. This is especially important because the nearest park—30th and Jefferson Street Park—actually does not permit dogs on its premises. One of our neighbors, Mr. Kirchoff, was kind enough to state the same in an email in support of this application. See [Exhibit B](#).

We have maintained the Property for nearly three years for the benefit of the community and our neighbors, and we would like the opportunity to continue to do so in lieu of construction on that lot. There are also practical concerns with building on 1500 N Hollywood. The lot itself is not even, and roughly one-third of the lot drops off about 3-4 feet. If construction was to remove several feet of land on the remaining two-thirds of the Property to even the plot, it's possible the structural integrity of our current house (1502 N Hollywood St) would be compromised and damage could occur. In the latest Board Materials,¹ the proposed conveyance does not include a picture of the Property.

¹ <https://secureservercdn.net/45.40.152.202/k05.f3c.myftpupload.com/wp-content/uploads/PLBAgendas/2022/PLB-Board-Package-PART-2-Aug-9-2022-rev.pdf>

Exhibit H

From: [Jonathan Shover](#)
To: [Andrea Saah](#)
Cc: [Raquel Redmond](#); Mlcassera@gmail.com; [Zachary Phillips](#); [Sarah Smoker](#); [Phil Smoker](#)
Subject: Notice for 1446 N. Dover St.
Date: Friday, August 5, 2022 10:28:07 AM
Attachments: [1446 N. Dover St Letter.pdf](#)

Andrea Saah,

As neighbors to one of the parcels included in the upcoming conveyance of land in Brewertown, we wanted to share the letter attached regarding 1446 N. Dover St.

Thanks in advance for your time and consideration. We are all cc'd to this email and have listed phone numbers below. We're invested in helping our community grow and would be happy to connect and discuss further ideas for how to maintain and transform this parcel.

Thank you,

Jonathan Shover (717-395-1527)
Raquel Shover (443-845-6021)
Marissa Cassera (732-865-4583) Zachary Phillips
Sarah Smoker (267-408-2200)
Phil Smoker (267-408-2188)

From: [Jonathan Shover](#)
To: [Andrea Saah](#)
Cc: [Raquel Redmond](#); Mlcassera@gmail.com; [Zachary Phillips](#); [Sarah Smoker](#); [Phil Smoker](#)
Subject: Re: Notice for 1446 N. Dover St.
Date: Monday, August 8, 2022 4:58:34 PM
Attachments: [image001.png](#)

Hi Andrea,

Thank you for your quick reply and for sharing our letter and photos with the board. A few of us plan to attend the meeting tomorrow. I may be running a little late due to a doctor's appointment but will do my best to join on time.

We definitely understand the importance of affordable housing and it does make sense why we were unable to purchase the property as a side yard or garden with it grouped in with these other parcels as part of that initiative. Our argument for removing 1446 N Dover St from this proposal is not that green space is more important than affordable housing but simply that both are achievable and it does not appear that preserving or creating green space was considered.

With more than 70+ parcels being proposed, we argue that by removing only a few of them that 1) have been being actively cleaned and maintained without any help from the city, and 2) have neighbors willing and able to make the investments to continue enhancing the property can only benefit both existing and future residents of our community.

We know PHDC sees the benefits in green spaces because of the existing garden initiatives you have. The majority of these parcels have been neglected and not maintained by the city or neighbors - revitalizing them into affordable housing makes all the sense in the world and takes nothing beneficial away from the community. This parcel however is not one of those.

Thanks again,

Neighbors of 1446 N. Dover St

Exhibit H

August 5, 2022
Andrea Imredy Saah, Senior Counsel 1234
Market St, 16th Floor Philadelphia, PA
19107

Andrea Imredy Saah,
We are contacting you regarding the parcel located at 1446 N. Dover St, after reviewing the notice that was posted on July 30. First, we are all excited to hear that many of the vacant parcels in Brewerytown will be put to good use for affordable housing.

That said and considering there are more than 70 parcels included on this notice, we are formally requesting that you remove 1446 N. Dover St from this proposal.

