

PHILADELPHIA LAND BANK

DECEMBER 13, 2022 BOARD OF DIRECTORS ANNUAL MEETING MINUTES

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

A fully searchable version of the transcript of the meeting is available online at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/> under the December 13, 2022 meeting date. A condensed version of the transcript is attached to these minutes as **Exhibit A**.

CALL TO ORDER

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

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

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

Prior to today's Public Session, the Board held an Executive Session at which the meeting agenda was reviewed and possible future Executive Session items were mentioned.

Item I **Roll Call**

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

The following Board members were absent: Joshu Harris and Andrew Goodman.

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

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

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

Item II
Approval of Board Minutes

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of November 15, 2022. There were none.

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

Upon motion made and duly seconded, the Board unanimously approved the November 15, 2022, Board Meeting minutes.

Item III
Election of Board Officers and Approval of 2023 Board Meeting Schedule

Ms. Imredy Saah presented the slate of nominees for the Board officer positions, who are elected at the Board's Annual Meeting every year, for calendar year 2023. The nominees, all of whom accepted their nomination, are as follows:

Anne Fadullon – Chair
Andrew Goodman – Vice Chair
Maria Gonzalez – Secretary
Rebecca Lopez Kriss – Treasurer

Ms. Imredy Saah called for a motion regarding the slate of nominees. Mr. Johns moved to accept the nominations. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Electing Officers of the Philadelphia Land Bank for 2023 (attached to these minutes as **Exhibit B**).

Ms. Imredy Saah then requested Board approval for the Land Bank Schedule of Regular Meetings of the Board of Directors for calendar year 2023. The schedule of meetings will be advertised in newspapers and posted online. All meetings will be on the 2nd Tuesday of each month, except for the January meeting, which will be on the 3rd Tuesday because of the long holiday break.

January 17, 2023 (3 rd Tuesday)	July 11, 2023
February 14, 2023	August 8, 2023
March 14, 2023	September 12, 2023
April 11, 2023	October 10, 2023
May 9, 2023	November 14, 2023
June 13, 2023	December 12, 2023 (Annual Meeting)

Ms. Saah called for a motion regarding the schedule of regular meetings for 2023. Mr. Koonce moved to approve the meeting schedule. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Adopting the Philadelphia Land Bank Schedule of Regular Board of Directors Meetings for 2023 (attached to these minutes as **Exhibit C**).

Item IV
Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for
Year Ending June 30, 2022

Mr. Rodriguez presented the audit of the Land Bank's financial statements ending June 30, 2022, which was conducted by Mercadien and was included in the Board package for this meeting. The financial statements are designed to provide readers with a broad overview of the finances of the Land Bank. Mr. Rodriguez's presentation and comments regarding the main recommendations made by the auditors, which are to improve the cash reconciliation process and revise how properties in the Land Bank's inventory are valued, are located on pages 7-8 of the attached transcript.

Ms. Fadullon called for questions or comments from the Board regarding the audited financial statements. There were none.

Ms. Fadullon called for a motion regarding the audit. Ms. Lopez Kriss moved to accept the Land Bank Audit. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Land Bank Board unanimously approved the Resolution Accepting Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2022 (attached to these minutes as **Exhibit D**).

Item V
Review and Approval of Philadelphia Land Bank Fiscal Year 2023 Budget;
Financial Report Year to Date

Mr. Rodriguez presented the proposed budget for Fiscal Year 2023, which was included in the Board package. There was a slight increase from \$3,000,000 to \$3,147,551 for the total budget, due primarily to increased staffing and an increase in property maintenance activities. Mr. Rodriguez's full presentation is located on pages 9-10 of the attached transcript.

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

Ms. Fadullon called for a motion regarding the Fiscal Year 2023 budget. Ms. Gonzalez moved to approve the budget. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Adopting Philadelphia Land Bank Operating Budget for Fiscal Year Ending June 30, 2023 (attached to these minutes as **Exhibit E**).

Item VI
Property Dispositions

VI.A. Development – Affordable Housing (Unsolicited)

Item VI.A(1)

Mr. Lawrence asked the Board to authorize the disposition of 2329 Ellsworth Street; 2315, 2316, 2317, 2318, 2337, 2339 and 2349 Greenwich Street; 1709, 1711, 1822R-34 and 1836 Point Breeze Avenue; and 1555 S. Ringgold Street, all located in the 2nd Council District, to Fine Print Construction, LLC to develop forty-four (44) mixed-income homeownership and rental units and one (2) commercial unit (the leasing office for the rental units). Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI. Twelve (12) rental units (in four triplex buildings) will be leased to households with incomes at or below 80% or 50% of AMI. One large multi-family building will contain twenty-five (25) rental units; three (3) of those units will be leased to households with incomes at or below 80% or 50% of AMI, and the remaining units will be leased at market rate. Stated differently, 23 of the total 44 units will be affordable. Of those 23 affordable units, 8 will be sold as single-family homes to purchasers at or below 80% of AMI, 9 units will be rental units leased at or below 80% of AMI and 6 units will be rental units leased at 50% of AMI.

The application was unsolicited and evaluated pursuant to the disposition policy. The developer will purchase the property for \$26,000. Evidence of project financing was provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and the home purchasers and tenants will be income-certified. Mr. Lawrence's full presentation and additional explanations are located on pages 11-12 and pages 29-30 of the attached transcript.

Ms. Fadullon called for questions or comments on this item from the Board. Board comments and questions from Michael Johns, Rick Sauer and Michael Koonce and staff responses can be found on pages 14-18 of the attached condensed transcript.

Ms. Fadullon asked if any correspondence or emails were received on this item. Ms. Imredy Saah's summary of the emails received from Ronald Slaughter, Ella Bruce and Tara Bruce and of the support letters received from Point Breeze Community Development Coalition, Point Breeze Community Network Plus and Tasker Morris Neighborhood Association is located on pages 19-20 of the attached transcript. The emails and support letters are attached to these minutes as **Exhibit F**.

Ms. Fadullon called for questions or comments from the public.

Mr. Jihad Ali asked about the revenue increase mentioned by Mr. Rodriguez in his presentation about the budget. Mr. Rodriguez's response and the ensuing discussion are located on pages 21-22 of the attached transcript.

Mr. Ali's subsequent comments regarding reporting on minority and MBE/WBE participation in past projects by developers who are being considered for dispositions at this and future meetings and the

ensuing explanation about how the minority participation goals are set and compliance is tracked and recorded by the Department of Housing and Community Development (not the Land Bank) is located on pages 22-25 of the attached transcript.

Subsequent questions and comments about outreach to and support from the community and the particulars of the project itself, stated by Ms. Ray, Tara Bruce, Albert Littlepage, Justin Veasey and David Langley, and the staff's and the developer's responses to those questions and comments are located on pages 25-35 of the attached transcript.

Seeing no further comments from the public or the Board, Ms. Fadullon called for a motion regarding the proposed disposition to Fine Print Construction LLC.

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

Upon motion made and duly seconded the board unanimously approved the Resolution Authorizing Conveyance of 2329 Ellsworth Street; 2445 Federal Street; 2315, 2316, 2317, 2318, 2337, 2339 and 2349 Greenwich Street; 1709, 1711, 1822R-34 and 1836 Point Breeze Avenue; and 1555 S. Ringgold Street to Fine Print Construction LLC (attached to these minutes as **Exhibit G**).

Item VI.A(2)

Mr. Lawrence asked the Board to authorize the disposition of 1736 N. 22nd Street in the 5th Council District to Holloman, LLC. The applicant wishes to develop a four-story multi-family building with six (6) units and a common roof deck. The plans include two (2) ground floor units that will be leased to seniors at or below 50% of AMI; the upper levels include three (3) one-bedroom units and one (1) bi-level 2-bedroom unit which be rented to households at or below 80% of AMI.

The proposal was unsolicited and evaluated according to the disposition policy. The developer will purchase the property for \$500. Evidence of project financing was provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use restrictions and a minimum 15-year term of affordability, and the tenants will be income-certified. Mr. Lawrence's full presentation is located on pages 37-38 of the attached transcript.

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

Ms. Fadullon asked if any comments were received prior to the Board meeting. Ms. Imredy Saah responded that letters of support were received from MAP Holistic, Friends of the 47th Ward, Strawberry Mansion Community Concerned, and United Neighborhood Alliance Civic Association (all attached to these minutes as **Exhibit H**). No emails or letters opposing the project were received.

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

Ms. Fadullon then called for a motion regarding the proposed disposition to Holloman, LLC.

Mr. Johns moved to approve this disposition. Mr. Sauer seconded the motion.

Upon motion made and properly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1736 North 22nd Street to Holloman LLC (attached to these minutes as **Exhibit I**).

VI.B. Development – Affordable Housing (Request for Proposals)

Item VI.B(1)

Mr. Lawrence asked the Board to authorize the disposition of 3001 Martha Street in the 1st Council District to BMK Properties, LLC for the development of seventeen (17) single-family homeownership units that will be sold to households with incomes at or below 80% AMI. Applications were solicited via a Request for Proposals for affordable housing development at or below 80% AMI, and the applicant was the most qualified bidder for the property.

The developer will purchase the property for \$1,700. Evidence of project financing was provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and purchasers will be income-certified. Mr. Lawrence's full presentation is located on pages 37-38 of the attached transcript.

Ms. Fadullon called for questions or comments from the Board. Mr. Sauer asked if other applications were received and didn't meet the threshold criteria. Mr. Rodriguez's response, which explained the vetting and scoring process, is located on pages 42-43 of the attached transcript.

Ms. Fadullon asked if any comments were received prior to the Board meeting. Ms. Imredy Saah's summary of the email received from Deborah Rudman and Jim Brossy (attached to these minutes as **Exhibit J**) is located at pages 43-44 of the attached transcript.

Ms. Fadullon called for comments or questions from the public.

Nicole Westerman of NKCDC made a lengthy statement opposing the disposition (see pages 44-47 of the attached transcript). Jihad Ali stated his support for the disposition (see page 48 of the attached transcript).

Board member Gonzalez asked for RFPs to be issued with deeper affordability in mind, and Mr. Rodriguez reminded the Board that these RFPs were issued with the expectation that purchasers would benefit from the new Turn The Key mortgage program that will provide a second mortgage that allows purchasers at lower levels of income to purchase these homes. His explanation and follow-up Board questions and comments, as well as a request from Kermit O. requesting deeper affordability and a different way of determining affordability (other than AMI), are located on pages 50-56 of the attached transcript.

Seeing no further Ms. Fadullon then called for a motion regarding the proposed disposition to BMK Properties, LLC.

Mr. Koonce moved to approve this disposition. Mr. Sauer Balloon seconded the motion.

Upon motion made and properly seconded, the Board voted 7 members in favor versus 2 members opposed to approve the Resolution Authorizing Conveyance of 3001 Martha Street to BMK Properties, LLC (attached to these minutes as **Exhibit K**); the opposing votes were cast by Rick Sauer and Maria Gonzalez.

Item VI.B(2)

Mr. Lawrence asked the Board to authorize the disposition of the following properties located in the 5th Council District to Civetta Property Group, LLC for the development of seventy (70) single-family homeownership units to be sold to households with incomes at or below 100% of AMI: 621, 623, 625, 637 and 917 Diamond Street; 924, 927, 928 and 936 Edgley Street; 926 and 928 French Street; 2106, 2112, 2140, 2141, 2142, 2143, 2151, 2166, 2170, 2172, 2215, 2217 and 2219 N. Franklin Street; 2112, 2130, 2144 and 2214 N. Marshall Street; 2105, 2107, 2109, 2110, 2111, 2112, 2113, 2119, 2121, 2133, 2140, 2143, 2146 and 2150 N. Percy Street; 904, 910 and 912 W. Susquehanna Avenue; 2102, 2109, 2114, 2126, 2128, 2130, 2131, 2134, 2135, 2136, 2150 and 2210 N. 7th Street; 2101, 2113, 2121, 2155, 2167-69 and 2201 N. 8th Street; 2124, 2126, 2132, 2150 and 2165 N. 9th Street; and 2121 N. 10th Street. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the most qualified bidder for the properties.

The developer will purchase the properties for \$7,000. Evidence of project financing was provided. The applicant is compliant and in good standing with the City of Philadelphia. The project will be subject to an Economic Opportunity Plan and an irrevocable power of attorney and right of reverter. The units will be subject to use and resale restrictions and a minimum 15-year term of affordability, and purchasers will be income-certified. Mr. Lawrence's full presentation is located on pages 57-59 of the attached transcript.

Ms. Fadullon called for questions or comments from the Board. Mr. Johns asked if the developer had met with the community and then indicated his concerns about the developer's capacity to complete this project in addition to the other projects that have been approved for disposition to this developer as well the design of this developer's projects, which may not be considering the existing neighborhood. Ms. Gonzalez also stated her concern about how these homes would fit into the existing community. Mr. Sauer asked why this RFP was issued for 100% of AMI versus 80% of AMI. Their statements, Mr. Rodriguez's responses to the various questions and the ensuing discussion are located on pages 60-62 of the attached transcript.

Ms. Fadullon asked if any comments were received prior to the Board meeting. Ms. Imredy Saah summarized the email received from Charles Dyches (attached to these minutes as **Exhibit L**).

Ms. Fadullon called for comments or questions from the public.

PerellJerae Simmons asked why the Board continues to meet on Zoom, stating that this is not contributing to transparency and to public participation. She stated that community participation has not occurred. Ms. Imredy-Saah responded that the goal is to have hybrid meetings that are both on

Zoom and in person but that the PHDC offices where the Land Bank's in-person Board meetings were held are still closed to public gatherings.

Jihad Ali stated his opinions about some of the concerns and issues raised by other commenters (see pages 64-66 of the attached transcript).

Board member Koonce then asked for information about the community meeting at which the developer presented the proposed project to community members. Michael Tomasetti (from Civetta Property Group) explained when and where the meeting occurred and that Lamont Jefferson at the coordinating RCO, which was APM, organized the meeting (see pages 65-70 of the attached transcript for the full discussion).

Gary Murray, a developer who owns other properties on one of the blocks included in this RFP, stated his opposition to the disposition based on the difference between the design of the homes he has built there as well as the impact of so much affordable housing on the value of his properties and on the neighborhood (see pages 71-74 of the attached transcript).

Mo Rushdy (from BMK Properties) stated his concern that month after month, Board members and community members continue to oppose the Land Bank's efforts and developers' willingness to take on the financial risk of building affordable housing for working families without taking into consideration that building at affordability levels lower than 80% or 100% of AMI is not possible without financial subsidy (see pages 74-75 of the attached transcript).

Shirley Kitchens then stated her concerns about the lack of community outreach that occurred (see pages 76-77 of the attached transcript).

Following the developer's response to some of Mr. Johns' design questions, Ms. Gonzalez and Ms. Lopez Kriss expressed their interest in tabling the disposition due to the confusion around community outreach that occurred.

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

Ms. Lopez Kriss moved to table the disposition so that further community outreach can occur and so that the Board can receive information regarding the developer's past performance on Land Bank dispositions. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to table the disposition to Civetta Property Group, LLC to a future date.

VI.C – Development – Gardens/Open Space

Item VI.C(1)

Mr. Lawrence asked the Board to authorize the disposition of 911, 913, 915, 919, 921, 923 and 925 W. Auburn Street in the 5th Council District to Historic Fairhill, Inc., a nonprofit organization, to be preserved as a community garden and managed open space. The organization has been gardening on

these lots since 2012 and has been donating the produce to the community and educate the community's youth

The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan but will be subject to an irrevocable power of attorney and right of reverter. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

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

Ms. Fadullon asked if any comments were received prior to the Board meeting. Ms. Imredy stated that none were received.

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

Ms. Fadullon called for a motion regarding the disposition to Historic Fairhill, Inc.

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

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 911, 913, 915, 919, 921, 923 and 925 West Auburn Street to Historic Fairhill, Inc. (attached to these minutes as **Exhibit M**).

Item VII

Public Comment (Old & New Business)

Ms. Fadullon asked for public comment about any other issues.

Jeremy Blatstein made several comments: he congratulated the Land Bank for issuing so many RFPs in such a short time; he asked for clarity about how homes that are eligible for the Turn The Key program are being priced, since it appears that price per square foot is not considered; he asked for clarity and guidance for developers about what is expected of developers in these community meetings about their projects, since it is not the developers' responsibility to educate the community about all of the City programs that are available to potential purchasers; he would like the Land Bank to report to the public on the projects that have been approved to date and the current status of each of those projects; and he thinks the approval process needs to be streamlined, since it's very difficult for developers to build in the current environment (see pages 83-85 of the attached transcript).

Jihad Ali reiterated his concerns about raising the percentage of contracts to that go minority-owned businesses and reporting on the past performance of developers in this regard (see pages 85-87 of the attached transcript).

Item VIII

Adjournment

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:58 am.

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

SECRETARY TO THE BOARD

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

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

#	Question	Asker Name	Answer
1	Morning. Can the view layout be set to Gallery?	Tara Bruce	Good morning Tara, thank you for your question. If you are joining via laptop or desktop computer, there should be a "View" button at the top right of your screen where you can change the view from "Speaker" to "Gallery."
2	A quick search shows that 80% of AMI in this area to be \$84,320. Could you explain why are the homes being capped at \$250,000 then?	Kermit O	Affordability is set by HUD we then look at what is a feasible mortgage amount for a family at that level.
3	Has anyone looked at the construction budgets for these?	Gary Murray	Yes that is part of the review.
4	I am a developer myself It baffles me how a home can be built for sale at \$250K cant take the finish product serious. Unless they found a way to get material for free.	Gary Murray	
5	Would love to see one. I could look at it in 2 mins and tell if its real or not.	Gary Murray	
6	Can we have all that comment input their full name on the zoom speaker display so, we can appreciate who we are listening to?	Joe Quinones	
7	Angel, your answer doesn't really clear up my confusion. How do you explain the disparity between 80% AMI for the area and the high price of 250K? This connects to Rae's question, and Michael and Rick's concerns.	Kermit O	Apologies if you are still confused. I think a conversation would be best to explain how we set sales prices as I will not be able to explain it fully in this format. I you would like we can setup a time to speak my email is angel.b.rodriguez@phdc.phila.gov
8	Thank you!!	Tara Bruce	
9	Point taken, Ms Fadullon - but public subsidies like RACP awards can go a long way toward addressing those high construction costs.	Nicole Westerman	Agreed, however, RACP also comes with costs.
10	General question: What is the point of public comments if they have no actual bearing on the proceedings here? People express their opposition, but then the vote goes through to approve projects, anyway.	Kermit O	
11	I absolutely agree	Gary Murray	
12	Hi what does RACP stand for and how can I get more info on it?	Altrena Nixon	live answered

