

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING
TUESDAY, DECEMBER 10, 2024 – 10:00 AM

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED
ON THE PAGES FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of November 12, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2024
 - B. Review and Approval of Philadelphia Land Bank Fiscal Year 2025 Budget; Financial Report Year to Date
 - C. Approval of 2025 Board Meeting Schedule and Election of Officers
 - D. Interagency Transfers
 1. The property below is proposed for transfer to the **Philadelphia Housing Authority** (PHA) for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically for consolidation with an existing PHA housing complex at 2100 Dickinson Street.
 - **1501-17 Point Breeze Avenue (CD 2)**
 2. The property below is proposed for transfer to the **Philadelphia Housing Authority** (PHA) for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically for the development of 74 affordable rental units utilizing Low Income Housing Tax Credits. The project will be comprised of thirteen (13) three (3) bedroom townhomes, and a multi-family building, housing fifty-four (54) one-bedroom units, and seven (7) two-bedroom units, ranging from net 630 Sq. Ft. to 1,779 Sq. Ft.
 - **139 (also known as 139-67) E. Clearfield Street (CD 7)**

3. The properties below are proposed for transfer to the **Philadelphia Housing Development Corporation** for disposition, reuse and/or management by the Philadelphia Housing Development Corporation, specifically for community open space preservation.
 - **5039, 5045 and 5047 Market Street; 5234 Walnut Street (CD 3)** (*properties being transferred by the Department of Public Property to PHDC via the Land Bank*)

E. Amendments to Approved Dispositions

1. Amendment to Resolution No. 2023-44 adopted on October 10, 2023, which approved **Chester Avenue Community Garden** to preserve **5232 Chester Avenue** in the Third (3rd) Council District as a community garden, to substitute **Neighborhood Gardens Trust**, which has accepted Chester Avenue Community Garden as a member, as the entity to receive the property.
2. Amendment to Resolution No. 2022-48 adopted on September 13, 2022, which approved Civetta 1, LLC to develop the revised Pastor James Allen RFP project in the Fourth (4th) Council District, to approve the conveyance of alley parcel **623 Rear N. 55th Street** to **Civetta 1, LLC** for mandatory consolidation with conveyed property 623-33 N. 55th Street.
3. Amendment to Resolution 2023-54 adopted on December 12, 2023, which approved **BMK Properties, LLC** to develop the revised BMK Scattered Site project in the First (1st) Council District, to permit six (6) of fourteen (14) single-family homes that were intended to be sold at market rate to be sold to purchasers with a household income at or below 100% of Area Median Income at a maximum sale price of \$280,000, making them eligible for participation in the Neighborhood Preservation Initiative's Turn the Key Program.

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. The properties below are proposed for disposition to **Exclusive Property Group, LLC** to develop six (6) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, without basements, and contain three (3) bedrooms and two (2) bathrooms at an average of 1,200 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **708* N. 34th Street*; 705*, 709* and 713* N. 35th Street; 3518* and 3520 Wallace Street (CD 3)** (**denotes properties being transferred by the City of Philadelphia and the Philadelphia Redevelopment Authority to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank December 10, 2024 Annual Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: November 27, 2024

The Annual Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, December 10, 2024, 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.

**THIS MEETING WILL BE IN-PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS.
YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.**

PLEASE NOTE: To participate in the meeting, you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

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 comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, December 9, 2024:

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

Questions/comments submitted via email by the 3:00 pm deadline will be summarized at the Board meeting, answered or addressed to the extent the Board chooses, and attached to the minutes of the meeting.

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and identifying individuals as needed.

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members, attendees or other members of the public.

Minutes of Board Meeting:

The draft minutes of a Board meeting will be made publicly available when the Board package for the next Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

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

Land Bank staff will provide a response to the extent possible.

PHILADELPHIA LAND BANK

NOVEMBER 12, 2024, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, November 12, 2024, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:13 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the meeting agenda and reported on the first meeting of the Acquisition/Disposition Committee.

Item I **Roll Call**

The following members of the Board of Directors reported present: Herbert Wetzel, Darwin Beauvais, Cornelius Brown, Nicholas Dema, Andrew Goodman, Kelvin Jeremiah, Rebecca Lopez Kriss, and Majeedah Rashid.

Maria Gonzalez, Jenny Greenberg and Michael Johns were absent from the Board meeting.

The following Land Management staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Robert Spence, Esq., Todd Hestand, Mathen Pullukattu, Brian Romano and Carolyn Terry.

Public Attendees: the list of public attendees follow these minutes.

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

Ms. Imredy Saah then reviewed the Board's policy for public comments and the Rules of Conduct, asking attendees to sign up in advance and to indicate which agenda item they wished to address. Ms. Saah asked for clarity from attendee Kevin Upshaw about which item he wished to speak to, and Mr. Upshaw clarified that he wanted to speak about a lot for his learning center. Ms. Imredy Saah explained that his comment could be made under Old & New Business.