The two homes bordering this parcel are new construction homes recently completed in 2020. When we moved in, 1446 was being used as a dump by contractors working on nearby homes – see photo attached. After it was reported with no response, it continued to get worse, so we decided to clean up the debris on our own.

Since then, we have all contributed time towards installing a temporary fence, picking up trash and landscaping with the goal of creating a communal green space. The only reason we have not invested more towards completing this project is because after inquiring with PHDC about the side/rear yard or garden programs, we were informed this parcel may be sold.

We believe that adding a garden and green space to this parcel is not only beneficial to us bordering homeowners but also to the rest of the neighbors on our block where green spaces are lacking. A green space can be more impactful to our community than another home across the street from where several homes owned by PHA are sitting vacant.

There is only one other parcel that is currently being maintained as green space on our block, which is also listed on this notice (1443 N. Dover St.). The majority of parcels listed in this proposal have been completely neglected and we'd like to see those repurposed before the maintained parcels that are benefiting the community are sold.

Thank you for your time and consideration and we look forward to hearing from you.

Sincerely,

Jonathan Shover

Marissa Cassera

Phil Smoker

Raquel Shover

Zachary Phillips

Sarah Smoker

1444 N. Dover St

1448 N. Dover St

1441 N. 29th St.

Exhibit H



Exhibit H

From: [Andrew Campbell](#)

To: [Andrea Saah](#)

Subject: Re: Land bank conveyance 1500 block of North 28TH Street

Date: Monday, August 8, 2022 5:05:59 PM

Thanks Andrea,

I registered and will comment on the importance of green spaces in our neighborhood.

I understand that the land bank has priorities and that our block's hope for the lots might not have been aligned but it would have been nice to get a response to the expression of interest, even if it was a denial.

My best hope going forward with this RFP is that the developers are required to plant street trees on a portion of the properties conveyed. Brewerytown has been identified as being a heat island due to a lack of tree coverage and even a third of these lots having trees planted would be a big help.

Andrew

From: [Andrew Campbell](#)

To: [Andrea Saah](#)

Subject: Land bank conveyance 1500 block of North 28TH Street

Date: Sunday, July 31, 2022 2:19:50 PM

Hi Andrea,

I saw a notice regarding land bank conveyance plans across the street from my home. It references dozens of lots including several on my block of North 28th Street. While I am happy they will no longer be vacant lots, I am disappointed they appear to be going to the same developer.

The residents of this block were hoping to put a community garden on two of these lots and have submitted applications to do so in the past. Due to changing requirements and limited resources, we have been unable to fulfill this dream.

Please consider community gardening as part of this plan. Either as something the developer can help with to contribute to the community or exclude some lots from the sale and allow residents to build up a community garden.

The garden would benefit both existing residents and the future residents of the housing to be developed.

Sincerely,

Andrew Campbell

Exhibit H

From: [Redhwan Chowdhury](#)
To: [Andrea Saah](#)
Subject: Land conveyance in brewerytown
Date: Monday, August 8, 2022 12:58:49 PM

Andrea, as a community member In brewerytown. I am very much against the low income housing proposal for the empty lots. These lots being constructed will lead to much overcrowding and sanitation issues. Home owners that own low Income housing in this area already struggle maintaining their units and dumping trash. This has led to overgrown weeds, trash dumped on almost every side walk and rat infestation. The empty lots are also used by kids to play and be local to their families. By removing this it eliminates those areas and just leads to most people and more issues.

Thanks
Redhwan

From: [Samantha Fisher](#)
To: [Andrea Saah](#)
Cc: [Josiah Kuiper](#); [Kareem Groomes](#)
Subject: Re: Notice for 1511 N Myrtlewood St.
Date: Monday, August 8, 2022 8:44:36 AM

Dear Andrea Saah,

I wanted to follow up my previous email with an update. As of this morning, our petition now has 149 signatures. You can view the petition here:
<https://chng.it/qQsLgCSfZQ>

Also, I would like to include 1339 N Newkirk St in the list of properties to consider removing from the proposal.