13	Hi what does RACP stand for and how can I get more info on it?	Altrena Nixon	Redevelopment Assistance Capital Program - its a state program.
14	Hi what does RACP stand for and how can I get more info on it?	Altrena Nixon	Redevelopment Assistance Capital Program - https://www.budget.pa.gov/Programs/RACP/Pages/Main%20Page.aspx
15	Two questions-of the 1000 homes that are part of the Turn The Key program, how many are left to be used?	Jacquie Sims	485 parcels have been approved
16	Second question, per the site, is the program still limited to: Brewerytown (includes Civetta and Frankel Enterprises developments) Grays Ferry Port Richmond South Philadelphia West Poplar	Jacquie Sims	We have issued in the neighborhoods listed. Is that your question?
17	Has the list of Turn the Key proposed parcels been reviewed on the ground yet to remove active community green spaces (gardens, farms, parks, etc) from being developed so we don't see a repeat of what happened with Memorial Garden Park in Haddington?	Bridget Palombo	We inspect all sites before posting
18	Hello, My name is Folaji Fadeyibi of Fadeyibi Properties. I am a minority developer and submitted an unsolicited proposal for development of land at 5821 Pentridge, 5831, 5833, and 5843 Willows. I submitted this a few months back and have not heard anything or gotten any feedback. I did speak with Caroline a few weeks back and she's mentioned I should hear something back soon. Can you please advise. Thanks	Folaji Fadeyibi	Please email me and Jessie at angel.b.rodriguez@phdc.phila.gov and jessie.lawrence@phdc.phila.gov
20	I placed my hand up. I also emailed in my concern here.	Gary Murray	
21	Thank you	Altrena Nixon	
22	this has seemed to have turned into a group chat, interrogation and complaining stance, instead of asking how can more people within our communities, become involved in the modernization of our cities.	Raheian Presley	
23	How can I obtain info on how to purchase lots in the Turn Key program that I can develop?	Altrena Nixon	https://phdcphila.org/rfps-rfq-sales/
24	There was no meeting held set a meeting up date and time and I'll let the community know about meeting this was a private meeting the developer stated several locations the meeting was held at. If it was held on 9th st APM there's	Charles Dyches	

	cameras and there are cameras at the playground as well. My question still wasn't answered what was the date of the meeting		
25	This commentary by Gary Murray is gross. He just compared poor people to a dump. Poor folks don't need rich or middle-class people to have opportunities. They need the opportunities themselves. That whole line of argument devalues working class people.	Kermit O	
26	Yes, thank you.	Jacquie Sims	
27	is the conversation regarding 1836 point Breeze?	Tanja Dixon	No, these properties are in North Philadelphia. That property was discussed earlier in agenda
28	I would of certainly been there for the community meeting. Thank You Ms. Kitchen	Gary Murray	
29	Are y'all really not gonna respond to Ms. Kitchen's comments? She just called the developer out on a lie.	Kermit O	
30	There needs to be a standard set for what qualifies as "community engagement". Y'all require "quorum" to conduct business in these meetings, so why not something similar for community meetings? A minimum of people who live in the community needing to be present?	Kermit O	
31	Yes please Thank You.	Gary Murray	
32	I	Gary Murray	
33	Is the 30-year mortgage that Historic Fairhill having to take on to preserve the garden parcels with a recourse or non-recourse loan?	Bridget Palombo	

Exhibit A

Condensed full transcript follows

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<p style="text-align: center;">CITY OF PHILADELPHIA PHILADELPHIA LAND BANK</p> <p style="text-align: center;">- - - - -</p> <p style="text-align: center;">BOARD OF DIRECTORS MEETING</p> <p>DATE: Tuesday, December 13, 2022</p> <p>LOCATION: Zoom Teleconference</p> <p>REPORTED BY: John Kelly, Court Reporter</p> <p>BOARD MEMBERS: ANNE FADULLON, Chairperson MARIA GONZALEZ, Secretary REBECCA LOPEZ KRISS, Treasurer MICHAEL KOONCE, Board Member MICHAEL JONES, Board Member MAJEEDAH RASHID, Board Member RICK SAUER, Board Member ALEXANDER BALLOON, Board Member RICHARD DeMARCO, Board Member</p> <p>ALSO PRESENT: ANDREA IMREADY SAAH, Esquire, Board Counsel JESSIE LAWRENCE ANGEL RODRIGUEZ</p> <p style="text-align: center;">Pages 1 through 88</p>	<p style="text-align: right;">Page 1</p>	<p style="text-align: center;">P R O C E E D I N G S</p> <p>MS. SAAH: Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank and PHDC offices to the public because of 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 your screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by pressing star 9 on your phone or the "raise hand" function. Please do not use the chat function. If any of you have issues submitting questions or comments, please send an email to me at Andrea.Saah@phdc.phila.gov and I will put that in the chat for everyone to see. Please note all questions and comments received by email or through the Q&A function will be included in the minutes. Also, prior to today's Public Session, the Board held an Executive Session at which the agenda was reviewed, and also where we discussed the future Executive Session agendas. Thank you.</p> <p>CHAIRPERSON FADULLON: Thank you, Andrea, and now we'll go to the roll call.</p> <p>MS. SAAH: Yes. Anne Fadullon?</p> <p>CHAIRPERSON FADULLON: Present.</p> <p>MS. SAAH: Maria Gonzalez?</p>	<p style="text-align: right;">Page 3</p>
<p style="text-align: center;">AGENDA</p> <p style="text-align: right;">PAGE</p> <p>I. Roll Call 3</p> <p>II. Approval of Minutes of the Meeting of November 15, 2022 4</p> <p>III. Election of Board Officers and Approval of 2023 Board Meeting Schedule 5</p> <p>IV. Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2022 7</p> <p>V. Review and Approval of Philadelphia Land Bank Fiscal Year 2023 Budget; Financial Report Year to Date 9</p> <p>VI. Property Dispositions</p> <p style="padding-left: 20px;">A. Development - Affordable Housing (Unsolicited) 11</p> <p style="padding-left: 20px;">B. Development - Affordable Housing (Request for Proposals) 40</p> <p style="padding-left: 20px;">C. Development - Gardens/Open Space 81</p> <p>VII. Public Comment (Old & New Business) 83</p> <p>VIII. Adjournment 87</p>	<p style="text-align: right;">Page 2</p>	<p>MS. GONZALEZ: Here.</p> <p>MS. SAAH: Joshu Harris?</p> <p>(No response.)</p> <p>MS. SAAH: Andrew Goodman?</p> <p>(No response.)</p> <p>MS. SAAH: Michael Koonce?</p> <p>MR. KOONCE: Present.</p> <p>MS. SAAH: Michael Johns?</p> <p>MR. JOHNS: Present.</p> <p>MS. SAAH: Rebecca Lopez Kriss?</p> <p>MS. KRISS: Present.</p> <p>MS. SAAH: Majeedah Rashid?</p> <p>MS. RASHID: Present.</p> <p>MS. SAAH: Rick Sauer?</p> <p>MR. SAUER: I'm here.</p> <p>MS. SAAH: Alexander Balloon?</p> <p>MR. BALLOON: Here.</p> <p>MS. SAAH: Richard DeMarco?</p> <p>MR. DeMARCO: Good morning. I'm here.</p> <p>MS. SAAH: Good morning. We have a quorum and can proceed.</p> <p>CHAIRPERSON FADULLON: Thank you. And next item we have is approval of the minutes from the November Land Bank Board Meeting. If the Board does not have any questions or</p>	<p style="text-align: right;">Page 4</p>

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<p>Page 5</p> <p>1 comments on those minutes, I'll entertain a motion.</p> <p>2 MS. GONZALEZ: I'll move to accept the Board minutes as</p> <p>3 presented.</p> <p>4 MR. BALLOON: I'll second.</p> <p>5 CHAIRPERSON FADULLON: Motion has been made and</p> <p>6 properly seconded to approve the minutes of the November 15,</p> <p>7 2022 Land Bank Board Meeting. All in favor?</p> <p>8 (Chorus of ayes.)</p> <p>9 CHAIRPERSON FADULLON: Any opposed?</p> <p>10 (No response.)</p> <p>11 CHAIRPERSON FADULLON: All right. Minutes carried,</p> <p>12 and next we're going to the election of Board officers and</p> <p>13 approval of the 2023 Board Meeting schedule.</p> <p>14 MS. SAAH: Yes. Thank you, Madam Chair. So every</p> <p>15 year during the annual meeting of the Board which is in</p> <p>16 December, we elect officers for the Board. The officers are</p> <p>17 Chair, Vice Chair, Secretary and Treasurer, and then there's</p> <p>18 the 11th member who is chosen by the rest of the Board.</p> <p>19 For the officer positions, we have the following</p> <p>20 nominations: Anne Fadullon for Chair; Andrew Goodman for</p> <p>21 Vice Chair; Maria Gonzalez for Secretary; and Rebecca Lopez</p> <p>22 Kriss for Treasurer. All of the nominees have accepted</p> <p>23 their nomination and we therefore need to vote.</p> <p>24 CHAIRPERSON FADULLON: Can I call for a motion?</p>	<p>Page 7</p> <p>1 CHAIRPERSON FADULLON: All right. The motion carries.</p> <p>2 Then next we have review and acceptance of the</p> <p>3 Philadelphia Land Bank audited financial statements for the</p> <p>4 year ending June 30, 2022.</p> <p>5 MR. RODRIGUEZ: Good morning, Board members and the</p> <p>6 public. Today in the packet which was provided you have a</p> <p>7 copy of our audit, so the audit was completed for fiscal</p> <p>8 year ending 6/30/2022.</p> <p>9 Basically what we hired Mercadien Accounting to do was</p> <p>10 to audit our financial statements for the fiscal year 2022</p> <p>11 in accordance with GAAS and GAS standards, because we are a</p> <p>12 quasi-governmental entity.</p> <p>13 The findings and audit results were, the opinion was,</p> <p>14 they completed the audit. It was complete, and they gave us</p> <p>15 an unmodified or clean opinion for our financial statements</p> <p>16 ending June 30, 2022.</p> <p>17 There was a finding under the US GAAS and GAS</p> <p>18 standards -- and when I say GAAS, G-A-A-S, and GAS,</p> <p>19 G-A-S, sorry if that sounds confusing, it's very gassy -- we</p> <p>20 did have an internal control finding that was a treatment on</p> <p>21 how the accounting department was handing dispositions and</p> <p>22 revenue from those dispositions, and reconciling the book</p> <p>23 value versus what we actually sold property for. We have a</p> <p>24 plan to correct that. It should not be an issue for the</p>
<p>Page 6</p> <p>1 MR. JOHNS: Motion to accept the nominations.</p> <p>2 MR. KOONCE: Second.</p> <p>3 CHAIRPERSON FADULLON: All in favor?</p> <p>4 (Chorus of ayes.)</p> <p>5 CHAIRPERSON FADULLON: Any opposed?</p> <p>6 (No response.)</p> <p>7 CHAIRPERSON FADULLON: All right. The motion carries.</p> <p>8 The second item on this agenda item is the resolution</p> <p>9 whereby we adopt our schedule of regular meetings for 2023,</p> <p>10 which will also be advertised in newspapers and posted on</p> <p>11 line.</p> <p>12 All of the meetings in 2023 will be on the second</p> <p>13 Tuesday of each month except for the January meeting which</p> <p>14 will be on the third Tuesday because of the long holiday</p> <p>15 break between now and then, so that will be on January 17th,</p> <p>16 February 14th, March 14th, April 11th, May 9th, June 13th,</p> <p>17 July 11th, August 8th; September 12th, October 10, November</p> <p>18 14th, and December 12th. May I have a motion to accept?</p> <p>19 MR. DeMARCO: Move to accept.</p> <p>20 MR. BALLOON: Second.</p> <p>21 CHAIRPERSON FADULLON: Thank you. All in favor?</p> <p>22 (Chorus of ayes.)</p> <p>23 CHAIRPERSON FADULLON: Any opposed?</p> <p>24 (No response.)</p>	<p>Page 8</p> <p>1 current fiscal year and for the future audit.</p> <p>2 Other than that, there were no findings in terms of</p> <p>3 compliance with any laws, regulations, contracts, or</p> <p>4 agreements.</p> <p>5 We did see a total asset increase from \$33.2 million</p> <p>6 to \$35.1 million. Our cash increased from \$1.6 million to</p> <p>7 \$2.3 million. Receivables increased from \$871,000 to \$2.3</p> <p>8 million. We did see a decrease in land inventory from \$30.7</p> <p>9 million to \$30.5 million. Obviously we have not been</p> <p>10 acquiring any properties this past fiscal year because there</p> <p>11 haven't been any tax municipal sales, so we've been focused</p> <p>12 on dispositions.</p> <p>13 Our liabilities did increase from \$1.1 million to \$1.6</p> <p>14 million, and our net -- there was an increase in our net</p> <p>15 position of \$1.3 million. Total were revenues were \$4.2</p> <p>16 million, total expenditures were \$2.9 million.</p> <p>17 Obviously recommendations coming out of the audit were</p> <p>18 that we obviously need to work on our cash reconciliations</p> <p>19 and land valuations, also how we handle cost allocations.</p> <p>20 If the Board will remember, all of our staff are PHDC</p> <p>21 employees so there's a lot of reconciliation between the two</p> <p>22 agencies and entities. That concludes my presentation on</p> <p>23 the audit.</p> <p>24 CHAIRPERSON FADULLON: Thank you, Angel. Any comments</p>

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<p>1 or questions on the audit from the Board? Page 9</p> <p>2 (No response.)</p> <p>3 CHAIRPERSON FADULLON: Seeing none, I'll entertain a</p> <p>4 motion to accept.</p> <p>5 MS. KRISS: I make a motion to accept the audit.</p> <p>6 MR. BALLOON: Second.</p> <p>7 CHAIRPERSON FADULLON: Motion being made and properly</p> <p>8 seconded to accept the Land Bank audited financial</p> <p>9 statements for the year ending June 30, 2022, all in favor?</p> <p>10 (Chorus of ayes.)</p> <p>11 CHAIRPERSON FADULLON: Any opposed?</p> <p>12 (No response.)</p> <p>13 CHAIRPERSON FADULLON: Ayes have it. And next we're</p> <p>14 going on to the review and approval of the Philadelphia Land</p> <p>15 Bank Fiscal Year 2023 Budget.</p> <p>16 MR. RODRIGUEZ: Good morning, Board members. In your</p> <p>17 packet was presented to you the proposed budget for fiscal</p> <p>18 year '23. There was a slight increase from \$3 million to</p> <p>19 \$3,147,551 for the total budget.</p> <p>20 In terms of expenditures, we did see some increases.</p> <p>21 We have two more staff from last year. We went up from 15</p> <p>22 staff members to 17. Obviously because of sheriff sales not</p> <p>23 happening for the past fiscal year and we don't have a firm</p> <p>24 understanding of when they will resume, those expenditures</p>	<p>1 CHAIRPERSON FADULLON: All right. Motion carries. Page 11</p> <p>2 And that brings us to Section VI of our agenda, which is</p> <p>3 property dispositions, and we're going to start with</p> <p>4 unsolicited proposals for affordable housing.</p> <p>5 MR. LAWRENCE: Thank you, Madam Chair. Item VI.A.1,</p> <p>6 today we're asking the Board to authorize the disposition of</p> <p>7 15 properties in Point Breeze to Fine Print Construction</p> <p>8 LLC, a certified minority business enterprise here in the</p> <p>9 City of Philadelphia. Fine Print looks to develop 44</p> <p>10 mixed-income homeownership and rental units and also an</p> <p>11 additional commercial unit for property management.</p> <p>12 These properties that are requested by the applicant</p> <p>13 include 2329 Ellsworth Street; 2445 Federal Street; 2315,</p> <p>14 2316, 2317, 2318, 2337, 2339, and 2349 Greenwich Street;</p> <p>15 1709 Point Breeze Avenue; 1711 Point Breeze Avenue; and 1822</p> <p>16 rear to 34 Point Breeze Avenue, and also 1836 Point</p> <p>17 Breeze Avenue; and also 1555 S. Ringgold Street.</p> <p>18 The specific breakdown of units is as follows. There</p> <p>19 will be eight single-family affordable units, homeownership,</p> <p>20 that will be sold to households with incomes at or below 80</p> <p>21 percent of AMI. Each one of those units will be three</p> <p>22 bedrooms and two bathrooms, roughly about 980 square feet,</p> <p>23 and those homes will be located on the Greenwich and</p> <p>24 Ringgold Street properties, and will be sold for a maximum</p>
<p>1 have dropped in the future year. Page 10</p> <p>2 What we have seen is an increase in our property</p> <p>3 maintenance. A lot of that is us trying to be proactive and</p> <p>4 mitigating any issues or concerns from the public, but also</p> <p>5 any liabilities for the structures that we may have in our</p> <p>6 inventory which pose a significant liability for the</p> <p>7 agencies.</p> <p>8 Other than that, obviously our fringe benefits and</p> <p>9 professional staffing issue have gone up because we've added</p> <p>10 two staff people, but on the whole, I think this is pretty</p> <p>11 much a solid budget.</p> <p>12 CHAIRPERSON FADULLON: Thank you. Any questions or</p> <p>13 comments on the budget for FY '23 from the Board?</p> <p>14 (No response.)</p> <p>15 CHAIRPERSON FADULLON: All right. Seeing none, I'll</p> <p>16 entertain a motion on this item.</p> <p>17 MS. GONZALEZ: I move to approve the budget.</p> <p>18 MR. JOHNS: Second.</p> <p>19 CHAIRPERSON FADULLON: Motion has been made and</p> <p>20 properly seconded to approve the Land Bank Fiscal Year FY</p> <p>21 '23 budget. All in favor?</p> <p>22 (Chorus of ayes.)</p> <p>23 CHAIRPERSON FADULLON: Any opposed?</p> <p>24 (No response.)</p>	<p>1 of \$250,000. Page 12</p> <p>2 There's also three triplexes that will be built at</p> <p>3 1709, 1711 Point Breeze Avenue, and 2329 Ellsworth Street.</p> <p>4 Those triplexes will contain a total of nine affordable</p> <p>5 units in each of those triplexes. There's a pair of two-</p> <p>6 bedroom units and one one-bedroom unit, so in total the</p> <p>7 triplexes will have seven units that will be two bedrooms</p> <p>8 and one bathroom that will be leased to households at or</p> <p>9 below 80 percent of AMI. And the triplexes will also</p> <p>10 include three one-bedroom units that will be leased to</p> <p>11 households at or below 60 percent of AMI. The triplexes</p> <p>12 will also range in between 50 to 770 square feet.</p> <p>13 There's one affordable duplex at 2445 Federal Street.</p> <p>14 It will contain one larger, three-bedroom, 1.5 bathroom</p> <p>15 unit, rental obviously, roughly about 1,067 square feet, and</p> <p>16 one smaller, two-bedroom unit, two-bedroom, 1.5 bathroom</p> <p>17 rental unit, roughly 954 square feet. And all the duplex</p> <p>18 units will be leased to those at or below 80 percent of AMI.</p> <p>19 The proposal also includes a four-story mixed use</p> <p>20 multi-family rental building that will be built on the Point</p> <p>21 Breeze properties at the 1800 block. That building will</p> <p>22 contain 21 market rate rental units and three rental units</p> <p>23 that will be leased to households at or below 60 percent of</p> <p>24 AMI, including two studios and one one-bedroom unit. There</p>

