

## Exhibit I

### Andrea Saah

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**From:** Troy Smith <troyhsmith@gmail.com>  
**Sent:** Thursday, November 30, 2023 10:50 AM  
**To:** Andrea Saah  
**Subject:** 2552 north 28th street Philadelphia Pa 19132

**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.

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Good morning.. my name is Troy smith and I live at 2550 north 28th and I'm the (enjasen homeowner) if I misspelled it I apologize... but today I was coming out of my home and seen a person (Male) putting a letter on the lot next door to my home... my family has been taking care and maintaining the lot for over 30 years now and I would like to buy the lot as a side yard, I've been trying to see who ownership of the lot for the last few years but i truly didn't know how to go about it and was getting the run around.. people would throw trash and use the bathroom on the lot so we had a fence put up to stop it and we kept the lot clean and used it as a side yard...I am willing to testify as well,I honestly want to acquire the property as a side yard and I want to testify at the hearing to put it on record that's why I am emailing u and I would like to be apart of the hearing as well as stated thank you for your time

## Exhibit I

**Andrea Saah**

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**From:** sh1851@aol.com  
**Sent:** Thursday, December 7, 2023 3:25 PM  
**To:** Darrell Clarke; Michael Koonce; Herbert Wetzel; Andrea Saah  
**Cc:** Odessa Tate; SWAMPOODLE NEIGHBORHOOD; Lester Emerson; Judith Robinson; JoEtta Johnson  
**Subject:** Council President Darrell Clarke - Land Bank Disposition - 2502, 2503, 2542, 2552 & 2559 N 28th Street - Strawberry Mansion  
**Attachments:** Land Bank Disposition - 2502, 2503, 2542, 2552 2559 N 28th St.pdf; RCO Notice Letter - Soar City - SMCC\_JDL (6)2502 N 28th Street.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Greetings Council President Darrell Clarke:

Attached please find a letter to you requesting your support regarding to table or to hold the disposition from the Philadelphia Land Bank of the following addresses: 2502, 2503, 2542, 2452 & 2559 N 28th Street, scheduled for conveyance to Ibraheim Campbell, Soar City, LLC on Tuesday, December 12, 2023, 10:00 a.m.

We look forward to your response.

Best regards,  
Bonita Cummings  
Strawberry Mansion Community Concern & RCO

## Exhibit I



Strawberry Mansion Community Concern

2640 N. Myrtlewood St.  
Philadelphia, PA 19132

**12/7/2023**

**Re: Land Bank – Disposition of 2502,  
2503, 2542, 2552 & 2559 N 28<sup>th</sup> Street  
Hearing Date Tue 12/12/2023, 10:00  
a.m.– Sent via email**

Darrell L. Clarke,  
City Council President  
5<sup>th</sup> Councilmanic District  
Room 494 City Hall  
Philadelphia, PA 19107

Dear Council President Clarke:

We have received notification from the Land Bank that on Tuesday, December 12, 2023, they will consider conveyance of 2502, 2503, 2542, 2552 & 2559 N. 28<sup>th</sup> Street to Ibraheim Campbell, Soar City, LLC. See notification attached.

It is our respectful request that you hold or table this disposition. The developer came to the community without knowledge or consideration of our overlay and block consistency.

Philadelphia affordable housing programs, like Turn the Key and others, are not meant to be money grabs from developers who are not considerate of our concerns. The community meeting held in September 2023, was not conclusive and requested Mr. Campbell to meet with us further regarding construction, design, etc. There was per our request, no demonstration of hardship, just pure profit. However, the applicant is determined that our concerns don't matter and pushed forward with information to PHDC, Land Bank that may not be accurate regarding the community's expectations.

Strawberry Mansion Community Concern & RCO is not the only objector, and, therefore, others are being copied on this correspondence that they may express their request that you table or hold this disposition.

Your attention to this matter is most appreciated.

We look forward to your response.

