

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, FEBRUARY 14, 2023 – 10:00 AM

BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES TO THE PUBLIC
DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE HELD REMOTELY ON ZOOM.
THIS MEETING IS OPEN TO THE PUBLIC

**INSTRUCTIONS FOR REGISTERING FOR PUBLIC ACCESS TO THIS MEETING
AND FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA**

AGENDA

I. Roll Call

II. Approval of Minutes of the Meeting of January 17, 2023

III. Administrative Matters

A. Interagency Transfers

The properties below are proposed for transfer to the Philadelphia Housing Authority (PHA) for disposition, reuse and/or management by PHA.

- 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 and 49 Rudy Robinson Way *(All properties are being transferred from the Philadelphia Redevelopment Authority to PHA via the Land Bank.)*

B. Substitution of Developer Entity

The substitution of 3434 Kensington, LLC for GM Holdings, LLC, the approved developer of a parking lot on 3418, 3420 and 3422 Kensington Avenue (the "Premises"), is requested in order to facilitate the eventual consolidation of the Premises with the other properties in the project, which are owned by 3434 Kensington, LLC. Both limited liability companies are controlled by the same members.

IV. Public Comment (Old & New Business)

V. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank February 14, 2023 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: February 3, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, February 14, 2023, ~~with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M. or as soon as the Executive Session has ended.~~ Because of the continued closure of Land Bank offices to the public due to health concerns, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

PLEASE NOTE: To participate in the meeting on your computer, you must register in advance. This requirement is necessary to allow us to collect the names of participants as required by law. Using a computer, tablet or smartphone, use the following link:

https://us02web.zoom.us/webinar/register/WN_6hBlBusqQlKRWAUv3al23g.

After registering, you will receive a confirmation email containing information about joining the webinar. Members of the public who join before 10 A.M. will be given access when the meeting begins.

To join the meeting by calling in, dial one of the following numbers:

+1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 346 248 7799

Webinar ID: 825 0608 2170; Passcode: 732993

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.

Public comment and questions regarding the matters that are posted on the agenda may be submitted prior to and during the Board meeting.

To speak during the Board meeting when public comment on the agenda item is requested by the Board Chair, use raise the “Raise Hand” function at the bottom of the screen. You may also enter your questions/comment in the “Q&A” function. *Do not use the Chat function for questions or comments.* The Board Chair may limit repetitious questions/comments. Q&A submissions will be attached to the minutes of the meeting.

To submit questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, February 13, 2022:

- Your full name and group or company affiliation, if applicable;
- Contact information (your email address or phone number);
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email will be summarized at the Board meeting, answered or addressed to the extent possible, and attached to the minutes of the meeting.

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have a question or comment about an agenda item after the meeting concludes, please submit it as described above. It will be addressed to the extent possible by Land Bank staff or at the next Board meeting.

PHILADELPHIA LAND BANK

JANUARY 17, 2023, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 17, 2023, 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 January 17, 2023 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 the possible February agenda was previewed.

Item I **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Maria Gonzalez, Michael Johns, Michael Koonce, Majeedah Rashid and Rick Sauer.

The following Board members were absent: Rebecca Lopez Kriss and Richard DeMarco.

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

Ms. Fadullon then announced that Joshu Harris, a long-serving Board member and Vice Chair of the Land Bank Board, resigned from the Board due to having left Councilman Johnson's office for a position with the Managing Director's office. The Board thanked Mr. Harris for his service and dedication to the Land Bank.

Item II

Approval of Board Minutes

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of December 13, 2022. There were none.

Ms. Fadullon called for a motion regarding approval of the minutes.

Mr. Balloon moved to approve the minutes. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the December 13, 2022, Board Meeting minutes.

Item III

Property Dispositions

Ms. Fadullon asked if any Board member had an objection to approving the side/rear yard dispositions together. There were no objections.

