

PHILADELPHIA LAND BANK

JULY 12, 2022, BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, July 12, 2022, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:13 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 Board received information about various agenda items which will be discussed in today's meeting.

Item I **Roll Call**

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

The following Board members were absent: Anne Fadullon, Richard DeMarco and Andrew Goodman.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Brian Lanier, Cristina Martinez, Mathen Pullakattu, 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

Mr. Harris called for questions or comments regarding the minutes of the Board meeting of June 14, 2022. There were none.

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

Upon motion made and duly seconded, the Board unanimously approved the June 14, 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
Resolution Authorizing Purchase of Insurance

Mr. Rodriguez asked the Board to authorize the purchase of an insurance policy for the 2022-2023 fiscal year. The general liability policy, which insures the Land Bank for liability exposure on vacant buildings, land, and parking owned by the Land Bank, is issued by Northfield Insurance Company, which was the Land Bank's insurer for fiscal year 2021-2022. Northfield Insurance Company provided the best terms in response to a request for bids by the Land Bank's insurance broker. The policy premium increased by nine percent (9%) over last year's premium, and the deductible per claim increased from \$10,000 to \$25,000. The Land Bank's excess liability policy was also put out to bid, but changes in the insurance market have resulted in extensive increases in premiums and a reduction in the number of carriers offering this product. The premium for a one-million-dollar policy would have increased ten-fold. After extensive discussions with the broker and considering the Land Bank's loss ratios and the coverage under the general liability policy, the decision was made to not proceed with the purchase of an excess liability policy. The public officials' liability insurance policy was also renewed with the current carrier Greenwich Insurance Company with a slight decrease in the premium. Mr. Rodriguez asked the Board to approve the resolution approving the purchase of the new commercial general liability insurance and the public officials' liability insurance policies for the period of July 1, 2022 to June 30, 2023, which will permit the Land Bank to finalize the purchase of the insurance.

Mr. Harris called for comments or questions on this resolution from the board. Seeing none, he asked for public comment, of which there was none. No public comments were received prior to the Board meeting on this agenda item, either.

Mr. Harris called for a motion regarding the resolution authorizing the purchase of insurance for fiscal year 2023. Mr. Johns moved to approve the resolution. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Purchase of Insurance for Fiscal Year 2023 (attached to these minutes as **Exhibit A**).

Item V **Amendments to Approved Dispositions**

Item V.A.

Mr. Lawrence presented a request to amend Resolution No. 2021-50 adopted by the Board on November 9, 2021, which approved BVG Property Group LLC as the developer for a mixed-income project developing 14 homeownership and rental units in South Philadelphia. The developer is requesting approval of the conversion of the project to a mixed-income homeownership-only project, without any rental units. The developer also seeks to decrease the number of units from 14 to 13 by changing the planned triplex to a duplex, necessitated by the zoning code requirements for the lot. The 8 affordable units will be sold to households at or below 80% of the Area Median Income (AMI) and will contain either 3 bedrooms and 2 baths or 2 bedrooms, a den and two baths. The affordable homes will have a maximum sales price of \$254,999. The two market rate condo units (duplex) will contain either 2 bedrooms, 2 baths and a media room or 3 bedrooms and 2 baths. The 3 single-family market-rate homes will contain 4 bedrooms and 3 or 4 baths. Evidence of project financing has been submitted with this revision. A Declaration of Restrictive Covenants with use restrictions and resale restrictions will be placed on the affordable homes, and purchasers must be income-qualified. The restrictive covenants will be in effect for a period of at least 15 years after the initial homebuyer's purchase.

Mr. Harris asked if any public correspondence had been received regarding this item. There was none. He then called for questions from the Board. Mr. Johns asked whether the project budget had changed, and Mr. Lawrence indicated that since the only change in floor plans was to turn a triplex into a duplex, there was no significant change in the budget.

Mr. Harris asked for public comments. Seeing none, he called for a motion regarding the resolution approving the modified project. Mr. Balloon moved to approve the resolution amending the project modification. Ms. LopezKriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Amending Resolution 2021-50 to Authorize Modification of Mixed-Income Homeownership and Rental Development to Mixed-Income Homeownership Development and Reduction in Units (attached to these minutes as **Exhibit B**).

Item V.B.

Mr. Lawrence presented a request to amend Resolution No. 2021-51 adopted by the Board on November 9, 2021, which approved BVG Property Group LLC as the developer for a mixed-income project developing 18 rental units in the Port Richmond neighborhood. Twelve (12) of the units were to be leased to households at or below 80% AMI, while the remaining 6 units were to be leased at market rate. The developer is requesting approval of the conversion of the project to a mixed homeownership and rentals project (16 homeownership units, 3 rental units), with an increase in the number of units to 19 units. The 12 affordable units will be sold to households at or below 80% AMI and will contain 2 bedrooms, 2 baths and a den or 3 bedrooms and 2 baths. The affordable homes will have a maximum sales price of \$254,999. Two market-rate duplexes will each contain two

condo units each containing 2 bedrooms and 2 baths. The 3 market-rate rental units are in a triplex, with each unit containing 2 bedrooms and 1 bath. Evidence of project financing has been submitted with this revision. A Declaration of Restrictive Covenants with use restrictions and resale restrictions will be placed on the affordable homes, and purchasers must be income-qualified. The restrictive covenants will be in effect for a period of at least 15 years after the initial homebuyer's purchase.

Mr. Harris asked if any public correspondence had been received regarding this item. There was none. Mr. Harris then recognized Jeanne Dutton, who asked a question about insurance for community or individual gardens. Mr. Harris directed the staff to follow up with Ms. Dutton after the meeting. Mr. Harris then recognized Jihad Ali. Mr. Ali indicated that he had spoken with this developer about MBE/WBE participation and wanted to inform the board that BVG has kept him informed of their progress.

Board member Maria Gonzalez then made a general comment about the two amended projects being presented to the Board for changes from rental to homeownership. She supports increasing home ownership but wants the Board to push for deeper affordability for such projects and ensure that units constructed are large enough to allow families to remain in the neighborhood.

Anthony Fullard commented that his firm was also working with BVG Property Group and that this developer has been proactive in working with minority firms.

Mr. Johns asked whether the budget changed, and Mr. Lawrence responded that the budget did change and was included in the Board package. Mr. Johns asked for both the original budget and the revised budget to be included in the Board packet for future project change requests.

Mr. Harris recognized Justin Veasey, the developer, who followed up on Ms. Gonzalez's comment. He explained that the projects were changed to be primarily for homeownership based on numerous conversations with Councilman Squilla, and that the Turn The Key program would help to bring down the sales price even further for many potential home buyers.