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<p>Page 13</p> <p>1 will also be one one-bedroom unit for household at or below 2 80 percent of AMI, and the multi-family building will also 3 be a total of 16,000 square feet, also containing some 11 4 studios, eight one-bedroom units, and six two-bedroom units, 5 and a management office as well.</p> <p>6 The project is going to take advantage of the Mixed 7 Income Housing Bonus to achieve additional height for the 8 triplexes and multi-family buildings, resulting in two 9 studios and four one-bedroom rental units that will be 10 leased to households with incomes at or below 50 percent of 11 AMI, and a maximum rent of \$922 a month and \$988 a month 12 respectively between the studios and one-bedrooms.</p> <p>13 There's also a one one-bedroom that will be leased to 14 households with incomes at or below 80 percent of AMI, with 15 a maximum rent of \$1,582 a month. There's also seven to- 16 bedroom rental units that will be leased to households with 17 incomes at or below 80 percent of AMI with a maximum rent of 18 \$1,898 a month. There's also one one-bedroom unit that will 19 be leased to a household with incomes at or below 80 percent 20 of AMI for a maximum of \$2,193 a month.</p> <p>21 Again, this proposal was evaluated pursuant to a 22 disposition policy. The developer will purchase the 23 property for \$26,000. There's evidence of project financing 24 provided. The applicant is compliant and in good standing</p>	<p>Page 15</p> <p>1 I don't know if you can go to that. That's Sheet No. 94 out 2 of 151. The obvious thing to this, that concerns me for 3 this plan is the location. I'm glad that they added, I 4 believe that they added the kitchen and added a window, but 5 the range is right next to the window. That is a fire 6 waiting to happen. I'm sorry.</p> <p>7 So again, appreciate the changes that have been made 8 to the plan and the developer's willingness to make some 9 changes, but please, please, have your architect look at the 10 livability of your plans at the end of the day.</p> <p>11 If you have a range next to a window, somebody puts a 12 curtain to the window and turns on the gas or the electric, 13 it's going to catch fire, you understand? You've got to 14 look at these plans in a way so that they're livable at the 15 end of the day and in context with the community.</p> <p>16 I think, again, developer, I wish you the best of luck 17 with this project. I think it's a great project, a great 18 initiative, but please, please, consider those aspects as 19 you move forward in this project if you move forward with 20 this project. Those are my comments.</p> <p>21 CHAIRPERSON FADULLON: Thank you. Any other comments 22 or questions from the Board?</p> <p>23 MS. KRISS: I have just a quick comment. Last 24 meeting, I made a snarky comment about Ikea-sized houses,</p>
<p>Page 14</p> <p>1 with the City of Philadelphia and the project will be 2 subject to an economic opportunity plan as well. It will 3 also be subject to an irrevocable power of attorney and 4 right of re-entry/reverter, and the property will also be 5 subject to use restrictions and income verifications. I 6 believe that is it.</p> <p>7 CHAIRPERSON FADULLON: Thank you, Jessie. Any 8 questions or comments on this item from the Board? I'll 9 just remind the Board that this is an item that we did hear 10 last month.</p> <p>11 MR. JOHNS: Yeah, I'll start. I made a number of 12 comments last year -- feels like it's been a year already -- 13 the last time regarding this project.</p> <p>14 And I appreciate the fact that the developer did go 15 back and take a look at, you know, a couple of the units 16 again and made some changes, and that is definitely 17 appreciated. I think at the end of the day this developer 18 will do a great job for the community in terms of the 19 affordability and the price point and the rents, I think, is 20 absolutely spot on. The support from the community is 21 there.</p> <p>22 I do have a couple concerns about design still, and I 23 think that could be improved. For example, one of the units 24 that was revised, I believe it was the triplex floor plan --</p>	<p>Page 16</p> <p>1 and having spent about 12 hours in Ikea in the last month, I 2 think it can be done, it can be done. But to Michael's 3 point or to Mr. Johns' point, like, the design has to be 4 there. Otherwise, they're kind of whacky.</p> <p>5 But it can definitely be done, and I mean, I don't 6 think there's anything wrong with small housing from a 7 livability or a preference perspective, but you know, I 8 mean, I think like given the overwhelming community support 9 we had for this project last month, I think it sounds like 10 it's a great project.</p> <p>11 CHAIRPERSON FADULLON: Thank you. And Mike, you have 12 your hand raised, Mike Koonce?</p> <p>13 MR. KOONCE: Yeah, I just have a comment that's not 14 necessarily specific to this project, but in the ones I've 15 seen that have come before the Board, and that has to do 16 with the rental units, and especially those at 80 percent of 17 AMI.</p> <p>18 So from what I've been able to find out in the last 19 week or so from a survey of apartment buildings, at least in 20 my neighborhood, a one-bedroom unit at \$1,600 is pretty much 21 market rate. We're not getting really much affordability. 22 Same thing with two-bedroom units at \$1,900. Having said 23 that, I still support the project.</p> <p>24 CHAIRPERSON FADULLON: And Rick?</p>

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<p>Page 17</p> <p>1 MR. SAUER: Yeah, the only other comment I would raise</p> <p>2 is, if we're building affordable rental units, I think we</p> <p>3 need to do more to make sure that they're affordable for the</p> <p>4 longer term. So right now, if I'm not mistaken, this is a</p> <p>5 15- year affordability period in effect for that, but after</p> <p>6 15 years, the rents can go up.</p> <p>7 So I do think we need to take a closer look at that</p> <p>8 and extend that policy, especially for projects just like</p> <p>9 this in the future.</p> <p>10 CHAIRPERSON FADULLON: I think that I agree, but I</p> <p>11 also think that we, just to remind folks, we are not putting</p> <p>12 actually any subsidy into the capital stack or the</p> <p>13 operations of these. You know, we do offer below market</p> <p>14 value on the land and I think it's, you know, we need deals</p> <p>15 to pencil, right? So do we want an affordable unit that's</p> <p>16 affordable for 15 years, or we may not get that affordable</p> <p>17 unit if the project doesn't pencil.</p> <p>18 And so I just think, you know, it's going to take some</p> <p>19 time for us to figure out that balance, because I think</p> <p>20 we've got some affordable housing developers on the call who</p> <p>21 know that even 100 percent affordable projects with</p> <p>22 subsidies doesn't pencil very well after about year 10 or</p> <p>23 12, and so I think it's going to be that balancing act going</p> <p>24 forward.</p>	<p>Page 19</p> <p>1 first was from Ronald Slaughter who indicated that 2445</p> <p>2 Federal Street is part of the estate of J.T. Fisher, of whom</p> <p>3 he states that he is the executor and general power of</p> <p>4 attorney, and that no one has the authority to develop,</p> <p>5 build, or convey that parcel.</p> <p>6 I pointed out to Mr. Slaughter that the city acquired</p> <p>7 this property at sheriff's sale 40 years ago, and that he's</p> <p>8 free to consult an attorney if he wishes to evaluate what</p> <p>9 his options are.</p> <p>10 Secondly, we received emails from Ella Bruce and Tara</p> <p>11 Bruce, stating that no city owned or Land Bank property</p> <p>12 should be used in market rate development. Ms. Ella Bruce</p> <p>13 stated that she feels the density is too high already</p> <p>14 because of the many projects that have been approved, both</p> <p>15 private and public, also that there is a dire need for a</p> <p>16 supermarket in the area.</p> <p>17 And then Ms. Tara Bruce stated that really the</p> <p>18 preference should be for homeownership for people at or</p> <p>19 below 60 percent of AMI and that we should keep, that all of</p> <p>20 the units, all of the rental units should be affordable if</p> <p>21 they're rental, and that the desire is for long-term</p> <p>22 residence in the community. So she's opposed to that</p> <p>23 disposition as well.</p> <p>24 We had also received three letters of support from</p>
<p>Page 18</p> <p>1 Any other questions or comments from the Board?</p> <p>2 MR. KOONCE: I have one, Anne.</p> <p>3 CHAIRPERSON FADULLON: Go ahead.</p> <p>4 MR. KOONCE: And this is in general, not specific to</p> <p>5 this project also. When we're looking at rental units, do</p> <p>6 we request an operating pro forma from the developers?</p> <p>7 MR. RODRIGUEZ: Jessie, do we get a --</p> <p>8 MR. LAWRENCE: I'm sorry, I was trying to fiddle with</p> <p>9 the computer. We do get these operating pro formas from the</p> <p>10 developers if in fact there is some sort of rental</p> <p>11 component, yes.</p> <p>12 MR. KOONCE: Could we include them in the Board</p> <p>13 package in the future?</p> <p>14 MR. LAWRENCE: Yes.</p> <p>15 MR. KOONCE: Thanks.</p> <p>16 CHAIRPERSON FADULLON: Any other questions or comments</p> <p>17 from the Board?</p> <p>18 (No response.)</p> <p>19 CHAIRPERSON FADULLON: All right. Seeing none,</p> <p>20 Andrea, I understand you got some email and other comments</p> <p>21 prior to the Board meeting from the public, so do you want</p> <p>22 to read those?</p> <p>23 MS. SAAH: Yes. I'm not going to read them. I'm</p> <p>24 going to summarize them, because there's too many. So the</p>	<p>Page 20</p> <p>1 registered community organizations: Point Breeze Community</p> <p>2 Development Coalition, represented by Mr. Albert Littlepage;</p> <p>3 Point Breeze Community Network Plus, represented by Claudia</p> <p>4 Sherrod; and Tasker Morris Neighborhood Association,</p> <p>5 represented by Mr. Charles Reeves, Jr. And all of these</p> <p>6 have been forwarded to the Board and will be appended to the</p> <p>7 minutes. Thank you.</p> <p>8 CHAIRPERSON FADULLON: Thank you, Andrea. And now</p> <p>9 we'll go to public comment, and I do see that we already</p> <p>10 have some members of the public with their hand raised. So</p> <p>11 we'll start with Mr. Ali.</p> <p>12 MR. ALI: Good morning, members of the Board, Madam</p> <p>13 Chairperson.</p> <p>14 CHAIRPERSON FADULLON: Good morning.</p> <p>15 MR. ALI: Can you hear me?</p> <p>16 CHAIRPERSON FADULLON: Yes, we can. Go ahead, please.</p> <p>17 MR. ALI: I just wanted to say, I really had a</p> <p>18 question, just for the attorney, just to back up a minute.</p> <p>19 When you did the audit and you did a budget, is the public</p> <p>20 entitled to have a question concerning those items when you</p> <p>21 pass them?</p> <p>22 CHAIRPERSON FADULLON: Typically that's not sort of a</p> <p>23 public -- we have to do it as a Board but it's not</p> <p>24 necessarily a public comment type of thing, but if you've</p>

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<p style="text-align: right;">Page 21</p> <p>1 got a question, Mr. Ali, please go ahead.</p> <p>2 MR. ALI: Yeah, I'm just trying to get just the facts,</p> <p>3 Chairperson. I appreciate that. I just want to know if I</p> <p>4 had a right. I'd just like to exercise my right. So the</p> <p>5 only question I have is, when you went over the budget, you</p> <p>6 talked about the audit. Actually you had a revenue increase</p> <p>7 from \$871,000 to \$2.3 million. I just wanted to know, what</p> <p>8 was that spike in that revenue.</p> <p>9 CHAIRPERSON FADULLON: Sure.</p> <p>10 MR. ALI: But I do have a question about this project.</p> <p>11 CHAIRPERSON FADULLON: Okay. Angel, are you able to</p> <p>12 answer the question about the revenue piece?</p> <p>13 MR. RODRIGUEZ: Sorry, multi-tasking. What was the</p> <p>14 question again about the revenue?</p> <p>15 CHAIRPERSON FADULLON: About the revenue increase.</p> <p>16 MR. RODRIGUEZ: Part of that was carryover. The other</p> <p>17 was land valuations and -- carryover from the previous</p> <p>18 fiscal year and then land valuations and our sales.</p> <p>19 MR. ALI: Just so I'm clear, so you had a revenue</p> <p>20 increase from \$871,000 to \$2.3 million, that was for land</p> <p>21 sales?</p> <p>22 MR. RODRIGUEZ: Yeah, and also the valuation of the</p> <p>23 properties.</p> <p>24 CHAIRPERSON FADULLON: I don't think it's from land</p>	<p style="text-align: right;">Page 23</p> <p>1 Some of the constraints he will have is faced by the</p> <p>2 industry, and I don't really know his extent of experience</p> <p>3 in the construction industry.</p> <p>4 So I really want to make sure that we have some</p> <p>5 transparency for me as a citizen to come and look at a EOP</p> <p>6 plan as well as the other documentation that Mr. Koonce</p> <p>7 talked about. Since that's not published here, I'd like to</p> <p>8 reserve my right to receive a copy of that without filing a</p> <p>9 Right To Know request. Can I have that, Ms. Chairperson?</p> <p>10 CHAIRPERSON FADULLON: I believe that information --</p> <p>11 so are we talking about the EOP plan that is executed for</p> <p>12 the development?</p> <p>13 MR. ALI: Yes.</p> <p>14 CHAIRPERSON FADULLON: Angel, do we keep that on file</p> <p>15 or is that kept on file by DHCD?</p> <p>16 MR. RODRIGUEZ: So in the application, a developer</p> <p>17 will submit a complete application which will have a</p> <p>18 statement that says they're willing to work with the</p> <p>19 Compliance Department and the Division of Housing and</p> <p>20 Community Development.</p> <p>21 As we get close to settlement, they will set, the</p> <p>22 Department or the Division of Housing and Community</p> <p>23 Development will set the MBE/WBE goals for this project with</p> <p>24 the developer. At that point, that is what EOP compliance</p>
<p style="text-align: right;">Page 22</p> <p>1 sales. It was from how the properties were valued, right?</p> <p>2 The existing properties in the inventory got valued at a</p> <p>3 higher value than they had in the prior year.</p> <p>4 MR. ALI: What was the reason for that change?</p> <p>5 MR. RODRIGUEZ: Well, how the land bank -- we have an</p> <p>6 inventory. Typically we use OPA values, and those OPA</p> <p>7 values change and increase. We then have to use the new OPA</p> <p>8 values. Then when we sell the property, obviously we</p> <p>9 appraise the value, we appraise the value of the property</p> <p>10 and then there's that accounting piece that we have to do on</p> <p>11 that piece.</p> <p>12 MR. ALI: Thank you. I just wanted to follow up on</p> <p>13 this question about this project. I did want to just say</p> <p>14 that I'm familiar with the developer and I do think that</p> <p>15 this is an outstanding project, and I do know that it is a</p> <p>16 minority developer.</p> <p>17 But I do want to stress the fact that when it comes to</p> <p>18 participation, because I'm not even sure who all the</p> <p>19 principals are in this development, but when it comes to</p> <p>20 participation, sometimes from my experience, and you Board</p> <p>21 members know, I have been down here numerous times just</p> <p>22 asking for transparency on MBE/WBE participation.</p> <p>23 I don't want to make an assumption that just because</p> <p>24 it's a black developer, we're going to achieve 100 percent.</p>	<p style="text-align: right;">Page 24</p> <p>1 is based on, and that department and DHCD monitors that</p> <p>2 piece. So should this project be approved and we go closer</p> <p>3 to settlement and we have those levels, I mean, we have</p> <p>4 proposed levels here on this project which are 25 and 10.</p> <p>5 They may change. They may go, may go down. But once those</p> <p>6 are approved, then yes, we can tell you what formally those</p> <p>7 levels are.</p> <p>8 Whether they are complying with it, that would be</p> <p>9 something that we would have to talk to the compliance unit</p> <p>10 and DHCD.</p> <p>11 MR. ALI: Thank you. But Madam Chairperson, I would</p> <p>12 just ask, this is end of the year. We have a new year</p> <p>13 ahead. In the past, that process and policy is not really</p> <p>14 working. We're not making a dent in anything, and this</p> <p>15 Board, just being fair, you might not even be aware that</p> <p>16 it's working because the policy is broken.</p> <p>17 So I think, looking forward in the future, if you can</p> <p>18 adopt a different policy that comes in and gives you some</p> <p>19 report whenever that happens, then we'll be able to really</p> <p>20 see the transparency and be able to change some things,</p> <p>21 because we all know that when power is looked at closely by</p> <p>22 citizens -- citizens are the real reason for change because</p> <p>23 they raise some points, they raise flags.</p> <p>24 So I would like you to look, this Board, I'm asking,</p>

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<p style="text-align: right;">Page 25</p> <p>1 look forward in the future that we can have a different</p> <p>2 policy, that we can have more transparency on MBE/WE</p> <p>3 participation. And I would make that same comment for all</p> <p>4 three of these developments that's going to come up. But</p> <p>5 thank you for allowing me.</p> <p>6 CHAIRPERSON FADULLON: Thank you. And I'm happy to</p> <p>7 have that conversation with DHCD and see what we can do.</p> <p>8 All right. Next hand up we have is Rae.</p> <p>9 RAE: Good morning, everyone.</p> <p>10 CHAIRPERSON FADULLON: Good morning. Go ahead.</p> <p>11 RAE: I'm confused what I just heard, that you have</p> <p>12 letters from the community, but from my understanding there</p> <p>13 was never a community meeting about this project that's</p> <p>14 happening. So was there or not, since I just was informed</p> <p>15 about this project just yesterday, and I live in the Point</p> <p>16 Breeze area. Do you know --</p> <p>17 MR. RODRIGUEZ: So the developer did have meetings in</p> <p>18 the community. I'm trying to see if they are on the call.</p> <p>19 But they have met with the community. This is the second</p> <p>20 time coming back to the Board for review, but they did have</p> <p>21 meetings prior to being presented to the Board.</p> <p>22 RAE: Okay, because usually when a developer is having</p> <p>23 a meeting, we get that information. I've been getting it in</p> <p>24 the mail, because like I said, I live right at Point Breeze</p>	<p style="text-align: right;">Page 27</p> <p>1 units, and now you're asking for another 30, about another</p> <p>2 30 units within a block. I don't think that's fair to us</p> <p>3 here in this community that's always had homes here.</p> <p>4 It may sound like a great project and great building</p> <p>5 and the plans are great, but affordable for us in this area,</p> <p>6 it's not. And there's already too many going up now for</p> <p>7 apartments and not homes.</p> <p>8 CHAIRPERSON FADULLON: Thank you for providing those</p> <p>9 comments.</p> <p>10 RAE: Thank you.</p> <p>11 CHAIRPERSON FADULLON: And next we have Tara Bruce.</p> <p>12 MS. TARA BRUCE: Good morning.</p> <p>13 CHAIRPERSON FADULLON: Good morning.</p> <p>14 MS. TARA BRUCE: I'm just trying to do a little bit</p> <p>15 more explaining in regards to my response. I did submit a</p> <p>16 letter. I'm not sure it's my current letter because some of</p> <p>17 the things that were stated may have been prior to my</p> <p>18 original -- it may be correct, but my biggest concern,</p> <p>19 because it was summarized, so it may just be a little bit</p> <p>20 off, but my biggest concern is, where I understand that</p> <p>21 they're going to be rental property and I'm not necessarily</p> <p>22 in favor of it.</p> <p>23 I am concerned about the breakdown of what the</p> <p>24 affordability actually is. I know that Jessie explained it,</p>
<p style="text-align: right;">Page 26</p> <p>1 and Morris, like right around the corner from where these</p> <p>2 projects are happening, and I didn't receive anything or</p> <p>3 even know about this meeting.</p> <p>4 But irregardless, we're here now, and I don't approve</p> <p>5 of the building of apartments again on the Point Breeze</p> <p>6 block or in the Point Breeze corridor. We already have 50</p> <p>7 units being built across the street from my house now, and</p> <p>8 you're talking about another 24 units a block away from</p> <p>9 there or two blocks away from that and another seven units</p> <p>10 not even a whole block away.</p> <p>11 That's a lot of apartments at fifteen to two thousand</p> <p>12 dollars a month, from what I did hear about the rent. So</p> <p>13 it's really not below income around this area at all, and I</p> <p>14 believe one of the Board members even did not like the fact</p> <p>15 that it's still a high price for rental units.</p> <p>16 We're inundated with apartments. There's no</p> <p>17 affordable housing around here at all. So if you're trying</p> <p>18 to give away property or land or sell property for more</p> <p>19 unaffordable housing in this area, I don't think that's</p> <p>20 really fair to anyone who actually lives in this area and</p> <p>21 want to continue to live and grow in this area, because</p> <p>22 you're pushing us out. We can't grow in this area.</p> <p>23 Like I said, I already have 30 units in the 1600</p> <p>24 block, and on the corner I believe there's another 10 or 12</p>	<p style="text-align: right;">Page 28</p> <p>1 but like Rick and Mike, I'm still kind of on the fence on</p> <p>2 what exactly whatever the AMI is actually going to be for</p> <p>3 these particular properties because I'm still on the fence.</p> <p>4 And because it's mixed in with homeownership and then</p> <p>5 this multi-unit, family unit, it's kind of making me feel</p> <p>6 like I'm for one part and not for the other part, and I</p> <p>7 don't feel like a unit or this particular project should be</p> <p>8 under the same, because it's making me feel like I'm split,</p> <p>9 because where I am for the homeownership and how everything</p> <p>10 that he has in place is -- I'm not necessarily 100 percent</p> <p>11 on board with the rental properties on that plot of land.</p> <p>12 And like I believe Rae just said, the homeownership is</p> <p>13 a desire, but I know that everybody -- that's not</p> <p>14 everybody's path. So I totally get that, but I just feel</p> <p>15 like I'm a little bit confused in regards to, what is the</p> <p>16 actual breakdown, because to me, when I'm looking at the 25</p> <p>17 units, it looks like that it's only four units that would be</p> <p>18 affordable.</p> <p>19 And I may be wrong and I just need a little bit more</p> <p>20 explanation. I don't know if Jessie or even Mr. Bey,</p> <p>21 someone can explain a little bit more, the actual breakdown</p> <p>22 of those units for me. That was my real question.</p> <p>23 CHAIRPERSON FADULLON: Do we have a simple breakdown?</p> <p>24 Because I'll admit, even I got lost, about how many units</p>