Mr. Lawrence asked the Board to authorize the disposition of the following properties for side yards: 2252 Hope Street (f/k/a 2221 Rear N. Howard Street) to Geoffrey Kandes and William Lawson, and 2309 Palethorp Street to Rosa Mulero-Betharte (also known as Rosa Pomales). The applicants reside in and own their adjacent home. All applicants are compliant and in good standing with the City of Philadelphia. The projects will not be subject to an Economic Opportunity Plan but will be subject to an irrevocable Power of Attorney and Right of Re-entry Reverter. The properties will also be subject to a 30-year mortgage for the appraised value and permanently restricted for use as side/rear yards.

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

Ms. Fadullon asked if any public comments were received prior to the Board meeting. There were none.

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

Ms. Fadullon called for a motion regarding the disposition of 2252 Hope Street and 2309 Palethorp Street as side/rear yards.

Mr. Sauer moved to approve the dispositions. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2252 Hope Street to William K. Lawson Jr. and Geoffrey M. Kandes (attached to these minutes as **Exhibit B**) and the Resolution Authorizing Conveyance of 2309 Palethorp Street to Rosa A. Mulero-Betharte a/k/a Rosa Pomales (attached to these minutes as **Exhibit C**).

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

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

Colin Barrett apologized for missing the December Board meeting, at which the disposition that includes 2337 and 2339 W. Greenwich Street was discussed. Mr. Barrett shared his thoughts on the proposal to have construction on the lots at 2337 and 2339 W Greenwich Street; he asked for details about the safety of the construction, including excavation and underpinning, and the size of the units. Mr. Lawrence responded that the project was approved by the Board in December. He also indicated that he would put Mr. Barrett in touch with the developer for a response to those questions.

Francis Henriquez requested an update on an application for a property located at 3030 N. 20th Street that she submitted a month ago. Mr. Lawrence responded that the property is not available and that she will receive a rejection letter.

Deborah Newby is trying to purchase the lot next door to her at 2546 N. 32nd Street and asked what she needs to do to apply for it. Mr. Rodriguez asked her to send an email to Jessie Lawrence to follow up.

Item V **Adjournment**

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

Mr. Balloon moved to adjourn the meeting. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:13 am.

NOTE: Any 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, January 17, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name (Original Name)	Email
Jacquie Sims	jacquelyn@maplehousing.org
Jeremy Blatstein	jeremy@orensbrothers.com
Colin Barrett	Colin.barrett88@gmail.com
jamila davis	jamila.davis@phila.gov
Dawud Bey	dawud@fineprintcompanies.com
Eva Hayes	eva.hayes@phila.gov
Winnie Branton	wbranton@brantonstrategies.com
Louisa Mathis	louisamathis@gmail.com
Bonita Cummings	SHL851@aol.com
Deborah Newby	newbydeborah@aol.com
Wayne T	waynebtjr@gmail.com
Samsung SM-S908U	Tnmservices4@gmail.com
Carolyn Terry	Carolyn.Terry@phdc.phila.gov
Sonia	Denise2238@gmail.com
Shelvia Williams	Shelvia.Williams@phdc.phila.gov
Todd Hestand	todd.hestand@phdc.phila.gov
Brian Romano	Brian.Romano@phdc.phila.gov
Francis Henriquez	fhdemolition@outlook.com
Mathen Pullukattu	MATHEN.PULLUKATTU@PHDC.PHILA.GOV
Cristina Martinez	cristina.martinez@phdc.phila.gov
Jay	jmpurkett@gmail.com

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, January 17, 2023, at 10:00 AM, held remotely using Zoom Webinar