## Exhibit I

Best regards,

*Bonita Cimmering*

Director

Strawberry Mansion Community Concern, RCO

Cc: Herbert Wetzel, Executive Director of Housing & Community Development, 5<sup>th</sup> District

Michael Koonce, Director of Special Projects

Affected RCO's & Organizations

## Exhibit I

**Andrea Saah**

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**From:** SWAMPOODLE NEIGHBORHOOD <swampoodleneighborhoodparcels@gmail.com>  
**Sent:** Sunday, December 10, 2023 10:48 PM  
**To:** Darrell Clarke; Andrea Saah  
**Cc:** Mary Jones; Eleanor Sharpe; Michael Koonce; Herbert Wetzel; RCO Notification  
**Subject:** REQUEST TO HOLD AND/OR TABLE THE PROPOSED DISPOSITION OF PUBLIC PROPERTY LOCATED AT 2502, 2503, 2542, 2552 & 2559 N. 28th St. PHILADELPHIA LAND BANK AGENDA FOR 10AM TUES 12-12-23.

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

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President Darrell Clarke, Philadelphia City District Council 5;

Swampoodle Neighborhood Parcels Association RCO is requesting that the proposed disposition of 2502, 2503, 2542, 2552 & 2559 N. 28th St. be placed on **HOLD**, and removed (**tabled**) from the Philadelphia Land Bank agenda for **TUESDAY, 12-12-2023**.

**All affected RCOs were not sent Notices of Public Meetings or Public Hearings by Ibraheim Campbell, Soar City, LLC, nor by Philadelphia Land Bank, before the 12-12-23 proceeding.**

Additional neighborhood meetings need to be scheduled to discuss multiple, outstanding matters that are material to this proposed disposition from our Philadelphia Land Bank.

Your consideration is appreciated.

Adrienne Fernandez  
**SWAMPOODLE NEIGHBORHOOD PARCELS ASSOCIATION RCO**  
(Swampoodle RCO)

**Re: REQUEST TO HOLD AND/OR TABLE THE PROPOSED DISPOSITION OF PUBLIC PROPERTY LOCATED AT 2502, 2503, 2542, 2552 & 2559 N. 28th St. PHILADELPHIA LAND BANK AGENDA FOR 10AM TUES 12-12-23.**



## Exhibit I

### GOLDENBERG MANAGEMENT, INC.

#### A REAL ESTATE MANAGEMENT COMPANY

RE: Soar City Property Request Support Letter

I, David Mercuris, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly Rise provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

Black Squirrel has created Philly Rise to connect underserved communities and minority developers to the resources and assistance needed to build a sustainable and thriving community ecosystem. Utilizing Black Squirrel as the nexus point for multi-site development across the city, a team of project managers, CDFIs, certified trainers, and seasoned real estate developers as coaches and mentors will provide a high-touch systematic approach to:

- Increase the number of minority homeowners allowing them to build generational wealth
- Increase the capacity of minority developers, thereby balancing the inequity in real estate development in Philadelphia
- Increase the capacity of Black and Brown CDFIs to meet the demand for needed capital
- An increase in the number of properties built by diverse developers
- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

Mr. Campbell is building five affordable housing units:

- 2502 N. 28th Street
- 2503 N. 28th Street
- 2542 N. 28th Street
- 2552 N. 28th Street
- 2559 N. 28th Street

I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



David Mercuris  
Senior Vice President – Development & Communication

12/11/13  
Date

630 SENTRY PARKWAY | SUITE 300 | BLUE BELL 19422 | 610.260.9600 | FAX: 610.260.0268

## Exhibit I

RE: Soar City Property Request Support Letter

I, Raj Patel, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



Raj Patel

Date: 12/11/2023

## Exhibit I



1818 Market Street  
Suite 3300  
Philadelphia, PA 19103

215-645-8997  
philadelphia@uli.org

philadelphia.uli.org

December 11, 2023

RE: Soar City Property Request Support Letter

I Kevin Moran with ULI Philadelphia writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

A handwritten signature in black ink, appearing to read "K. Moran", with a long horizontal flourish extending to the right.