Thank you for your time and consideration, Samantha Kuiper

On Fri, Aug 5, 2022 at 9:58 PM Samantha Fisher <fishersb22@gmail.com> wrote: Dear Andrea Saah,

As neighbors to one of the parcels included in the upcoming conveyance of land in Brewerytown, we wanted to share the attached letter regarding 1511 N Myrtlewood St.

Thank you in advance for your time and consideration. I have cc'd Kareem Groomes from Darrell Clarke's office to this email as well, as I understand they also have some say in what happens to these properties.

We are invested in our community and would be happy to discuss further ways to see our community grow and thrive.

Thank you again for your time and consideration in this matter.

Samantha Kuiper
Josiah Kuiper

Exhibit H

August 5th, 2022

Philadelphia Land Bank
Attention: Andrea Imredy Saah, Senior Counsel
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Dear Andrea Imredy Saah,

We are reaching out to you on behalf of the proposed conveyance of various properties in Brewerytown that was posted on July 30th. While we are hopeful that many of these lots will be cleaned up and turned into affordable housing for others to live in and improve our community with their presence, we are formally requesting that you remove 1511 N Myrtlewood from this proposal.

While we value affordable housing as an important initiative in our community, we also feel that preserving and maintaining some green spaces is equally important to building an equitable community. Shared green spaces promote community, improve air quality and health, and support mental health. Brewerytown is not a neighborhood with many well-kept parks or playgrounds, so many of our neighbors (including us) have taken it upon themselves to spend time and energy cleaning up these abandoned lots to create green spaces in a community that is sorely lacking this necessity.

Additionally, when looking at the "Turn the Key" initiative that the sale of these lots would fall under, the data does not seem equitable. Maximum sales price for the units is \$280,000 and the income scales are up to \$73,780 for an individual and \$105,400 for a family of four. When we consider the data from the 2020 census for Brewerytown, the median household income is just \$27,262 (median household income for white households is ~\$84,000 and median household income for black families is ~\$19,800). The discrepancy between the neighborhood demographic data and the price of the housing begs the question: does the "Turn the Key" initiative promote equitable development, or promote gentrification and displacement?

That being said, we are requesting that the handful of lots that have been well-kept green spaces for our community be removed from this conveyance and allowed to remain community green spaces. Shared green spaces promote equity, serving as a resource for the entire community. We would also love to see the remaining lots be turned into affordable housing that considers the needs of the community they are being built in and for and creates equitable housing for the current community.

In regards to the parcel 1511 N Myrtlewood St, it has been cleaned up and maintained as a green space and garden that is shared among many neighbors and community members by us, the owners of 1509 N Myrtlewood St. When we moved into the neighboring house 2 ½ years ago, 1511 N Myrtlewood was being used as a dumping ground for contractors of nearby houses. It was filled with trash, concrete, old bricks, and debris. After reporting this to the city with no

Exhibit H

response, we decided to clean it up on our own and invest our time, energy, and money into the property to improve our block and standard of living. Since then, we have removed all trash and debris, planted grass, built raised bed gardens, and put up a partial fence to protect it from trash and dumping. (Please see attached photos). We have contacted the landbank on a variety of occasions with inquiries about how to legally own and maintain this property. Each time we were told that it was either not in the landbank or not able to be sold.

We believe that adding a garden and green space to this proposal is not only beneficial to the bordering homeowners but also to the rest of the neighbors on our block where green spaces are lacking. A green space can be more impactful to our community than another home in an area where several homes owned by PHA are sitting vacant.

We have discussed this issue at length with our neighbors and Brewerytown community. The community would be happy to see the majority of the parcels listed in the notice from July 30th repurposed and taken care of. However, the community also feels strongly that the few plots of land that are actively being taken care of as green spaces should be removed from this conveyance. As much as our neighborhood needs a truly equitable form of affordable housing, our neighborhood also needs some preserved and cared for green spaces. Both are important, and both are wanted by our Brewerytown community.

