

## PHILADELPHIA LAND BANK

### AUGUST 9, 2022 BOARD OF DIRECTORS MEETING MINUTES

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 9, 2022, via Zoom webinar, of which proper notices were given.

#### **CALL TO ORDER**

The meeting was called to order at 10:04 a.m.

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

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the Covid pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A or raised hand button at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by pressing \*9 on your phone. You can also use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to [Andrea.Saah@phdc.phila.gov](mailto:Andrea.Saah@phdc.phila.gov). Please note all questions and comments received by email or through the Q&A section will be included in the minutes.

Prior to today's Public Session, the Board held an Executive Session at which the agenda was reviewed.

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

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

The following Board members were absent: Michael Johns, Majeedah Rashid, Rick Sauer, Richard DeMarco, 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 July 12, 2022. There were none.

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

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

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

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

At this time, Ms. Fadullon announced that Agenda Item V.A.6 (the Brewerytown-Myrtlewood RFP disposition to FE Myrtlewood LLC) was being tabled for consideration at a future Board meeting.

**Item IV**  
**Amendments to Approved Dispositions**

**Item IV.A**

Mr. Lawrence presented an amendment to the Paseo de Jardines disposition approved by Resolution No. 2021-54 adopted by the Board on November 9, 2021. The resolution approved Paseo de Jardines LLC as the developer of one hundred and two (102) mixed-income homeownership units in North Philadelphia, which were to be built on forty-six (46) Land Bank properties and thirty-five (35) Philadelphia Housing Authority properties to be conveyed to the developer. The original project contained fifty-two (52) affordable duplex units for households with incomes at or below 80% AMI and fifty (50) units to be sold at market rate. The affordable duplexes in that development were equally split between 3-bedroom 2 bath units and 1 bedroom 1 bath units. All market rate units were 3-bedroom 2.5 bath single-family units.

The project revisions, necessitated by the removal of thirty (30) PHA properties and five (5) Land Bank properties from the project, result in a reduction of the total unit count to fifty-seven (57) units, comprised of twenty-nine (29) affordable units, which include one (1) 3 bedroom/2 bath single-family unit and 28 duplex units that are evenly split between upper level 3 bedroom/2 bath units and lower level 1 bedroom/1 bath units, and twenty-eight (28) market-rate units, which will be 3 bedroom/2.5 bath single-family homes. The revised property list includes 1942, 1944, 1946, 1950, 1952, 1954 and 1956 N. 3<sup>rd</sup> Street; 1923, 1927, 1934 and 1935 N. 4<sup>th</sup> Street; 1925 N. 5<sup>th</sup> Street; 301, 303, 305, 307, 309, 433, 437 and 537 W. Berks Street; 2004 N. Bodine Street; 401, 405 and 407 W. Hewson Street; 1916, 1922 and 1940 N. Leithgow Street; 313 and 421 W. Norris Street; and 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958 and 1961 N. Orianna Street. The revised nominal purchase price will be \$41.00.

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. The fifteen (15) affordable 3 bedroom/2 bath units will be sold at \$250,000, targeting households at or below 80% AMI, and the 14 affordable 1 bedroom/1 bath units will be sold at \$150,000, also targeting purchasers at or below 80% AMI.

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

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

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 or comments or questions from the public on this item. Several questioners asked about lots located on N. 29th Street and N. Dover Street. Ms. Fadullon clarified that those lots are either part of the agenda item that was tabled (Item V.A.6.) or upcoming agenda items. There were no other public comments or questions.

Ms. Fadullon called for a motion regarding the proposed revisions to the project.

Ms. Gonzalez moved to approve the project revisions. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Amending Resolution No. 2021-54 to Authorize Removal of Properties and Modification of Mixed-Income Homeownership Development (attached to these minutes as **Exhibit A**).

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

### **V.A. Development – Request for Proposals**

#### **A.1. East Kensington – E. Orleans RFP**

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP to New Kensington Community Development Corporation (NKCDC) to develop seventeen (17) affordable single-family homes. Applications were solicited via a Request for Proposals for the properties, and the applicant was the sole qualified bidder. The homes will have 2 bedrooms/1.5 baths and will be sold at sold at \$230,000, targeting households at or below 80% AMI. The properties included in this disposition are 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street. The nominal purchase price will be \$17.00.

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

Ms. Fadullon called for comments or questions on this resolution from the Board. Ms. Lopez Kriss asked Mr. Rodriguez to explain why some projects have a 10-year affordability period and others have a 15-year affordability period. Mr. Rodriguez explained that several RFPs had been issued with 15-year minimum affordability periods before the decision was made to maintain the minimum affordability period at 10 years. The maximum affordability period for both types of RFPs is 30 years. He also explained that purchasers must sign a statement indicating they are aware of the resale restrictions and income verification for future purchasers, which is conducted by the Land Bank.

Ms. Imredy Saah indicated that one email (attached to these minutes as **Exhibit B**) was received prior to the Board meeting from Juanita Perez, who stated that her mother had been trying to purchase 2150 Stella Street, the lot next to her home, for years, but that the conveyance was never completed. She indicated that her mother was using the lot for parking and still wished to purchase the property, as parking was already in scarce supply and would become even more so with the new construction. Mr. Rodriguez responded to clarify for the Board and the public that even if the lot were available for acquisition as a side yard, parking is not a permissible use, and the Land Bank does not convey vacant lots for parking.

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

Ms. Fadullon called for a motion regarding the disposition of the East Kensington – E. Orleans RFP properties.

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

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street to New Kensington Community Development Corporation (attached to these minutes as **Exhibit C**).