Mr. Harris agreed strongly with Ms. Gonzalez's comments, indicating that given the housing affordability crisis in the city, it is important to not only offer as many affordable units as possible but to provide deeper affordability levels using the various resources now available, such as the Neighborhood Preservation Initiative and the Turn The Key program.

Jeremy Blatstein asked several questions about the Turn The Key program, and Mr. Rodriguez indicated that the staff would respond to his questions after the meeting. Mr. Harris added that there are numerous details, but the major thrust of the program is to provide additional subsidy for the purchase price of the home and to thereby lower the price for the purchaser.

Rachel Pritzker, the attorney for the developer, thanked Jessie Lawrence, Brian Romano and the Land Bank Board for their assistance. In response to Diane Munroe's question, Mr. Harris explained that it was in the 1st Council District, in the East Kensington/Port Richmond area.

Mr. Harris called for a motion regarding the resolution approving the modified project. Mr. Balloon moved to approve the resolution amending the project modification. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Amending Resolution 2021-51 to Authorize Modification of Mixed-Income Rental Development to Mixed-Income Homeownership and Rental Development and Addition of Unit (attached to these minutes as **Exhibit C**).

Item VI **Property Acquisition**

Item VI.A.

Mr. Rodriguez asked the Board to approve the acquisition of 2641 Reed Street, a property that was developed as part of the Earp Street RFP nearly two years ago. The property owner was income-certified at or below 120% AMI, as required by the RFP, and the purchase price was \$250,000. The owner is moving due to a change in his employment and requested the Land Bank's approval to sell the property, as required by the Declaration of Restrictive Covenants placed on the property. The Land Bank consented to the sale and provided the parameters for the sale and the requirements for an income-qualified buyer. The owner was unable to find a qualified buyer, resulting in a hardship for the owner, and the Land Bank therefore decided to exercise its right of first refusal under the Declaration of Restrictive Covenants. A home inspection will be required as part of the acquisition, and title must be clear. Mr. Rodriguez requested that the Board authorize the Land Bank to acquire the property for a purchase price of \$262,500, plus applicable taxes and fees. This will allow the Land Bank to take title to the property and ensure that the property is resold to an income-qualified family.

Mr. Harris asked if any public correspondence had been received regarding this acquisition. None was received.

Mr. Harris called for questions or comments from the Board. Ms. Lopez-Kriss asked how the Land Bank planned to market the property, and Mr. Rodriguez indicated that the Land Bank may work through a broker, may advertise in house and will also post it on the PHDC website. Land Bank staff will income-certify the purchaser.

Mr. Harris called for a motion regarding the resolution to approve the acquisition of 2641 Reed Street. Mr. Sauer moved to approve the resolution. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Acquisition of 2641 Reed Street (attached to these minutes as **Exhibit D**).

Item VII **Property Dispositions**

Item VII.A.

Mr. Lawrence informed the Board that this is an unsolicited application from Civetta Property Group, LLC. The Board is asked to authorize the disposition of properties in South Philadelphia's Point Breeze neighborhood to the developer for the development of twenty-six (26) mixed-income homeownership units, one of which would also contain commercial space, in the 2nd Council District. The properties included in the proposed disposition are 1811, 2114 and 2123 Fernon Street; 1930 and

1932 Norwood Street; 1629, 1642, 1648, 1652, 1900-02 and 1901 Point Breeze Ave; 2118 Sigel Street; 1824 S. 20th Street; and 1835 S. 22nd Street. The development will consist of 14 affordable homeownership units sold to households with incomes at or below 80% AMI, and 12 units sold at market rate, one of which will also include a commercial space. The 14 affordable homes will consist of 4 single-family homes and 10 condos paired up in duplexes and will have a maximum sales price of \$230,000. The 12 market-rate homes will consist of 3 triplexes with 3 condos each, 1 duplex with 2 condos, and 1 single-family home with a ground floor commercial space. The application was unsolicited and evaluated according to the current disposition policy. The developer will purchase the properties for \$50,900. Evidence of project financing has been provided and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan, an irrevocable power of attorney and a right of re-entry. A Declaration of Restrictive Covenants with use restrictions and resale restrictions will be placed on the affordable homes, and purchasers must be income-qualified. The restrictive covenants will be in effect for a period of at least 10 years after the initial homebuyer's purchase.

Mr. Harris asked if any public correspondence had been received regarding this item. Ms. Imredy Saah indicated that Concerned Citizens of Point Breeze (CCPB) and Point Breeze Stakeholders sent several emails and a copy of a letter sent to Councilman Kenyatta Johnson asking that this application be withdrawn for any kind of market rate development and asking for the preservation of 1900-02 Point Breeze Ave as a community green space (all attached to these minutes as **Exhibit E** and forwarded to the Board prior to this meeting). Mr. Harris asked if the addresses of the signors of the petition could be identified; Ms. Saah stated they appeared to be residents of both sides of the 1900 block of Point Breeze Avenue. At Mr. Harris' request, Ms. Imredy Saah then summarized the contents of the letter and the petition.

Mr. Harris recognized Christopher Sample, who identified himself as the Chief of Staff for Councilman Johnson. Mr. Sample stated that Councilman Johnson is opposed to the project as presented, as he would like projects in this area to be 100% affordable, and this project does not meet that requirement. The Councilman wants to be on record as being opposed to this project.

Mr. Harris recognized Tanja Dixon, who introduced herself as the Block Captain for the 2200 block of Fernon Street. The neighbors oppose this disposition of properties for market rate housing, and the community had not been notified earlier. There were 3 properties on the block that were being used as a community garden and were recently sold by their owners. The community has not received information about how this project would affect parking, trash pick-up, or other community concerns, and they would like someone to address the community regarding projects being built in Point Breeze.

Mr. Harris asked if the Land Bank staff could confirm if the properties were posted. Mr. Rodriguez responded that all properties are posted prior to being placed on the Board agenda and notification is sent to all Registered Community Organizations (RCOs) in the area.

Mr. Harris recognized Jihad Ali. Mr. Ali stated his concern about this developer's MBE/WBE participation and claimed that this developer has not been transparent with or responsive to Mr. Ali about minority contractor participation in his project. Mr. Harris asked the staff for Diversity goals

as listed in the Economic Opportunity Plan in the application. Mr. Lawrence responded that the goals are 15% for MBE and 25% for WBE.

Mr. Harris recognized Rhonda Leader, representing Civetta Property Group. Michael Tomasetti and Brennan Tomasetti are the owners. Ms. Leader stated that Civetta Property Group has been very active in the Point Breeze community and has worked hard to help people qualify for the affordable homes the developer has built.