NONE SUBMITTED

Exhibit A

Condensed full transcript follows

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<p style="text-align: center;">CITY OF PHILADELPHIA LAND BANK BOARD OF DIRECTORS' MEETING - - -</p> <p>HELD BEFORE: Anne Fadullon, Chair Alexander Balloon Majeedah Rashid Maria Gonzalez Andrew Goodman Michael Johns Michael Koonce Rick Sauer Angel Rodriguez</p> <p>ALSO PRESENT: Andrea Saah, Esq. Jessie Lawrence Toni Brown</p> <p>HELD AT: Via Zoom</p> <p>HELD ON: January 17, 2023</p> <p>REPORTED BY: Kathryn Doyle Professional Court Reporter</p> <p style="text-align: center;">- - -</p> <p style="text-align: center;">LEXITAS LEGAL PHILADELPHIA FULL SERVICE COURT REPORTING AGENCY 54 FRIENDS LANE, SUITE 116 NEWTOWN, PENNSYLVANIA 18940 (215) 504-4622 FAX(215)504-7155</p>	<p style="text-align: right;">Page 3</p> <p>1 problems submitting questions or comments,</p> <p>2 please send an e-mail to me at</p> <p>3 Andrea.Saah@phdc.phila.gov. Please note that</p> <p>4 all questions and comments received by e-mail</p> <p>5 or through the Q and A section will be included</p> <p>6 in the minutes.</p> <p>7 Also, prior to today's public session, the</p> <p>8 Board held an executive session, at which</p> <p>9 today's meeting agenda was reviewed and the</p> <p>10 possible February meeting agenda was previewed.</p> <p>11 That's it. Thank you.</p> <p>12 THE CHAIR: Thank you, Andrea.</p> <p>13 Now we'll have roll call.</p> <p>14 MS. SAAH: Yes. Anne Fadullon?</p> <p>15 THE CHAIR: Present.</p> <p>16 MS. SAAH: Maria Gonzalez?</p> <p>17 MS. GONZALEZ: Present.</p> <p>18 MS. SAAH: Michael Koonce?</p> <p>19 MR. KOONCE: Present.</p> <p>20 MS. SAAH: Michael Johns?</p> <p>21 MR. JOHNS: Present.</p> <p>22 MS. SAAH: Rebecca Lopez Kriss?</p> <p>23 (No response.)</p> <p>24 MS. SAAH: Majeedah Rashid?</p>
<p style="text-align: right;">Page 2</p> <p>1 - - - - -</p> <p>2 P R O C E E D I N G S</p> <p>3 - - - - -</p> <p>4 THE CHAIR: Good morning, everybody.</p> <p>5 Welcome to the January 2023 Philadelphia Land</p> <p>6 Bank Board meeting.</p> <p>7 We're going to start this morning with a</p> <p>8 statement read by our attorney about holding</p> <p>9 virtual meetings.</p> <p>10 MS. SAAH: Good morning, everyone. This</p> <p>11 board meeting is being held by an authorized</p> <p>12 communication device because of the continued</p> <p>13 closure of land bank offices due to public</p> <p>14 health concerns.</p> <p>15 This meeting is being recorded. Questions</p> <p>16 and comments may be made using the Q and A or</p> <p>17 raised hand button at the bottom of the screen.</p> <p>18 If you're calling in and not using the</p> <p>19 Zoom webinar link, you may ask questions or</p> <p>20 make comments by pressing star nine on your</p> <p>21 phone or using the raise hand function at the</p> <p>22 bottom of your screen. Please do not use the</p> <p>23 chat function.</p> <p>24 If any member of the public has any</p>	<p style="text-align: right;">Page 4</p> <p>1 MS. RASHID: Present.</p> <p>2 MS. SAAH: Rick Sauer?</p> <p>3 MR. SAUER: I'm here.</p> <p>4 THE CHAIR: Alexander Balloon?</p> <p>5 MR. BALLOON: I'm here.</p> <p>6 MS. SAAH: Andrew Goodman?</p> <p>7 MR. GOODMAN: Present.</p> <p>8 MS. SAAH: Rich DeMarco?</p> <p>9 (No response.)</p> <p>10 MS. SAAH: All right. We have a quorum,</p> <p>11 and we can proceed.</p> <p>12 THE CHAIR: Great. Before we start the</p> <p>13 agenda, I just want to take a minute. Folks</p> <p>14 may have noticed that we did not read off Joshu</p> <p>15 Harris' name, who was a longtime serving board</p> <p>16 member of this Board, and he was vice chair.</p> <p>17 And he has taken a position with the Managing</p> <p>18 Director's Office, so he has left Councilman</p> <p>19 Johnson's office.</p> <p>20 We really want to thank him for his</p> <p>21 service, his dedication on the Board. He had a</p> <p>22 lot of input throughout his tenure with us, and</p> <p>23 he was a very valued board member. We will</p> <p>24 miss him, but we wish him well in his new</p>