## **A.2. Grays Ferry - S. Dover & Wharton RFP**

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 2nd Council District to Affordable Alliance Company LLC, a joint venture between BMK Properties LLC and Fine Print Construction LLC, which is a certified Minority-Owned Business Enterprise and a participant in PHDC's Minority Developer Program. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct twenty-two (22) affordable single-family homes with 3 bedrooms/2 baths that will be sold at sold at \$250,000, targeting households at or below 80% AMI. The

properties included in this disposition are 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street). The discounted purchase price will be \$44,000.00.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 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 indicated that one email (attached to these minutes as **Exhibit D**) was received prior to the Board meeting from Tiffany Sun, who asked that 1308-26 S. Dover Street be maintained as a parking lot and gathering place for the residents of the block.

Ms. Fadullon then recognized Pauline Everett, who echoed Ms. Sun's comments. She stated that as a senior citizen, she is already affected by the large number of additional cars brought into the neighborhood by new residents, and she is trying to determine where the new construction will be placed and how it will affect her quality of life as a senior citizen. Mr. Rodriguez directed her to the page of the Board package that provided a site plan for the new homes.

George Leisersonh stated that people are already struggling to find parking in the neighborhood and wondered why the City was not maintaining 1308-26 S. Dover Street as a parking lot, especially given all the new construction in the neighborhood and the resulting pressure on parking availability. He also indicated that corner properties at S. Dover Street and Wharton Street are already being maintained by people who trim the trees and keep the properties clean, and that they add needed green space to the area. He and other neighbors have tried to acquire these lots from the City, and they have not received any guidance or assistance. He opposes this proposed disposition.

Spencer Luboff asked if people were advocating for maintaining some of these lots as parking or as open space and then stated his perspective that new homes and new neighbors benefit the city more than parking does.

Johnathan Mabane stated that he has been maintaining 2825 Wharton Street for over 20 years, as it lies between his two properties at 2823 Wharton Street and 1273 S. Dover Street, and that he had a garden agreement from the City. (NOTE: The lot is being used for parking and storage, which is not permitted by garden agreements). He indicated that he had been trying to acquire it and believes that the City should have offered these properties to the surrounding residents first. Mr. Rodriguez responded that affordable housing was identified as the priority use for all of the publicly owned properties in this area and that they were therefore not made available for any other purpose. He also explained that these properties are zoned for residential use only and were never approved or zoned for use as parking lots, and such use presents a major liability issue for

the agencies that hold the lots. In response to Mr. Goodman's question about the paving of some of these lots, Mr. Rodriguez also explained that it is unclear when and how these lots were paved or began to be used for informal parking by area residents – they are not managed as parking lots, and residents are entering and using them without permission.

Ms. Fadullon then stated for the record that Board member Michael Johns had joined the meeting (10:33 pm).

Since no new public comment was offered, Ms. Fadullon called for a motion regarding the disposition of the Grays Ferry – S. Dover and Wharton RFP properties.

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

Upon motion made and duly seconded, the Board unanimously (Mr. Johns abstained from the vote, having just joined the meeting) adopted the Resolution Authorizing Conveyance of 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street) to Affordable Alliance Company LLC (attached to these minutes as **Exhibit E**).

At this time, Mr. Koonce announced that he was recusing himself from consideration of and voting on the next agenda item. A letter from Mr. Koonce explaining his recusals is attached to these minutes as **Exhibit F**.

### **A.3. West Poplar RFP**

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 5th Council District to FE West Poplar LLC. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct fifty-four (54) affordable single-family homes with 3 bedrooms/2 baths that will be sold at \$250,000, targeting households at or below 100% AMI. The properties included in this disposition are 1000 and 1026-36 Fairmount Avenue (including the former 671 and 681-87 N. 11th Street and 1015-29 Melon Street); 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street. The nominal purchase price will be \$54.00.

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

Ms. Fadullon called for comments or questions on this disposition from the Board. Ms. Gonzalez asked how 100% AMI can be considered affordable when the limit for that category is usually 80% AMI. Mr. Rodriguez responded that under the Neighborhood Preservation Initiative bond issuance and the Turn the Key program it will fund, 100% AMI is the cap on household income in order for a purchaser of a completed home to be able to apply for a subsidy that would bring

down the affordability level to 80% AMI. Ms. Fadullon clarified that although all of the properties in these RFPs are technically eligible for the NPI subsidy, the subsidy is not automatic, and each individual homebuyer must apply and qualify for the subsidy in order to receive it. She also stated that the Council-approved disposition ordinance and policies define affordability as being at or below 120% AMI. Ms. Gonzalez then asked if developers are asked to designate a certain number of the properties to be eligible for the Turn the Key program at a deeper affordability level. Mr. Rodriguez clarified that it is the homebuyer who must apply and qualify for the Turn the Key subsidy, not the developer, and that these latest RFPs do not require a deeper initial affordability level. Mr. Harris commented that although the ordinance and policy set a certain level for affordability, the Board can raise the expectation for what affordability should mean for projects, also taking their eligibility for the Turn the Key subsidy into account. Mr. Goodman asked what would happen if a homebuyer received a Turn the Key subsidy and then had to sell the home after only a few years. Mr. Rodriguez explained that the subsidy would be in the form of a second mortgage that would have to be repaid in accordance with the terms of the mortgage. Mr. Johns asked if there was a requirement for the developer to inform buyers of the subsidy. Mr. Rodriguez indicated that the Turn the Key program includes a marketing and recruiting plan that is targeting and qualifying eligible homebuyers, including City and School District employees, and that developers will be required to sell to these vetted and qualified homebuyers.

Ms. Imredy Saah indicated that no public comments on this item were received prior to the Board meeting.

Ms. Fadullon then recognized Sharon Park, who wanted to know who would be certifying homebuyers as eligible for the purchase of the homes. Mr. Rodriguez indicated that the Land Bank conducts the certification process based on documentation the homebuyer must submit with the application.