Item II **Approval of Board Minutes**

Chair Wetzel called for questions or comments from the Board regarding the minutes of the Board meeting of October 8, 2024. There were none.

Mr. Wetzel called for a motion regarding approval of the minutes.

Mr. Beauvais moved to approve the minutes. Mr. Dema seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the October 8, 2024 Board Meeting minutes.

Item III **Executive Director's Report**

Mr. Rodriguez reported on several price increases for Turn the Key homes which he approved as authorized by Board Resolution No. 2023-32. The first is a request from Civetta 1, LLC, which was approved to construct eleven (11) 3-bedroom condominiums, to be sold at a maximum price of \$250,000, and eleven (11) 2-bedroom condominiums, to be sold at a maximum price of \$230,000 per unit, at 623-33 N. 55th Street as part of the Pastor James Allen RFP project in the 4th Council District. Since the demand for 3-bedroom units far exceeds the supply, all twenty-two (22) condominiums will now be 3-bedroom units at a maximum price of \$250,000. The second request is for a price increase from \$230,000 to \$250,000 for the seventeen (17) single-family homes to be built by New Kensington CDC in the 1st Council District. The approved is due to increased construction costs since the project was first approved.

Mr. Rodriguez also reported on the Turn the Key Homes for the Holidays event held on November 2, 2024, which was hosted by the Land Bank and PHDC at Deliverance Evangelical Church, 2001 West Lehigh Avenue, as part of the agencies' commitment to proactive education and outreach to the community. 1700 people registered, and 300 Home Depot buckets and tool kits were distributed.

The Executive Director's report also included a report on the status of approved Request for Proposal projects and unsolicited development projects. The full report containing additional details regarding Turn the Key program updates is attached to these minutes as **Exhibit B**.

Mr. Rodriguez concluded his report with the announcement that there would be a Turn the Key Project Tour on Thursday, November 21, 2024, at 3:00 pm at 1620 N. Bailey Street, Philadelphia, PA 19121.

Chair Wetzel asked if there were any questions from the Board or the public. There were none.

Item IV **Administrative Matters**

Item IV.A.1. – Interagency Transfer

Mr. Rodriguez presented the interagency transfer of 1614 N. 22nd Street (also known as 1614-18 N. 22nd Street) in the 5th Council District to the Philadelphia Housing Authority (PHA), specifically for the installation of stormwater management infrastructure to address stormwater issues associated with a nearby affordable housing development project.

Due to his position at the PHA, Mr. Jeremiah recused himself from the Board's consideration of and vote on this agenda item and left the room.

Chair Wetzel called for questions or comments from the Board. There were none.

Chair Wetzel asked if any comments were received prior to the Board meeting. There were none.

Chair Wetzel called for questions or comments from the public. There were none.

Seeing no further comment from the public or the Board, Chair Wetzel called for a motion.

Ms. Rashid moved to approve the interagency transfer. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1614 N. 22nd Street (also known as 1614-18 N. 22nd Street) to Philadelphia Housing Authority** (attached to these minutes as **Exhibit C**).

Mr. Jeremiah returned to the meeting.

Item V **Property Dispositions**

Item V.A.1. – Development – Affordable Housing (unsolicited)

Mr. Hestand requested the Board's approval to convey 3862 and 3864 Pennsgrove Street and 1118 N. 39th Street in the 3rd Council District to Cain Capital Group, LLC. The applicant proposes to develop three (3) single-family homeownership units, each of which will be two (2) stories, with an unfinished basement and front porch, containing three (3) bedrooms and two (2) bathrooms at an average of 1,050 square feet each. They will be sold to purchasers with a household income at or below 100% AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Chair Wetzel called for questions or comments from the Board. Mr. Goodman asked if there was a report on the community meeting about attendance. Mr. Hestand responded that the community meeting was conducted, and there was no opposition reported as a result of the meeting.

Chair Wetzel asked if any written comments were received. Ms. Saah stated that she had left them in her office and would present them in a few minutes.

Chair Wetzel asked if any members of the public wished to comment. Jeremy Blatstein stated his support of the Turn the Key program and his belief that if a Turn the Key project like this one is presented to the Board after having met the requirements of the disposition policy, it should be approved.

Mo Rushdy commented that he has mentored this minority developer for a few years and is in full support of the developer and the project.

Ms. Imredy Saah then presented five (5) letters of support for the proposed project from the following: Charlene Vega, one of Mr. Cain's tenants; Ken Weinstein, President of Jumpstart Philly, who stated that Mr. Cain is a graduate of his Jumpstart Kensington program; David Langlieb,

Executive Director of Philadelphia Accelerator Fund, which is providing financing for the project; Jean Friedman-Rudovsky, Executive Director of Resolve Philly and former colleague of Mr. Cain's; and Rhonda Willingham. These letters are attached to the minutes as **Exhibit D**. A letter submitted by Mr. Cain and signed by Ryan Boyer, Business Manager of LiUNA, was also received but cannot be put on the record because it was not received directly from the signer.