Mr. Harris recognized Tara Bruce. Ms. Bruce said many of the prior speakers expressed her sentiments about this disposition, namely that any City or Land Bank property should be used for anything but affordable housing.

Mr. Harris recognized Tiffany Green from Concerned Citizens of Point Breeze. Ms. Green opposes the proposed disposition and wants the properties to be conveyed to Point Breeze organizations for homes affordable to people making 30% AMI to 50% AMI. Ms. Green has a testimony and would like to submit the testimony. She commented that these appear to be properties that are strategically placed to jump start the real estate market in the untouched Point Breeze area below Tasker Street to Point Breeze South, where large low- and moderate-income families still reside. She feels that Point Breeze RCOs are being intentionally excluded and that there is lack of community access. She asked the Board to reassess the policy used to inform RCOs and to send notifications to residents who live within 250 feet of a proposed project and require a community meeting before a disposition is presented to the Board. This should be turned into an RFP process to allow other developers who better serve the low and moderate community. Mr. Harris asked Land Bank staff to follow up with Ms. Green.

Mr. Harris recognized Jerome Fordham, who agreed with the comments of Ms. Green, Councilman Johnson's office and Ms. Dixon. He stated he opposes this development because the community needs more green space and thanked everyone for the opportunity to speak.

Mr. Balloon indicated that he appreciated hearing from the public but wanted to be sure the public understood that the Board has previously approved a number of affordable housing projects in Point Breeze, including rental housing as low as 30% AMI, and will continue to approve such affordable housing projects.

Ms. Gonzalez stated this is an opportunity for the Board to encourage developers to dig deeper and make more units affordable with all the resources that are now available.

Ms. Lopez Kriss left the meeting at this time.

Mr. Johns thanked Ms. Green for her comments and the other comments made by the community and reiterated that it is important for the community to be a part of the process. He also wants the Land Bank to report when a property is sold for less than the permitted maximum price as the result of other programs and stated that developers should be encouraged to build properties at less than 80% of AMI so that low and moderate income families can benefit from the growth in the housing stock.

Mr. Koonce indicated that he opposes this disposition for two reasons. The first is that the Board has approved 9 dispositions to this developer in the past 18 months, far more than any other developer.

[For the record, the developer has been approved for 5 RFP solicitations from 2019-2022 and the disposition of 3 single lots via Competitive Sale.] His second reason is that fifteen (15) parcels are proposed to be conveyed for \$50,900, whereas the project could support 15 affordable units instead of 14 affordable units and 12 market-rate units. The Board needs to find a way to make development more inclusive of other developers.

Mr. Harris took a moment to echo some of the comments made by the Board, confirming that other affordable units have been approved by the Board in this area, which is the epicenter of the housing affordability crisis in the City, and that the Board must maximize the number of affordable units built on Land Bank property. There is a precedent for projects with 100% affordable housing built by this developer, and it would be an error to not take advantage of the resources available to build more affordable housing on these properties.

Mr. Harris called for a motion regarding the conveyance of the 15 designated properties to Civetta Property Group.

Ms. Gonzalez made a motion to not approve (i.e., to reject) the proposed conveyance of the designated properties to Civetta Property Group. The motion was seconded by Majeedah Rashid.

Upon motion made and duly seconded, there was some confusion as to the meaning of the voice vote, and Mr. Harris called for a roll call vote. Michael Johns, Josh Harris, Rick Sauer, Maria Gonzalez, Michael Koonce, Alex Balloon and Majeedah Rashid voted unanimously to reject the disposition to Civetta Property Group.

Ms. Gonzalez left the meeting at this time.

Item VII.B.1.

Mr. Lawrence asked the Board to approve the disposition of 2609-27 Sears Street (including 1308-14 N. 10th Street) in the 2nd Council District to VC Impact Project – Sears LLC for the development of 10 affordable homes that will be sold to households with incomes at or below 80% AMI. The homes will have a maximum sales price of \$230,000. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder for the properties. The developer will purchase the properties for \$1,500. Evidence of project financing has been provided and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan, an irrevocable power of attorney and a right of re-entry. A Declaration of Restrictive Covenants with use restrictions and resale restrictions will be placed on the homes, and purchasers must be income-qualified. The restrictive covenants will be in effect for a period of at least 15 years after the initial homebuyer's purchase.

Mr. Harris asked if any public correspondence had been received regarding this item. No such correspondence was received.

Mr. Koonce indicated that he supported this project because the homes were 1,500 square feet with 3 bedrooms and 2 baths, with a per square foot cost that was lower than that of the rejected Point Breeze project, and the sale price would be lower.

Mr. Harris called for a motion regarding the proposed disposition. Mr. Sauer moved to approve the disposition. Mr. Johns seconded the motion.

Mr. Koonce then asked whether the developer entity has been formed, and Mr. Lawrence confirmed that it has.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2609-27 Sears Street (including 1308-14 S. 26th Street) to VC Impact Project – Sears LLC (attached to these minutes as **Exhibit F**).

Item VII.B.2.

Mr. Lawrence asked the Board to approve the disposition of 1625-41 N. 10th Street in the 5th Council District to Civetta Property Group, LLC for the development of 22 single-family affordable homes that will be sold to households with incomes at or below 100% AMI. The homes will have a maximum sales price of \$250,000. Applications were solicited via a Request for Proposals for the property, and the applicant was the sole qualified bidder for the property. The developer will purchase the properties for \$2,200. Evidence of project financing has been provided and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan, an irrevocable power of attorney and a right of re-entry. A Declaration of Restrictive Covenants with use restrictions and resale restrictions will be placed on the homes, and purchasers must be income-qualified. The restrictive covenants will be in effect for a period of at least 15 years after the initial homebuyer's purchase.

Mr. Harris asked if any public correspondence had been received regarding this item. Ms. Imredy Saah stated that William Mackey, Executive Director of Men for Positive Change and a resident of the 10th Street and Cecil B. Moore Ave. neighborhood, sent an email in support of the development (attached to these minutes as **Exhibit G** and forwarded to the Board prior to the meeting).

Mr. Harris recognized Jihad Ali, who raised concerns about the MBE and WBE goals in the EOP for this project and the diversity of the contractors and subcontractors used by this developer. He also expressed a concern about the developer's capacity. Rhonda Leader, representing Civetta Property Group, explained that the developer reports on its MBE/WBE participation levels every month, as required by City, and that she personally has worked closely with at least five subcontractors to help them navigate the process of becoming certified by the City as MBE or WBE certified contractors. The current level of MBE/WBE participation is 21% WBE and 16% MBE.