Kevin Moran  
Executive Director  
ULI Philadelphia



## Exhibit I



RE: Soar City Property Request Support Letter

I, Varsovia Fernandez, am writing to the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly Rise provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

A handwritten signature in blue ink, appearing to read "Varsovia Fernandez".

Varsovia Fernandez  
Chief Executive Officer

Date: December 11, 2023

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400 Market Street, Suite 410, Philadelphia, PA 19106  
Contact [vfernandez@pacdfinetwork.org](mailto:vfernandez@pacdfinetwork.org) Phone (717)725-6356

## Exhibit I



RE: Soar City Property Request Support Letter

I James R. Burnett, Executive Director of VestedIn, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RISE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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- 2559 N. 28<sup>th</sup> Street

## **Exhibit I**

As an organization that is committed to financing Philly Rise participant projects, I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

*James R. Burnett*

Date: \_\_\_\_\_

James R. Burnett, Executive Director

## Exhibit I

# Gattuso

December 11, 2023

### RE: Soar City Property Request Support Letter

I, Anne Cummins, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce. Black Squirrel has created Philly RiSE to connect underserved communities and minority developers to the resources and assistance needed to build a sustainable and thriving community ecosystem. Utilizing Black Squirrel as the nexus point for multi-site development across the city, a team of project managers, CDFIs, certified trainers, and seasoned real estate developers as coaches and mentors will provide a high-touch systematic approach to:

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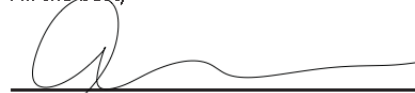
Gattuso Development Partners  
1100 Locust Street, Suite 200, Philadelphia, PA 19106



## **Exhibit I**

I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



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Anne Cummins  
Chief Operating Officer  
Gattuso Development Partners  
acummins@gattusodevelopment.com

Date: 12/11/2023

## **Exhibit I**



### **Samuel Consultancy Group**

Philadelphia, PA  
717-809-7419

#### **RE: Soar City Property Request Support Letter**

I, Precious Samuel, founder of Samuel Consultancy Group, am writing the Land Bank in support of **Soar City's** application to acquire five residential lots from the City of Philadelphia. The owner, Ibraheim Campbell, has participated in the Black Squirrel Collaborative initiative "Philly Rise." Philly Rise is a real estate

accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced, diverse developers to create a more equitable real estate ecosystem within communities. Philly RISE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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## **Exhibit I**

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I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and

other real estate developers help make the current real estate ecosystem more equitable.

Sincerely,

Precious Samuel

Founding Principal, Samuel Consultancy Group

## Exhibit I



RE: Soar City Property Request Support Letter

I, Christopher Pitt, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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## Exhibit I



I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

*Christopher Pitt*

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Date: 12/11/23

## Exhibit I



December 10, 2023

RE: Soar City Property Request Support Letter

I Candis Pressley am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly Rise provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers,

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3900 Ford Rd Suite 6 ~ Philadelphia, PA 19131  
215.422.3822 (O) ~ 215.381.0775 (F)  
[www.TrinityPropertyAdvisors.com](http://www.TrinityPropertyAdvisors.com)

## Exhibit I

contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

*Candis Pressley*

Date: 12/10/23

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3900 Ford Rd Suite 6 ~ Philadelphia, PA 19131  
215.422.3822 (O) ~ 215.381.0775 (F)  
[www.TrinityPropertyAdvisors.com](http://www.TrinityPropertyAdvisors.com)

## Exhibit I



RE: Soar City Property Request Support Letter

I, David Langlieb, on behalf of the Philadelphia Accelerator Fund, request that the Land Bank support Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise." Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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**Exhibit I**

Sincerely,

A handwritten signature in cursive script, appearing to read "David Langlieb".