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<p>Page 5</p> <p>1 position.</p> <p>2 And hopefully at a future Board member --</p> <p>3 Board meeting, excuse me, we will be able to</p> <p>4 introduce his replacement. But for now, we</p> <p>5 just really thank him for his service.</p> <p>6 With that, hopefully -- so with that, I'm</p> <p>7 going to move on to approval of the minutes.</p> <p>8 Hopefully, the Board has had a chance to review</p> <p>9 the meeting minutes from the December 2022</p> <p>10 Board meeting.</p> <p>11 If there are no questions or comments on</p> <p>12 those minutes, I would entertain a motion.</p> <p>13 MR. BALLOON: I move that we approve the</p> <p>14 minutes.</p> <p>15 MR. JOHNS: Second.</p> <p>16 THE CHAIR: All right. Motion made by</p> <p>17 Board Member Balloon, seconded by Board Member</p> <p>18 Johns, to approve the minutes from the December</p> <p>19 Philadelphia Land Bank Board meeting.</p> <p>20 All in favor?</p> <p>21 (Ayes.)</p> <p>22 THE CHAIR: Any opposed?</p> <p>23 (No response.)</p> <p>24 THE CHAIR: All right. Motion carries.</p>	<p>Page 7</p> <p>1 standing with the City of Philadelphia. The</p> <p>2 projects will not be subject to an economic</p> <p>3 opportunity plan. And they will be subject to</p> <p>4 use restrictions as a side yard.</p> <p>5 THE CHAIR: Thank you. Can you just</p> <p>6 repeat the Palethorp Street address again?</p> <p>7 MR. LAWRENCE: 2309 Palethorp Street.</p> <p>8 THE CHAIR: Okay. Great. Thank you. I</p> <p>9 thought I heard 01, and I just wanted to</p> <p>10 verify.</p> <p>11 All right. Are there any questions or</p> <p>12 comments on either of these items -- either of</p> <p>13 these two side yard dispositions from the</p> <p>14 Board?</p> <p>15 (No response.)</p> <p>16 THE CHAIR: Seeing none, do we have any</p> <p>17 members of the public -- I'm sorry.</p> <p>18 Andrea, did we receive any e-mail, prior</p> <p>19 to the Board meeting, on these two items?</p> <p>20 MS. SAAH: Thank you, Madam Chair.</p> <p>21 No, we did not.</p> <p>22 THE CHAIR: All right. I'm off to a rusty</p> <p>23 start already.</p> <p>24 And are there any members of the public</p>
<p>Page 6</p> <p>1 And that brings us to Section three, which</p> <p>2 is our property dispositions. We just have a</p> <p>3 short agenda on these this week -- this month,</p> <p>4 excuse me.</p> <p>5 Unless a Member of the Board has any</p> <p>6 questions about either of these items, I will</p> <p>7 recommend that we take them together.</p> <p>8 Is there anybody who has any issue with</p> <p>9 that on the Board?</p> <p>10 (No response.)</p> <p>11 THE CHAIR: Seeing none, Jessie, can you</p> <p>12 present these and we can take them together?</p> <p>13 MR. LAWRENCE: Thanks, Madam Chair.</p> <p>14 Today, we're asking to Board to authorize</p> <p>15 the disposition of the following properties</p> <p>16 on -- as side yards, both in the 7th District.</p> <p>17 The first property is 2252 Hope Street,</p> <p>18 going to Geoffrey Kandes and William Lawson,</p> <p>19 who are adjacent homeowners.</p> <p>20 And the second property is 2301 Palethorp</p> <p>21 Street, also in the 7th District. Going to the</p> <p>22 adjacent homeowner named Rosa Mulero-Betharte,</p> <p>23 also known as Rosa Pomales.</p> <p>24 All applicants are compliant and in good</p>	<p>Page 8</p> <p>1 that wish to comment on either of these two</p> <p>2 side yard dispositions?</p> <p>3 (No response.)</p> <p>4 THE CHAIR: Seeing none, can I get a</p> <p>5 motion from the Board?</p> <p>6 MR. SAUER: I'll make a motion to approve</p> <p>7 the disposition as side yards of 2252 Hope</p> <p>8 Street and 2309 Palethorp Street.</p> <p>9 MS. GONZALEZ: I second.</p> <p>10 THE CHAIR: Motion made by Board Member</p> <p>11 Sauer, seconded by Board Member Gonzalez to</p> <p>12 approve the disposition of these two side</p> <p>13 yards, 2252 Hope Street and 2309 Palethorp</p> <p>14 Street.</p> <p>15 All in favor?</p> <p>16 (Ayes.)</p> <p>17 THE CHAIR: Any opposed?</p> <p>18 (No response.)</p> <p>19 THE CHAIR: All right. Motion carries.</p> <p>20 That concludes our property disposition section</p> <p>21 of our agenda.</p> <p>22 Do we have anybody from the public that</p> <p>23 wishes to approach the Board regarding any</p> <p>24 business?</p>