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<p>Page 29</p> <p>1 are homeownership at what affordability, and then how many 2 units are rental at what affordability.</p> <p>3 MR. LAWRENCE: Anne, would it help if I read off, 4 like, from a matrix for each property? Because I do have 5 that. Is that something --</p> <p>6 CHAIRPERSON FADULLON: I think what gets complicated 7 is, like, this many units are three-bedroom at this, and 8 this many are two-bedroom -- I think what we need to 9 understand is just overall.</p> <p>10 So what I got is that there's eight homeownership 11 units, all of which are being sold at 80 percent of AMI.</p> <p>12 MR. LAWRENCE: Correct.</p> <p>13 CHAIRPERSON FADULLON: Then the rental units? It's my 14 understanding some units are 50, some units are 60, some 15 units at 80, but I lost count of which is which.</p> <p>16 MR. LAWRENCE: So you're right. There's a for-sale 17 component which is eight homeownership units that are at 80 18 percent of AMI.</p> <p>19 Amongst the rental component, there are nine units 20 that will be at 80 percent of AMI and there will be six 21 units that will be at 50 percent of AMI.</p> <p>22 MS. TARA BRUCE: What's the total, I'm sorry, what's 23 the total of all the --</p> <p>24 CHAIRPERSON FADULLON: There's 44 units, right? So if</p>	<p>Page 31</p> <p>1 that are affordable, nine of which are at 80 percent and six 2 of which are at 50 percent. So essentially there are, of 3 the 44 units, 51 percent-ish, a little over half, one unit 4 over half, are affordable.</p> <p>5 MS. TARA BRUCE: That was my question, because I was 6 just struggling with the explanation as to why they all 7 wouldn't be, especially rental units, wouldn't be at 8 affordable, since we're already saying we're looking at 9 someone who is looking at homes that would not be in a 10 position to do homeownership. Why wouldn't be more 11 interested in trying to assist them a little bit more in 12 regards to this project. And that's what my real concern is 13 about that particular part of this project, not necessarily, 14 you know, homeownership and even like the levels with the 15 part that is not at a lower AMI. That was my question.</p> <p>16 CHAIRPERSON FADULLON: Thank you, Ms. Bruce.</p> <p>17 MS. TARA BRUCE: Thank you.</p> <p>18 CHAIRPERSON FADULLON: Mr. Bey, I think if you're on, 19 it would probably be helpful to hear from you after we hear 20 from Albert Littlepage. Go ahead, Mr. Littlepage.</p> <p>21 MR. LITTLEPAGE: Good morning, Board. I just signed 22 on so I didn't get a chance to hear all the particulars, but 23 I know we as a community, come community members had to work 24 with Mr. Bey. I know that I sent a letter in support of</p>
<p>Page 30</p> <p>1 eight units are homeownership -- and I'm sorry, Ms. Bruce, I 2 didn't mean to talk over you.</p> <p>3 MS. TARA BRUCE: It's okay. No.</p> <p>4 CHAIRPERSON FADULLON: If there's eight homeownership 5 units and then there's --</p> <p>6 MR. LAWRENCE: There's 23 total affordable units.</p> <p>7 CHAIRPERSON FADULLON: Okay. So there's 44 total 8 units.</p> <p>9 MR. LAWRENCE: Yes.</p> <p>10 CHAIRPERSON FADULLON: Twenty-three are affordable.</p> <p>11 MR. LAWRENCE: Yes.</p> <p>12 CHAIRPERSON FADULLON: Of the 23, eight are 13 homeownership at 80 percent and then the other -- I have do 14 the math in my head now which is like totally escaping me -- 15 15, of the 15 rental units that are affordable --</p> <p>16 MR. LAWRENCE: Yes.</p> <p>17 CHAIRPERSON FADULLON: -- nine are at 80 percent --</p> <p>18 MR. LAWRENCE: And six are at --</p> <p>19 CHAIRPERSON FADULLON: -- and six are at 50 percent.</p> <p>20 MR. LAWRENCE: Correct.</p> <p>21 CHAIRPERSON FADULLON: Okay. So that's where we're 22 at, Ms. Bruce. We have 44 total units. Eight of them are 23 homeownership. All of the homeownership are at 80 percent, 24 meaning we have 23 -- I'm sorry, we have 15 rental units</p>	<p>Page 32</p> <p>1 this particular project. I just wanted to know if that 2 letter would still be submitted at this go-around. I see 3 you nodding your head, so I appreciate that.</p> <p>4 Again, we appreciate the variety of homeownership and 5 rentals that this project offers. We know that everybody 6 doesn't have the opportunity to be a homeowner, and we look 7 at, there would be a rental opportunity, there's a plus as 8 well, and we're delighted to have Dawud do this project in 9 the community. It's something that we've been longing for, 10 letting some minorities in the community do some building. 11 So that's one of our biggest objectives, and we're glad to 12 see that taking place. So we're hoping more minorities and 13 more women get involved in developing in our community.</p> <p>14 So again, Board, thank you. I hope you consider this 15 project and I wish Mr. Bey the best of luck. Thank you.</p> <p>16 CHAIRPERSON FADULLON: Thank you, Mr. Littlepage.</p> <p>17 Mr. Bey, who's the developer, do you have any comments 18 that you'd like to make?</p> <p>19 (No response.)</p> <p>20 CHAIRPERSON FADULLON: He's not raising his hand and I 21 don't -- oh, here you go. Hold on. Bear with me for a 22 second. Okay, go ahead, Mr. Bey.</p> <p>23 MR. BEY: Hello. Can you hear me?</p> <p>24 CHAIRPERSON FADULLON: Yes, we can. Go ahead, please.</p>

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<p>1 Thank you. Page 33</p> <p>2 (Pause.)</p> <p>3 CHAIRPERSON FADULLON: Mr. Bey, go ahead. We can hear</p> <p>4 you.</p> <p>5 (Pause.)</p> <p>6 CHAIRPERSON FADULLON: Well, we could hear you. You</p> <p>7 know what, why don't we go to Justin --</p> <p>8 MR. BEY: Telling me to shut up.</p> <p>9 CHAIRPERSON FADULLON: There we go.</p> <p>10 MR. BEY: Can you hear me?</p> <p>11 CHAIRPERSON FADULLON: Yes, we can hear you now.</p> <p>12 MR. BEY: I was just in a fight with God telling me to</p> <p>13 shut up.</p> <p>14 (Laughter.)</p> <p>15 MR. BEY: But anyway, you all, I really think everyone</p> <p>16 did a great job, Jessie and Anne, explaining exactly how</p> <p>17 this thing's rolling out. Michael, I hear you, both</p> <p>18 Michaels. I hear you guys, and my architect is actually on</p> <p>19 the line, Mr. Johns, and I'm glad you're on his top like</p> <p>20 that, you know what I mean. And he's going to get it right,</p> <p>21 you know.</p> <p>22 So whatever it is that we need to do to grow and get</p> <p>23 better -- I'm going to, you know, eventually sit down with</p> <p>24 you guys and meet some of you guys and get to know you guys</p>	<p>1 spoke in strong support of Dawud in this project at the Page 35</p> <p>2 November meeting. I just wanted to get on and reiterate and</p> <p>3 reinforce the support.</p> <p>4 As I mentioned last month, the Accelerator Fund is in</p> <p>5 the business of providing affordable patient debt to</p> <p>6 developers like Dawud who have a strong record of completing</p> <p>7 real estate projects in the city, but who lack sufficient</p> <p>8 access to private capital to complete larger, multi-unit</p> <p>9 projects like the one in front of you today.</p> <p>10 Our mission is to address this by providing what's</p> <p>11 typically the most difficult financing for small MBE</p> <p>12 borrowers to access, which is the first-in financing, which</p> <p>13 can cover pre-development expenses, soft costs, acquisition.</p> <p>14 In this case we have, as I think is in the Board</p> <p>15 package, a \$1.9 million LOI out for flexible subordinate</p> <p>16 debt to Fine Print which we hope to close on early next</p> <p>17 year.</p> <p>18 Since the November meeting, we've also connected Dawud</p> <p>19 with an additional senior lender, a regional CPI looking to</p> <p>20 do affordable housing financing in Philadelphia, and if Land</p> <p>21 Bank elects to advance the disposition process today, we'll</p> <p>22 work, we'll continue to work cooperatively with them to</p> <p>23 complete the capital stack.</p> <p>24 We view this project as a great opportunity for the</p>
<p>1 a little bit better and build a certain amount of Page 34</p> <p>2 relationship and confidence in your guys that I'm actually</p> <p>3 seriously going to get things done and do it the right way.</p> <p>4 CHAIRPERSON FADULLON: Thank you, Mr. Bey.</p> <p>5 And next we have Justin Veasey with his hand up.</p> <p>6 MR. VEASEY: Hi. Can everyone hear me?</p> <p>7 CHAIRPERSON FADULLON: Yes, we can. Go ahead, please.</p> <p>8 MR. VEASEY: Thank you for taking the time and letting</p> <p>9 me speak. As a developer that got through this process, I</p> <p>10 just wanted to show support for Dawud, as we met several</p> <p>11 times. I was kind of helping him and he was helping me go</p> <p>12 back and forth with this project, because everybody has the</p> <p>13 same goal here, which is to take the lots and develop</p> <p>14 affordable housing which is a big need in the city.</p> <p>15 Dawud, over talking to him, he's taught me a lot of</p> <p>16 things. He's very involved in the neighborhood and he does</p> <p>17 things the right way in terms of business, so I just wanted</p> <p>18 to come on and support him. Thank you.</p> <p>19 CHAIRPERSON FADULLON: Thank you, Mr. Veasey.</p> <p>20 And we have David Langlieb.</p> <p>21 MR. LANGLIEB: Hi, there. Good morning.</p> <p>22 CHAIRPERSON FADULLON: Good morning.</p> <p>23 MR. LANGLIEB: My name is Dave Langlieb. I'm the</p> <p>24 executive director of the Philadelphia Accelerator Fund. I</p>	<p>1 city and its residents, both for the conversion of vacant Page 36</p> <p>2 land to affordable homeownership and rental housing, as well</p> <p>3 as for the ability and the opportunity to help Dawud scale</p> <p>4 up his development activities and build his company. Thank</p> <p>5 you.</p> <p>6 CHAIRPERSON FADULLON: Thank you.</p> <p>7 All right. That concludes public testimony, so if</p> <p>8 there is no additional questions or comments from the Board,</p> <p>9 I'll entertain a motion on this item.</p> <p>10 MR. KOONCE: Motion to approve.</p> <p>11 MR. BALLOON: Second.</p> <p>12 CHAIRPERSON FADULLON: Motion has been made and</p> <p>13 properly seconded to approve the disposition of several</p> <p>14 properties to Fine Print Construction for the development of</p> <p>15 a mixed income homeownership and rental project. All in</p> <p>16 favor?</p> <p>17 (Chorus of ayes.)</p> <p>18 CHAIRPERSON FADULLON: Any opposed?</p> <p>19 (No response.)</p> <p>20 CHAIRPERSON FADULLON: All right. Motion carries, and</p> <p>21 that brings us to Item VI.B -- I'm sorry, VI.A(2), excuse</p> <p>22 me, which again is a disposition for affordable units</p> <p>23 through an unsolicited application.</p> <p>24 MR. LAWRENCE: Thanks, Madam Chair. Today we're</p>

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<p style="text-align: right;">Page 37</p> <p>1 asking the Board to authorize the disposition of some</p> <p>2 properties in North Philly to Holloman, LLC. This applicant</p> <p>3 wishes to develop a four-story multi-family building with</p> <p>4 five units and a common roof deck that will be located at</p> <p>5 1736 North 22nd Street in the Fifth Council District.</p> <p>6 The plans include two ground floor units that will be</p> <p>7 leased to seniors at or below 50 percent of AMI, and the</p> <p>8 upper level will also include three one-bedroom units and</p> <p>9 one bi-level unit. Excuse me, I said five units. This is</p> <p>10 six units, excuse me.</p> <p>11 Plans include, again, the upper level units that will</p> <p>12 be three one-bedroom units and one bi-level unit that will</p> <p>13 be a two-bedroom unit, and all these units will be leased to</p> <p>14 households with incomes at or below 80 percent of AMI.</p> <p>15 Each one-bedroom unit will be roughly 788 square feet,</p> <p>16 while the two-bedroom unit will be roughly 1600 square feet.</p> <p>17 The senior units at 50 percent of AMI will have a maximum</p> <p>18 rent of \$988 a month, while the one-bedroom units will be</p> <p>19 leased at 80 percent of AMI and leased to those at that</p> <p>20 income with a maximum rent a month of \$1582, and the two-</p> <p>21 bedroom unit will be leased for no more than \$1898.</p> <p>22 The proposal was unsolicited and evaluated pursuant to</p> <p>23 the disposition policy, and the developer will purchase the</p> <p>24 property for \$500. Evidence of project financing has been</p>	<p style="text-align: right;">Page 39</p> <p>1 project.</p> <p>2 The third is from Strawberry Mansion Community</p> <p>3 Concern, signed by Bonita Cummings, and again, voicing</p> <p>4 strong support for this project and for the affordability</p> <p>5 that is part of the project.</p> <p>6 And then the last one, which was just received this</p> <p>7 morning but was forwarded to the Board, is from United</p> <p>8 Neighbors Alliance Civic Association, signed by Mr. William</p> <p>9 Harris, and again, voicing strong support for the project</p> <p>10 and for the affordability considerations, also the</p> <p>11 applicant's response to some suggestions for the project in</p> <p>12 response to the community meeting. That's it. And there</p> <p>13 were none in opposition.</p> <p>14 CHAIRPERSON FADULLON: Right. Thank you, Andrea. And</p> <p>15 do we have any members of the public that wish to speak to</p> <p>16 this item?</p> <p>17 (No response.)</p> <p>18 CHAIRPERSON FADULLON: All right. I don't see any</p> <p>19 hand raised, so I will entertain a motion.</p> <p>20 MR. JOHNS: I motion to accept this project.</p> <p>21 MR. SAUER: I'll second the motion.</p> <p>22 CHAIRPERSON FADULLON: Motion has been made and</p> <p>23 properly seconded to approve the disposition of 1736 North</p> <p>24 22nd Street to Holloman, LLC to develop, it looks like a</p>
<p style="text-align: right;">Page 38</p> <p>1 provided. The applicant is in compliance and good standing</p> <p>2 with the City of Philadelphia, and they will be subject to</p> <p>3 an economic opportunity plan. The project will also be</p> <p>4 subject to an irrevocable power of attorney, and the</p> <p>5 property will also be subject to use restrictions and income</p> <p>6 verifications and a 15 year term for the affordability</p> <p>7 component here.</p> <p>8 CHAIRPERSON FADULLON: Thank you, Jessie. Any</p> <p>9 questions or comments on this item from the Board?</p> <p>10 (No response.)</p> <p>11 CHAIRPERSON FADULLON: I see none. Andrea, did we</p> <p>12 receive any comments prior to the Board meeting on this</p> <p>13 item?</p> <p>14 MS. SAAH: Yes, we did. We received four letters in</p> <p>15 support, in strong support of the project. The first is</p> <p>16 from MAT Holistic, which is an RCO, community development</p> <p>17 corporation, signed by Louis Nash, stating the strong</p> <p>18 support for the project and also for the applicant's</p> <p>19 proposal to include PHA housing choice voucher program for</p> <p>20 families. And there was a community meeting held on</p> <p>21 Saturday, November 12th which is referenced in the letter.</p> <p>22 The second is from Friends of the 47th Ward, signed by</p> <p>23 Louise Cante-Bundy, who also expressed strong support,</p> <p>24 stating that there was no community opposition to the</p>	<p style="text-align: right;">Page 40</p> <p>1 total of six affordable housing units. All in favor?</p> <p>2 (Chorus of ayes.)</p> <p>3 CHAIRPERSON FADULLON: Any opposed?</p> <p>4 (No response.)</p> <p>5 CHAIRPERSON FADULLON: All right. Motion carries, and</p> <p>6 that brings us to --</p> <p>7 MR. JOHNS: I just want to add one thing right quick.</p> <p>8 CHAIRPERSON FADULLON: Go ahead.</p> <p>9 MR. JOHNS: I always have a design hat on.</p> <p>10 CHAIRPERSON FADULLON: Yes.</p> <p>11 MR. JOHNS: The layouts of these units are good, okay,</p> <p>12 so I think other developers need to consider the layouts of</p> <p>13 these units. The affordability is on target, and they work</p> <p>14 well, so just --</p> <p>15 CHAIRPERSON FADULLON: I guess you can tell that this</p> <p>16 is being developed by an architect, huh?</p> <p>17 (Laughter.)</p> <p>18 CHAIRPERSON FADULLON: All right. That moves us to</p> <p>19 Section VI.B of our agenda, and we're going to entertain a</p> <p>20 couple projects for affordable housing that were solicited</p> <p>21 through a request for proposal.</p> <p>22 MR. LAWRENCE: Thank you, Madam Chair. Moving on to</p> <p>23 the RFP part of this, today we're asking the Board to</p> <p>24 authorize the disposition of properties in the City's Port</p>

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<p style="text-align: right;">Page 41</p> <p>1 Richmond area to BMK Properties, LLC for the development of 2 a homeownership project, an affordable homeownership project 3 in the First Council District. The proposal calls for 17 4 single-family affordable homeownership units. Each of these 5 will be two stories with unfinished basements, roughly 6 around 1100 square feet. They will contain three bedrooms 7 and one bath, 1-1/2 baths, excuse me, and they will be sold 8 to households with incomes at or below 80 percent of AMI. 9 Maximum sales price for each one of these units is 10 capped at \$250,000 per the RFP. The applications again were 11 solicited via request for proposal for these properties and 12 applicant was the sole qualified bidder for these 13 properties. 14 Again, the property is located at 3001 Martha Street 15 in the First Council District. The developer will be 16 purchasing the property at its bid price of \$1,700. 17 Evidence of project financing has been provided. They are 18 in compliance and good standing with the City of 19 Philadelphia. They will be subject to an economic 20 opportunity plan. The project will be subject to an 21 irrevocable power of attorney and right of reentry/reverter 22 as well. The sale of these units will include a declaration 23 of restrictive covenants and the units will be subject to 24 these use restrictions and income verification for a term of</p>	<p style="text-align: right;">Page 43</p> <p>1 attached to all of our RFPs so that every prospective 2 developer is well aware of it, and we do cover that in our 3 pre-submission conferences. 4 CHAIRPERSON FADULLON: Thank you. Any other questions 5 or comments from the Board? 6 MS. GONZALEZ: Yes. I have a question. I just wanted 7 to know, are deep roots in the community that these 8 developments are going into, is that a consideration for any 9 of the prospective bidders? 10 MS. GONZALEZ: In terms of social impact, that is a 11 component, but overall, there is no preference given. We 12 have to look at the totality based on what the scoring 13 rubric indicates, which is legislated by Council. 14 CHAIRPERSON FADULLON: Thank you. Any other questions 15 or comments from the Board? 16 (No response.) 17 CHAIRPERSON FADULLON: Seeing none, Andrea, did we 18 receive any comments from the public prior to the Board 19 meeting on this item? 20 MS. SAAH: We received one email with multiple 21 questions from Deborah Rodman and Jim Brossey, asking 22 multiple questions since they're residents of the 23 neighboring block to Martha Street. 24 They did say that they think affordable housing is a</p>
<p style="text-align: right;">Page 42</p> <p>1 15 years. Thank you. 2 CHAIRPERSON FADULLON: Thank you, Jessie. Any 3 questions or comments on this item from the Board? 4 (No response.) 5 CHAIRPERSON FADULLON: Seeing none -- 6 MR. SAUER: Yeah, a quick question. 7 CHAIRPERSON FADULLON: Go ahead. I'm sorry. 8 MR. SAUER: Sounds like there was more than one 9 response to the RFP, and that some respondents didn't meet 10 threshold criteria. Can you clarify that? 11 MR. RODRIGUEZ: That's correct. So in threshold 12 criteria, we look at financial feasibility, whether it's a 13 complete package, and items like that. So if it doesn't 14 make it through the initial threshold review, it is not sent 15 on to scoring. If an application makes it through that, we 16 then send it to scoring. 17 The application also states what requirements are that 18 have to be outlined in terms of submissions. At our pre- 19 submission conference we talk about what a complete capital 20 stack would look like, and also we do look closely at the 21 ability or equity stake of every developer. So that's part 22 of that threshold. 23 And then we utilize, when it goes to a scoring 24 committee, we use the legislated scoring rubric, and that is</p>	<p style="text-align: right;">Page 44</p> <p>1 good improvement to how the lot is currently being used. 2 They are concerned about the number of units on the lot 3 compared to the number of row houses across the street; 4 asked questions about parking, whether parking or garages 5 are included in the plans or set back from the street or 6 driveways; and also mentioned that there's a homeless 7 encampment along the railroad tracks behind the lot. And 8 that was again forwarded to the Board and will be appended 9 to the minutes. Thank you. 10 CHAIRPERSON FADULLON: Thank you. Okay. Now we'll go 11 to public comment. It looks like we have a couple hands up. 12 We're going to start with Nicole Westerman. Ms. Westerman, 13 you should be able to un-mute yourself. 14 MS. WESTERMAN: Sorry. 15 CHAIRPERSON FADULLON: There you go. 16 MS. WESTERMAN: Good morning, Chairperson Fadullon and 17 members of the Board. Thank you for the opportunity to 18 speak about the proposed disposition of 3001 Martha Street. 19 My name is Nicole Westerman and I work at New 20 Kensington CDC. My work is focused primarily on the area 21 bounded by Lehigh and Allegheny and Kensington and Aramingo. 22 A coworker of mine, we'll call her Angela, lives in 23 this neighborhood a few blocks from the Martha Street site. 24 She grew up in this neighborhood. Her mom grew up in this</p>