David Langlieb

Date: 12/11/2023

## Exhibit I



Beech Interplex, Inc.  
Beech Capital Venture Corporation  
Beech Community Services  
Alston-Beech Foundation

DR. KENNETH SCOTT  
PRESIDENT/CEO

December 11, 2023

RE: Soar City Property Request Support Letter

I, **Larry J. Griffin**, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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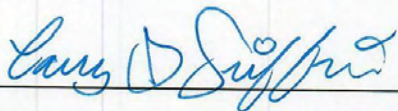
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1510 CECIL B. MOORE AVENUE, SUITE 300, PHILADELPHIA, PA 19121  
(215) 763-8824 \* FAX (215) 763-6822  
[www.beechinterplex.com](http://www.beechinterplex.com)

**Exhibit I**

All the best,



Larry J. Griffin, Vice President – Lending  
Beech Capital Venture Corporation

Date: 12-11-2023

1510 CECIL B. MOORE AVENUE, SUITE 300, PHILADELPHIA, PA 19121  
(215) 763-8824 \* FAX (215) 763-6822  
[www.beechinterplex.com](http://www.beechinterplex.com)

## Exhibit I

RE: Soar City Property Request Support Letter

I, Kevin Williams, of Black Squirrel Collaborative, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers to the resources and assistance needed to build a sustainable and thriving community ecosystem. Utilizing Black Squirrel as the nexus point for multi-site development across the city, a team of project managers, CDFIs, certified trainers, and seasoned real estate developers as coaches and mentors will provide a high-touch systematic approach to:

- Increase the number of minority homeowners allowing them to build generational wealth
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- Increase the capacity of Black and Brown CDFIs to meet the demand for needed capital
- An increase in the number of properties built by diverse developers
- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

Mr. Campbell is building five affordable housing units:

- 2502 N. 28<sup>th</sup> Street
- 2503 N. 28<sup>th</sup> Street
- 2542 N. 28<sup>th</sup> Street
- 2552 N. 28<sup>th</sup> Street
- 2559 N. 28<sup>th</sup> Street

I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



Date: 12/10/2023



## **Exhibit I**



December 11, 2023

RE: Soar City Property Request Support Letter

Dear Board of Directors of the Philadelphia Land Bank,

I, Maleda Berhane, Principal & CEO of AR Spruce, am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell, has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced, diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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**REAL ESTATE**  
6020 Greene Street  
Philadelphia, Pa 19144  
215.925.8410  
arspruce.com

## **Exhibit I**



Letter of Support – Soar City  
December 11, 2023  
Page 2

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All the best,

Maleda Berhane  
Principal & CEO  
AR Spruce LLC  
Email: [maleda@arspruce.com](mailto:maleda@arspruce.com)

## Exhibit I

JACQUELINE BUHN

2404 Delancey Place

Philadelphia, Pennsylvania 19103

Phone 215 985 0310 Fax 215 985 1660

11 December 2023

*Re: Soar City Property Request Support Letter*

To: Board of Directors of the Philadelphia Land Bank

I am writing the Land Bank to support Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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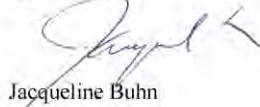
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All the best,



Jacqueline Buhn

## Exhibit I



RE: Soar City Property Request Support Letter

I Damian Smith am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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## **Exhibit I**

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All the best,

Damian Smith\_\_\_\_\_

Date: 12/11/2023

Best Regards,

Damian Smith  
Smith Property Works LLC  
2154169881



## Exhibit I



December 10, 2023

PHDC, Philadelphia Land Bank  
1234 Market St, 17<sup>th</sup> Floor.  
Philadelphia, PA 19107

### **RE: Soar City Property Request Support Letter**

Andrea Saah,

I am writing to the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RISE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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- 2559 N. 28<sup>th</sup> Street

3224 W Cheltenham Ave. Phila., PA 19150 | 215-870-3009 | mark.lawson@diversifiedrealtysolutions.com

## Exhibit I



I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Lawson".

Mark Lawson

President

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | [mark.lawson@diversifiedrealtysolutions.com](mailto:mark.lawson@diversifiedrealtysolutions.com)

## Exhibit I



December 11, 2023

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

RE: Soar City Property Request Support Letter

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[npfp.org](http://npfp.org)

(215) 232-0516  
(215) 232-0519 (fax)  
[info@npfp.org](mailto:info@npfp.org)

Liberty Square, West Tower  
1300 W. Lehigh Ave, Suite 100  
Philadelphia, PA 19132

Impact lending  
for positive change.