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<p>Page 9</p> <p>1 I see one hand up by Colin Barrett.</p> <p>2 Mr. Barrett?</p> <p>3 MR. BARRETT: Hi. Good morning, everyone.</p> <p>4 Can everyone hear me okay?</p> <p>5 THE CHAIR: Yes, we can. Go ahead,</p> <p>6 please.</p> <p>7 MR. BARRETT: Great. Thank you very much.</p> <p>8 I apologize. I missed the Board meeting</p> <p>9 last month, December. I was at the one</p> <p>10 previously in November.</p> <p>11 I believe the last time that we left off,</p> <p>12 when I was sharing some of my thoughts,</p> <p>13 feedback and input from the November meeting.</p> <p>14 I actually own the house at 2335 Greenwich</p> <p>15 Street. There was a proposal to, I guess, have</p> <p>16 new construction done on the lots right next to</p> <p>17 my house -- 2337 as well as 2339.</p> <p>18 When the meeting in November adjourned, I</p> <p>19 believe there was some additional details that</p> <p>20 had to be researched, I guess, by the</p> <p>21 contractor and the builder, things regarding</p> <p>22 the safety of the construction, what type of</p> <p>23 building plans are going to be -- even the size</p> <p>24 of those units.</p>	<p>Page 11</p> <p>1 MR. BARRETT: Yeah. That would be great.</p> <p>2 One of my main concerns was how they were</p> <p>3 going to be doing construction as far as, you</p> <p>4 know, if basements were going to be in there,</p> <p>5 as well as if a specific technique of under</p> <p>6 pinning was going to be done.</p> <p>7 I know there's a lot of -- there can be a</p> <p>8 lot of potential for danger if there are</p> <p>9 certain techniques not done, especially next to</p> <p>10 these houses that are so old and row home.</p> <p>11 I guess I just want to be -- I wanted a</p> <p>12 better idea of how the construction was being</p> <p>13 done, one, and, two, just make sure it was</p> <p>14 being done in as safe of a way as possible.</p> <p>15 I have tenants that live in the house</p> <p>16 right now. I just want to make sure that,</p> <p>17 obviously, the process is done as smoothly as</p> <p>18 possible.</p> <p>19 I should comment and say I'm not opposed</p> <p>20 to construction being done at all. I think</p> <p>21 it's great for the community. I think it's</p> <p>22 great for the City. I just want to make sure</p> <p>23 that it's being done in as safe of a space as</p> <p>24 possible.</p>
<p>Page 10</p> <p>1 So I guess I was just looking for a status</p> <p>2 update on that and where we are with moving</p> <p>3 forward with the construction on 2337 as well</p> <p>4 as 2339 Greenwich Street, since I missed the</p> <p>5 December meeting.</p> <p>6 So is anybody able to give an update on</p> <p>7 that? I would appreciate it.</p> <p>8 THE CHAIR: Jessie or Angel, do we have an</p> <p>9 update on that?</p> <p>10 MR. LAWRENCE: We're actually in the</p> <p>11 process of -- it's, obviously, been approved at</p> <p>12 this point, but we're in the process of taking</p> <p>13 it to City Council for the next step for -- as</p> <p>14 far as completion of approvals.</p> <p>15 That is adjacent to, I believe the -- so</p> <p>16 yeah. We've taken that to -- well, we sent the</p> <p>17 resolution to Council for final approval.</p> <p>18 Once that happens, we will then queue it</p> <p>19 up for any necessary deed transfers and getting</p> <p>20 the properties into the Land Bank so we can</p> <p>21 complete the sale, hopefully in the spring.</p> <p>22 We can certainly put you in touch with the</p> <p>23 point of contact on that development team who</p> <p>24 can walk you through those details.</p>	<p>Page 12</p> <p>1 So Jessie or Anne -- I'm not sure who</p> <p>2 would be able to put me in contact with the</p> <p>3 builder and the contractor -- but if anyone</p> <p>4 could share their contact information, that</p> <p>5 would be really, really appreciated.</p> <p>6 MR. LAWRENCE: Mr. Barrett, I still have</p> <p>7 your Gmail, so we'll definitely do just that.</p> <p>8 We'll connect you with the contractor.</p> <p>9 MR. BARRETT: Great. Thank you, Jessie.</p> <p>10 I appreciate it.</p> <p>11 MR. LAWRENCE: You're welcome.</p> <p>12 THE CHAIR: Thank you, Mr. Barrett.</p> <p>13 Any other members of the public have</p> <p>14 anything they wish to approach the Board</p> <p>15 regarding?</p> <p>16 We have a hand up by Francis Enriquez.</p> <p>17 MS. ENRIQUEZ: Hi. Good morning.</p> <p>18 THE CHAIR: Good morning.</p> <p>19 MS. ENRIQUEZ: We're trying to see if you</p> <p>20 guys could help us to get an update on an</p> <p>21 application for a property located on 3030</p> <p>22 North 20th Street. We submitted an application</p> <p>23 about eight months ago.</p> <p>24 MR. LAWRENCE: So I definitely recognize</p>