Mr. Koonce spoke about needing to obtain information about the actual workforce being employed on all projects. He then stated that he was going to vote to oppose this project, based again on his contention that this developer was approved for 8 or 9 projects in the past year and a half *[For the record, the developer has been approved for 5 RFP solicitations from 2019-2022 and the disposition of 3 single lots via Competitive Sale.]* He also claimed that the proposed 22 units (2 stories, containing 3 bedrooms and 1.5 bathrooms and totaling 1,100 square feet) were out of character for this neighborhood and neighborhoods to the south and west. *[For the record, existing development in the immediate surrounding area across the street and immediately south of the proposed development site consists of two-story housing with a livable area of 1,150 square feet.]* Moreover, these homes would be sold at a higher price and AMI level *[Note: the AMI level was set at 100% AMI by the RFP]* and would be smaller and yet more expensive to build than the homes in the just-approved

Sears Street project. Mr. Sauer echoed Mr. Koonce's comments and concerns. Mr. Johns asked why the plan showed a vacant lot and why the width of the floor plan units was not consistent with the dimensions of the site plan. It appears that the floor plans were taken from another project.

Mr. Rodriguez responded that the vacant lot was left to provide an entryway for the second row of homes to be built on the site. He explained that prior to issuing an RFP, the Land Bank meets with the Planning Commission to explore how much density can be built into a project, and in this case, Planning indicated that 18 3-story units could be built by right on the site. The developer wanted to increase the density and has experience building 2-story homes in many 3-story neighborhoods. Mr. Rodriguez also stated that the Land Bank receives EOP reports from the City for all projects on a monthly basis and follows up with the developer if target levels are not being met.

Mr. Johns then clarified his earlier comment to state that he calculated that the site would fit 22 units that were each 16 ft wide but that the floor plans do not match the 16-ft width, which is troublesome.

Mr. Koonce asked if developers could provide plans at higher resolution so that they can be read more easily, and also asked if the Land Bank could request past MBE and WBE levels for all developers who have worked with the Land Bank in the past. Mr. Rodriguez indicated that he would ask for this information from all applicants going forward.

Seeing no further questions or comments pertaining to this agenda item, Mr. Harris asked for a motion regarding this disposition. He then asked whether the District Council member (Council President Darrell Clarke) had expressed a position on this project. Mr. Rodriguez indicated that the Land Bank staff had not received any such communication.

Mr. Koonce moved to not approve (i.e., to reject) this disposition. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board voted 5 to 1 to not approve the disposition of 1625-41 N. 10th Street to Civetta Property Group, LLC for the development of affordable housing. Mr. Koonce, Mr. Sauer, Mr. Johns, Ms. Rashid and Mr. Harris voted to not approve the disposition; Mr. Balloon cast the sole dissenting vote.

Item VII.B.3.

Mr. Lawrence asked the Board to approve the disposition of 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 662-68, 647-67 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street in the 5th Council District to Frankel Enterprises, Inc. for the development of 54 single-family affordable homes that will be sold to households with incomes at or below 100% AMI. The homes will have a maximum sales price of \$250,000. Applications were solicited via a Request for Proposals for the property, and the applicant was the most qualified bidder for the property. The developer will purchase the properties for \$54. Evidence of project financing has been provided and the applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan, an irrevocable power of attorney and a right of re-entry. A Declaration of Restrictive Covenants with use restrictions and resale restrictions will be placed on the homes, and purchasers must be income-qualified. The restrictive covenants will be in effect for a period of at least 15 years after the initial homebuyer's purchase.

Mr. Harris asked if any public correspondence had been received regarding this item. Ms. Imredy Saah indicated that Anthony Harris sent an email asking for a copy of the proposal submitted by the developer, and she directed him to the Board package. Proposals submitted in response to an RFP are exempt from disclosure under the Pennsylvania Right to Know Act until a contract has been signed with the approved developer.

Mr. Harris then recognized the co-chairs of the 14th Ward Democratic Executive Committee, one of the local RCOs, Regina Farrow and Diane Monroe. Ms. Farrow stated a number of the community's concerns about how the homes built by Frankel Enterprises in the neighborhood in the past were sold, asserting that Frankel Enterprises reached out to Chinatown CDC before reaching out to the area RCOs, and only 2 of 21 workforce housing homes built were sold to applicants of non-Asian descent. She stated that at certain community meetings, applicants were being steered to PNC Bank for the mortgage financing. She also indicated that several of these properties are being used as AirBnB rentals, with a different person living in them every few months.

Mr. Rodriguez asked that any property being used as an AirBnB rental should be reported to him or to Ms. Imredy Saah so that the Land Bank can investigate and take action regarding any impermissible use of those properties.

Mr. Harris recognized Ms. Monroe, who repeated the 14th Ward RCO's concerns about the sale of workforce housing in the past and stated that the RCO does not oppose new workforce housing development but wants the developer to work with the 14th Ward and be more transparent in how it approaches the community and sells the homes. She also asked if the Land Bank received more than one application.

Mr. Rodriguez responded that multiple applications were received, and the Frankel Enterprises proposal was the most qualified.

Mr. Harris recognized Zachary Frankel, who spoke on behalf of Frankel Enterprises. He expressed surprise at the 14th Ward RCO's comments and felt compelled to refute several of the claims they asserted. He described the many ways in which his business has worked in the community to help residents to improve their credit scores so that they can qualify for these homes, and he stated that they intend to do so again. He also indicated that they have never steered applicants to any one bank and work with all banks and other lending sources. With respect to properties being used for AirBnB rentals, in the one instance he was aware of, he immediately notified the Land Bank.

Mr. Koonce asked if there is a requirement in the RFP process for the applicants to have a community meeting before the disposition is presented to the Board. He also acknowledged that he spoke to Ms. Monroe in the past about the prior workforce housing complaints but felt that they ran afoul of fair housing laws and therefore did not take any further action. He would like to table this item until the 5th Council District can convene a community meeting regarding the project.

Mr. Sauer asked if the RFP contained a requirement for a community partner or for a community meeting. Mr. Rodriguez explained that the RFP process does not require a community partner or a community meeting, but that RCOs are notified when a project is presented to the Board, and the developer will meet with the RCOs during the permitting process. Mr. Sauer then asked if the availability of the Turn The Key program might make it possible to lower the affordability level to

80% AMI or lower. Mr. Rodriguez responded that this would depend on the Board's decision on this agenda item and contact with the 5th Council District office.

Mr. Koonce moved to table the disposition to the August 2022 Board meeting. Mr. Johns seconded the motion.

Upon motion duly made and seconded, the Board unanimously voted to table the disposition to the August Board meeting.

Item VII.C.

Given the limited time left before a quorum would be lost, Mr. Harris asked for a motion to handle all side yard dispositions with a consent agenda.