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<p>Page 45</p> <p>1 neighborhood and still lives here. The same is true for her</p> <p>2 daughters.</p> <p>3 Her grandfather used to walk to work in a factory</p> <p>4 building adjacent to Trenton and Auburn Playground. Now, at</p> <p>5 that site, there are five-story homes being built. They</p> <p>6 have garages on the ground floor. Nearby are new homes that</p> <p>7 sold last year for \$375,000.</p> <p>8 Angela makes \$18.00 per hour, about \$33,000 per year.</p> <p>9 That's about the median income for the neighborhood we</p> <p>10 serve, which is about \$30,000 per year. Angela rents a</p> <p>11 house, but she would like to buy a home in the neighborhood,</p> <p>12 but it's getting harder and harder to find a house in her</p> <p>13 price range. The average prices of properties sold in our</p> <p>14 neighborhood has increased significantly since 2017.</p> <p>15 In addition, the proportion of Kensington properties</p> <p>16 being sold to corporations and LLCs rather than individuals</p> <p>17 has increased dramatically over the last decade, so that</p> <p>18 wealth isn't helping neighborhood residents do better. It's</p> <p>19 being siphoned out of the neighborhood.</p> <p>20 PHDC released the RFP for this parcel on behalf of the</p> <p>21 Land Bank with a maximum sale price of \$250,000 and</p> <p>22 requiring homes to be reserved for those earning at or below</p> <p>23 80 percent AMI.</p> <p>24 The proposal recommended by the Board is for homes to</p>	<p>Page 47</p> <p>1 this property for \$250,000 homes. In addition, I'm here to</p> <p>2 ask PHDC and the Land Bank and Philadelphia's Council</p> <p>3 members, please stop releasing RFPs that produce homes that</p> <p>4 are not within reach of community residents. Set maximum</p> <p>5 sales prices and maximum buyer earnings at levels that will</p> <p>6 give neighborhood residents a chance to have a better home.</p> <p>7 Thank you.</p> <p>8 CHAIRPERSON PADULLON: Thank you, Ms. Westerman, for</p> <p>9 those comments. Next we have Jihad Ali. Mr. Ali?</p> <p>10 MR. ALI: Thank you, Chairperson. I just wanted to</p> <p>11 say, I support this project. I think, you know,</p> <p>12 unfortunately, a lot of people in Philadelphia tend to think</p> <p>13 as everybody that is -- well, I'm not just going to assume</p> <p>14 that the other caller was referring to somebody of color,</p> <p>15 but everybody assumes that all black people are low-income.</p> <p>16 And I want to say, there's a lot of us who are not low</p> <p>17 income but we're working families. So there's a ton of</p> <p>18 working people out here every day, cops, fire fighters,</p> <p>19 sanitation workers, all that stuff.</p> <p>20 So I think that this is a fair price. I mean, as</p> <p>21 somebody pointed out, the average price in Philly is 400,</p> <p>22 500 thousand. Two hundred and fifty is a great price for a</p> <p>23 working family.</p> <p>24 This is not for everybody, but in that neighborhood,</p>
<p>Page 46</p> <p>1 be sold for \$250,000. That's a price that is far out of</p> <p>2 reach of Angela and other current residents who would like</p> <p>3 to stay in this neighborhood but also want to live in better</p> <p>4 homes and build wealth for their families.</p> <p>5 Hundreds of market rate homes have already been built</p> <p>6 in this neighborhood in the last few years and hundreds more</p> <p>7 are permitted or under construction. There is no need to</p> <p>8 kickstart residential development in this neighborhood. So</p> <p>9 why would the Land Bank allow this precious resource,</p> <p>10 government owned land, to be used for homes that most</p> <p>11 neighborhood residents can't afford in a neighborhood that</p> <p>12 is already burdened by hundreds of unsheltered people</p> <p>13 suffering from substance abuse disorder and the highest</p> <p>14 rates of gun violence in Philadelphia? It seems insulting</p> <p>15 and cruel to invite developers to come into the neighborhood</p> <p>16 and say to the residents, "These homes are not for you."</p> <p>17 We know from other neighborhoods how this plays out.</p> <p>18 The people moving in are whiter and more educated. Folks</p> <p>19 like Angela are increasingly pressured to find lower cost</p> <p>20 housing elsewhere.</p> <p>21 Even though she would like her grandkids to grow up in</p> <p>22 the same neighborhood where her grandfather worked, that</p> <p>23 might not be possible.</p> <p>24 In conclusion, we're opposed to the disposition of</p>	<p>Page 48</p> <p>1 that neighborhood has gone through transformation. I just</p> <p>2 want to make sure that people of color who are not low</p> <p>3 income that are working families have an opportunity to buy.</p> <p>4 When you have a neighborhood that's in transformation</p> <p>5 like that, it's very easy to think that those homes could be</p> <p>6 pre-sold before he even breaks the ground. So the Board,</p> <p>7 I'm asking the Board to ensure that that marketing is done</p> <p>8 across the board, that everybody in the city that qualifies</p> <p>9 is given the opportunity to purchase one of those homes if</p> <p>10 they're qualified. That's the one thing.</p> <p>11 The second thing, when your executive director spoke,</p> <p>12 he talked about the threshold. In construction, we have a</p> <p>13 saying that says, if you practice something long enough,</p> <p>14 you're going to get good at it.</p> <p>15 So let's say that this developer, who I'm very</p> <p>16 familiar with, is an accomplished, well-practiced developer.</p> <p>17 So the problem that I have is that when you have a developer</p> <p>18 with that capacity, if you look back over all his</p> <p>19 accomplishments, if we were to have more transparency on</p> <p>20 economic opportunity and uplifting disadvantaged</p> <p>21 contractors, we could be producing a future developer who</p> <p>22 has made all his money with his hands and the sweat of his</p> <p>23 brow.</p> <p>24 So once again, I'm back to that point about</p>

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<p>1 transparency, MBEs. I'm looking forward to talk to the 2 developer about his participation, but I think this is an 3 excellent project and I'm for it.</p> <p>4 CHAIRPERSON FADULLON: Thank you, Mr. Ali.</p> <p>5 And I don't see any other hands up from the public, so 6 unless there are other questions or comments from the Board, 7 I'll entertain a motion on this item.</p> <p>8 MS. GONZALEZ: I just have a comment. I just wanted 9 to say that, you know, in this particular area, there's a 10 lot of market rate development, homeownership and rental, 11 and I do understand Ms. Westerman's concern, especially 12 about long-term community residents being pushed out.</p> <p>13 Yes, you know, there's a need for work force 14 development housing and also affordable housing. But the 15 market trends are already taking care of the market work 16 force development housing by itself without any help from 17 others.</p> <p>18 I think that there should be a space where 19 consideration is given to deeper affordable housing in areas 20 that are gentrifying like Kensington, like Port Richmond, so 21 that long-term residents and their children have an 22 opportunity to remain in the neighborhood and have space, 23 and also enjoy the amenities that are created as a result of 24 the development that's being taken effect in that part of</p>	Page 49	<p>1 To Mr. Jihad Ali's question about marketing, we have 2 the Turn the Key web site which we'll put in the chat, where 3 any prospective home buyer, if they're income qualified, 4 will be considered and we will actively market to them.</p> <p>5 We're trying to build that situation where all of these 6 developers are required to take our referrals.</p> <p>7 And our priorities are city employees, and then 8 qualified, income-certified home recipients. So again, we 9 posted it at \$250,000. Obviously we're now providing 10 subsidy for the development, so we're looking to tap into 11 the capital market, have it built at \$250,000, and then for 12 the home buyer, we are offering a soft second mortgage of up 13 to \$75,000 which would buy it down to \$190,000.</p> <p>14 I think, given the home sales prices in the area, 15 that's extremely affordable for an opportunity to move into 16 a three-bedroom, two-bath house.</p> <p>17 CHAIRPERSON FADULLON: I do think it's a little tricky 18 for the Land Bank to sort of solve all issues, because to 19 Angel's point, what we're offering here is a below-market 20 value of the land. We're not putting any dollars into the 21 actual cost of the construction. And I think we all are 22 aware of what's happening with interest rates and what 23 construction costs, and so unfortunately, given those 24 parameters, it's very difficult to offer a unit at a lesser</p>	Page 51
<p>1 the city.</p> <p>2 CHAIRPERSON FADULLON: Angel, do you want to comment? 3 And then I have one more member of the public with their 4 hand up.</p> <p>5 MR. RODRIGUEZ: I just want to remind the Board that 6 these RFPs were put up with the expectation that this was in 7 conjunction with the Turn the Key program, so we look 8 closely at what the sales price in the area was, what could 9 a family afford at that AMI, 80 percent of AMI, looking at, 10 you know, 30 percent of your income should not go to 11 housing.</p> <p>12 Then we met with a lot of banks as to what their 13 underwriting criteria was, and we understand that, yes, 14 interest rates are going up. It is very tight on cash flow. 15 But with Turn the Key and a patient second mortgage, which 16 can go up to \$75,000, you're talking about a house at 17 \$250,000 being sold at \$190,000, which if you look at the 18 housing in the area is dramatically lower, right?</p> <p>19 So I think that the Board should pay attention to the 20 fact that this RFP was not put out there by itself. It's in 21 conjunction with trying to make it even more affordable and 22 allowing for people, residents to gain the benefit of 23 homeownership over the long term. So it's a patient soft 24 second.</p>	Page 50	<p>1 sales price because we're not putting any subsidy into the 2 actual construction. Go ahead, Mike Koonce.</p> <p>3 MR. KOONCE: Just two questions. One, if we're 4 offering soft second up to \$75,000 and the sales price is 5 \$250,000, how do we determine that after the \$75,000 soft 6 second, the home buyer will be buying the home for \$190,000?</p> <p>7 MR. RODRIGUEZ: So how the process will work and how 8 we've addressed it with approved developers is that they're 9 going to be required to work with us. We will be referring 10 people to them, so home buyers will come in, get qualified 11 through our Turn the Key program which requires that they 12 be, for some home buyers, have housing counseling, and then 13 we will income-certify them to verify that they're at that 14 income level.</p> <p>15 We will then be, through the application process, 16 issuing a letter stating that they will get a soft second 17 mortgage, in which case they can go then to commercial bank. 18 And in working with a lot of the commercial banks, WSFS, 19 Bank of America, a lot of them also offer, you know, 20 additional dollars.</p> <p>21 So Bank of America has a great program where they're 22 offering \$17,000, \$7,000 for closing costs and an additional 23 \$10,000 which is also forgivable, but further buying the 24 property down. The same with WSFS. WSFS has \$10,000, and</p>	Page 52

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<p style="text-align: right;">Page 53</p> <p>1 there are other multiple banks that are out there who are</p> <p>2 very eager to join us and join the city in this Turn the Key</p> <p>3 program to make this even more affordable. So we're</p> <p>4 dropping it down to \$190,000, if you're with WSFS, that</p> <p>5 takes it to \$180,000.</p> <p>6 MR. KOONCE: My question was, how do you get to</p> <p>7 \$190,000 if you take \$75,000 off the sales price?</p> <p>8 CHAIRPERSON FADULLON: So I think --</p> <p>9 MR. RODRIGUEZ: Sorry. That was \$175,000. That was</p> <p>10 my bad.</p> <p>11 MR. KOONCE: Okay.</p> <p>12 MR. RODRIGUEZ: Bad math on my part.</p> <p>13 CHAIRPERSON FADULLON: That's bad math. I think the</p> <p>14 point is that the sales price starts at \$250,000, but</p> <p>15 there's the opportunity for up to an additional \$75,000</p> <p>16 purchase price write-down, depending on underwriting and</p> <p>17 meeting different criteria to make the unit more affordable,</p> <p>18 understanding that that is still not going to make it</p> <p>19 affordable to every household that is interested in</p> <p>20 potentially purchasing a home in these communities.</p> <p>21 Go ahead, Mr. Sauer.</p> <p>22 MR. KOONCE: Excuse me. I have two questions.</p> <p>23 CHAIRPERSON FADULLON: Oh, I'm sorry, Mike. Go ahead.</p> <p>24 MR. KOONCE: The second one is, they also, just for</p>	<p style="text-align: right;">Page 55</p> <p>1 that are changing pretty dramatically, because the land that</p> <p>2 we have control over is a limited resource, and if we don't</p> <p>3 bake in affordability now, we're going to lose the</p> <p>4 opportunity to do that in some of these neighborhoods,</p> <p>5 beyond the merits of doing an affordable homeownership</p> <p>6 project at 80 percent of AMI.</p> <p>7 CHAIRPERSON FADULLON: And I'm not seeing any other</p> <p>8 hands up by the Board, so I'm going to go back to public</p> <p>9 comment, and we have a hand up by Kermit O.</p> <p>10 MR. O: Yes. Thank you, okay. So my question or</p> <p>11 comment, I guess, is I want to support first of all the</p> <p>12 comments by the representative from NKCDC. I think she was</p> <p>13 spot on with her assessment of the situation.</p> <p>14 It seems recently that affordability is being</p> <p>15 determined primarily by AMI when there are many other</p> <p>16 factors that determine whether people can actually afford a</p> <p>17 house beyond income, in particular, debt, just given the</p> <p>18 huge amount of people coming out of college who do have loan</p> <p>19 debt, medical debt, credit card, and so forth, and now</p> <p>20 they're going to buy a home. AMI is not really an accurate</p> <p>21 measurement of whether they can afford these houses at these</p> <p>22 price points, right? Like, 250K is not affordable.</p> <p>23 And then even 190 isn't affordable for a lot of</p> <p>24 people, like, you know, just my own personal example, a</p>
<p style="text-align: right;">Page 54</p> <p>1 the record, are they also eligible, home buyers, are they</p> <p>2 eligible for the Philly First program?</p> <p>3 MR. RODRIGUEZ: Yes.</p> <p>4 MR. KOONCE: Up to \$10,000 in down payment assistance?</p> <p>5 MR. RODRIGUEZ: Yes.</p> <p>6 CHAIRPERSON FADULLON: Yes.</p> <p>7 MR. KOONCE: Okay. Thank you.</p> <p>8 CHAIRPERSON FADULLON: Go ahead, Rick. I'm sorry.</p> <p>9 MR. SAUER: So I understand this developer is an</p> <p>10 accomplished developer. He's actually gotten a number of</p> <p>11 properties from the Land Bank, I believe including this</p> <p>12 neighborhood, to do a homeownership at 80 percent or 100 of</p> <p>13 AMI in the past.</p> <p>14 I guess my larger concern, I'm certainly supportive of</p> <p>15 creating more opportunities for homeownership for black and</p> <p>16 brown households at a reasonable affordability level, but my</p> <p>17 concern in this particular neighborhood is, we've disposed</p> <p>18 of a lot of property already for homeownership.</p> <p>19 And what land are we going to have left to bake in</p> <p>20 additional deeper affordability if we just keep giving all</p> <p>21 the properties out the door for homeownership at 80 percent</p> <p>22 or whatever of AMI?</p> <p>23 So that's a larger concern I have. I think we need to</p> <p>24 take a closer look at that in the variety of neighborhoods</p>	<p style="text-align: right;">Page 56</p> <p>1 house for 260, and me and my partner do really well. We're</p> <p>2 not working class. We're probably middle class, and we</p> <p>3 still can barely afford that.</p> <p>4 So you know, for the average person, 250K or 190,</p> <p>5 whatever, is not affordable whatsoever. So, and then this</p> <p>6 excuse the Land Bank is making around, oh, well, we only</p> <p>7 sell the land, we can't make any, you know, say anything</p> <p>8 about the cost of development on the land, that seems like a</p> <p>9 bit of a cop-out to me, honestly, you know.</p> <p>10 It's like, you can set the terms in the RFP or</p> <p>11 whatever to actually determine affordability, and it also</p> <p>12 gets to Rick's earlier comment around long-term</p> <p>13 affordability. It's like, oh, well, if we don't do</p> <p>14 something now, then we may do nothing at all, and that</p> <p>15 doesn't seem right to me. It just seems like there must be</p> <p>16 something you can do to make, to provide for long-term</p> <p>17 affordability for people that have lived in this community</p> <p>18 for generations. Thank you.</p> <p>19 CHAIRPERSON FADULLON: Thank you. Thank you for those</p> <p>20 comments. I do not see any other hands up on public</p> <p>21 comments, and again, unless there's any other further</p> <p>22 questions or comments from the Board, I'll entertain a</p> <p>23 motion on this item.</p> <p>24 MR. KOONCE: Motion to approve.</p>