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<p style="text-align: right;">Page 13</p> <p>1 the address, and can tell you almost for sure</p> <p>2 that it's not available. You should have</p> <p>3 received a rejection letter for that</p> <p>4 application.</p> <p>5 I'll definitely dig it up and find out if,</p> <p>6 in fact, we closed the loop</p> <p>7 MS. ENRIQUEZ: All right. Thank you so</p> <p>8 much.</p> <p>9 MR. LAWRENCE: You're welcome.</p> <p>10 THE CHAIR: All right. And next we have</p> <p>11 Deborah Newby.</p> <p>12 MS. NEWBY: Hello?</p> <p>13 THE CHAIR: Yes. Go ahead, please,</p> <p>14 Ms. Newby.</p> <p>15 MS. NEWBY: I was concerned about a</p> <p>16 property -- I live at 2544 North 32nd Street.</p> <p>17 We -- we were trying to purchase the lot</p> <p>18 that's right next door, which is 2546.</p> <p>19 And we just want to know what do we need</p> <p>20 to do -- how do we go about doing it, if it's</p> <p>21 available.</p> <p>22 So that's our concern, because we've been</p> <p>23 taking care of the lot, that area -- we've been</p> <p>24 taking care of it since -- oh, my God I'm 53 --</p>	<p style="text-align: right;">Page 15</p> <p>1 MS. NEWBY: Okay. Thank you so much.</p> <p>2 Thank you.</p> <p>3 THE CHAIR: Thank you.</p> <p>4 Any other members of the public wish to</p> <p>5 approach the Board?</p> <p>6 (No response.)</p> <p>7 THE CHAIR: All right. Seeing no other</p> <p>8 hands raised, can I get a motion to adjourn?</p> <p>9 MR. BALLOON: I move that we adjourn the</p> <p>10 meeting.</p> <p>11 MS. GONZALEZ: I second.</p> <p>12 THE CHAIR: Motion has been made by Board</p> <p>13 Member Balloon, seconded by Board Member</p> <p>14 Gonzalez, to adjourn the January board meeting.</p> <p>15 All in favor?</p> <p>16 (Ayes.)</p> <p>17 THE CHAIR: Any opposed?</p> <p>18 (No response.)</p> <p>19 THE CHAIR: All right. We stand</p> <p>20 adjourned, and we will see folks back here in</p> <p>21 February. Take care everybody. Thank you.</p> <p>22 - - - - -</p> <p>23 (Whereupon the meeting concluded at 10:13 a.m.)</p> <p>24 - - - - -</p>
<p style="text-align: right;">Page 14</p> <p>1 we've been taking care of that part of the lot</p> <p>2 all my life.</p> <p>3 So I just wanted to know what can we do in</p> <p>4 order to purchase it, if we're able to.</p> <p>5 MR. RODRIGUEZ: So are you referring to</p> <p>6 2546 North 22nd Street? The lot next to --</p> <p>7 MS. NEWBY: 32nd Street. 2544 North 32nd</p> <p>8 Street. It's a lot right next door. 25 -- I</p> <p>9 want to say 2546, the property next door to it.</p> <p>10 We tried to put in an application around</p> <p>11 the pandemic -- of course, closed down. And I</p> <p>12 don't recall, you know, ever getting a response</p> <p>13 or.</p> <p>14 Whatever are you able to see it?</p> <p>15 MR. RODRIGUEZ: Yeah. I am. Sorry for</p> <p>16 that. I thought you said 22nd Street.</p> <p>17 It's a hard scaped area. So we'll review</p> <p>18 our records. Jessie or I will get back to you.</p> <p>19 THE CHAIR: Why don't -- Jessie or Angel,</p> <p>20 can you put your e-mail in the chat and then --</p> <p>21 MR. LAWRENCE: Yeah. I'm writing it now.</p> <p>22 THE CHAIR: If you could reach out to</p> <p>23 Mr. Lawrence with the property address, he can</p> <p>24 look it up and get back to you.</p>	<p style="text-align: right;">Page 16</p> <p>1 C E R T I F I C A T I O N</p> <p>2</p> <p>3 I, hereby certify that the</p> <p>4 proceedings and evidence noted are</p> <p>5 contained fully and accurately in the</p> <p>6 stenographic notes taken by me in the</p> <p>7 foregoing matter, and that this is a</p> <p>8 correct transcript of the same.</p> <p>9</p> <p>10 _____</p> <p>11 Kathryn Doyle</p> <p>12 Court Reporter - Notary Public</p> <p>13</p> <p>14 (The foregoing certification of</p> <p>15 this transcript does not apply to any</p> <p>16 reproduction of the same by any means,</p> <p>17 unless under the direct control/or</p> <p>18 supervision of the certifying reporter.)</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>