Mr. Sauer moved to handle the side yards with a consent agenda, and Mr. Balloon seconded. Upon motion duly made and seconded, the Board voted unanimously to handle the dispositions with a consent agenda.

Mr. Lawrence asked the Board to approve the following side/rear yard dispositions:

2318 E. Boston Street in the 1st Council District to Francis A. Frydlewicz

2160 E. Gordon Street in the 1st Council District to Derek Saybolt

5112 Ludlow Street in the 3rd Council District to Brittlea Jenay Keith

2151 N. Fairhill Street in the 7th Council District to Antonia Wagner and Gregory Wagner

Evidence of project financing has been provided by each applicant, and the applicants are compliant and in good standing with the City of Philadelphia. The properties will not be subject to an Economic Opportunity Plan but will be subject to use restrictions as a side/rear yard, an irrevocable power of attorney, and a right of re-entry. A 30-year mortgage for the appraised value will be placed on each property.

Ms. Imredy Saah indicated that two emails were received: one from Nathan Hyde supporting the disposition of 2160 E. Gordon Street and asking about the maintenance and fencing requirements for side yards, which Ms. Imredy Saah provided to him; and one from Michael Williams, the owner of the LLC that owns 5114 Ludlow Street, stating that he wanted to acquire 5112 Ludlow Street. Mr. Lawrence responded to Mr. Williams email with information on how to acquire other properties in the area, since he would not be eligible to acquire 5112 Ludlow Street (both emails attached to these minutes as **Exhibit I** and forwarded to the Board prior to the meeting).

Mr. Harris called for a motion regarding the disposition of these four side/rear yards. Mr. Sauer moved to approve the disposition of all four side/rear yards. Mr. Koonce seconded the motion.

Mr. Harris then recognized Katrice Cheaton, who asked about the status of negotiations about U.S. Bank liens and progress on centering the community in disposition discussions and then proceeded to explain that the City was going to need all the vacant land, including Logan Triangle, to feed the City's population when food becomes scarce. Since none of these issues pertained to the consent agenda, Mr. Harris asked Ms. Cheaton to provide her contact information to the staff so they could follow up with her if they had any information to provide regarding these issues.

Mr. Harris then proceeded with the vote on the side/rear yard consent agenda. Upon motion duly made and seconded, the Board voted unanimously to approve the following resolutions:

Resolution Authorizing Conveyance of 2318 E. Boston Street to Francis A. Frydlewicz (attached to these minutes as **Exhibit J**); Resolution Authorizing Conveyance of 2160 E. Gordon Street to Derek Saybolt (attached to these minutes as **Exhibit K**); Resolution Authorizing Conveyance of 5112 Ludlow Street to Brittlea Jenay Keith (attached to these minutes as **Exhibit L**); and Resolution Authorizing Conveyance of 2151 N. Fairhill Street to Antonia Wagner and Gregory Wagner (attached to these minutes as **Exhibit M**).

Item VIII
Public Comment (Old & New Business)

No additional old or new business was discussed.

Item IX
Adjournment

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

Mr. Koonce moved to adjourn the meeting. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 12:03 pm.

SECRETARY TO THE BOARD

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

User Name (Original Name)	Email
Vanessa Hunter	vipbookingsphl@gmail.com
John Elliott Churchville	jchurchville8@gmail.com
Ley Nezifort	ley.nezifort@vesselco.com
Renee Smith	ranunley@aol.com
Rhonda Leader	rhonda@civettaproperty.com
Jihad Ali	Jihad@jihadali.com
Darnetta Arce	Inpcdc@gmail.com
Andre+Tiffany Sanford-Adams	anavahgroup@gmail.com
Jihad Ali	Jihad@jihadali.com
Brittlea Keith	brittlea3@gmail.com
Katrice C.	kmcheaton@gmail.com
Francis Frydlewicz	Francis.frydlewicz@gmail.com
Jeanne Dutton	jeduttonno1@verizon.net
Jeremy Blatstein	jeremy@orensbrothers.com
Tanja Dixon	Tanja.dixon@gmail.com
Ella Mae Bruce	ellabruce@yahoo.com
Tara Bruce	brucie75@yahoo.com
PAULA Peebles	peeblespaula@gmail.com
Betty Beaufort	Bettybeeten@gmail.com
Derek Saybolt	dereksaybolt@gmail.com
Jerome Fordham	jerfordham@gmail.com
Christopher Sample	christopher.sample@phila.gov
Diane Monroe	Diana.Davis@comcast.net
Samantha Melamed	smelamed@inquirer.com
David Fecteau	David.Fecteau@phila.gov
Anthony Fullard	Fullardam@gmail.com
Justin Veasey	Justin@bvgpropertygroup.com
Rodesha Washington	rodesha.washington@phila.gov
Max Frankel	max@frankelre.com
Rachael Pritzker	rachael@Pritzkerlg.com
Zachary Frankel	zachary.frankel@gmail.com
CHRISTOPHER B SAMPLE	cblanesample@gmail.com
Antonia Wagner	antonia.l.barber@gmail.com
12152621925	
12153894637	
Call-In User_1	
12152606194	
12153342457	

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, July 12, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	RE:1625 -41 10th Street Who is the proposed applicant seeking to acquire the parcel? What is the timeline for proposed development? What is considered "affordable" by the principles of the Land Bank?	PAULA Peebles	The Board package detailing the development can be found at this link https://secureservercdn.net/45.40.152.202/k05.f3c.myftpupload.com/wp-content/uploads/PLB agendas/2022/PLB-Board-Package-for-July-.2022-Board-Meeting-v2-Part-2.pdf
2	Angel, I did try to review the proposal prior to your Board Meeting however, I was unable to locate it. I will attempt to review it via this link that you have provided and will respond back to you. We have a community meeting upcoming around this matter. Thank you. Paula Peebles	PAULA Peebles	live answered
3	RCDC Inc. Resident/homeowner peeblespaula@gmail.com	PAULA Peebles	Thank you
4	Address Mr. Jesse Lawrence the BCCA wants to meet the Developers; how soon can this get scheduled?	Vanessa Hunter	Hi Vanessa -- I have forwarded your last email from 7/5 to Carolyn Terry to schedule a meeting. Thank you!
5	I agree. All Land Bank Properties should be affordable.	Jeanne Dutton	
6	I echo so many sentiments for the opposition so I will not be repetitive. I appreciate Kenyatta Johnson's opposition of this VII A. I totally agree with Tiffany Greene's Testimony on this unsolicited sale.	Ella Mae Bruce	
7	Thank you for the opportunity to learn more about the interest in this parcel that we have been seeking to develop real affordable housing for more than 40 years. I will reach out to you later this week as I have another meeting that I must depart to attend.	PAULA Peebles	
8	I still have the package given out at the community mtg from PNC bank's representative who was attendance. They did not have any programs with the 14th Ward this was their first project per their own words	Todd Hestand	
9	Who do I talk to about my comments?	Katrice C.	