## Exhibit I

- 2552 N. 28<sup>th</sup> Street
- 2559 N. 28<sup>th</sup> Street

I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

Sincerely,



Reco Owens, Executive Director

Date: 12/11/23

npfp.org

(215) 232-0516  
(215) 232-0519 (fax)  
info@npfp.org

Liberty Square, West Tower  
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Impact lending  
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## **Exhibit I**



### **RE: Soar City Property Request Support Letter**

I Joseph Brian Murray am writing the Land Bank in support of Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ibraheim Campbell has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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## Exhibit I



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All the best,

A handwritten signature in black ink, appearing to be "BM", written over a horizontal line.

Date: 12/11/2023

Brian Murray, CEO of Shift Capital

## Exhibit I

**ALAN RAZAK**

2404 Delancey Place

Philadelphia, Pennsylvania 19103

Phone 215 985 0310 Fax 215 985 1660

11 December 2023

*Re: Soar City Property Request Support Letter*

To: Board of Directors of the Philadelphia Land Bank

I am writing the Land Bank to support Soar City's application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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Regards,



Alan Razak

## Exhibit J

### GOLDENBERG MANAGEMENT, INC.

A REAL ESTATE MANAGEMENT COMPANY

Re: 215 Development Corporation Property Request Support Letter

I, David Mercuris, am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner, Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly Rise provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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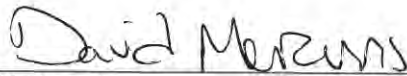
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Mr. Opara is building five affordable housing units:

- 2409 N. 19th Street
- 2413 N. 19th Street
- 2416 N. 19th Street
- 2418 N. 19th Street
- 2443 N. 19th Street

I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



David Mercuris  
Senior Vice President – Development & Communication

12/11/23

Date

630 SENTRY PARKWAY | SUITE 300 | BLUE BELL 19422 | 610.260.9600 | FAX: 610.260.0268

## Exhibit J

**ALAN RAZAK**

2404 Delancey Place

Philadelphia, Pennsylvania 19103

Phone 215 985 0310 Fax 215 985 1660

11 December 2023

RE: 215 Development Corporation Property Request Support Letter

To: Board of Directors of the Philadelphia Land Bank

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## Exhibit J

JACQUELINE BUHN

2404 Delancey Place

Philadelphia, Pennsylvania 19103

Phone 215 985 0310 Fax 215 985 1660

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All the best,



Jacqueline Buhn



## **Exhibit J**



December 11, 2023

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**REAL ESTATE**  
6020 Greene Street  
Philadelphia, Pa 19144  
215.925.8410  
arspruce.com

## **Exhibit J**



Letter of Support – 215 Development Corporation

December 11, 2023

Page 2

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All the best,

Maleda Berhane

Principal & CEO

AR Spruce LLC

Email: [maleda@arspruce.com](mailto:maleda@arspruce.com)

## Exhibit J



Beech Interplex, Inc.  
Beech Capital Venture Corporation  
Beech Community Services  
Alston-Beech Foundation

DR. KENNETH SCOTT  
PRESIDENT/CEO

December 11, 2023

RE: 215 Development Corporation Property Request Support Letter

I, **Larry J. Griffin**, am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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Date: 11-11-2023

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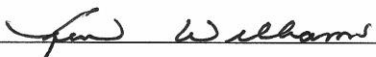
- Increase the number of minority homeowners allowing them to build generational wealth
- Increase the capacity of minority developers, thereby balancing the inequity in real estate development in Philadelphia
- Increase the capacity of Black and Brown CDFIs to meet the demand for needed capital
- An increase in the number of properties built by diverse developers
- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

Mr. Opara is building five affordable housing units:

- 2409 N. 19<sup>th</sup> Street
- 2413 N. 19<sup>th</sup> Street
- 2416 N. 19<sup>th</sup> Street
- 2418 N. 19<sup>th</sup> Street
- 2443 N. 19<sup>th</sup> Street

I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

  
\_\_\_\_\_

Date: 12/10/2023



## Exhibit J



December 11, 2023

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

RE: 215 Development Corporation Property Request Support Letter

I am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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[npfp.org](http://npfp.org)

(215) 232-0516  
(215) 232-0519 (fax)  
[info@npfp.org](mailto:info@npfp.org)

Liberty Square, West Tower  
1300 W. Lehigh Ave, Suite 100  
Philadelphia, PA 19132

Impact lending  
for positive change.