Seeing no further comment from the public or the Board, Chair Wetzel called for a motion.

Mr. Jeremiah moved to approve the disposition. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 3862 Pennsgrove Street, 3864 Pennsgrove Street and 1118 North 39th Street to Cain Capital Group, LLC** (attached to these minutes as **Exhibit E**).

Item V.A.2. – Development – Affordable Housing (unsolicited)

Mr. Romano requested the Board's approval to convey 2518, 2522, 2525, 2530 and 2561 N. Dover Street; 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031 and 3039 W. Oakdale Street; 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621 and 2626 N. Stanley Street in the 5th Council District to BMK Properties, LLC. The applicant proposes to develop forty-three (43) single-family homeownership units, which will each be two (2) stories, with a finished basement, and contain three (3) bedrooms and two (2) bathrooms at approximately 1,000 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Chair Wetzel called for questions or comments from the Board. There were none.

Chair Wetzel asked if any public comments were received prior to the Board meeting. There were none.

Chair Wetzel recognized Rev. Tyrone Williams as the first speaker. Rev. Williams is the program manager for the Strawberry Mansion Community Development Corporation, the former community liaison for Strawberry Mansion Neighborhood Community Action Center, and he has worked in Strawberry Mansion for more than twenty-one (21) years. Rev. Williams stated that this Turn the Key project is exactly what Strawberry Mansion needs, as it provides younger generations with an opportunity to purchase a home in the community they grew up in. He asked the Board to approve the project.

Chair Wetzel recognized Patricia Thomas, who stated that the developer spent a great deal of time explaining the Turn the Key program to the community, and that the community is fully in support of the project, as it will support first-time homebuyers in the community who would not be able to acquire a home in the community otherwise. Ms. Thomas has resided in Strawberry Mansion for more than forty (40) years.

Chair Wetzel recognized Diane Davis, who has been a resident of Strawberry Mansion for most of her life and is the president of a subcommittee of the Strawberry Mansion Neighborhood Action Center. Ms. Davis supports this project because it give adult children who have left the community

the opportunity to return to and purchase a home in the neighborhood, which in turn will support the rest of the community, including the many elders who reside there.

Chair Wetzel recognized Willamae McCullough. Ms. McCullough, President of the national program Each One Teach One Philadelphia, supports the project as an opportunity to support the youth of the community.

Chair Wetzel recognized Jihad Ali, who expressed his opinion that the only developer who has been in Strawberry Mansion doing affordable housing development has been the Philadelphia Housing Authority (PHA), and the fact that Mr. Rushdy wants to develop affordable homeownership in this community is a great opportunity. Mr. Rushdy is also working to give young minority developers the opportunity to become developers, to his credit. Mr. Ali acknowledged the community's strong support and thinks the project will make a big difference in North Philadelphia.

Chair Wetzel recognized Lawrence Battle from the Strawberry Mansion Neighborhood Action Center, who works with community members to resolve title issues to their homes, tax liens and mortgage foreclosures. He sees a lot of vacant lots in the community and supports this project because removing blight will help improve the quality of life for the community's residents.

Mr. Wetzel recognized Jacqueline Wiggins, who was a resident of North Central Philadelphia for most of her life, is the former committee person for the 32nd Ward, and still volunteers there in several capacities. Ms. Wiggins supports this project because of the community's strong support and the difference it will make to the families residing in Strawberry Mansion.

Seeing no further comment from the public or the Board or the public, Chair Wetzel called for a motion.

Mr. Brown and Mr. Jeremiah both moved to approve the disposition. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2518, 2522, 2525, 2530, 2561 N. Dover Street; 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 W. Oakdale Street; 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621, 2626 N. Stanley Street to BMK Properties, LLC** (attached to these minutes as **Exhibit F**).

Item V.B.1. & V.B.2. – Side/Rear Yards

Chair Wetzel asked if the Board had an objection to considering both side/rear yard dispositions together. There were no objections.

Mr. Rodriguez requested that the Board authorize the conveyance of 1911 Mountain Street in the 2nd Council District to Amy M. Brown and 2248 Ruffner Street in the 8th Council District to Victor R. Shell for use as a side or rear yard. Each applicant resides in and own the home adjacent to the property they are applying for and is compliant and in good standing with the City of Philadelphia.

The properties will be subject to a 30-year mortgage and permanent use restrictions as a side or rear yard.

Chair Wetzel called for questions and comments from the Board.