Jacques Singer asked for a site that provides the AMI levels being discussed. Mr. Rodriguez indicated that the levels are set by HUD every year for the Greater Philadelphia Metropolitan area but that the HUD site is difficult to find and to interpret. Ms. Fadullon asked the staff to provide a link on the Land Bank website to the table that provides the various 2022 AMI income levels.

Seeing no further public comment, Ms. Fadullon called for a motion regarding the disposition of the West Poplar RFP properties.

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

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street to FE West Poplar LLC (attached to these minutes as **Exhibit G**).

At this time, Mr. Koonce rejoined the meeting.

#### **A.4. Ludlow-W. Oxford RFP**

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 5th Council District to FE Oxford LLC. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct twenty-one (21) affordable single-family homes with 3 bedrooms/2.5 baths that will be sold at \$280,000, targeting households at or below 100% AMI. The property to be conveyed is 1600-40 N. 9th Street. The nominal purchase price will be \$21.00.

Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. A Declaration of Restrictive Covenants will be placed on the affordable units to ensure that they remain affordable for a minimum of 15 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 indicated that no public comments on this item were received prior to the Board meeting.

After asking for comments and questions from the public and seeing none, Ms. Fadullon called for a motion regarding the disposition of the Ludlow – W. Oxford RFP properties.

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

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1600-40 N. 9th Street to FE OXFORD LLC (attached to these minutes as **Exhibit H**).

At this time, Mr. Koonce announced that he was recusing himself from consideration of and voting on the next agenda item (see **Exhibit F**).

#### **A.5. Brewerytown – Marston RFP**

Mr. Lawrence asked the Board to authorize the disposition of properties included in this RFP in the 5th Council District to Civetta 2, LLC. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder. The developer will construct ninety-five (95) affordable single-family homes with 3 bedrooms/2.5 baths that will be sold at \$280,000, targeting households at or below 100% AMI. The properties to be conveyed are 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637



and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street. The discounted purchase price will be \$9,500.00. (NOTE: As part of the bid, the developer also committed to donating \$200,000 to the recreation center located at 1400 N. 26th Street).

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

Ms. Fadullon called for comments or questions on this disposition from the Board. Ms. Gonzalez asked if the developer had indicated its willingness to participate in the Turn the Key program. Mr. Rodriguez indicated that all of the developers are aware of their obligation to sell the homes to homebuyers who apply and qualify for the Turn the Key subsidy, which will make the homes affordable to homebuyers at a lower AMI level.

Mr. Johns asked what the construction timeline is for this development. Mr. Lawrence responded that the developer intends to complete the development within the required 18 months from the date of conveyance; Mr. Rodriguez added that under the Land Bank's Purchase and Development Agreement, developers can request a 6-month extension, which is granted administratively by Land Bank management. Mr. Johns followed up to ask how many other developments the developer has been awarded and how many homes that involves. Mr. Rodriguez indicated that the developer received approval for three other RFP projects, one of which is nearing completion but two of which are still awaiting settlement (NOTE: one in the 2nd Council District and one in the 4th Council District, which is being amended due to removal of properties from the project).

While staff researched the response to Mr. Johns' question about the number of units, Ms. Imredy Saah summarized the emails received regarding this agenda item. The first was sent by Adam Berryman, who asserted that the proposed development would adversely affect him and his partner and asked if the City offered financial assistance to homeowners who will be impacted by the development or would purchase his home at a fair price. The second came from Julie Stackhouse and Pasquale Mascaro, who stated that they have been trying to get information about how to acquire 1514 N. Marston Street, which is next to their new home at 1516 N. Marston Street, has not been able to reach anyone, and believes these lots should be prioritized for disposition to neighboring residents such as themselves (both emails are attached to these minutes as **Exhibit I**). Ms. Imredy Saah noted that other emails that were received with comments and questions about the tabled Brewerytown – Myrtlewood RFP disposition (Item V.A.6) will be summarized at and included in the minutes of the Board meeting at which that disposition will be considered and voted upon.

Ms. Fadullon then asked for public comments and questions. Tiffani Vaughan asked several questions about the project, which Mr. Lawrence answered as follows: Civetta 2, LLC is owned by the same individuals as Civetta Property Group, LLC; these properties are intended to be workforce housing for people who live and work in the city; the minimum affordability period for

this project is 15 years; and there will be no curb cuts or provisions for parking for these units. Ms. Vaughan also acknowledged that she believes these homes will be a valuable addition to the neighborhood.

Jacques Singer asked for confirmation of the purchase price, which Mr. Lawrence confirmed will be \$9,500 for all of the properties together. Mr. Singer also asked whether the properties that are not zoned for single-family homes will be rezoned. Ms. Fadullon clarified that the Land Bank does not get involved with the zoning or construction permitting process, but that the developer will need to obtain variances for properties in the project that are not zoned for single-family homes. The conveyance will not take place until all variances and permits have been obtained by the developer.

Matthew Sullivan, a resident at 20th Street and Jefferson Street, stated that based on his experience observing development around him, he does not believe that the development of 95 homes by one developer will be completed within 18 months, and that it may be advisable to divide up such a large number of lots among various developers.

Michie Kandowanko, an employee of the City Department of Revenue, asked how she could apply for the Turn the Key program. Mr. Rodriguez indicated that she should complete the Interest Form at the following link: <https://phdcphila.org/residents/homebuyers-and-renters/turn-the-key/>.

Desiree Outlaw, a resident of S. Newkirk Street (in the 2nd Council District), asked how she and her neighbors can remain informed about property sales so that residents can acquire individual lots when these properties are posted for sale. She was not aware of the availability of properties for purchase by individual residents in her neighborhood. Mr. Rodriguez directed her to the PHDC website link <https://phdcphila.org/stay-informed/>, where one can sign up to remain informed about property sales. He also indicated that the properties in the 2nd Council District were prioritized for affordable housing development, and that applications for side yards or gardens were therefore not accepted.