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<p>1 MR. BALLOON: Second. Page 57</p> <p>2 CHAIRPERSON FADULLON: Motion has been made and</p> <p>3 properly seconded to approve the disposition to BMK</p> <p>4 Properties of 3001 Martha Street for the development of 17</p> <p>5 affordable homeownership units. All in favor?</p> <p>6 (Chorus of ayes.)</p> <p>7 CHAIRPERSON FADULLON: Any opposed?</p> <p>8 MS. GONZALEZ: Aye.</p> <p>9 MR. SAUER: Nay.</p> <p>10 CHAIRPERSON FADULLON: I think we still have</p> <p>11 sufficient -- let me see, one, two, three, four, five, six,</p> <p>12 seven, eight, nine -- all right, nine with two opposed is</p> <p>13 seven, so that carries. The motion carries.</p> <p>14 And we are now on to Item No. VI.B(2), which is</p> <p>15 another disposition that was solicited through an RFP.</p> <p>16 MR. LAWRENCE: Thanks, Madam Chair. Today we're</p> <p>17 asking the Board to authorize the disposition of properties</p> <p>18 in the city's North Central area to Civetta Property Group</p> <p>19 for the development of an affordable homeownership project</p> <p>20 in the Fifth District.</p> <p>21 The proposal calls for 70 single-family affordable</p> <p>22 homeownership units, all of which are three stories without</p> <p>23 basements, ranging between 1300 and 1400 square feet,</p> <p>24 containing three bedrooms and two bathrooms and sold to</p>	<p>1 declaration of restrictive covenants and the units will be Page 59</p> <p>2 be subject to these use restrictions and income</p> <p>3 verifications for a term of 15 years at minimum. Thank you.</p> <p>4 CHAIRPERSON FADULLON: Thank you. Any questions or</p> <p>5 comments on this item from the Board?</p> <p>6 MR. JOHNS: Did the developer meet with the community?</p> <p>7 MR. LAWRENCE: Yes.</p> <p>8 MR. JOHNS: I guess I have the same concerns that I</p> <p>9 raised at the last meeting in terms of the sheer number of</p> <p>10 properties that this one particular developer has received</p> <p>11 over the past year or so, one. Two, submitting the same</p> <p>12 exact layouts, no matter where in the city the developer</p> <p>13 plans to build.</p> <p>14 I think at this point, the Board should probably</p> <p>15 consider having some design professional as part of the</p> <p>16 review team when they're looking at these projects,</p> <p>17 considering that these are significant projects in</p> <p>18 neighborhoods that may not -- not necessarily considering</p> <p>19 the context in terms of the way that these new structures</p> <p>20 are going to fit within an existing community.</p> <p>21 That really just concerns me. And in addition to</p> <p>22 that, the capacity, capability for this particular developer</p> <p>23 to complete the work. I have asked several times for a list</p> <p>24 of everything that they've done, who their minority</p>
<p>1 households at or below 100 percent of AMI in income. Page 58</p> <p>2 The maximum sales price is to be capped at \$280,000</p> <p>3 for these units. Applications were solicited via a request</p> <p>4 for proposals for the properties, and the applicant was</p> <p>5 the most qualified bidder for these properties.</p> <p>6 The extensive property list includes, 621, 623, 625,</p> <p>7 637, 917 Diamond Street; 924, 927, 928, 936 Edgley Street;</p> <p>8 926, 928 French Street; 2106, 2112, 2140, 2141, 2142, 2143,</p> <p>9 2151, 2166, 2170, 2172, 2215, 2217, and 2219 N. Franklin</p> <p>10 Street; 2112, 2130, 2144, 2214 N. Marshall Street; 2105,</p> <p>11 2107, 2109, 2110, 2111, 2112, 2113, 2119, 2121, 2133,</p> <p>12 2140, 2143, 2146, and 2150 North Percy Street; 904, 912, and</p> <p>13 910 West Susquehanna Avenue; 2102, 2109, 2114, 2126, 2128,</p> <p>14 2130, 2131, 2134, 2135, 2136, 2150, and 2210 North 7th</p> <p>15 Street; 2101, 2113, 2121, 2155, 2167-69, and also 2201 North</p> <p>16 8th Street; 2124, 2126, 2132, 2150, and 2165 North 9th</p> <p>17 Street; and finally, 2121 North 10th Street.</p> <p>18 The developer will be purchasing these properties for</p> <p>19 \$7,000. Evidence of project financing has been provided.</p> <p>20 The applicant is in compliance and good standing with the</p> <p>21 City of Philadelphia. The project will also be subject to</p> <p>22 an economic opportunity plan. This project will also be</p> <p>23 subject to an irrevocable power of attorney and right of</p> <p>24 reentry/reverter. The sale of these units will include a</p>	<p>1 participation has been, have they hired folks from the Page 60</p> <p>2 community. We are giving this one developer a huge amount</p> <p>3 of land to develop these properties, and that concerns me.</p> <p>4 As a citizen, it concerns me. As a Board member, it</p> <p>5 concerns me. Those are my comments.</p> <p>6 CHAIRPERSON FADULLON: Thank you, Mr. Johns.</p> <p>7 Any other members of the Board have any questions or</p> <p>8 comments on this item?</p> <p>9 MS. GONZALEZ: I just want to, I agree with Mr. Johns'</p> <p>10 comments, and also what it seems like, the developer is not</p> <p>11 really looking at the adjoining properties in particular</p> <p>12 neighborhoods and really taking that context in, so when the</p> <p>13 properties are designed, they're in line with what's there,</p> <p>14 and really it's cohesive with the neighborhood that they're</p> <p>15 being developed in, and just to make sure that, you know,</p> <p>16 they're attractive and it fits within the context of the</p> <p>17 community and they're sustainable long-term.</p> <p>18 CHAIRPERSON FADULLON: Thank you, Ms. Gonzalez.</p> <p>19 Any other questions or comments from the Board? Go</p> <p>20 ahead, I'm going to go to Rick, and then Angel, you can make</p> <p>21 comments. Go ahead, Rick.</p> <p>22 MR. SAUER: I noticed the last project that was just</p> <p>23 approved was homeownership targeted, 80 percent of AMI at</p> <p>24 \$250,000. This is homeownership at 100 percent of AMI,</p>

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<p>Page 61</p> <p>1 \$280,000, so even less affordable than the previous project,</p> <p>2 realizing I assume this also probably qualifies for Turn the</p> <p>3 Key program and the other programs that were announced</p> <p>4 earlier. But is there clarification for why we're doing the</p> <p>5 higher income targeting for this particular project?</p> <p>6 MR. RODRIGUEZ: So let me address some of the</p> <p>7 questions, starting from the latter first. In terms of</p> <p>8 design, if you look at the area that we have lots in, we're</p> <p>9 not talking about intact lots. This is not in-fill per se.</p> <p>10 These are large tracts of, you know, blocks where you have</p> <p>11 90 percent vacancy.</p> <p>12 So in terms of the concerns in the area about, you</p> <p>13 know, keeping with the motif of the neighborhood, the</p> <p>14 neighborhood is mainly vacant lots and vacant land if you</p> <p>15 looked at some of the areas that we're identifying</p> <p>16 properties for development.</p> <p>17 Second question, to what Rick was raising, is when we</p> <p>18 develop our fees, we look at the market and we work closely</p> <p>19 with the Council area in terms of setting those limits and</p> <p>20 what the general market is.</p> <p>21 So in the other areas where you have two-story in-fill</p> <p>22 row houses in the Second District, you're looking at a</p> <p>23 different affordability level versus what's happening in</p> <p>24 certain areas in North Philadelphia. And that's how we end</p>	<p>Page 63</p> <p>1 on.</p> <p>2 And to Mr. Rick Sauer, I'm sorry if I'm mispronouncing</p> <p>3 your name, I heard you mention that the land that you got</p> <p>4 the control in is -- it's not your land. That's the problem</p> <p>5 that we're having in our community. Everyone's just coming</p> <p>6 in, building, and they're not discussing things with us as a</p> <p>7 community.</p> <p>8 And why are we having these meetings on Zoom when</p> <p>9 courts are in session, schools are in session, banks are</p> <p>10 open? Why are we not speaking in person? That's my concern</p> <p>11 and that's just my question I have for the Board, why you</p> <p>12 guys not as transparency as you keep saying you are. It</p> <p>13 just doesn't seem like it's being transparent with the</p> <p>14 community.</p> <p>15 CHAIRPERSON FADULLON: Andrea, do you want to comment</p> <p>16 on why we hold our meetings via Zoom?</p> <p>17 MS. SAAH: Yes. So we have been, because the offices</p> <p>18 of PHDC, where we have our office space, are closed to the</p> <p>19 public with regard to groups, we've had to have these</p> <p>20 meetings on Zoom.</p> <p>21 And we have been looking at having a hybrid version of</p> <p>22 the meetings that allow for both in-person participation as</p> <p>23 well as Zoom participation. However, for technical reasons,</p> <p>24 that still has not, as well as public health reasons, that</p>
<p>Page 62</p> <p>1 up coming with those, setting those levels and looking at</p> <p>2 what we can buy down through Turn the Key.</p> <p>3 CHAIRPERSON FADULLON: Thank you. Any other questions</p> <p>4 or comments from the Board?</p> <p>5 (No response.)</p> <p>6 CHAIRPERSON FADULLON: Andrea, did we receive any</p> <p>7 comment on this item prior to the Board meeting?</p> <p>8 MS. SAAH: Yes, we did. This was Mr. Charles Dyches,</p> <p>9 I hope I'm pronouncing that correctly, just stating that</p> <p>10 he's wondering how the Land Bank planned a meeting and the</p> <p>11 community still hasn't had a meeting or a vote or if they're</p> <p>12 saying, if the developer says they had a meeting, they're</p> <p>13 being untruthful. That is it.</p> <p>14 CHAIRPERSON FADULLON: Thank you. And now we're going</p> <p>15 to go to public comment for the folks who are attending this</p> <p>16 meeting. And I'm going to start with PerrellJarae Simmons.</p> <p>17 Go ahead.</p> <p>18 MS. SIMMONS: Yes, I'm here.</p> <p>19 CHAIRPERSON FADULLON: Go ahead --</p> <p>20 MS. SIMMONS: We're discussing this meeting again</p> <p>21 about these vital properties on a Zoom call because we have</p> <p>22 not had a meeting, again, in our community. A lot of this</p> <p>23 information has not been transparency throughout the</p> <p>24 community of anyone explaining and expressing what's going</p>	<p>Page 64</p> <p>1 still has not been put into effect.</p> <p>2 CHAIRPERSON FADULLON: Thank you. Okay. Next we have</p> <p>3 Jihad Ali.</p> <p>4 MR. ALI: Thank you for allowing me to comment. I</p> <p>5 just wanted to pick up where the Board member, Michael</p> <p>6 Johns, spoke, because this developer was one of the ones</p> <p>7 that had raised my concerns months ago about his MBE</p> <p>8 participation.</p> <p>9 And recently, I see the executive director, Mr.</p> <p>10 Rodriguez, at a developers forum for African-American</p> <p>11 contractors. I told -- developers. I told him of my</p> <p>12 concerns. He made an effort for me to be in touch with Mr.</p> <p>13 Civetta and I met him yesterday at the groundbreaking. So I</p> <p>14 wanted to thank Mr. Executive Director for that.</p> <p>15 But I do think that this whole issue about MBE</p> <p>16 participation, this substantiates the points that I made</p> <p>17 through several of my comments about what the Board sees,</p> <p>18 right.</p> <p>19 And here, Mr. Johns says that he has repeatedly</p> <p>20 requested this. You know, sometimes I feel as though I'm</p> <p>21 being suppressed. It's almost like I'm in the deep South</p> <p>22 and my vote is being suppressed, like the machinery, the</p> <p>23 policy is suppressing us, because if you allow the</p> <p>24 transparency for us to see, then I can complain, and the</p>

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<p style="text-align: right;">Page 65</p> <p>1 process allows me as a citizen several avenues to voice my 2 complaint. But If I don't know, I can't complain. 3 So I wanted to make that point, and I do want to say, 4 in fairness to the Board and your attorney, Ms. Andrea, she 5 has always been transparent. This Board has always been 6 transparent. 7 I for one, I'm an older guy, even though I have a 8 younger voice, but I really think, I really like the virtual 9 thing. I think this is a transparent process. The 10 executive director makes this stuff all available on line. 11 I knew about this, you know, I knew what it was going to be. 12 I'm on line today, so that's it. 13 So I do think that this is a serious matter when we 14 have a developer, as I said earlier, if you practice 15 something good enough, you're going to get good. And this 16 is another good developer, but we just want to make sure 17 that his diversity and inclusion move along as he moves 18 along. And we can only do that if you, the Board, is 19 looking at that. 20 The third thing, I do agree, Mr. Johns, when I was at 21 the groundbreaking the other day and when I just -- that was 22 my first time seeing a rendering of the proposed units. And 23 I just thought it was a missed opportunity, because as you 24 know, if you think from a perspective of a building, once</p>	<p style="text-align: right;">Page 67</p> <p>1 CHAIRPERSON FADULLON: Yes, hello. Go ahead. You're 2 un-muted. 3 MR. DYCHES: My first question is, when was this 4 community meeting held, what date, what location, what time, 5 and by who, because we didn't have no meeting. We were just 6 on this call less than a month ago. There was no meeting. 7 And this is like pattern and practice. Your all trying to 8 jam something down our throats and saying we attended a 9 meeting, which I have several homeowners right now on this 10 call listening that know nothing about a meeting. So who 11 told you all that they had a meeting? That's what I want to 12 know, first thing. Who's saying they had a meeting? Where 13 was the meeting, what time and what location, and who signed 14 on the sheet? 15 CHAIRPERSON FADULLON: Do we have a date and time? 16 MR. DYCHES: And location. 17 MR. LAWRENCE: I think Mr. Tomasetti's hand's up. He 18 can confirm the details of that. 19 CHAIRPERSON FADULLON: I'm going to un-mute Mr. 20 Tomasetti next so that he can respond. Go ahead, Mr. 21 Tomasetti. 22 MR. TOMASETTI: Hello. So we had a meeting at 4106 23 North Ninth on 11/16. 24 MR. DYCHES: Twenty-one Oh Six North Ninth? Ain't no</p>
<p style="text-align: right;">Page 66</p> <p>1 you get inside, all these units are going to have, you know, 2 recessed lighting, they're all going to have modern 3 kitchens. They all look great in the inside. 4 But when you look outside, we should not be able to 5 distinguish, well, that's a low-income house. And I think 6 there's a missed opportunity for your committee, headed with 7 Mr. Johns, to speak to contractors and other developers that 8 might be willing to volunteer just to critique and give some 9 other ways that that building can still be constructed in 10 that price point and still have a different look on the 11 outside. Thank you for allowing me to speak. 12 CHAIRPERSON FADULLON: Thank you, Mr. Ali. And before 13 I continue public comment, I'm going to recognize Board 14 member Mike Koonce. 15 MR. KOONCE: I just had a question about the community 16 meeting. Do we have a -- was there a sign-in sheet? 17 MR. RODRIGUEZ: One was provided, yes. 18 MR. KOONCE: Could we start including that in the 19 Board package or at least some details about the community 20 meeting in the Board packages in the future? 21 MR. RODRIGUEZ: Yes. 22 CHAIRPERSON FADULLON: Next I'm going to go to Charles 23 Dyches. 24 MR. DYCHES: Hello?</p>	<p style="text-align: right;">Page 68</p> <p>1 house there. 2 MR. TOMASETTI: At the Rec Center. 3 MR. DYCHES: Not -- 4 MR. TOMASETTI: The state rep, Shirley Kitchen. 5 VOICE FROM SPEAKERPHONE: We don't have a rec center 6 there, sir. 7 MR. DYCHES: No. 8 MR. JOHNS: I think you said forty-one, right? Forty- 9 one, not twenty-one. 10 MR. TOMASETTI: I'm looking at, I have a copy of the 11 sign-in sheet. Shirley put 4106 at top, but we were at the 12 rec center. Millicent Clark was there, Shirley Kitchen, 13 Lamont Jefferson, Leon Sanford. I have the sheet right 14 here. 15 MR. DYCHES: At what address? 16 MR. TOMASETTI: And it was emailed to the PHDC. 17 MR. DYCHES: What address, sir? 18 MR. TOMASETTI: The -- 19 MR. DYCHES: -- (inaudible) -- 20 MR. TOMASETTI: I can -- 21 CHAIRPERSON FADULLON: Hold on, hold on, wait. We 22 don't do this back-and-forth thing. 23 MR. TOMASETTI: But yes, I have a sign-in sheet. 24 CHAIRPERSON FADULLON: Hold on one second, all right.</p>

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<p>Page 69</p> <p>1 So I'll try to hear this. Okay. Where exactly --</p> <p>2 VOICE FROM SPEAKERPHONE: Can I speak --</p> <p>3 CHAIRPERSON FADULLON: Was there a name of the Rec</p> <p>4 Center?</p> <p>5 VOICE FROM SPEAKERPHONE: Do you have my --</p> <p>6 CHAIRPERSON FADULLON: Hold on, please. This is a</p> <p>7 little confusing, I have to say, for the Board, because a</p> <p>8 community meeting typically has some kind of flyer, there's</p> <p>9 some publicity, and that flyer or something should have,</p> <p>10 this is the location of the meeting. So it's a little bit</p> <p>11 strange that it's not sort of like, yeah, we're looking at</p> <p>12 this and we had the meeting at -- and I'm making this up --</p> <p>13 the John Miller Recreation Center at XXX. It was on this</p> <p>14 date and this time. This is how we publicized it.</p> <p>15 So is there just that basic information that can be</p> <p>16 provided, Mr. Tomasetti?</p> <p>17 MR. TOMASETTI: We spoke with APM. That's how we went</p> <p>18 about getting the meeting, and I have to look back on my</p> <p>19 calendar to get the exact address.</p> <p>20 CHAIRPERSON FADULLON: And so APM did all the</p> <p>21 publicity for this meeting?</p> <p>22 MR. TOMASETTI: Well, we worked with Lamont Jefferson</p> <p>23 to get the word out.</p> <p>24 MR. RODRIGUEZ: So Lamont Jefferson is the head of the</p>	<p>Page 71</p> <p>1 members, but I can't guarantee that that's what happened.</p> <p>2 CHAIRPERSON FADULLON: Okay. Thank you.</p> <p>3 MR. TOMASETTI: Am I -- so it was at Eighth and</p> <p>4 Diamond, the Rec Center at Eighth and Diamond.</p> <p>5 CHAIRPERSON FADULLON: Okay. Thank you, Mr.</p> <p>6 Tomasetti. I'm going to move on with --</p> <p>7 MR. TOMASETTI: Eight o'clock.</p> <p>8 CHAIRPERSON FADULLON: Go ahead. Okay. I'm going to</p> <p>9 move on with public comment here. So next I have a Gary</p> <p>10 Murray.</p> <p>11 MR. MURRAY: Good morning.</p> <p>12 CHAIRPERSON FADULLON: Good morning. Go ahead.</p> <p>13 MR. MURRAY: Good morning. My name is Gary Murray and</p> <p>14 I'm a developer. My company is Mazel Tov Development. We</p> <p>15 develop mostly market rate housing in the area but we also</p> <p>16 do some affordable as well.</p> <p>17 I have a major concern about this particular project.</p> <p>18 Obviously, the 2100 block of Percy Street, my company was</p> <p>19 the pioneering developer, development company that had gone</p> <p>20 in on the 2100 block of Percy Street to do development.</p> <p>21 The very first new construction homes that were built</p> <p>22 on that street was built by my business. 2102, 2104 and</p> <p>23 2106 North Percy Street, we have gone through a tremendous</p> <p>24 amount of work with working with the community to come up</p>
<p>Page 70</p> <p>1 RCO that, the APM RCO in the area.</p> <p>2 CHAIRPERSON FADULLON: Do you know how they publicized</p> <p>3 the meeting?</p> <p>4 MR. TOMASETTI: That I do not know, but we were asked</p> <p>5 to attend the meeting with State Senator Kitchen present</p> <p>6 CHAIRPERSON FADULLON: Okay. All right. I'm going to</p> <p>7 go to Board member Rashid who has their hand up.</p> <p>8 MR. TOMASETTI: 1910 North Ninth.</p> <p>9 MS. RASHID: I'm just noticing, State Senator Shirley</p> <p>10 Kitchen, I'm not aware, is she still an elected official?</p> <p>11 MR. KOONCE: No.</p> <p>12 MS. RASHID: She was our state senator for years, but</p> <p>13 I just keep hearing this name.</p> <p>14 MR. RODRIGUEZ: Former State Senator Shirley Kitchen</p> <p>15 has another RCO. I believe there's several RCOs in the</p> <p>16 area, and APM took the lead to coordinate the RCO meeting.</p> <p>17 MR. KOONCE: And so the RCO meeting was held at APM</p> <p>18 headquarters?</p> <p>19 MR. RODRIGUEZ: That's what we're trying to ascertain.</p> <p>20 We got a sign-in sheet where people signed in, gave their</p> <p>21 phone numbers, and that meeting did occur. We did not hear</p> <p>22 back -- we haven't heard from Mr. Jefferson as to how he</p> <p>23 went about it, so being that they're an RCO, we assume that</p> <p>24 they would have gone out and contacted the community</p>	<p>Page 72</p> <p>1 with design aspects, also talk about public safety and</p> <p>2 things like that.</p> <p>3 We're very tied in within the community as well when</p> <p>4 it comes to block cleaning and things like this. It's very</p> <p>5 concerning to me to distribute or for it to be this many</p> <p>6 properties to be turned over to one developer with the hopes</p> <p>7 of them creating a resolution for any type of housing.</p> <p>8 I think it's a large number of projects and it's going</p> <p>9 to need someone to -- they're going to need some</p> <p>10 micromanagement just alone on the design side of things to</p> <p>11 make sure that we can create -- I would like to protect the</p> <p>12 design and what we have started on that particular block.</p> <p>13 If you -- there's 13 lots that they are looking to</p> <p>14 acquire on that one street. If they go in and build 13</p> <p>15 properties on that street and they all look the same, and</p> <p>16 we're all -- and they're all affordable housing, per se,</p> <p>17 it's going to create a stigma on that street and it's going</p> <p>18 to create a fabric of, this is a low-income, this is a poor</p> <p>19 standard of living street or section.</p> <p>20 And I think that what we need to do is, we need to</p> <p>21 reduce the number of properties that are being distributed</p> <p>22 to one developer and it needs to be mixed. I know for</p> <p>23 myself, growing up as an individual, what helped me to --</p> <p>24 because I come from North Philadelphia as well. I grew up</p>