Exhibit A

RESOLUTION NO. 2022 – 13

RESOLUTION AUTHORIZING PURCHASE OF INSURANCE FOR FISCAL YEAR 2023

WHEREAS, pursuant to Resolution 2020-5, the Board of Directors (“**Board**”) of the Philadelphia Land Bank (“**Land Bank**”) authorized an agreement with Conner Strong and Buckelew Companies, LLC (“**CSB**”) to provide insurance, risk management, safety and loss control, claims and administrative services.

WHEREAS, pursuant to the agreement and at the Land Bank’s request, CSB obtained quotes for commercial general liability insurance, public officials liability insurance, and excess liability insurance, for the period July 1, 2022 to June 30, 2023, and presented the quotes to the Executive Director of the Land Bank, Senior Counsel for the Land Bank, and the Legal Director for the Philadelphia Housing Development Corporation for review.

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to authorize the Executive Director to purchase any and all commercial general liability insurance and public officials liability insurance, but not excess liability insurance, pursuant to the terms and conditions of this Resolution.

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

1. The Executive Director is hereby authorized in the name of, and on behalf of, the Land Bank to purchase commercial general liability insurance and public officials liability insurance in such amounts as the Executive Director deems necessary or desirable for the period July 1, 2022 to June 30, 2023.
2. The Executive Director is further authorized to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to purchase any and all insurance pursuant to this Resolution (collectively, the “**Transaction Documents**”). The Transaction Documents shall contain such terms and conditions as the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, 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.
3. 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.
4. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on July 12, 2022.

Exhibit B

RESOLUTION NO. 2022 – 14

RESOLUTION AMENDING RESOLUTION 2021-50 TO AUTHORIZE MODIFICATION OF MIXED-INCOME HOMEOWNERSHIP AND RENTAL DEVELOPMENT TO MIXED-INCOME HOMEOWNERSHIP DEVELOPMENT AND REDUCTION IN UNITS

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 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624 and 626 Cantrell Street; and 424 and 426 Mercy Street Street (collectively, the “**Property**”) to BVG Property Group LLC (the “**Purchaser**”) for the development of fourteen (14) housing units (comprised of eight (8) affordable rental units, three (3) market-rate rental units, and three (3) market-rate homeownership units), pursuant to Resolution 2021-50 adopted on November 9, 2021;

WHEREAS, the Purchaser has requested a modification of the development from a mixed rental and homeownership development to a homeownership-only development with eight (8) affordable homeownership units and five (5) market-rate homeownership units;

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the modification of the development to a homeownership-only development with a reduction in the number of market-rate units by one (1) unit.

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

1. The modification of the development to a homeownership-only development with eight (8) affordable homeownership units and five (5) market-rate homeownership units 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

Exhibit B

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 July 12, 2022.

Exhibit C

RESOLUTION NO. 2022 – 15

RESOLUTION AMENDING RESOLUTION 2021-51 TO AUTHORIZE MODIFICATION OF MIXED-INCOME RENTAL DEVELOPMENT TO MIXED-INCOME HOMEOWNERSHIP AND RENTAL DEVELOPMENT AND ADDITION OF UNIT

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 2148, 2150, 2154 and 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055 and 2057 E. Rush Street; and 2154, 2155, 2156, 2157, 2158, 2159, 2160 and 2161 E. Stella Street (collectively, the “**Property**”) to BVG Property Group LLC (the “**Purchaser**”) for the development of eighteen (18) housing units (comprised of twelve (12) affordable rental units and six (6) market-rate rental units), pursuant to Resolution 2021-51 adopted on November 9, 2021;

WHEREAS, the Purchaser has requested a modification of the development from a rental homeownership development to a homeownership and rental development and the addition of a market-rate homeownership unit, resulting in twelve (12) affordable homeownership units, four (4) market-rate homeownership units, and three (3) market-rate rental units;

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the modification of the development to a mixed homeownership and rental development with an increase in the number of market-rate units by one (1) unit.

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

1. The modification of the development to a homeownership and rental development with twelve (12) affordable homeownership units, four (4) market-rate homeownership units, and three (3) market-rate rental units 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

Exhibit C

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 July 12, 2022.

Exhibit D

RESOLUTION NO. 2022 – 16

**RESOLUTION AUTHORIZING ACQUISITION OF
2641 REED STREET**

WHEREAS, Section 2109(c) of the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, et seq., provides that a land bank may acquire real property or interests in real property by any means on terms and conditions and in a manner the land bank considers proper.

WHEREAS, Section 16-705(2) of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to acquire real property or interests in real property through all legal means, subject to certain stated terms and conditions.

WHEREAS, the Land Bank desires to acquire the real estate situated at 2641 Reed Street, Philadelphia, Pennsylvania, together with the improvements thereon erected (collectively, the “Premises”) from the owner of record (the “Seller”) for a purchase price not to exceed Two Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$262,500.00), the payment of Philadelphia realty transfer taxes in the amount of Eight Thousand Six Hundred Four and 75/100 Dollars (\$8,604.75), and payment of a credit, not to exceed One Thousand and 00/100 Dollars (\$1,000.00), towards the Seller’s closing costs.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to acquire the Premises, subject to the terms and conditions of this Resolution.

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

1. The Board hereby authorizes the acquisition of the Premises for a total purchase price not to exceed Two Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$262,500.00), the payment of the Philadelphia realty transfer taxes in the amount of Eight Thousand Six Hundred Four and 75/100 Dollars (\$8,604.75), and payment of a credit towards the Seller’s closing costs, not to exceed One Thousand and 00/100 Dollars (\$1,000.00).
2. All liens, judgments, and outstanding amounts owed to the City of Philadelphia must be satisfied by the Seller. All mortgages placed on the Premises must be satisfied by the Seller. The Seller must convey good and marketable title to the Land Bank.
3. The conveyance of the Property complies with all applicable terms and conditions of Section 16-705 of the Philadelphia Code.
4. 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 acquisition of the Premises (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

Exhibit D

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, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

5. 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.
6. This Resolution shall take effect immediately upon adoption by the Board, subject to receipt of acquisition funding from Philadelphia Housing Development Corporation.

Adopted by Philadelphia Land Bank Board of Directors on July 12, 2022.

Exhibit E

From: Concerned Citizens Point Breeze

To: Brian Romano; Andrea Saah; Angel.Rodriguez@phdc.phila.gov; Jessie Lawrence

Subject: RIGHT TO KNOW REQUEST - POINT BREEZE PROJECT, A COPY OF PROJECT DETAIL PLANS

Date: Wednesday, July 6, 2022 10:25:11 AM

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RIGHT TO KNOW REQUEST

TO: Andrea Imredy Saah, Esq.