Sean Cerborino asked if the designs include plans for the planting of trees on these properties and whether that consideration is included in the Land Bank's review process. Mr. Lawrence responded that the planting of trees is not a consideration of the review process but that street trees may be required under the Philadelphia Code, which will be determined during the permitting process.

Brennan Tomasetti, a co-founder of Civetta Property Group LLC and Civetta 2, LLC, responded to the earlier concern about her firm's ability to complete this project in a timely manner. She indicated that her firm has been able to complete smaller workforce housing projects with 20-plus homes in six to eight months and intends to stage this larger project in four phases, allowing them to complete construction in the required time frame.

Noelle Vought, a resident of the 1400 block of N. Marston Street, expressed her concerns about how the construction of 30-plus homes on her block alone will affect her ability to drive or park on her street and the availability of green space in the area. Ms. Tomasetti responded that they

make every effort to minimize interruption to the street as much as possible as part of their construction planning. She also indicated that they look forward to engaging with neighborhood residents before construction begins.

Mr. Cerborino asked if his organization, which plants community trees, would like to meet with the developer to influence the development to incorporate the planting of trees. Ms. Tomasetti indicated that she would gladly meet to discuss this issue.

Marissa Cassera asked about the process for the Board's approval of agenda items and the possible removal of specific lots from a proposed disposition. Ms. Fadullon clarified that Board members have the discretion to amend proposed dispositions instead of moving to adopt a disposition as proposed. Ms. Cassera asked what residents could do to preserve certain properties for other uses. Mr. Rodriguez indicated that properties are usually removed from a proposed disposition before the disposition is presented to the Board. In this instance, Item V.A.6 was tabled to allow the Land Bank to vet the various requests and claims received for the removal of specific lots from the disposition. Ms. Lopez Kriss added that she wanted residents to understand that there are very specific requirements in the City's ordinance and disposition policy regarding the disposition of lots as community gardens, and residents need to understand those requirements in order to position themselves as qualified applicants for community garden lots: they must be organized as a nonprofit under Pennsylvania law (which can take various forms), must have funds to show that they can fence and maintain the garden, must carry liability insurance to protect the organization, must have an operating body and bylaws – those are some of the considerations that are part of the Land Bank's calculus in evaluating alternative dispositions.

The other point Ms. Lopez Kriss made is that there have been many comments about the low prices developers are paying for properties. She explained that the Land Bank is selling the properties to developers at very low prices in order to make the development of affordable housing financially feasible. Ms. Fadullon confirmed that if the Land Bank were to sell the properties at fair market value, the construction of affordable housing would not be financially feasible.

Mr. Johns asked a number of questions: how many properties has the developer received from the Land Bank; how many homes have been constructed and sold; what were their sales prices; how many buyers took advantage of the Turn the Key program; what were the dollar values of the MBE/WBE contracts for the projects; did the developer utilize any local hires for the work on those projects? Mr. Rodriguez responded that given the amount of the datapoints requested, he would request that the staff be given time to prepare a report with this information. He did state that the developer's compliance with MBE/WBE levels has been satisfactory. He indicated that the two previously awarded RFP projects in the 2nd Council District, which were completed prior to the creation of the Turn the Key program, had a mix of affordability levels (120% and 80% AMI), with prices at either \$230,000 or \$250,000 for the 120% AMI homes and at \$195,000 for the 80% AMI homes. The two recently awarded projects in the 4th and 2nd Council Districts have not yet gone to closing. He also explained that the Turn the Key program will not become operational until midway through the development of the projects being presented to the Board. He also indicated that the various developers who are being selected as the most qualified bidders are all experienced developers who have constructed affordable and workforce housing with

properties received from various public agencies in the past and have therefore been applying for these RFPs when other developers have not applied. They have made an effort to become familiar with the City's disposition process, which is highly regulatory and compliance-heavy and therefore not easy for smaller, less experienced developers to master. This is the reason why PHDC started the Minority Developer Program, which has resulted in one participant being able to partner with a more experienced developer to apply for and qualify for RFP awards.

Caitlin Peraria asked about who should be contacted if there is damage to her property due to construction. Mr. Rodriguez indicated that Land Bank staff will act as the liaison (he, Jessie Lawrence and Andrea Imredy Saah), although some developers will also provide their contact information directly to neighbors. She also asked how long streets would be blocked or closed, since as a person with disabilities she is unable to shop for groceries or run other errands if the street is closed off. Ms. Fadullon indicated that as Brennan Tomasetti had stated earlier, the developer will meet with the neighbors to explain their construction process and to try to minimize the impact on residents.

Alison Weiss asked why the homes cannot be maintained affordable in perpetuity. Ms. Fadullon explained that this is a policy decision to allow long-term homeowners to build equity and thereby build wealth in the same way that other homeowners are able to do.

Ms. Fadullon then called for a motion regarding the disposition of the Brewerytown – Marston RFP properties.

Mr. Balloon moved to approve the proposed disposition. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637 and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street to Civetta 2, LLC (attached to these minutes as **Exhibit J**).

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

Ms. Fadullon asked for public comment about any other issues. Matthew Sullivan stated that members of the public do generally support the development of affordable housing but that he would encourage the Board to consider ways to involve the community earlier in the process. This would allow individual concerns to be raised before the actual Board meeting and avoid possible antagonism towards projects arising from a perception that the Land Bank does not respect the community's needs. Ms. Fadullon stated that the Board appreciated the comments and that the Land

Bank is looking at ways to improve the process within the confines of the disposition ordinance and policies.