A petition has been created on change.org - <https://chnng.it/Rt8xQcLdpX>

This petition is to specifically remove 1511 N Myrtlewood St from the proposal so that it may remain a green space for our community. Since we have been taking care of 1511 N Myrtlewood, we can speak for its current state and use. However, the signatures and sentiment behind the petition would also include any lots actively being used as green spaces in our neighborhood. As we understand it, this would include 1443 N Dover St, 1446 N Dover St, and 1225 N 29th St. There may be a handful of other properties being maintained as green space, but these 4 are the properties that have been brought to our attention. Of the over 70 properties listed, we feel it is not too much to ask to remove 4.

You can click the link above and see the signatures of our neighbors who agree with these comments and would like to see these properties removed from the proposal. At the moment, the number is 122 neighbors and counting who have signed this petition.

The names of those who have shown their support of these green spaces via <https://chnng.it/Rt8xQcLdpX> are signed below as well.

Thank you for your time and consideration, and we look forward to hearing from you soon.

Sincerely,

Samantha Kuiper
Josiah Kuiper
1509 N Myrtlewood St

Exhibit H

1511 N Myrtlewood St Before -



1511 N Myrtlewood St After -



Exhibit H



Exhibit H

Josiah Kuiper	Philadelphia	PA	19121	Kate Seethaler	Philadelphia	PA	19121
Chad Eason	Philadelphia	PA	19121				
Jay Giller	Philadelphia	PA	19121	Alison Crovetti	Bala	PA	19004
					Cynwyd		
Rebekah Eberhart	Philadelphia	PA	19121	Maryn Gemgnani	Bala	PA	19004
					Cynwyd		
Samantha Kuiper	Philadelphia	PA	19121	Liz Valenta	philadelphia	PA	19130
				Joe Sills	Philadelphia	PA	19121
Krystal Eason	Philadelphia	PA	19121	Eric Burrows-Stone	Philadelphia	PA	19121
Katie	Philadelphia	PA	19121				
Burrows-Stone				Elizabeth June Bergman	Philadelphia	PA	
Nina Rosen	Philadelphia	PA	19120				
Vanessa Sigmans	Lansdale	PA	19446	Michael Sims	Philadelphia	PA	19130
				Sarah Smoker	Philadelphia	PA	19134
Libby Davis	Philadelphia	PA	19121	Ana Torres	Philadelphia	PA	19120
Christine Abshire	Philadelphia	PA	19130	Aaron Meeker	Philadelphia	PA	19130
Meghan Stephens	Philadelphia	PA	19121	Caleb Stiltzfus	Philadelphia	PA	19132
Thomas rockett	Philadelphia	PA	19121	Leah Baker	Ambler	PA	19002
				John Kavanagh	Philadelphia	PA	19104
Rena Stach	Philadelphia	PA	19131				
Jessica Huang	Philadelphia	PA	19103	Cara Williams	Philadelphia	PA	19121
Everett Reiss	Philadelphia	PA	19130				
Liz Bleacher	Philadelphia	PA	19130	Emerald Spivey	Philadelphia	PA	19103
Dan Sigmans	Lansdale	PA	19446	Genesis Vargas	Coatesville	PA	19320
Katelin	Philadelphia	PA	19143	Phillip Taylor	Philadelphia	PA	19128
Conde-Rodriguez				Dave Courtney	Philadelphia	PA	19103

Exhibit H

<i>Lara Bernard</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19103</i>	<i>Lindsey Allumbaugh</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>Raymond Porter</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19128</i>	<i>Jacques Singer</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>Karen Mitchell</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19103</i>	<i>Shaun Cerborino</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>
<i>Joseph D'Ascenzo</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19103</i>	<i>David Cormode</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>
<i>Brian Weatherspoon</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19128</i>	<i>Cooper Sawyer</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19128</i>
<i>Anne Marie Crosby</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19107</i>	<i>Dawn Sawyer</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19125</i>
<i>Sarah Shin</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>	<i>Pablo Sasso</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>Anastasia Schwab</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>	<i>Patrick Hirst</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19128</i>
<i>Colleen Eshleman</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>	<i>Sarah Smoker</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19120</i>
<i>Jeff Eshleman</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19141</i>	<i>Amanda Bock</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19120</i>
<i>Kevin Kan</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>	<i>Pat Rounds</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>Mauri Rapp</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>	<i>Randi Tate</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19134</i>
<i>Scott Crosby</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>	<i>Elizabeth Lawler</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19128</i>
<i>Tammy Sugden</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19144</i>	<i>Jillian Leonard</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>Beth Friedman</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>	<i>Kyle Crichton</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>Jazzmen Cuevas</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19124</i>	<i>Shonda McClain</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>
<i>William Cuevas</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19137</i>				
<i>Sarah Bush</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19130</i>				
<i>Andrew Dane</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>				
<i>Sasha Rose</i>	<i>Philadelphia</i>	<i>PA</i>	<i>19121</i>				