## Exhibit J

- 2418 N. 19<sup>th</sup> Street
- 2443 N. 19<sup>th</sup> Street

I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

Sincerely,



Reco Owens, Executive Director

Date: 12/11/23

npfp.org

(215) 232-0516  
(215) 232-0519 (fax)  
info@npfp.org

Liberty Square, West Tower  
1300 W. Lehigh Ave, Suite 100  
Philadelphia, PA 19132

Impact lending  
for positive change.

## Exhibit J



December 10, 2023

PHDC, Philadelphia Land Bank  
1234 Market St, 17<sup>th</sup> Floor.  
Philadelphia, PA 19107

### **RE: 215 Development Corporation Property Request Support Letter**

Andrea Saah,

I am writing to the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RISE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers to the resources and assistance needed to build a sustainable and thriving community ecosystem. Utilizing Black Squirrel as the nexus point for multi-site development across the city, a team of project managers, CDFIs, certified trainers, and seasoned real estate developers as coaches and mentors will provide a high-touch systematic approach to:

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Mr. Opara is building five affordable housing units:

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- 2418 N. 19<sup>th</sup> Street
- 2443 N. 19<sup>th</sup> Street

3224 W Cheltenham Ave. Phila., PA 19150 | 215-870-3009 | mark.lawson@diversifiedrealtysolutions.com

## Exhibit J



I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Lawson", written over a horizontal line.

Mark Lawson

President

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | [mark.lawson@diversifiedrealtysolutions.com](mailto:mark.lawson@diversifiedrealtysolutions.com)



## Exhibit J



### **Samuel Consultancy Group**

Philadelphia, PA  
717-809-7419

### **RE: 215 Development Corporation**

I, Precious Samuel, founder of Samuel Consultancy Group, am writing the Land Bank in support of **215 Development Corporation's** application to acquire five residential lots from the City of Philadelphia. The owner, **Ugochukwu Opara**, has participated in the Black Squirrel Collaborative initiative "Philly Rise." Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced, diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and assistance needed to build a thriving community ecosystem. Utilizing

Black Squirrel is the nexus point for multi-site development across the city; a team of project managers, CDFIs, certified trainers, and seasoned real estate developers as coaches and mentors will provide a high-touch systematic approach to:

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- Create entrepreneurial opportunities that drive the income needed for an equitable real estate ecosystem.



## **Exhibit J**

Mr. Opara is building five affordable housing units:

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- 2416 N. 19<sup>th</sup> Street
- 2418 N. 19<sup>th</sup> Street
- 2443 N. 19<sup>th</sup> Street

I recommend the approval of the transfer of property to Soar City because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and

other real estate developers help make the current real estate ecosystem more equitable.

Sincerely,

Precious Samuel

Founding Principal, Samuel Consultancy Group

## Exhibit J



RE: 215 Development Corporation Property Request Support Letter

I, Christopher Pitt, am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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## Exhibit J



I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

*Christopher Pitt*

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Date: 12/11/23

## Exhibit J



RE: 215 Development Corporation Property Request Support Letter

I, David Langlieb, on behalf of the Philadelphia Accelerator Fund, request that the Land Bank support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise." Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. It is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

**Exhibit J**

Sincerely,

A handwritten signature in cursive script, appearing to read "David Langlieb", written in black ink.