**Item VII**  
**Adjournment**

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

Mr. Harris moved to adjourn the meeting. Ms. Johns 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.**

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SECRETARY TO THE BOARD

**PUBLIC ATTENDANCE SHEET**  
**PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING**  
 Tuesday, August 9, 2022, at 10:00 AM, held remotely using Zoom Webinar.

<b>User Name (Original Name)</b>
Gina Smith
Ian Crampton
Jeremy Blatstein
jamila davis
Patrick Hirst
Frank Iannuzzi
Toki Rehder
Jacquelyn Sims
Carmella Vassor-Johnson
Max Frankel
Tracie Jackson
Romaine Winfield
Winnie Branton
Patrick Grossi
theodora ashby
Nicole Swaayze-Woods
George Leisersohn
Judy Berkman
Helen Holmes
Jacques Singer
John Elliott Churchville
Precious Blake
Nicole Westerman
Michie Kandowangko
Hassaan Williams
Cynthia Robinson
Elaine Thomas
shauncerborino
Jacob Peck
Keila Cordova
Pauline Everett
Samantha Kuiper
Jillian Leonard
Thakiyah Yankowy
Bryan Harris
Marissa Cassera
Zach Phillips
Doris Aldridge
Kira Lehman
Jonathan Shover
Matthew Sullivan

<b>User Name (Original Name)</b>
Nicolas Novy
Diane Monroe
Noelle Vought
Manny Delgado
Caitlin Peraria
Andrew Campbell
Redhwan Chowdhury
Sharon Park
tiffani Vaughan
Ted Dowd
Kehna Kirkland
Spencer Luboff
Alix Gustafson
Andrew Harmon
Carolyn Terry
Jeffrey Pastva
Angela Dowd-Burton
Wayne Terry Jr
David Fecteau
a weiss
Grant Stephano
Christopher Edmunds
Michael Scannapieco
Graham Copeland
Mohamed Rushdy
Lawrence McKnight
Steve Novotny
Brian Romano
Brennan & Mike Tomasetti
Steve Shklovsky
Todd Hestand
Cristina Martinez
Aviva Kapust
Regina Farrell-14th Ward Co-chair
Desiree Outlaw
Mathen Pullukattu
Sarah Smoker
Nicole Young
Tracy Pinson-Reviere
Zachary Frankel
Kareem Groomes
Johnathan Mabane
laura dantel
Russell Hicks from Ebony Suns Enterprises LLC
12154541253, 12152354390, 12678094513, 12019666216, 12483764086

**PUBLIC COMMENTS SUBMITTED IN Q&A**  
**PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING**  
 Tuesday, August 9, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	Re: Myrtlewood	Caitlin Peraria	We are tabling this disposition for this meeting
2	How do you ensure the units are and remain "affordable"	Alix Gustafson	Homebuyer's will be income certified and a declaration of restrictive covenant is filed on the property
3	I've been rent in Brewerytown for over 6 years now and love the neighborhood and have been trying to acquire the lot next door that I take care of since 2018. At the time I was told that "there is too much interest at this time, it is currently unavailable", and that there would be an opportunity to purchase at competitive price when it becomes available. I intended to build and live on said lot as a first time home owner. Now I'm told that not only will I not have that opportunity,	Patrick Hirst	
4	That I make just too much to even purchase one the house is built.	Patrick Hirst	
5	Do we have any idea when the tabled items will be readdressed?	Andrew Harmon	The item may be presented in either September or October. It is too early to say which.
6	Please disregard, this item was tabled. Thanks	Patrick Hirst	
7	When will there be a meeting scheduled for lots in the Brewerytown neighborhood? That's what myself and the last 2 people were here for.	shauncerborino	The item may be presented in either September or October. It is too early to say which. We will work with the council office to address the issues presented.
8	How do we know when the brewerytown discussion will take place? I only found out from yard signs.	Redhwan Chowdhury	
9	Ok. So in the meantime, there will be no physical action taken on those lots until then?	shauncerborino	Correct
#	Good morning, N. Marsten (1400 block) will be addressed today correct? I believe that was not included in the tabled topic but want to clarify	tiffani Vaughan	That will be item #5 on today's agenda
#	How can we (neighbors in the Brewerytown neighborhood) stay informed regarding when this meeting will happen? Will we need to follow up or will there be an email sent?	shauncerborino	We will work with the council office to address the concerns raised and work on a process to inform the community.
#	Just to confirm - all of the empty lots in Brewerytown will be tabled for a future meeting?	Jillian Leonard	No - Item IV A 6 - the last item on the agenda is tabled. The other RFP will be presented as the last item



#	Will we be notified by email or yard signs on the tabled discussion?	Redhwan Chowdhury	We will work with the council office to address the concerns raised and work on a process to inform the community.
#	What about 1339 N. Newkirk St.? Will that be discussed today?	Jillian Leonard	No it has been tabled
#	can a restrictive covenant be in perpetuity? if so when is it applicable? thank you	a weiss	Currently we do not do that
#	Thank you, Angel.	tiffani Vaughan	
#	1200 Block of N dover on today's agenda?	Patrick Hirst	Currently we are discussin 1300 block of Dover Street
#	How will the public be notified of the new meeting details for the tabled agenda items (and does that item #6 include the 1443 and 1446 N. Dover properties?)	Sarah Smoker	We will work with the council office to address the concerns raised and work on a process to inform the community.
#	1515 n 28th st on the agenda?	Redhwan Chowdhury	This was tabled
#	Sorry, 1200 block of North Dover (brewerytown) not south dover	Patrick Hirst	That item was tabled
#	We need more green spaces not more houses. Develop burn out houses rather than building new ones	Alix Gustafson	
#	why was PPA listed on paperwork as the owner	Pauline Everett	
#	thank you. what is the process to extend this for future projects?	a weiss	
#	will you attached parking to these affordable units?	Michie Kandowanko	That was not proposed
#	How can we be assured the homes won't be used as AirB&Bs or rentals to households of 3+ adults? What do we do if we find out one of these homes is rented?	Caitlin Peraria	Those are prohibited uses which homebuyers must agree to. If you are aware of this type of activity please report it to Andre Saah and we will investigate.
#	Is this it?	tiffani Vaughan	Correct
#	<a href="https://phdcphila.org/residents/homebuyers-and-renters/turn-the-key/">https://phdcphila.org/residents/homebuyers-and-renters/turn-the-key/</a>	tiffani Vaughan	Thank you for sharing
#	Will trees, non-ornamental, canopy trees be mandated with these developments?	shauncerborino	That is not a requirement of the RFP. It may be a requirement imposed by L&I
#	Thank you, Andrea. But I do not see addressed how an (illegal) rental is prevented once a qualified person buys the home?	Caitlin Peraria	It is handled by in the closing documents
#	Out of curiosity, will this development be prioritized for city employees?	Jacob Peck	Yes city employees are a priority. Council passed legislation stipulating this priority