Exhibit H



At 200 signatures, this petition is more likely to be featured in recommendations!



Protect Our Green Spaces

155 have signed. Let's get to 200!



At 200 signatures, this petition is more likely to be featured in recommendations!



Samantha Kuiper signed this petition



[Josiah Kuiper](#) started this petition to City Council President Darrell Clarke and [3 others](#)

There is a motion to convert many properties now used as community gardens, green spaces, and community spaces in Brewerytown into new "affordable" housing. While affordable housing is important, so are these shared green & community spaces. Green spaces (among many other benefits) improve air quality, provide educational opportunities, and improve mental health. Furthermore, the "affordable" housing options being proposed are very close

Sign this petition

Exhibit H



At 200 signatures, this petition is more likely to be featured in recommendations!



Start a petition of your own

This petition starter stood up and took action. Will you do the same?

Updates

100 supporters

3 days ago

Josiah Kuiper started this petition

1 week ago

Reasons for signing



Kendra Housel · 15 hours ago

For a city to thrive it has to work for the good of its people, which includes allowing them to have a legitimate say in the way the city grows. If they are maintaining the greenspace and bettering their community, their efforts should be recognized and respected.

♡ 1 · Report



Joshua Fisher · 18 hours ago

The proposed housing will not be good for the community that lives there.

♡ 1 · Report



Falcon Knight · 2 days ago

Sign this petition

Exhibit H



At 200 signatures, this petition is more likely to be featured in recommendations!



Marcine McBride · 3 days ago

Too many people and too much housing is destroying the ambiance of people's neighborhoods, destroying the environment, and driving wildlife to extinction. It's creating more air pollution, light and noise pollution, soil and wastewater pollution, traffic congestion, heat, and garbage. The people already living here have the rights ... [Read more](#)

♡ 1 · Report



Mauri Rapp · 4 days ago

Fix current housing and make it affordable instead of allowing developers to knock it down and put up more lofts! Let this community keep its spirit. Brewerytown doesn't need to be another Northern Liberties!

♡ 1 · Report



Maryn Gemgnani · 5 days ago

Keep the green spaces, fix the homes that already exist!

♡ 1 · Report



Rena Stach · 6 days ago

I believe in green space!

♡ 1 · Report



Rena Stach · 6 days ago

I believe in green space!

♡ 1 · Report

[Sign this petition](#)

Exhibit H



At 200 signatures, this petition is more likely to be featured in recommendations!



Kendra Housel · 15 hours ago

For a city to thrive it has to work for the good of its people, which includes allowing them to have a legitimate say in the way the city grows. If they are maintaining the greenspace and bettering their community, their efforts should be recognized and respected.

♡ · Report

View all reasons for signing



[Report a policy violation](#)

Petitions promoted by other Change.org users

Sign this petition

Exhibit H

From: [paromeeta basuthakur](#)

To: [Andrea Saah](#)

Subject: Housing in Brewerytown

Date: Monday, August 8, 2022 1:02:10 PM

Hello Andrea,

I have noticed your signs about the new housing plans proposed in Brewerytown. Unfortunately I am against the proposed plans. The neighborhood is already extremely packed and barely has space for parking but also is extremely unkept. The sidewalks are broken and trash is everywhere, with the new construction and overflow of housing this will only get worse. Please understand this is an inconvenience

. Thank you for your understanding and have a great day.