LEXITAS
215-504-4622

Exhibit B

RESOLUTION NO. 2023 – 1

**RESOLUTION AUTHORIZING CONVEYANCE OF
2252 HOPE STREET
TO WILLIAM K. LAWSON JR. AND GEOFFREY M. KANDES**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2252 Hope Street (the “**Property**”) to Geoffrey Kandes and William Lawson (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Forty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$49,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 17, 2023.
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Exhibit C

RESOLUTION NO. 2023 – 2

RESOLUTION AUTHORIZING CONVEYANCE OF 2309 PALETHORP STREET TO ROSA A. MULERO-BETHARTE A/K/A ROSA POMALES

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2309 Palethorp Street (the “**Property**”) to Rosa A. Mulero-Betharte, also known as Rosa Pomales (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 One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Fifty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$54,999.00) 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 January 17, 2023.
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FEBRUARY 14, 2023 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM III.A

RESOLUTION NO. 2023 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 AND 49 RUDY
ROBINSON WAY TO PHILADELPHIA HOUSING AUTHORITY**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to 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 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 and 49 Rudy Robinson Way (collectively, the “**Property**”) to the Philadelphia Housing Authority (the “**PHA**”) for disposition, reuse and/or management as determined by the PHA.

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 PHA for Twenty-Five and 00/100 U.S. Dollars (\$25.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, 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 _____.

Philadelphia City Council Resolution No. _____ dated _____

Nature of Transaction: The Philadelphia Land Bank (the PLB) will facilitate the conveyance of title of these properties, which are owned by the Philadelphia Redevelopment Authority (the PRA) to the Philadelphia Housing Authority (PHA):

- The conveyance of these properties will be for disposition, reuse, and management by PHA.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

PLB Conveyance: The properties attached hereto as Exhibit "A" will be conveyed to PHA without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), after the properties have been transferred by the PRA to the PLB.