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<p>Page 73</p> <p>1 in North Philadelphia. My family's from North Philadelphia, 2 but you know, I've gone through and moved on. 3 But anyhow, what I'd like to say is that people 4 benefit from being amongst other peers that are doing 5 better, doing a step better. If you are a child and you 6 grew up in a poor environment but you live next door to a 7 doctor, that helps you, because now you have someone that 8 you can communicate with who can show you a different way of 9 life, who can show you that there is other things, that 10 there's better. 11 But to put everybody who's struggling in one place, 12 there's no -- nobody can grow from that. Nobody can learn 13 from that. You have to be able to mix in these different 14 demographics, these different income levels on these 15 streets. You can't just put it all in one street. 16 That's like putting everybody in a dump. You have to 17 mix up these families. So I think that we should reduce the 18 number of properties. I don't mind if they come in and they 19 do some properties on Percy Street. That's great. 20 But I don't think that we should give them 13 lots on 21 this street to do affordable housing. I think it needs to 22 be a mixture of affordable and mixed rate, because right 23 now, the only homeowners that are on that street are the 24 ones that, the original people that have lived there, and</p>	<p>Page 75</p> <p>1 Again, I support everyone. I support PACDC. Rick, I 2 know you vote no on every one of these projects. Good for 3 you. But I support you if you're able to do it. I support 4 private developers to do it. I support subsidized housing, 5 and what Anne is doing with Litech Deals (phonetic) and 6 doing all kinds of stuff, and to help getting housing money 7 to repair homes and get affordable homes to the market. 8 I just struggle to be sitting in these Board meetings 9 and I hear them now every month -- and excuse me for 10 expressing this -- to see how it is difficult to build 11 affordable homes in these communities. 12 At the end of the day, these affordable homes at 13 \$280,000, and some are \$250,000 and some of them are 14 \$230,000, combined with the MPI, okay, that Jessie and Angel 15 are talking about, it's exactly what we should be all doing. 16 We have a 30,000 home shortage in the city that we 17 have to get to by, in eight years or nine years. So when we 18 talk about 17 homes and 20 homes and 30 homes, these make a 19 difference, but we have long ways to go. 20 So again, I support this job, this project, and I hope 21 more people can come forward and do 50 and 70, 100 unit 22 jobs, because the community needs more of us to come out 23 there and do affordable housing in these communities. Thank 24 you.</p>
<p>Page 74</p> <p>1 they need help, some of them, with getting their homes 2 together. 3 And I think that the best help is to be able to allow 4 other individuals to be around them within the community who 5 are doing a step better financially and have other 6 perspectives on life that they can share with people and 7 become neighbors with one another. 8 CHAIRPERSON FADULLON: Thank you, Mr. Murray, 9 appreciate those comments. Next I'm going to go to Mo 10 Rushdy. 11 MR. RUSHDY: Thank you, Madam Chair, and the Board. 12 Thank you for allowing me to speak. I just want to say 13 again, offer the perspective, my name is Mo Rushdy, Vice 14 President of the Building Industry Association. 15 I want to put a little bit of a kind of a reality to 16 this, which is, this is about five or six blocks away from 17 Miller Square. We're talking about homes that are selling 18 for \$600,000 and \$700,000. We're talking about blocks that 19 have been vacant for decades, blocks that has a lot of 20 crime. 21 So I look at someone like Mike Tomasetti and the 22 Civetta Group, and going and taking the risk, probably 23 getting a 15, 20 million loan to be able to build 71 homes 24 for \$280,000 is a very, very risky and courageous move here.</p>	<p>Page 76</p> <p>1 CHAIRPERSON FADULLON: Thank you, Mr. Rushdy. Next 2 I'm going to recognize Shirley Kitchen. 3 MS. KITCHEN: Good morning. 4 CHAIRPERSON FADULLON: Good morning. 5 MS. KITCHEN: I have to correct a great deal of the 6 information that was said, especially when we're talking 7 about a meeting. A meeting was not held. When we were 8 making preparations to hold the meeting for the community, 9 the applicant took it upon himself to post the letter that 10 was sent to me, to notify the community. He posted the 11 letter. He proceeded to post it wherever he wanted to. 12 By the time I notified the other RCO and some other 13 people, there was mass confusion, because people wanted to 14 know why they could not purchase a lot and they had been 15 trying to for years, how much did the lot cost, why weren't 16 they notified that this was going to happen. It was just 17 mass confusion. 18 Then I had to try to like contact someone to clarify 19 to me what was going on, because all I had known about the 20 project was the letter I received. Had the applicant not 21 interfered, we would have called someone to give us more 22 information. We would have scheduled a meeting as we did 23 the other properties on other cases, not speaking of here. 24 But the process was not followed. There was no reason</p>

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<p>Page 77</p> <p>1 for the applicant to go out to try to get people that he</p> <p>2 thought that he could persuade without letting the community</p> <p>3 know what went on.</p> <p>4 And I did try to email, I thought I emailed some</p> <p>5 comments in, asking that the vote be delayed, the</p> <p>6 presentation be delayed until January when a meeting can be</p> <p>7 held with each household on those 15 or 16 blocks can be</p> <p>8 notified that these changes are happening.</p> <p>9 People would like to know the price of the houses.</p> <p>10 And some concerns I have is, number one, I didn't hear</p> <p>11 anything about community participation. I didn't hear</p> <p>12 anything about basic system repairs for people when the</p> <p>13 construction starts for the houses, new houses.</p> <p>14 What happens to the existing houses when drilling or</p> <p>15 whatever is taking place nearby. What about, if a home is</p> <p>16 damaged. And as I said before, the applicant came into a</p> <p>17 meeting that was being held at Eighth and Diamond for</p> <p>18 another applicant whose property was located at 2106 North</p> <p>19 Ninth Street, which there was no objection to that project.</p> <p>20 It was only four people there because no -- it was</p> <p>21 maybe five or six people on that project around the corner,</p> <p>22 was probably one or two families. That was an entirely</p> <p>23 different application. And an attendance sheet cannot be</p> <p>24 shown for a meeting for this applicant.</p>	<p>Page 79</p> <p>1 our groundbreaking, we had our banker there from WSFS. They</p> <p>2 are willing to take a walk with us on every project that we</p> <p>3 were doing, because they believe in what we are doing and</p> <p>4 stand behind us.</p> <p>5 The other thing that was brought up -- I think that</p> <p>6 might be it. Oh, the EOP numbers. So I pride myself in my</p> <p>7 EOP numbers. So I'm hitting 44 percent EOP. Twenty-three</p> <p>8 percent of that is MBE, 21 percent WBE. I'll be happy to</p> <p>9 share those numbers with anyone.</p> <p>10 I own my own construction company, so I'm a little</p> <p>11 different than most. So I'm able to actually build these</p> <p>12 products in a timely manner. That's all I've got to say.</p> <p>13 Thank you.</p> <p>14 CHAIRPERSON PADULLON: Thank you, Mr. Tomasetti.</p> <p>15 Board Member Gonzalez?</p> <p>16 MS. GONZALEZ: Yes. I just wanted to say that, you</p> <p>17 know, it appears that there's a lot of confusion related to</p> <p>18 the community, and I think it's really critical for for-</p> <p>19 profit and nonprofit developers to have those conversations</p> <p>20 with community residents.</p> <p>21 And it's okay if we can agree to disagree, but the</p> <p>22 community needs to have an opportunity to share their</p> <p>23 concerns and also ask questions and have an opportunity to</p> <p>24 learn more about developments that are happening in their</p>
<p>Page 78</p> <p>1 CHAIRPERSON PADULLON: Thank you, Ms. Kitchen,</p> <p>2 appreciate you with those comments. And last we're going to</p> <p>3 hear from the developer, very quickly, and then I'm going to</p> <p>4 call the question, unless the Board has any questions. Go</p> <p>5 ahead, Mr. Tomasetti.</p> <p>6 (No response.)</p> <p>7 CHAIRPERSON PADULLON: Mr. Tomasetti, you're un-muted.</p> <p>8 MR. TOMASETTI: Can you guys hear me?</p> <p>9 CHAIRPERSON PADULLON: Yes, we can. Go ahead.</p> <p>10 MR. TOMASETTI: So I apologize for the confusion. I</p> <p>11 mean, we were at that meeting just to let the community know</p> <p>12 that we were building there and looking to start doing home</p> <p>13 buying seminars for the projects we have. I apologize for</p> <p>14 that.</p> <p>15 So I want to talk about some things that were touched</p> <p>16 on, like design work. I know, Michael Johns, you're stuck</p> <p>17 on the design of my projects. My projects are designed by</p> <p>18 Moda Design Shop, which is one of the biggest architect</p> <p>19 firms in Philadelphia and award-winning.</p> <p>20 They're all brick fronts. They're just a modern play</p> <p>21 on your average row home, so they do flow into the fabric of</p> <p>22 the neighborhood. We make sure of that. We spend time</p> <p>23 looking at that before we even put in RFPs.</p> <p>24 So I know there's also volume issues. Yesterday at</p>	<p>Page 80</p> <p>1 neighborhood. We owe them that level of respect.</p> <p>2 And I think, you know, it seems from the information</p> <p>3 that was shared here that there's a disconnect, and that a</p> <p>4 true forum for community to talk about this initiative</p> <p>5 wasn't really, you know, it wasn't really held.</p> <p>6 And I am just concerned that, you know, that is really</p> <p>7 critical, that we give the residents an opportunity to have</p> <p>8 that dialogue with the developer.</p> <p>9 CHAIRPERSON PADULLON: Thank you, Board Member</p> <p>10 Gonzalez.</p> <p>11 MS. KRISS: I was just going to ask, can we make a</p> <p>12 motion to table this? Because it seems --</p> <p>13 CHAIRPERSON PADULLON: I was going to ask for a</p> <p>14 motion, and you are the Board. You can make whatever motion</p> <p>15 you see fit.</p> <p>16 MS. KRISS: I'd like to make a motion that we table</p> <p>17 this and get clarity on what is going on between the</p> <p>18 developer and the community. The developer says someone was</p> <p>19 there. That person says they weren't there. The developer</p> <p>20 says they attended a thing. Nobody seems to know about it.</p> <p>21 I'd like to get clarity on that. And also, I think, too,</p> <p>22 some of the previous requests about the reporting on how</p> <p>23 many units this developer has worked on would be helpful.</p> <p>24 MR. DeMARCO: I'll second that.</p>

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<p style="text-align: right;">Page 81</p> <p>1 CHAIRPERSON FADULLON: Motion has been made and</p> <p>2 properly seconded to table this item pending additional</p> <p>3 community engagement and some clarification about past</p> <p>4 performance on Land Bank properties. All in favor?</p> <p>5 (Chorus of ayes.)</p> <p>6 CHAIRPERSON FADULLON: Any opposed?</p> <p>7 (No response.)</p> <p>8 CHAIRPERSON FADULLON: All right. That motion</p> <p>9 carries, which means that Item VI.B(2) has been tabled, and</p> <p>10 that brings us to Item VI.C, which is a development for</p> <p>11 gardens and open space.</p> <p>12 MR. LAWRENCE: Item VI.C(1), today we're asking the</p> <p>13 Board to authorize the disposition of properties in the</p> <p>14 city's Fairhill area to Historic Fairhill, Inc. It's a</p> <p>15 nonprofit, and they are looking to develop a community</p> <p>16 garden or complete developing a community garden, Fifth</p> <p>17 Council District.</p> <p>18 The properties are located at 911, 913, 915, 919, 921,</p> <p>19 923, and 925 West Auburn Street. The nonprofit maintains</p> <p>20 the westernmost of these lots right now and they want to</p> <p>21 continue to use these lots requested for a community garden.</p> <p>22 They've been gardening on these lots since 2012 and</p> <p>23 they also plan to donate and have been donating vegetables</p> <p>24 to near neighbors on a weekly basis, and they want to use</p>	<p style="text-align: right;">Page 83</p> <p>1 properly seconded to approve disposition of several lots on</p> <p>2 West Auburn Street to Historic Fairhill. All in favor?</p> <p>3 (Chorus of ayes.)</p> <p>4 CHAIRPERSON FADULLON: Any opposed? Oh, and now we've</p> <p>5 got a hand up by Jeremy Bladstine. Jeremy Bladstine, can</p> <p>6 you give your comments, very quickly?</p> <p>7 MR. BLADSTINE: I'm sorry. I wanted to just say</p> <p>8 something after this vote. I think it's new business.</p> <p>9 CHAIRPERSON FADULLON: Okay. Hold on then. So we</p> <p>10 have the motion on the floor to approve this disposition.</p> <p>11 All in favor?</p> <p>12 (Chorus of ayes.)</p> <p>13 CHAIRPERSON FADULLON: Any opposed?</p> <p>14 (No response.)</p> <p>15 CHAIRPERSON FADULLON: All right. Motion carries, and</p> <p>16 that concludes our regular agenda. We'll now go to anybody</p> <p>17 who wished to provide a comment on old or new business to</p> <p>18 the Board, and for that we have Jeremy Bladstine with his</p> <p>19 hand up.</p> <p>20 (No response.)</p> <p>21 MR. BLADSTINE: Thank you. I just want to touch on a</p> <p>22 couple things after listening to this meeting. I've</p> <p>23 probably listened to eight of the last 12 meetings this</p> <p>24 year. And first off, I just want to applaud Angel for the</p>
<p style="text-align: right;">Page 82</p> <p>1 the properties to educate the community's youth on</p> <p>2 gardening. The applicants are in compliance and good</p> <p>3 standing with the City of Philadelphia. They will not be</p> <p>4 subject to an economic opportunity plan due to the nature of</p> <p>5 the project, and they will be subject to use restrictions as</p> <p>6 managed open space.</p> <p>7 CHAIRPERSON FADULLON: Thank you, Jessie. Any</p> <p>8 questions or comments from the Board on this item?</p> <p>9 (No response.)</p> <p>10 CHAIRPERSON FADULLON: Seeing none, do we have any</p> <p>11 members of the public that wish to comment on this item?</p> <p>12 I'm sorry, Andrea. Sorry, members of the public. Andrea,</p> <p>13 did we receive any comments on this item?</p> <p>14 MS. SAAH: We did not.</p> <p>15 CHAIRPERSON FADULLON: There you go. Any questions or</p> <p>16 comments from the public attending this meeting?</p> <p>17 (No response.)</p> <p>18 CHAIRPERSON FADULLON: I do not see any hands up</p> <p>19 regarding this item, so I will entertain a motion from the</p> <p>20 Board.</p> <p>21 MS. GONZALEZ: I move to approve the disposition of</p> <p>22 these lots to Historic Fairhill.</p> <p>23 MR. BALLOON: Second.</p> <p>24 CHAIRPERSON FADULLON: Motion has been made and</p>	<p style="text-align: right;">Page 84</p> <p>1 work he has done for the Land Bank in terms of having 23, I</p> <p>2 believe, different RPPs in 2022, compared to one in 2021.</p> <p>3 If the City of Philadelphia is going to really start</p> <p>4 to tackle the housing issues it's facing and be in line with</p> <p>5 the turnkey program that City Council has chosen to put on</p> <p>6 the Land Bank, the need to streamline this process is very</p> <p>7 important.</p> <p>8 The clarity in terms of what qualifies for the turnkey</p> <p>9 program I think needs to be looked at a little bit more,</p> <p>10 because you had touched on the 250 AMI -- I mean, 250K</p> <p>11 versus 280K, but those homes were 1,000 square feet versus</p> <p>12 1,400 square feet. One was a three-bedroom, two-bath. The</p> <p>13 other ones were three-bedroom, 1-1/2 bath. So like it's not</p> <p>14 apples to apples that we're comparing, so price per square</p> <p>15 foot isn't one of the options we're looking at.</p> <p>16 And then the last bit, in terms of the RCO process,</p> <p>17 it's not clear really what is needed for this community</p> <p>18 meeting, how you really are going about the community. I'm</p> <p>19 not necessarily sure if it's on the developers to have to</p> <p>20 have all these meetings or what role it is to better educate</p> <p>21 the public on the different programs that are out there. So</p> <p>22 that's kind of something that, if the Land Bank or the City</p> <p>23 Council can put out in terms of the different programs, the</p> <p>24 metrics you would set it up with 486 homes, what the time</p>

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<p style="text-align: right;">Page 85</p> <p>1 line is, that'd be great.</p> <p>2 And then the last bit that I've heard so many times</p> <p>3 is, where are we at with four twenty twenty-two, the</p> <p>4 different houses or pieces of land that were given out, and</p> <p>5 kind of just an update on those projects, and to easily be</p> <p>6 able to reference that list to see what the status was and</p> <p>7 how many houses or apartments each developer has been</p> <p>8 allocated, I think would be helpful and goes in line with</p> <p>9 that whole transparency thing, along with any of the</p> <p>10 agreements they previously had.</p> <p>11 So thanks for taking the time. I did want to say that</p> <p>12 in order to do this, this whole process has to be</p> <p>13 streamlined and it's not difficult -- it's very difficult in</p> <p>14 this current environment to build, and I guess we have to</p> <p>15 look at what the role of the Land Bank is versus what the</p> <p>16 role of City County and other housing programs are when</p> <p>17 we're looking at building houses. So thank you.</p> <p>18 CHAIRPERSON FADULLON: Thank you, Mr. Bladstine. And</p> <p>19 Mr. Ali?</p> <p>20 (No response.)</p> <p>21 CHAIRPERSON FADULLON: Mr. Ali, you should be able to</p> <p>22 un-mute yourself.</p> <p>23 MR. ALI: Thank you. I think it's clear that</p> <p>24 everybody is not on the same page when it comes to what the</p>	<p style="text-align: right;">Page 87</p> <p>1 least 35 percent of that should go in the hands of black and</p> <p>2 brown people, and then the other percent should go in the</p> <p>3 hands of WEBs. We need to ensure that that's happening. To</p> <p>4 use the number, one of the developers, when you said that</p> <p>5 you had potentially 30,000 units, that may be close to \$8</p> <p>6 billion that you're going to dispose of.</p> <p>7 And for us not to having uplifted those tradespeople</p> <p>8 and contractors that are in that field, that would be a</p> <p>9 travesty. Thank you for allowing me to speak.</p> <p>10 CHAIRPERSON FADULLON: Thank you, Mr. Ali.</p> <p>11 All right. That appears to be all our comments, so at</p> <p>12 this point I'll entertain a motion to adjourn.</p> <p>13 MR. KOONCE: Motion to adjourn.</p> <p>14 MR. DeMARCO: Second.</p> <p>15 CHAIRPERSON FADULLON: All right. All in favor?</p> <p>16 (Chorus of ayes.)</p> <p>17 CHAIRPERSON FADULLON: Any opposed?</p> <p>18 (No response.)</p> <p>19 CHAIRPERSON FADULLON: All right. That concludes the</p> <p>20 December Land Bank Board Meeting. I hope everybody has a</p> <p>21 happy, healthy, safe holiday season, and we'll see you back</p> <p>22 here in January. Take care, everybody.</p> <p>23 (Whereupon, at 11:57 a.m., the proceedings were</p> <p>24 concluded.)</p>
<p style="text-align: right;">Page 86</p> <p>1 enabling legislation has granted to the Land Bank and to</p> <p>2 citizens, and to say that, you know, this is a tough</p> <p>3 business. As I've said, you know, these developers that can</p> <p>4 practice and do their thing and become prominent developers,</p> <p>5 you know, one thing that's clear, that they're not</p> <p>6 practicing diversity and inclusion, in my opinion.</p> <p>7 It doesn't do anybody any justice to be able to say</p> <p>8 what you've achieved without substantiating it, and that's</p> <p>9 what I'm looking for. I do want to look forward. I'm a</p> <p>10 positive person, so I think we can correct it, but your</p> <p>11 process, as is coming clear, is broken, because if Mr.</p> <p>12 Johns, as an esteemed member of this Board, can ask for a</p> <p>13 document, what do you think my chances are, asking for</p> <p>14 something?</p> <p>15 So I think, looking forward, and then when you hear a</p> <p>16 developer -- it's frustrating from their point of view, but</p> <p>17 this is the process. And as one of you pointed out, people</p> <p>18 can come down and talk, whatever, but you are the Board.</p> <p>19 You can make your decision, whether the community is for or</p> <p>20 against, if it's in the best interest of your mission.</p> <p>21 So I support that. But when we start talking about</p> <p>22 numbers, it does an injustice to say, you know, four units,</p> <p>23 14 units, 17 units and 71 units, but when you look at it and</p> <p>24 say, well, that's \$32 million. And of that \$32 million, at</p>	<p style="text-align: right;">Page 88</p> <p>1 C E R T I F I C A T I O N</p> <p>2 I hereby certify that the foregoing proceedings, the</p> <p>3 Philadelphia Land Bank Board of Directors Meeting, were</p> <p>4 reported by me on December 13, 2022, and that I, John A.</p> <p>5 Kelly, read this transcript and attest that this transcript</p> <p>6 is a true and accurate record of the proceedings.</p> <p>7 By:</p> <p>8 John A. Kelly</p> <p>9 Court Reporter</p>

STREHLOW/CONTRACT WORK

215-504-4622

Exhibit B

RESOLUTION NO. 2022 - 51

**RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK
FOR 2023**

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that the following individuals are elected to the position below appearing opposite their names, to hold office for one year or until their successors are appointed and qualified:

Anne Fadullon – Chair
Andrew Goodman – Vice Chair
Maria Gonzalez – Secretary
Rebecca Lopez Kriss – Treasurer

This Resolution shall take effect immediately upon adoption by the Board.