-Paro

--

Love and Joy, Paromeeta BasuThakur

If you always do what interests you most, then one person will be satisfied/ pleased, and that would be yourself <3

"Some people dream of winning the big race, while others stay awake and practice at it."

From: [Shaun Cerborino](#)

To: [Andrea Saah](#)

Subject: Brewerytown Land Bank Proposal

Date: Friday, July 29, 2022 1:43:28 PM

Hello!

I am a resident in the area and want to comment and inquire about this.

1) What will be the definition of affordable? What is the metric being used here? Will it be based on the average rent/ownership in the neighborhood now? Will it be based on the # from some years back when development started booming in the area causing people to move? Or something else?

2) My assumption is that all the addresses listed are vacant lots. If a neighbor directly adjacent (side or back) is caring for the lot, will they be contacted and offered the lot as an official side/back yard? Or will it simply be taken from them? If multiple neighbors are caring for a lot (or cluster of lots) will the Land Bank make contact with them first to ensure that have the opportunity for input.

Overall though, I am happy to see development of affordable housing being put forward because I believe economically diverse areas are helpful.

Thank you,
Shaun

Exhibit H

From: [H.](#)
To: [Andrea Saah](#)
Subject: Public Comment, PHDC 8/9/2022
Date: Saturday, August 6, 2022 10:46:25 PM

Ms. Saah,

Below is my public comment for the PHDC meeting on 8/9/2022.

- 1) Helen Holmes
- 2) Part V.: Property Dispositions, A6 (69 lot conveyance in Brewerytown)
- 3) As a resident in Brewerytown, I'm excited to see unused lots turned into affordable housing. I have two questions about the project:

- The neighborhood desperately needs more green space and tree canopy. What commitments is the developer making toward improving tree canopy and green space access in Brewerytown as these lots turn into housing?
- Will the sale price(s) of these lots cover the lost tax dollars from tax abatements on new construction for the city?

Best,
Helen Holmes

From: [Lydia Ali](#)
To: [Andrea Saah](#)
Subject: Comments of proposed conveyance - consideration to me made 8/9/2022
Date: Monday, August 8, 2022 10:42:41 AM

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

Andrea,

Received the notice pictured below. A good portion of the sites proposed are areas that bring gardening reprieve and other sites of recreation to my neighbors. I.e. are there extended yards or other welcome green space in my neighborhood. I do not agree with the sites that have been selected and would like for new sites to be selected. I have also been trying to get a hold of the city for one site in question for years to purchase as my garden with it being adjacent to my property with no return communications. This process is disheartening and I hope the city finds other sites for the proposed housing.

Lastly, believe more details are needed. Would also appreciate further details on the affordable ownership units and what the prerequisites and qualifiers are for the units.



Exhibit H

From: [Mason Lehman](#)

To: [Andrea Saah](#)

Cc: [Kira Lehman](#)

Subject: PLB Board Meeting Aug. 9, 2022 - Questions and Comments

Date: Monday, August 8, 2022 12:59:29 PM

Hello Andrea,

My name is Mason Lehman and this email contains questions/comments for the August 9th PLB Board Meeting.

Name, Address, and Contact Information

Mason and Kira Lehman - Local Residents and Neighboring Property Owners 1316 N Dover St, Philadelphia, PA 19121

Relevant Agenda Item

The following questions are in regards to agenda item V.A.6 (disposition of 69 properties to FE Myrtlewood LLC) of the August 9th, 2022 PLB Board Meeting.

Question and Comments

- 1) What is the 100% AMI threshold?
- 2) Will there be any other restrictions or limitations on the potential buyers? How long will the ownership restriction be in place?
- 3) Are there any entitlements included in the proposed sale? (zoning, use, etc)
- 4) Are the proposed plans (dimensions, materials, etc.) a requirement as part of the transaction?
- 5) Will more detailed construction plans be available for comment or review prior to construction starting?
- 6) What is the schedule for development?
- 7) Will the construction impact my adjacent property?
 - How deep is the planned basement and foundation construction?
 - What is the proposed construction type? (cast-in-place concrete foundation? wood framing?)
 - Will the excavation require underpinning of my adjacent house?
 - How will water management be handled while my foundation wall is exposed during construction?