EXHIBIT "A"

3rd Councilmanic District

1 Rudy Robinson Way
3 Rudy Robinson Way
5 Rudy Robinson Way
7 Rudy Robinson Way
9 Rudy Robinson Way
11 Rudy Robinson Way
13 Rudy Robinson Way
15 Rudy Robinson Way
17 Rudy Robinson Way
19 Rudy Robinson Way
21 Rudy Robinson Way
23 Rudy Robinson Way
25 Rudy Robinson Way
27 Rudy Robinson Way
29 Rudy Robinson Way
31 Rudy Robinson Way
33 Rudy Robinson Way
35 Rudy Robinson Way
37 Rudy Robinson Way
39 Rudy Robinson Way
41 Rudy Robinson Way
43 Rudy Robinson Way
45 Rudy Robinson Way
47 Rudy Robinson Way
49 Rudy Robinson Way

FEBRUARY 14, 2023 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM III.B

RESOLUTION NO. 2023 - ____

**RESOLUTION AMENDING RESOLUTION 2022-47 TO SUBSTITUTE
3434 KENSINGTON, LLC FOR GM HOLDINGS, LLC**

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

WHEREAS, the Board of Directors (the “**Board**”), pursuant to Resolution 2022-47 adopted on November 15, 2022 (the “**Resolution**”), approved the conveyance of 3418, 3420 and 3422 Kensington Avenue (collectively, the “**Premises**”) to GM Holdings, LLC to complete the expansion of an existing parking lot (the “**Project**”) located on adjacent properties owned by 3434 Kensington, LLC (the “**Adjacent Properties**”);

WHEREAS, completion of the Project requires the consolidation of the Premises with the Adjacent Properties under one owner;

WHEREAS, GM Holdings, LLC has requested that 3434 Kensington, LLC, an affiliate of GM Holdings, LLC, be substituted as the purchaser of 3418, 3420 and 3422 Kensington Avenue in order to facilitate the consolidation of the Premises with the Adjacent Properties;

WHEREAS, GM Holdings, LLC and 3434 Kensington, LLC are owned and managed by the same individual, and 3434 Kensington, LLC is in all respects qualified to serve as the purchaser of the Premises and developer of the Project;

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the substitution of 3434 Kensington, LLC for GM Holdings, LLC as purchaser of the Premises and developer of the Project, with all other terms of Resolution 2022-47 to remain in full force and effect;

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

1. The substitution of 3434 Kensington, LLC for GM Holdings, LLC as purchaser of the Premises and developer of the Project is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council. All other terms and conditions of the approved disposition of the Premises shall remain in full force and effect.
2. The conveyance of the Premises to 3434 Kensington, LLC complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and

modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

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 _____.

Philadelphia City Council Resolution No. _____ dated _____

Name of Developer Applicant: 3434 Kensington, LLC (the “Applicant”)

Nature of Transaction: By Resolution No. 2022-47, adopted on November 15, 2022, the Board approved the conveyance of 3418, 3420, and 3422 Kensington Avenue (the “Premises”) to GM Holdings, LLC for the business expansion of an existing parking lot on adjacent properties, which are owned by 3434 Kensington, LLC. That application was unsolicited and evaluated pursuant to the disposition policy, and the Premises will be sold at fair market value.

Today the Board is requested to approve the substitution of the Applicant for GM Holdings, LLC as the approved developer of the Premises. This entity substitution is requested in order to facilitate the consolidation of the Premises with the other properties in the project, a required step in the completion of the project. Both limited liability companies are owned and controlled by the same member.

Entity Owner: George Manosis

COMMENTS OR OTHER CONDITIONS:

Applicant 3434 Kensington, LLC is an affiliate of GM Holdings, LLC and currently owns the adjacent properties with which the Premises will be assembled to complete the business expansion. All other terms of Resolution No. 2022-47, adopted on November 15, 2022, shall remain in full force and effect.