David Langlieb

Date: 12/11/2023



## **Exhibit J**



December 10, 2023

RE: 215 Development Corporation Property Request Support Letter

I Candis Pressley am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RISE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

---

3900 Ford Rd Suite 6 ~ Philadelphia, PA 19131  
215.422.3822 (O) ~ 215.38.1075 (F)  
[www.TrinityPropertyAdvisors.com](http://www.TrinityPropertyAdvisors.com)

## Exhibit J

All the best,

Candis Pressley

Date 12/10/23

---

3900 Ford Rd Suite 6 ~ Philadelphia, PA 19131  
215.422.3822 (O) ~ 215.381.0775 (F)  
[www.TrinityPropertyAdvisors.com](http://www.TrinityPropertyAdvisors.com)

## Exhibit J



December 11, 2023

RE: 215 Development Corporation Property Request Support Letter

I, Anne Cummins, am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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Mr. Opara is building five affordable housing units:

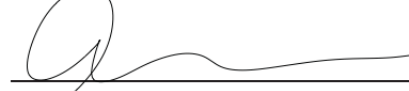
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- 2443 N. 19<sup>th</sup> Street

Gattuso Development Partners  
1000 Locust Street, Suite 1000 Philadelphia, PA 19106

## **Exhibit J**

I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



Anne Cummins  
Chief Operating Officer  
Gattuso Development Partners  
acummins@gattusodevelopment.com

Date: 12/11/2023

## Exhibit J

RE: 215 Development Corporation Property Request Support Letter

I, Raj Patel, am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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Mr. Opara is building five affordable housing units:

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I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,



\_\_\_\_\_  
Raj Patel

Date: 12/11/2023



## Exhibit J



RE: 215 Development Corporation Property Request Support Letter

I, James R. Burnett, Executive Director of Vestedin, am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RISE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

Mr. Opara is building five affordable housing units:

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- 2416 N. 19<sup>th</sup> Street
- 2418 N. 19<sup>th</sup> Street
- 2443 N. 19<sup>th</sup> Street

## **Exhibit J**

As an organization that is committed to financing Philly Rise participant projects, I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

*James R. Burnett*

Date: \_\_\_\_\_

James R. Burnett, Executive Director

## Exhibit J



RE: 215 Development Corporation Property Request Support Letter

I **Damian Smith** am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative “Philly Rise”. Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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Mr. Opara is building five affordable housing units:

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I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers,

## **Exhibit J**

contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

\_\_\_\_\_  
Damian Smith

Date:12/11/2023\_\_\_\_\_

Damian Smith  
Smith Property Works  
PO Box 1433  
Mt.Laurel, NJ 08054  
smithpropertyworks@gmail.com

## Exhibit J



1818 Market Street  
Suite 3300  
Philadelphia, PA 19103

215-645-8997  
philadelphia@uli.org

philadelphia.uli.org

December 11, 2023

RE: 215 Development Corporation Property Request Support Letter

I Kevin Moran with ULI Philadelphia am writing the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

Kevin Moran  
Executive Director  
ULI Philadelphia



## Exhibit J



RE: 215 Development Corporation Property Request Support Letter

I, Varsovia Fernandez, am writing to the Land Bank to support the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

A handwritten signature in blue ink, appearing to read "Varsovia Fernandez".

Varsovia Fernandez  
Chief Executive Officer

Date: December 11, 2023

---

400 Market Street, Suite 410, Philadelphia, PA 19106  
Contact [vfernandez@pacdfinetwork.org](mailto:vfernandez@pacdfinetwork.org) Phone (717)725-6356

## **Exhibit J**



### **RE: Soar City Property Request Support Letter**

I Joseph Brian Murray am writing the Land Bank in support of the 215 Development Corporation application to acquire five residential lots from the City of Philadelphia. The owner Ugochukwu Opara has been a participant of the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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- 2443 N. 19th Street

## Exhibit J



I recommend the approval of the transfer of property to 215 Development Corporation because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

All the best,

A handwritten signature in black ink, appearing to be "BM", written over a horizontal line.