We want this transaction to result in homeowners who are invested in the safety, cleanliness, and care of the Brewertown neighborhood. We want to see houses that are constructed in a safe and professional manner that will not have any adverse consequences on our adjacent house. We also want to see houses that match the content of the existing block in respect to scale, materials, and construction quality.

Thanks,

Mason Lehman

1316 N. Dover Street

Exhibit I

RESOLUTION AUTHORIZING CONVEYANCE OF

1309, 1324, 1347, 1348, 1410, 1412, 1421, 1424, 1427, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463, 1512, 1516, 1519 AND 1534 N. MYRTLEWOOD STREET; 1330, 1458, 1460 AND 1500 N. HOLLYWOOD STREET; 1218, 1511, 1513, 1521, 1523, 1525 AND 1537 N. 28TH STREET; 1253, 1257, 1402, 1457, 1648 AND 1652 N. 30TH STREET; 2713 AND 2922 W. THOMPSON STREET; 1240, 1265, 1271, 1304, 1318 AND 1446 N. DOVER STREET; 1330, 1332, 1334 AND 1336 N. MARSTON STREET; 1339, 1416, 1446, 1455 AND 1632 N. NEWKIRK STREET; 3000 W. OXFORD STREET; AND 2815 JEFFERSON STREET TO FE MYRTLEWOOD 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 1309, 1324, 1347, 1348, 1410, 1412, 1421, 1424, 1427, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463, 1512, 1516, 1519 and 1534 N. Myrtlewood Street; 1330, 1458, 1460 and 1500 N. Hollywood Street; 1218, 1511, 1513, 1521, 1523, 1525 and 1537 N. 28th Street; 1253, 1257, 1402, 1457, 1648 and 1652 N. 30th Street; 2713 and 2922 W. Thompson Street; 1240, 1265, 1271, 1304, 1318 and 1446 N. Dover Street; 1330, 1332, 1334 and 1336 N. Marston Street; 1339, 1416, 1446, 1455 and 1632 N. Newkirk Street; 3000 W. Oxford Street; and 2815 Jefferson Street (collectively, the “Property”) to FE Myrtlewood LLC (the “Purchaser”) for the construction of sixty-one (61) single-family affordable homeownership units.

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 Sixty-One and 00/100 Dollars (\$61.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.

Exhibit J

RESOLUTION NO. 2022 – 33

RESOLUTION AUTHORIZING CONVEYANCE OF 2317 RIDGE AVENUE TO THE STASH SPOT, L.L.C.

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 2317 Ridge Avenue (the “Property”) to The Stash Spot, L.L.C., a nonprofit organization under Pennsylvania law (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 Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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Exhibit K

RESOLUTION NO. 2022 – 34

**RESOLUTION AUTHORIZING CONVEYANCE OF
1952 S. REDFIELD STREET TO
LEANDER C. BERRY, SR.**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1952 S. Redfield Street (the “**Property**”) to Leander C. Berry, Sr. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage of Twenty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$24,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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Exhibit L

RESOLUTION NO. 2022 – 35

**RESOLUTION AUTHORIZING CONVEYANCE OF
525 W. NORRIS STREET TO
COURTNEY NIX-DEMURO AND & CHRISTOPHER A. DEMURO**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 525 W. Norris Street (the “**Property**”) to Courtney Nix-DeMuro and Christopher A. DeMuro (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage of Seventy-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$74,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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Exhibit M

RESOLUTION NO. 2022 – 36

RESOLUTION AUTHORIZING CONVEYANCE OF 2214 N. ORKNEY STREET TO MD GOLAM MOSTAFA AND SHARMIN AKTER

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2214 N. Orkney Street (the “**Property**”) to Md Golam Mostafa and Sharmin Akter (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 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.

Adopted by Philadelphia Land Bank Board of Directors on September 13, 2022.
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