#	The 1400 block of N Marston street currently provides a lot of green space in the neighborhood. People enjoy walking their dogs and taking their kids on walks along this block. I think it's worthwhile to consider keeping some of these lots as green space. Parcels 1439 - 1453 N Marston street could be a nice green space for residents and families to continue to enjoy.	Noelle Vought	
#	also what is the reason restrictive covenants are not in perpetuity? thank you	a weiss	
#	Is there a way to change that? L&I does not have tree requirements for single unit properties.	shauncerborino	That would be a legislative item for Council to address
#	Can this article be shared in the chat so people can be better informed about new housing effects on their neighborhoods? <a href="https://direct.mit.edu/rest/article/doi/10.1162/rest_a_01055/100977/Local-Effects-of-Large-New-Apartment-Buildings-in">https://direct.mit.edu/rest/article/doi/10.1162/rest_a_01055/100977/Local-Effects-of-Large-New-Apartment-Buildings-in</a>	Spencer Luboff	
#	Any suggestions for parking for disabled people when the houses are built?	Caitlin Peraria	
#	Did you say that none of these lots would be considered for community gardens or that people who had applied for community gardens should have been notified of sales?	Andrew Harmon	The priority in the area was affordable housing development
#	will renderings for N. Marsten street be available for public viewing? Also, will the easements that exist today (between N Marsten and 28th street) still remain with the new developments?	tiffani Vaughan	If you review the Board package renderings are included
#	so many questions, I'm sorry! I'm eager to learn more :)	tiffani Vaughan	
#	Thanks, Angel - I did but I did not see it for N. Marsten	tiffani Vaughan	I will check on that
#	Can we have a contact email for the builder speaking? I'd like to ask direct questions.	Spencer Luboff	
#	Do the developer plan to offer any jobs to the community and if so what percentage?	Desiree Outlaw	
#	May I have the RFP names for item 5AIII and 5AIV. Apologies for the late inquiry.	Kareem Groomes	V.A.3 - West Poplar Melon St (in Previous Development RFPs) V.A.4 - Ludlow West Oxford St et al
#	Angel - please let me know if you were able to find it in the Board package - if not, can you point us in the right direction to access?	tiffani Vaughan	It is on page 125 of 128 of the agenda
#	Do you guys know if there is money allotted to support these development projects? if so how much?	Desiree Outlaw	No subsidy is provided to developers for these RFPs
#	How do we get in contact with you guys?	Desiree Outlaw	Which? the developers? And which Developers?

#	are the dollar homes still available	Christopher Edmunds	No that program does not exist any longer
#	Are you developers offering any employment to the local community?	Desiree Outlaw	As part of the EOP compliance they are required to hire local residents.
#	I was looking for the contact information from the panel	Desiree Outlaw	<a href="https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/">https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/</a>
#	100% agree with Matthew Sullivan's comments. Knowing the info puts too much responsibility on citizens the way it is currently done. And your website is not the easiest to navigate	Caitlin Peraria	THank you for the feedback we are working on improving it and the level of communication
#	Are any of you developers will to train or help community members who may be interested in future developing?	Desiree Outlaw	

**Exhibit A**

**RESOLUTION NO. 2022 - 22**

**RESOLUTION AMENDING RESOLUTION 2021-54 TO AUTHORIZE REMOVAL OF PROPERTIES AND MODIFICATION OF MIXED-INCOME HOMEOWNERSHIP DEVELOPMENT**

**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”), pursuant to Resolution 2021-54 adopted on November 9, 2021, approved the conveyance of 1922, 1938, 1942, 1944, 1946, 1950, 1952, 1954, 1956 N. 3rd Street; 1923, 1927, 1934, 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437, 537 W. Berks Street; 2004, 2015 N. Bodine Street; 401, 405, 407 W. Hewson Street; 1851, 1916, 1922, 1936, 1940 N. Leithgow Street; 313, 421 W. Norris Street; 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958, 1961 N. Orianna Street (forty-six (46) lots, collectively, the “Property”) to Paseo de Jardines LLC (the “Purchaser”), for the purchase price of Forty-Six and 00/100 Dollars (\$46.00), for the construction of one hundred and two (102) homeownership units comprised of fifty-two (52) affordable and fifty (50) market-rate units (the “Project”) on the Property and on thirty-five (35) properties to be conveyed to the Purchaser by the Philadelphia Housing Authority (the “PHA”).