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

Exhibit C

RESOLUTION NO. 2022 – 52

RESOLUTION ADOPTING PHILADELPHIA LAND BANK SCHEDULE OF REGULAR BOARD OF DIRECTORS MEETINGS FOR 2023

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

1. For calendar year 2023, the regular meetings of the Board (“Board Meetings”) shall be held at 10:00 a.m. Eastern Prevailing Time on the following dates (generally the 2nd Tuesday of each month):

January 17, 2023 (3rd Tuesday)	July 11, 2023
February 14, 2023	August 8, 2023
March 14, 2023	September 12, 2023
April 11, 2023	October 10, 2023
May 9, 2023	November 14, 2023
June 13, 2023	December 12, 2023 (Annual Meeting)

2. While the offices of the Philadelphia Land Bank at the Philadelphia Housing Development Corporation remain closed to the public due to public health concerns, Board Meetings will be held remotely on Zoom, with Board members physically present, visible and audible in their remote locations. A memorandum explaining the attendance and comment procedures for participation by members of the public, including a link for attendance, will be published at least ten (10) days prior to each Board meeting with the agenda on the Philadelphia Land Bank’s website at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.
3. When, in the future, it is determined that in-person or hybrid Board Meetings may resume safely, advance public notice will be provided. Once such a determination is made, Board Meetings will be held in person in the 17th Floor Boardroom at 1234 Market Street, Philadelphia, PA 19107, with the possible continued option of remote participation via Zoom.
4. Public notice of this schedule shall be given in accordance with the provisions of the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*
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.

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

Exhibit D

RESOLUTION NO. 2022 - 53

**RESOLUTION ACCEPTING PHILADELPHIA LAND BANK
AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING JUNE 30, 2022**

WHEREAS, the Land Bank Act, 68 Pa.C.S.A. § 2101, *et seq.*, requires the Philadelphia Land Bank (the “**Land Bank**”) to prepare an annual financial audit for submission to the Department of Community and Economic Development and Philadelphia City Council;

WHEREAS, the Land Bank engaged the audit firm of Mercadien, P.C., Certified Public Accountants (“**Mercadien**”) to audit the Land Bank’s financial statements for Fiscal Year 2022;

WHEREAS, Mercadien has issued its Independent Auditor’s Report (attached to this Resolution); and

WHEREAS, the Land Bank Board has reviewed, and desires to accept, the Independent Auditor’s Report;

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. The Independent Auditor’s Report of the Philadelphia Land Bank issued by Mercadien, P.C., Certified Public Accountants for Year Ended June 30, 2022, is hereby accepted.
2. Land Bank staff is directed to submit the Auditor’s Report to the Department of Community and Economic Development and to Philadelphia City Council as required by the Land Bank Act.
3. This Resolution shall take effect immediately upon adoption by the Board.

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

Exhibit E

RESOLUTION NO. 2022 - 54

**RESOLUTION ADOPTING PHILADELPHIA LAND BANK
OPERATING BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2023**

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) was presented with the proposed budget for the fiscal year ending June 30, 2023 (attached to this Resolution), which itemizes the categories and amounts of revenue and expenditures required to fund operations of the Philadelphia Land Bank (“**2023 Operating Budget**”); and

WHEREAS, Section 309 of the Bylaws of the Philadelphia Land Bank (“**Bylaws**”) requires that adoption or amendment of the annual budget be approved by a majority of the “entire Board of Directors” (defined in Section 101 of the Bylaws as the total number of Directors that the Land Bank would have if there were no vacancies); and

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to approve and adopt the Fiscal Year 2023 Operating Budget, subject to the terms of this Resolution.

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

1. The Fiscal Year 2023 Operating Budget, as presented to the Board and attached to this Resolution, is hereby approved and adopted.
2. The Land Bank staff will provide the Board with quarterly financial reporting comparing actual expenditures to the Fiscal Year 2023 budgeted expenditures.
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 December 13, 2022.

Exhibit F

From: Ronald Slaughter <rslaughter1800@gmail.com>

Sent: Monday, December 12, 2022 9:07 AM

To: Andrea Saah

Subject: PHDC - comment on a landbank

Follow Up Flag: Follow up

Flag Status: Flagged

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

Hi Good morning Andrea my name is Ronald E. Slaughter I am writing this email to you because your information was found on the PHDC landbank paper regarding the notice to inform the community of conveying parcels . I noticed 2445 Federal st. was listed on the document as well , I am informing you as Executor and General power of attorney that the property 2445 Federal st go under the Estate of James P Fisher and no one has the authority or the ok to develop, build or convey any parcels regarding this address or any address that falls under the estate . Thank you for taking the time to read this email Andrea , If you have any other questions you can reply back to this email address thank you again , have a good day !.

From: Ella Bruce <ellabruce@yahoo.com>

Sent: Monday, December 12, 2022 2:28 PM

To: Andrea Saah

Subject: Agenda item V

Follow Up Flag: Follow up

Flag Status: Flagged

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Ella Bruce (very nearby homeowner)

ellabruce@yahoo.com

Agenda item V

No city owned/landbank property should be used for Market Rate Development.

In the meeting that I attended for this body during the summer, I asked the question (and the Board seemed to agree) if you could take a beat and look at what is already going on in Point Breeze since there is so much development is already taking place. Yet here is another multi-family project being proposed with this project where there are already numerous multifamily units being built on Point Breeze Avenue on the 1400, 1600 and 24th and Point Breeze Avenue (Just to name a few of the larger projects)

Has the "desired" density been reached yet?

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

A project needs to include a Super Market in this food Desert.

Exhibit F

From: tara bruce <brucie75@yahoo.com>
Sent: Tuesday, December 6, 2022 11:05 AM
To: Andrea Saah
Subject: 12/13/22 Board of Directors 10am Meeting

Follow Up Flag: Follow up

Flag Status: Flagged

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

Good Day,

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

VI. Property Disposition

A. Development – Affordable Housing (Unsolicited)

(1) The properties below are proposed for disposition to Fine Print Construction, LLC to develop forty-four (44) mixed- income homeownership and rental units and one commercial unit for a property management office. Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI. Eleven (11) units in four (4) multi-family buildings will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-five (25) rental units of which four (4) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

These city owned parcels of land should benefit the current residence of Philadelphia & especially Point Breeze residence whom wish to remain in Point Breeze & desire a path to HOMEOWNERSHIP. All development on these parcels of City land should/could be developed for affordable or lower-income homes, both are things in desperate need in Point Breeze. Any Market Rate development ideas on city owned land should be a No No. The Both Multi- Family Buildings (25 units /11 units) should ALL be affordable not just four of them. While the need for Single families home ownership is important, I also understand it is not for everyone. What I also know is if someone should choose to rent/lease they should not have to pay an arm & a leg to have a roof over their head. We are seeking people that want to put down roots in Point Breeze, who want to remain in Point Breeze as a next generation resident & who have always invested in this community & deserved to be put first(and heard) in this development. If the goal of this project is to develop for the Point Breeze community let truly to think of the community & not just our pockets.

Again, I am speaking in Opposition.

Tara Bruce

Exhibit F



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

November 7, 2022

To: Councilman K. Johnson, 2nd Councilmanic District
PHDC/Philadelphia Land Bank

Re: Support Letter, Fine Print Construction, LLC.

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

Over the past few months, a few RCOs and I met with the developer to discuss this project. We concluded that this would be a great project in the Point Breeze Community.

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

Please get in touch with me if there are any additional observations. Thanks!

Albert Littlepage, President
Point Breeze CDC Coalition

Exhibit F

Point Breeze Community Network Plus

2141 Federal; Street Philadelphia, PA 19146

Councilman Kenyatta K. Johnson, 2nd Councilmanic District
Philadelphia Landbank

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

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

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

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

Questions, please feel free to contact me, personally.

Sincerely,

Handwritten signature of Claudia S. Sherrod in cursive, followed by the date 11/7/22.

Claudia S. Sherrod, President Point Breeze Community Network Plus

Exhibit F

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

November 7th, 2022



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

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

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

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

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

Exhibit G

RESOLUTION NO. 2022 – 55

**RESOLUTION AUTHORIZING CONVEYANCE OF
2329 ELLSWORTH STREET; 2445 FEDERAL STREET; 2315, 2316, 2317, 2318, 2337, 2339, 2349
GREENWICH STREET; 1709, 1711, 1822R – 34, 1836 POINT BREEZE AVENUE;
1555 S. RINGGOLD STREET
TO FINE PRINT CONSTRUCTION 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 2329 Ellsworth Street; 2445 Federal Street; 2315, 2316, 2317, 2318, 2337, 2339, 2349 Greenwich Street; 1709, 1711, 1822R – 34, 1836 Point Breeze Avenue; and 1555 S. Ringgold Street (collectively, the “**Property**”) to Fine Print Construction 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 Twenty-Six Thousand and 00/100 Dollars (\$26,000.00) 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 December 13, 2022.

Exhibit H



MAP HOLISTIC CDC

215-235-2500

**1510 W. Stiles Street
Philadelphia, PA 19121**

December 6, 2022

Re: 1736, 1742, and 1754 North 22nd Street

To Whom This May Concern,

This letter to express support for the proposed mixed income multi-family housing application by Thomas Holloman, AIA, NOMA and licensed architect as well as affordable housing developer in Philadelphia. The properties that he hopes to acquire are located at 1736, 1742, and 1754 North 22nd Street. A community meeting was held on Saturday, November 12th and the community in attendance did not oppose this project. We are appreciative that the current vacant lots are now going to be revitalized.

We support the applicant's proposed project to include Philadelphia Housing Authority (PHA) housing choice voucher program for families, which is much needed on the 1700 block of 22nd Street.

The impact of adding the proposed housing choice voucher program for families will add diversity to a highly populated and dense block that currently lacks diversity.

In conclusion, I urge you to SUPPORT this project because the condition the community is in takes away from the community's overall well-being.

Sincerely,

Lewis C. Nash

Lewis C. Nash

Exhibit H

FRIENDS OF THE 47TH WARD

(215) 236-0945

**1301 W. Smedley Street
Philadelphia, PA 19121**

November 23, 2022

Re: 1736, 1742, and 1754 North 22nd Street

To Whom This May Concern,

This letter to express support for the proposed mixed income multi-family housing application by Thomas Holloman, AIA, NOMA and licensed architect as well as affordable housing developer in Philadelphia. The properties that he hopes to acquire are located at 1736, 1742, and 1754 North 22nd Street. A community meeting was held on Saturday, November 12th and the community in attendance did not oppose this project. We are appreciative that the current vacant lots are now going to be revitalized.

We support the applicant's proposed project to include Philadelphia Housing Authority (PHA) housing choice voucher program for families, which is much needed on the 1700 block of 22nd Street.

The impact of adding the proposed housing choice voucher program for families will add diversity to a highly populated and dense block that currently lacks diversity.

In conclusion, I urge you to SUPPORT this project because the condition the community is in takes away from the community's overall well-being.

Sincerely,

Louise Canty Bundy
Friends of the 47th Ward

Exhibit H



Strawberry Mansion Community Concern

Rebuilding the Glory of Strawberry Mansion

2640 N. Myrtlewood Street, Philadelphia, PA 19132

215-227-0457

Members:

Bonita Cummings, Director
Betty Foster, Community Liaison/Administrative Assistant
Lester Emerson, Public Media Relations/Development Coordinator
Ernest Hobbs, Community Liaison/Sanitation Chairman
Melvin Jones, Sanitation Consultant
Nell Deloatch, Assistant Treasurer/Fundraiser Committee
RCO Board
28th Ward Block Captains

12/12/2022

Re: 1736 N 22nd Street

PHDC Conveyance Hearing Date Wed

12/13/2022, 10:00 a.m.

Sent via email

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

Dear Ms. Saah:

The 1700 block of 22nd Street, Philadelphia, PA, 19121, has been, as we all know, developed for market rate, high rents with little or no consideration for mixed income housing development planning.

Thomas M. Holloman, AIA, NOMA, and family are attempting as stewards of fairness and equality to pilot a project of mixed income housing at 1736, and in the future, 1742 and 1754 N 22nd Street, that would restore some value to the meaning of quality of lives to those removed, pre-existing residents of that neighborhood who have had eminent domain used on them to take their homes, properties, land, buildings, lots, etc.

As a world, we state we have ideas of equality, but we never really have the discussion. Therefore, the result remains the same and the families of North Philadelphia came out on the sour end of housing for their neighborhood(s).

The mixed income housing pilot not only just gives residents low rents, but it also gives everyone an opportunity to learn and advance from each other's education, culture and kindness. This coming together helps the most important persons, the youth to experience opportunity that otherwise they would only know poverty.

Therefore, Strawberry Mansion Community Concern & RCO supports the pilot planning and development of mixed income housing by Holloman, LLC for the 1700 block of North 22nd Street and 1736 N. 22nd Street and hope that future development would soon include homeownership.

Exhibit H

U.N.A.C.A.

UNITED NEIGHBORS ALLIANCE CIVIC ASSOCIATION

December 12, 2022

Re: Letter of Support for 1736 N. 22nd Street Philadelphia, PA. 19121 (Holloman, LLC)

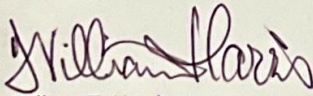
To whom it may concern;

On December 5, 2022, RCO U.N.A.C.A. (United Neighbors Alliance Civic Association) participated in a Zoom RCO meeting between affected RCO's within the project area. Mr. Thomas Holloman, AIA, NOMA, licensed architect, and this project developer. Provided an overview of the project, site plans, building schematics supporting the request and explained that this opportunity offered the community a property that fits with the foot print of the block. The project immediate area is situated an ½ a block from a commercial corridor which is Cecil B Moore Ave. These particular lots that are being proposed for purchase for development from PHDC will assist even more to beautify this location. Income diversity and inclusion should be more of a constant recipe for these sought-after areas that lack this type of vision. Additionally, consistent with one of the community's concerns of mixed income and affordability which this project is providing.

As a result of questions, ideas and request, the applicant made some immediate adjustments taken in consideration from the summary of the community of RCO's. There was also concern of the exterior esthetic design which has been adjusted since the Zoom meeting. Though the original Red brick design was acceptable and lends to independence of the developer, the revision is also sufficient with the White brick. We were supplied with updated renderings and it looks great. This swift adjustment is clear proof that our voices were heard and the developer is looking to be a considerate neighbor.

It is the mission our U.N.A.C.A. RCO to support this project and Mr. Holloman's hope of acquiring 1742 and 1754 N 22nd Street lots additionally. We are asking to whom it may concern to grant the requested approval of this project to continue with the overall City of Philadelphia goal to make our communities better one property at a time.

Sincerely,



William T. Harris
47th Ward, U.N.A.C.A. RCO President
Unacarco47ward@gmail.com
(267) 258 – 0206

Exhibit I

RESOLUTION NO. 2022 – 56

**RESOLUTION AUTHORIZING CONVEYANCE OF
1736 NORTH 22ND STREET
TO HOLLOMAN 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 1736 North 22nd Street (the “Property”) to Holloman 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 Five Hundred and 00/100 Dollars (\$500.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

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

Exhibit J

From: Debbie <deborahrudman@gmail.com>
Sent: Wednesday, December 7, 2022 5:52 PM
To: Andrea Saah
Subject: Land Bank Board mtg Dec 13, 2022 RE: 3001 Martha St

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

Attention: Andrea Imredy Saah, Senior Counsel

Regarding Agenda Item

VI. Property Dispositions

B. Development – Affordable Housing (Request for Proposals)

(1) The property below is proposed for disposition to BMK Properties, LLC to develop seventeen (17) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. Each unit will contain three (3) bedrooms and two (2) bathrooms.

Applications were solicited via a Request for Proposals for affordable housing development at or below 80% AMI, and the applicant was the most qualified bidder for the property. • 3001 Martha Street (CD1) (Property being transferred by the Department of Public Property to the Land Bank.)

As residents of a neighboring block to Martha St, here are our questions and concerns.

We think affordable housing seems like a good improvement to how that lot is currently being used (dumping trash, loud parties and long term truck parking)

17 units seems like a lot compared to the number of rowhouses in a similar space across the street

Parking is at a premium on the block - some of the current neighbors have been using the lot for the purpose of residential parking.

Will garages be included in the plans?

Or if set back from the street perhaps space for driveways could be considered?

Also be aware that there is a homeless encampment along the railroad tracks behind the lot that will need to be dealt with compassionately.

With thanks for your attention,

Deborah Rudman & Jim Brossy

Exhibit K

RESOLUTION NO. 2022 – 57

**RESOLUTION AUTHORIZING CONVEYANCE OF
3001 MARTHA STREET
TO BMK PROPERTIES, 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 3001 Martha Street (the “Property”) to BMK Properties, 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 Seventeen Thousand and 00/100 Dollars (\$17,000.00) 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 December 13, 2022.

Exhibit L

From: Charles Dyches <cdyches23@gmail.com>

Sent: Friday, December 2, 2022 3:18 PM

To: Andrea Saah

Subject: Board meeting 12-13-2022

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

I'm wondering how did you guys plan a meeting and the community still hasn't have a meeting or a vote and if their saying they had a meeting their lying

Sent from my iPhone

Exhibit M

RESOLUTION NO. 2022 – 58

RESOLUTION AUTHORIZING CONVEYANCE OF 911, 913, 915, 919, 921, 923 AND 925 WEST AUBURN STREET TO HISTORIC FAIRHILL, INC.

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 911, 913, 915, 919, 921, 923 and 925 W. Auburn Street (collectively, the “**Property**”) to Historic Fairhill, Inc. (the “**Purchaser**”).

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

6. The conveyance of the Property to the Purchaser for Seven Thousand and 00/100 Dollars (\$7,000.00) and a thirty (30) year mortgage of One Hundred Twelve Thousand and 00/100 U.S. Dollars (\$112,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
8. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
9. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
10. This Resolution shall take effect immediately upon adoption by the Board.

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