Senior Counsel, Philadelphia Land Bank

PHDC, Land Management

From: Concerned Citizens of Point Breeze, RCO and Point Breeze Stakeholders

Date: July 6, 2022

Re: **RIGHT TO KNOW REQUEST** - REQUEST A COPY OF PROJECT DETAIL PLANS
POINT BREEZE PROPERTIES FOR DISPOSITION 7-12-2022

TO: PHILADELPHIA LANDBANK:

SINCE THERE IS NO REQUIRED REGISTER COMMUNITY ORGANIZATION (RCO) PUBLIC MEETING WITH DEVELOPER/APPLICANT FOR THE BELOW PROJECT AS PART OF THE PHILADELPHIA LANDBANK PROCESS, Concerned Citizens of Point Breeze, RCO and Point Breeze Stakeholders are REQUESTING FROM THE PHILADELPHIA LANDBANK, A COPY OF PROJECT DETAIL PLANS FOR **EACH** PROPERTY ADDRESS FOR PROPERTIES IN POINT BREEZE UP FOR DISPOSITION TO THE CIVETTA PROPERTY GROUP, LLC AT PHILADELPHIA LANDBANK BOARD HEARING ON JULY 12, 2022 AS DESCRIBED BELOW;

WE NEED CLARITY, THE DESCRIPTION BELOW IS UNCLEAR AND CONFUSING FOR RESIDENTS TO UNDERSTAND FOR EACH ADDRESS.

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) homeownership units will be sold to households with incomes at or below 80% AMI and twelve (12) homeownership units will be sold 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 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.)*

Landbank states they evaluate each plan, CCPB requests the detailed plan **by address with price attachments** regarding each property up for Disposition by FRIDAY 3:00pm. We request the following:

- Site Plans

-Floor Plans

-Elevation Plans

-Price breakdown by Address and UNIT

- SITE PHOTOS & RENDERINGS (interior, exterior & block) for each property and floors Photos must show the relationship of the building to its neighbors and the streetscape.

Exhibit E

- Any REVISED PLans as of June 30, 2022 notification
- ARCHITECTURAL SITE & LANDSCAPING PLANS
- SUSTAINABLE GREEN ENERGY FEATURES (all utilities)
- CONSTRUCTION MATERIALS TO BE USE
- HVAC PLANS (outdoor)
- ALL PLANS ASSOCIATED WITH THE PROJECT

Thank you

CC: Angel Rodriguez, Philadelphia Land Bank, Executive Director

Brian Romano, Project Manager II

Jessie Lawrence, Director of Real Estate

From: [Concerned Citizens Point Breeze](#)

To: [Andrea Saah](#)

Subject: Re: RIGHT TO KNOW REQUEST - POINT BREEZE PROJECT, A COPY OF PROJECT DETAIL PLANS

Date: Monday, July 11, 2022 2:53:29 PM

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Andrea

I have to go to staples to fax in the 1900 block of Point Breeze Petition. The neighbor can't seem to email from her phone.

Officially, Please add this email to the record that 1900 Block of Point Breeze has done a opposition petition and will fax it in before 5pm today.

Thank you

Ms. Green

Concerned Citizens of Point Breeze

OPPOSING PETITION

OPPOSING PHILADELPHIA LANDBANK DISPOSITION TO SELL POINT BREEZE CITY PROPERTIES FOR MARKET-RATE DEVELOPMENTS

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) homeownership units will be sold to households with incomes at or below 80% AMI and twelve (12) homeownership units will be sold 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 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.)

We, the affected neighbors in Point Breeze do not support the above Philadelphia Landbank Market-rate Development Project that will have a Negative Impact on Point Breeze residents and community. We, the residents demand the following:

1. We, OPPOSE the City of Philadelphia Landbank Disposing (Selling) 15 City Properties Deeds for 26 affordable market-rate homeownership units and commercial unit (UNSOLICITED) to Civetta Group, LLC. at the Philadelphia Landbank Board Hearing on July12, 2022.
2. We, residents request the above city properties be dispose to a Point Breeze organization for low-income, low-wage, low-priced affordable homeownership. (2) There is no low-income, low-priced affordable homeownership in Point Breeze from Philadelphia Landbank Properties Disposition.

Date	Name Signature	Address
7-8-22	Ranae Rose	1904 Point Breeze Ave.
7-8-22	Richard Carouille	1912 POINT BREEZE AVE
7/8/22	DENISE LEWIS ^{HOOD} CAPTAIN	1920 Point BREEZE AVE
7-8-22	Yvonne McConheady	1914 Point Breeze Ave.
7-8-22	HZ m LE	1908 point breeze AVE
7-8-22	Mona T. Coyle	1906 Point Breeze Ave
7-8-22	Bronce Robinson	1915 point Breeze Ave
7-8-22	Yasin Betterson	1913 Point Breeze Ave
7-8-22	Yasmin Betterson	1913 Point Breeze Ave
7-8-22	Yamad Betterson	1913 Point Breeze Ave
7-8-22	Yalison Betterson	1911 Point Breeze Ave
7-8-22	Eland Adams	1917 Point Breeze Ave

Concerned Citizens of Point Breeze RCO and Point Breeze Stakeholders (Email - pbstakeholders@gmail.com)

Exhibit E

From: Concerned Citizens Point Breeze

To: Andrea Saah

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

Date: Tuesday, July 12, 2022 9:36:48 AM

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THIS IS THE CORRECTED COPY TO ATTACH TO RECORD
THANK YOU

----- 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) homeownership units will be sold to households with incomes at or below 80% AMI and twelve (12) homeownership units will be sold 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 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

Exhibit E

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. By using prerogative, they

Exhibit E

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.

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

-1600 Point 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.

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**

Exhibit E

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 Dixion, Block Captain
Masjid Bin Baaz, Inc
Churches and Community Stakeholders

Media

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

Landbank Project Summary: Civetta Property Group, LLC will develop 26 units on these 14 properties: 14 affordable homeownership units that will be sold to households with incomes at or below 70% AMI for a maximum sales price of \$195,000; and 12 market-rate units, one of which will also include a commercial space. An EOP will apply to this project. The application was unsolicited and evaluated pursuant to the disposition policy

Exhibit E

The breakdown of the affordable homes is as follows:

Duplexes built on 1835 S. 22nd St, 1930 and 1932 S. Norwood St., 1824 S. 20th St., and 1629 Point Breeze Ave. will each have 3 stories and a full basement housing, **2 condominium units**: each Unit 1 will contain 2 bedrooms, 2 baths and a den; Unit 2 will contain 3 bedrooms, 2 baths and no den.