**WHEREAS**, the Board desires to amend Resolution 2021-54 in order to remove 1922 N. 3rd Street, 1938 N. 3rd Street, 1851 N. Leithgow Street, 1936 N. Leithgow Street and 2015 N. Bodine Street from the Property to be conveyed due to the removal of thirty (30) PHA-owned properties from the Project, with a corresponding reduction in the purchase price to Forty-One and 00/100 Dollars (\$41.00);

**WHEREAS**, the removal of the 30 PHA-owned properties and 5 Land Bank-owned properties necessitates a reduction in the number of housing units to be constructed to fifty-seven (57) homeownership units consisting of twenty-nine (29) affordable and twenty-eight (28) market-rate units;

**WHEREAS**, the Board has determined that it is in the best interest of the Land Bank to approve the modification of the development, including the removal of five Land Bank-owned properties, a corresponding reduction in the purchase price, and a reduction in the number of homeownership units to a total of fifty-seven (57) units.

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

1. The removal of 1922 N. 3rd Street, 1938 N. 3rd Street, 1851 N. Leithgow Street, 1936 N. Leithgow Street and 2015 Bodine Street from the Property to be conveyed to the Purchaser, a reduction in the purchase price to Forty-One and 00/100 Dollars (\$41.00), and a reduction in the number of homeownership units to be constructed to fifty-seven (57) units, as the result of the removal of PHA-owned properties from the Project, is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

## Exhibit A

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 August 9, 2022.**

## Exhibit B

**From:** [Juanita T. Perez](#)

**To:** [Andrea Saah](#)

**Subject:** Land Bank Parcel 2150 E. Stella Street Philadelphia, PA. 19134

**Date:** Thursday, August 4, 2022 11:01:42 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.**

Good Morning Ms. Saah, hoping you and your family are doing well.

My Name is Juanita Tellado Perez and I am sending this letter as per request on the notification dated July 28, 2022 that was posted in the Port Richmond area advising the residents that the Philadelphia Land Bank is proposing to convey several parcels in the area.

My Parent Pauline Soto is the property owner of 2148 E. Stella St. Phila., PA. 19134, the lot adjacent to said property located on 2150 E. Stella St. Phila PA 19134 is one of several addresses annotated on the notification.

I am asking if you would please reconsider taking over/selling said property. For the last six to seven years, I have made the effort to purchase the lot from the City as required under The Housing Economic Development. I have gone in person and made contact via-phone on several occasions; I have submitted requested information as required to establish eligibility during the period of occupancy. We have used every precaution as requested to protect the property from fire, vandalism and have maintained it clean.

(The Entry Authorization for the above referenced address is dated September 27, 1993 signed by Mr. Penton Lewis from the real-estate Department).

On July /31/2017 we received a letter from Ms. Susan Jarmon Director of Disposition / Real Estate informing us that The Philadelphia Land Bank / City owns the above referenced lot and they wanted to confirm whether the lot was fenced and in use. The letter also said, we were to contact the office and inform them as failure to do so within the 10 day period allotted the lot would be made available to the next qualified applicant. During this period, I spoke to Ms. Ebony Harris to begin the process and provided requested information.

I rectified and cleared any issues and was advised the information would be forwarded to a Ms. Donna for review and we would receive a response via mail. As of this date, all remained stagnant. If I may with all due respect you are probably thinking well that was approximately 5yrs. ago, something should have taken place and your absolutely correct; but unfortunately due to many life changing events we all failed as a whole to complete the process. The agency failed to correspond with me in regards to a decision, "my request fell through the cracks" and I failed by not following up.

Ms. Saah, I am humbly asking you to please consider this as my request to obtain/purchase said property for a reasonable amount. I am aware that since the City has made the decision to sell to investors the price is no longer the same.

The lot at this current time is being used for parking purposes, as there is no parking in the small restricted area. This is a small block with at least 3 cars per house hold, houses on each side of the street and new buildings making parking more scarce and limited than before. I honestly do not think that any one has thought of the ramifications this brings to the neighborhood.

Please feel free to contact me via-phone at 215-760-2075 © or 215-739-4543 (H)

Best Regards,

Mrs. Perez

Sent from [Mail](#) for Windows

**Exhibit C**

**RESOLUTION NO. 2022 – 23**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2863 AND 2868 AMBER STREET; 2044 AND 2077 E. BIRCH STREET; 2118, 2138, 2142 AND 2150 BELLMORE  
STREET; 2115 AND 2140 E. MONMOUTH STREET; 2100, 2108, 2117, 2120 AND 2138 E. ORLEANS STREET;  
AND 2106 AND 2150 E. STELLA STREET TO  
NEW KENSINGTON COMMUNITY DEVELOPMENT CORPORATION**

**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 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street (collectively, the “Property”) to New Kensington Community Development Corporation (the “Purchaser”) for the construction of seventeen (17) 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 Seventeen and 00/100 Dollars (\$17.00) 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 August 9, 2022.**

## Exhibit D

**From:** Tiffany Sun

**To:** Andrea Saah

**Subject:** Commentary on Proposed Conveyance on South Dover Street

**Date:** Tuesday, August 2, 2022 12:31:09 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 whom it may concern,

My name is Tiffany and I am a resident of South Dover Street. There have been signs posted regarding the proposal to convey multiple lots on this block for the development of affordable housing. I hope to propose that 1308-26 be left alone rather than developed into homes, as it currently serves as a parking lot that has very crucially served as a refuge for our block. Our block is located on a tight, one way street and has already dealt with the unfortunate consequences of numerous developers and contractors blocking off access to our street at all hours of the day, leaving unfilled potholes, construction debris, glass shards and nails, destruction to nearby property/cars, and trash in their wake. The 1308-26 lot continues to serve as a way for those of us who live here to bypass the mayhem, providing alternative parking when construction vehicles and debris otherwise block off typical street parking, and also allowing construction vehicles the opportunity to courteously park in a less obstructive manner. More than that, it offers our block the space to convene together as neighbors to build a tighter community within our developing part of the city. While preserving lots 1308-25, meanwhile offering 1327 and 1355 as potential lots for affordable housing could be more viable.