Date: 12/11/2023

Brian Murray, CEO of Shift Capital

## **Exhibit K**

December 8, 2023

### **Via Certified Mail**

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

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and therefore why I will abstain from participating in the relevant segments of section 5B and 5C of the December 2023 Land Bank Board meeting agenda, pertaining to disposition applications at 4320-22 Lancaster Avenue and 5906-08 Market Street.

The Land Bank Board will discuss Property Dispositions in agenda sections B and C at its meeting to be held on Tuesday, December 12, 2023. In my day-to-day professional capacity as Director of Equitable Development for 3<sup>rd</sup> District City Councilmember Jamie R. Gauthier, I have provided technical support, guidance about the application process, and coordination with staff at one of the land conveying agencies to facilitate consideration and administration of the applications that will be considered in agenda section 5B and 5C.

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to the proposed Property Dispositions at 4320-22 Lancaster Avenue and 5906-08 Market Street. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

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

Sincerely,

**Andrew P  
Goodman**  
Digitally signed by Andrew P  
Goodman  
DN: cn=Andrew P Goodman, o,  
ou,  
email=andrew.goodman@phila.  
gov, c=US  
Date: 2023.12.08 08:50:27 -05'00'  
Andrew Goodman

**Exhibit L**

**RESOLUTION NO. 2023 – 55**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
4320 AND 4322 LANCASTER AVENUE  
TO LANCASTER AVENUE 21ST CENTURY BUSINESS ASSOCIATION**

**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 4320 Lancaster Avenue and 4322 Lancaster Avenue (collectively, the “**Property**”) to Lancaster Avenue 21st Century Business Association (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 Ten Thousand and 00/100 U.S. Dollars (\$10,000.00) 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 12, 2023.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**



## Exhibit M



# CITY OF PHILADELPHIA CITY COUNCIL

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

December 5, 2023

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

Dear Chair Fadullon and Executive Director Rodriguez:

I am writing to express my support for two property dispositions located in the 3<sup>rd</sup> Council District that are being reviewed by the Land Bank Board of Directors at this month's meeting.

First, I support the disposition application of 4320-22 Lancaster Avenue for Lancaster Avenue 21<sup>st</sup> Century Association CDC for the permanent home of its Entrepreneurship Resource Innovation Center. LA21's presence on Lancaster Avenue in supporting its business community as well as training future entrepreneurs continues to increase. This unique example of commercial zoned vacant land on the Lancaster Avenue corridor is a great opportunity for this growing nonprofit to have long-term presence and "open door" to the community it serves.

Second, I support ACHIEVEability's community open space disposition application at 5906-08 Market Street. There is no publicly operated or maintained green space in the near vicinity of the 60<sup>th</sup> and Market node in West Philadelphia, so we are grateful to ACHIEVEability for taking leadership to ensure our youth and families have accessible and welcoming space for play where it is very much needed.

Thank you for your consideration. I hope the Board will consider voting favorably on these two dispositions.

Sincerely,

Jamie R. Gauthier  
Councilmember, 3<sup>rd</sup> District

#### COMMITTEES

##### Chair

Committee on Housing Neighborhood  
Development and the Homeless

##### Vice Chair

Committee on Parks, Recreation, and  
Cultural Affairs

##### Member

Committee on Public Property and  
Public Work  
Committee on Commerce and Economic  
Development

Committee on Public Safety

Committee on Education

Committee on the Environment

Committee on People with Disabilities  
and Special Needs

Committee on Children and Youth

**Exhibit N**

**RESOLUTION NO. 2023 – 56**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
5906 MARKET STREET AND 5908 MARKET STREET  
TO ACHIEVEABILITY**

**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 5906 Market Street and 5908 Market Street (collectively, the “**Property**”) to ACHIEVEability, a Pennsylvania non-profit organization (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Thirty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$39,999.00) 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 December 12, 2023.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

## **Exhibit O**

### **RESOLUTION NO. 2023 – 57**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 2464 NORTH NATRONA STREET TO CIERRA S. STOKES**

**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 2464 North Natrona Street (the “**Property**”) to Cierra S. Stokes (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Twenty-One Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$21,999.00) 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 December 12, 2023.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**