Single-family homes built on 2111 Sigel St. and 1811, 2114 and 2123 Fernon St. will each have 2 stories and no basement and will contain 3 bedrooms and 1.5 baths.

The breakdown of the market rate homes is as follows: Triplexes built on 1642, 1648 and 1652 Point Breeze Ave. will each have 3 stories and a full basement housing **3 condominium units**: Unit 1 (bi-level) will contain 3 bedrooms, 2 baths and a den; Unit 2 will contain 2 bedrooms, 1 bath; Unit 3 will contain 2 bedrooms, 1 bath.

A duplex built on 1900-02 Point Breeze Ave. will have 3 stories and a full basement housing **2 condominium units**: Unit 1 will contain 2 bedrooms, 2 baths and a recreation room; Unit 2 will contain 3 bedrooms, 2 baths. A mixed-use building on 1901 Point Breeze Ave. will have 3 stories and a full basement housing storage in the basement, a commercial space on the ground floor, and a bi-level single family home with 3 bedrooms, 2 baths.

Exhibit F

RESOLUTION NO. 2022 – 17

**RESOLUTION AUTHORIZING CONVEYANCE OF
2609-27 SEARS STREET (INCLUDING 1308-14 S. 26TH STREET) TO
VC IMPACT PROJECT – SEARS 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 2609-27 Sears Street (including 1308-14 S. 26th Street) (collectively, the “Property”) to VC Impact Project – Sears 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 One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) 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 July 12, 2022.

Exhibit G

From: WILLIAM MACKEY

To: Andrea Saah

Date: Wednesday, July 6, 2022 3:53:35 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 afternoon my name is William Mackey im am a resident of 10th and Cecil b Moore I support your housing support in that area you can contact me by phone and via email. --

William Mackey
Executive Director Men for Positive Change

williamlmackey@gmail.com

Exhibit H

From: Anthony Harrison

To: Andrea Saah

Subject: July 12 Land Bank Meeting

Date: Tuesday, July 5, 2022 11:00:38 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.

Hello,

My name is Anthony Harrison. I am a resident at 10th and Fairmount. I can be reached at aharrison14@gmail.com.

I have a question about this agenda item for the July 12 meeting.

The properties below are proposed for disposition to Frankel Enterprises, Inc. to develop fifty-four (54) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder for the properties. • 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 662-68, 647-67 and 670-72 N. 10th Street; 667 and 677 N. 11th Street (CD5)

Is it possible for you to share the proposal submitted by Frankel Enterprises? Will that be shared at the meeting, or if possible can you email it to me?

Thanks,
Anthony Harrison

Exhibit I

From: Nathan Hyde
To: Andrea Saah
Subject: 2160 E Gordon St
Date: Saturday, July 9, 2022 8:47:08 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,

I hope all is well. I wanted to reach out to give my comments on a land bank conveyance request on my block. The parcel in question is at 2160 e Gordon st and is being requested as a side yard. This parcel as it currently exists is not offering anything to the block and I am therefore fully in favor of it becoming a side yard for the home next door, in fact it seems like the most logical option given the parcels small, irregular shape.

The above being said, the space is currently unkept and composed of nothing more than a dirt pad covered in weeds and garbage. If it is acquired as a side yard, it would be nice if it were to be contingent on either its beautification or that it be fenced in so the rest of the block isn't subject to it's unsightliness. Is this something that's standard in cases like this? It would also be nice, given it's substantial perimeter on a corner lot, that the city tree planting program be taken advantage of as well.

Any information you could provide on what this procedure normally entails/requires would be greatly appreciated.

Thank you for your time,
Nathan

Sent from my iPhone

From: Michael Williams
To: Andrea Saah
Subject: 5112 Ludlow vacant lot
Date: Monday, July 11, 2022 9:39:40 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.

Hello my name is Michael williams I am the owner of ML project restoration LLC which owns property 5114 Ludlow st Philadelphia pa 19139. I am reaching out on behalf of vacant parcel lot 5112 Ludlow st Philadelphia pa 19139. I am looking to purchase this parcel as I see you guys are interested in selling or proposing to allow someone to use as side yard. I've owned my property since 2017 and I've been trying to get in contact with someone who owned this lot for years. I've called Philadelphia land bank and also spoke with Carolyn Terry via phone on 5/17/2021 about purchasing the lot she then told me to reach out a Mr. Jessie Lawrence (real estate director) about acquiring the vacant lot which I did via email which I am attaching to this email for proof but I got no response. I am writing because I wish to aquire lot!! I can be reached via email.

Mr. Michael Williams

Begin forwarded message:

From: Michael Williams <Williamsmikeir@icloud.com>
Date: May 17, 2021 at 11:42:19 AM EDT
To: Jessie.Lawrence@phdc.phila.gov
Subject: 5112 Ludlow st Phila pa 19139

Hey good morning Jessie. I was sent your email from Carolyn I was told if I wanted to acquire vacant lot I had to contact you for instructions.

Sent from my iPhone

Exhibit J

RESOLUTION NO. 2022 – 18

**RESOLUTION AUTHORIZING CONVEYANCE OF
2318 E. BOSTON STREET
TO FRANCIS A. FRYDLEWICZ**

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 2318 E. Boston Street (the “Property”) to Francis A. Frydlewicz (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 Fifteen Thousand and 00/100 Dollars (\$115,000.00) 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 July 12, 2022.

Exhibit K

RESOLUTION NO. 2022 – 19

**RESOLUTION AUTHORIZING CONVEYANCE OF
2160 E. GORDON STREET
TO DEREK SAYBOLT**

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 2160 E. Gordon Street (the “Property”) to Derek Saybolt (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 Fifty-Seven Thousand and 00/100 Dollars (\$57,000.00) 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 July 12, 2022.

Exhibit L

RESOLUTION NO. 2022 – 20

**RESOLUTION AUTHORIZING CONVEYANCE OF
5112 LUDLOW STREET
TO BRITTLEA JENAY KEITH**

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 5112 Ludlow Street (the “Property”) to Brittlea Jenay Keith (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 Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) 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 July 12, 2022.

Exhibit L

RESOLUTION NO. 2022 – 21

**RESOLUTION AUTHORIZING CONVEYANCE OF
2151 N. FAIRHILL STREET
TO ANTONIA WAGNER AND GREGORY WAGNER**

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 2151 N. Fairhill Street (the “Property”) to Antonia Wagner and Gregory Wagner (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 Fifty Thousand and 00/100 Dollars (\$50,000.00) 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 July 12, 2022.