Thank you for taking this concern into consideration. Please feel free to contact me with any further questions or concerns.

--

Sincerely,

Tiffany Sun.



**Exhibit E**

**RESOLUTION NO. 2022 – 24**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2809, 2822, 2824, 2825, 2826, 2827 AND 2828 WHARTON STREET; 1308-26, 1323, 1327 AND 1355 S.  
DOVER STREET; AND 1351 S. 29TH STREET (INCLUDING 1354 S. DOVER STREET) TO  
AFFORDABLE ALLIANCE COMPANY LLC**

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

**WHEREAS**, the Board of Directors (the “Board”) has determined that it is in the best interest of the Land Bank to convey 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street) to Affordable Alliance Company LLC (the “Purchaser”) for the construction of twenty-two (22) 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 Forty-Four Thousand and 00/100 Dollars (\$44,000.00) 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 August 9, 2022**

**Exhibit F**

September 8, 2022

**Via Certified Mail**

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

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Philadelphia Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to explain my recusal from the Land Bank Board's discussion of and voting on two agenda items during the August 9, 2022 Land Bank Board meeting, held on Zoom due to the restrictions on in-person gatherings resulting from the COVID-19 pandemic.

The Land Bank Board discussed the selection of developers for the West Poplar RFP and the Brewerytown-Marston RFP (items V.A.3 and V.A.5) at its meeting held on August 9, 2022. I had previously engaged in brief telephone conversations with the principals of both the selected developers, i.e., FE West Poplar, LLC and Civetta 2, LLC, in which the Board's selection of a developer for each of these RFPs was mentioned.

Due to the possibility of a perceived conflict of interest, I decided to disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to Agenda Items V.A.3 and V.A.5. In such a situation, I am obligated to remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

At the August 9, 2022 Board meeting, I announced my recusal before each respective agenda item was presented and turned off the Zoom video and audio channels while the Executive Director consulted with Land Bank Board members and while the Land Bank Board considered and voted on this matter. I am now providing this letter to fulfill my obligation under the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving Agenda Items V.A.3 and V.A.5 while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,  
  
Michael Koonce

**Exhibit G**

**RESOLUTION NO. 2022 – 25**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1000 AND 1026-36 FAIRMOUNT AVENUE; 1005, 1007 AND 1013 MELON STREET; 1019 AND 1021 WALLACE  
STREET; 647-67, 662-68 AND 670-72 N. 10<sup>TH</sup> STREET; 667 AND 677 N. 11<sup>TH</sup> STREET  
TO FE WEST POPLAR 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 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street (collectively, the “Property”) to FE West Poplar LLC (the “Purchaser”) for the construction of fifty-four (54) 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 Fifty-Four and 00/100 Dollars (\$54.00) 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 August 9, 2022.**

**Exhibit H**

**RESOLUTION NO. 2022 – 26**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1600-40 N. 9TH STREET  
TO FE OXFORD 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 1600-40 N. 9th Street (the “**Property**”) FE Oxford LLC (the “**Purchaser**”) for the construction of twenty-one (21) 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 Twenty-One and 00/100 Dollars (\$21.00) 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 August 9, 2022.**

## Exhibit I

**From:** Adam Berryman

**To:** Andrea Saah

**Subject:** PLB Aug 9th Agenda - Item V.A.5 - Civetta 2, LLC

**Date:** Monday, August 1, 2022 8:11:32 AM

**Attachments:** [PLB-Board-Mtg-Agenda-with-Participation-Memo-August-9-2022.pdf](#)

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

Good morning, Andrea,

I'm the current homeowner of 1410 N Marston St, Philadelphia, PA 19121. I read the flyer and while I applaud and agree with the city's efforts to build 1,000 more affordable units via the "Turn the Key" program, the proposed development will adversely impact me and my partner.

Does the city have any financial programs to assist homeowners who will be impacted by the developments or would the city like to acquire our property at a fair price to build more affordable units?

I look forward to hearing from you and furthering this discussion.

Thanks,  
Adam Berryman

**From:** Julie Stackhouse

**To:** Andrea Saah

**Subject:** 1514 North Marston Street LOT acquisition

**Date:** Tuesday, August 9, 2022 8:12:18 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.**

Hi Andrea,

I understand there is a board meeting in regards to many lots of land looking to be acquired. I have been contacting and looking to get information to purchase this small lot (1514 N Marston) next to my new home (1516 North Marston Street) and have have no luck reaching ANYONE. These lots should get priority for a neighboring property!!!

I am HIGHLY disappointed by this acquisition and oppose it for this lot in the highest regard. This is a SMALL lot, very much in the category of a side yard and for one reason or another is not categorized as such otherwise the paperwork would have already been submitted.

Please advise as I am unable to attend the meeting today but highly oppose the acquisition of any lot that a neighboring property has interest in purchasing!!!!

Best,  
Julie Stackhouse & Pasquale Mascaro

## Exhibit J

### RESOLUTION NO. 2022 – 27

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425,  
1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462,  
1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 AND 1641 N. MARSTON  
STREET; 2712, 2714, 2810, 2836 AND 2838 CECIL B. MOORE AVENUE; 1316, 1318, 1400, 1406,  
1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 AND 1634 N. 27TH STREET; 1544  
AND 1546 N. 26TH STREET; 1602, 1608, 1614, 1632, 1637 AND 1639-41 N. BAILEY STREET; 1420,  
1444, 1450 AND 1453 N. ETTING STREET; AND 2704, 2705, 2710 AND 2720 JEFFERSON STREET  
TO CIVETTA 2, 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 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637 and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street (collectively, the “**Property**”) to Civetta 2, LLC (the “**Purchaser**”) for the construction of ninety-five (95) 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 Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00) 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.

**Exhibit J**

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 August 9, 2022.**