Ms. Lopez Kriss commented that 1911 Mountain is in an area that desperately needs affordable housing and wonders why it's being sold as a side yard. Mr. Rodriguez responded that the 2nd Council District's land use priority in the zip code area 19146 is for affordable housing, but this property is in zip code 19145, and the Councilmember supports this side yard disposition. The concern about land use in the 2nd Council District is the subject of an active and ongoing conversation with the Council office.

Mr. Goodman asked if it was safe to assume the applicants for the lots were the ones currently stewarding the lots? Mr. Rodriguez confirmed that was the case.

Chair Wetzel called for questions and comments from the public. Jerry Brown, the son of applicant Amy Brown, commented that he was here with his mother, who had been trying to acquire this lot for the past seven (7) years. Ms. Brown came forward to plead her case because she has cleaned and worked in the lot since 2017, and the community enjoys and benefits from her efforts.

Seeing no further comment from the public or the Board, Chair Wetzel called for a motion.

Mr. Goodman moved to approve the side/rear yard dispositions. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1911 Mountain Street to Amy M. Brown** and the **Resolution Authorizing Conveyance of 2248 Ruffner Street to Victor R. Shell** (attached to these minutes as **Exhibit G** and **Exhibit H**).

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

Chair Wetzel recognized Kevin Upshaw from Strawberry Mansion Learning Center. He has worked with kids in the community in various capacities for over twenty-five (25) years and is requesting the lot at 3000 Dauphin Street, across from the Strawberry Community Learning Center which he helped found. They have received support from the Phillies and are working with a company that is willing to donate playground equipment – they just need to acquire the land for a playground and green space. They have been cleaning and caring for the lot to prevent unauthorized access. Mr. Rodriguez indicated that he would check on the status of his application after the meeting and get back to Mr. Upshaw.

Chair Wetzel recognized Jihad Ali, who explained that he had had a heart attack in the lobby just after the November Board meeting began and wanted to express his deep gratitude for all the people at PHDC who called for assistance and supported him through the ordeal. Mr. Ali has been coming to the agency for nineteen (19) years and realized that he wished to thank so many people, including Mr. Wetzel, Mr. Jeremiah, Mr. Dema, Mr. Rodriguez, other Land Bank staff, and Mr. David Thomas.

Chair Wetzel then recognized Linda Williams Barnes, who stated that she has been trying to find two properties she can rehab for her grandchildren and great-grandchildren, who cannot qualify to

purchase Turn the Key homes sold at \$280,000. She asked what is being done for low-income residents of the city?

Chair Wetzel recognized Victor Shell (the applicant for 2248 Ruffner Street), who asked how he can get the sidewalk in front of 2248 and 2246 Ruffer Street repaired. Mr. Rodriguez responded that the City owns 2248 Ruffner Street, and all the Land Bank can do is to ask the Department of Public Property to repair the sidewalk prior to transferring it to the Land Bank, but it is not likely.

Chair Wetzel recognized Sharmaine Roberson, who stated that she is looking to purchase a building to start a business. Mr. Rodriguez stated he will direct Ms. Roberson to Land Bank staff who can work with her to identify a building but that she would have to work with the Commerce Department to start the business.

Chair Wetzel recognized Winnie Branton, who has a small business that does blight and land bank consulting throughout Pennsylvania. She asked about the timeline for the strategic plan for the Land Bank that was discussed at a Council hearing a few weeks ago and also asked about any plans to engage with and educate the public about what the Land Bank does and how to use the website. Mr. Rodriguez responded that under the Philadelphia ordinance governing surplus dispositions that became effective on January 1, 2020, the responsibility for the development of a comprehensive plan for land use was placed in the City's Department of Planning and Development (DPD). They have a draft Request for Qualifications (RFQ) for the creation of such a plan. The new Director of the Department of Planning and Development, Jessie Lawrence, did state that something would be available by the end of the year, and he is the appropriate contact with respect to that question. The DPD has also stated that we are working with the Office of Information Technology (OIT) on a new Land Bank website to improve the interface with the public.

Item VIII **Adjournment**

Seeing no further comments from the Board or the public, Chair Wetzel called for a motion to adjourn.

Mr. Beauvais moved to adjourn the meeting. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:10 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, November 12, 2024, at 10:00 AM.

| User Name |
|----------------------|
| Sharmain Roberson |
| Kevin Upshaw |
| Rev. Tyrone Williams |
| Leah Apgar |
| Christian Barnes |
| Rhys Gordon |
| Julie Hankins |
| Larry Boston |
| Antonio Cerqueira |
| Patricia Thomas |
| David Langlieb |
| Conlan Crosley |
| Diane Davis |
| Williamae McCullough |
| Lawrence Battle |
| Jihad Ali |
| Jeremy Blatstein |
| Mo Rushdy |
| Victor Shell |
| Amy Brown |
| Jerry Brown |
| Jacqueline Wiggins |
| Rick Young |
| Eric Dassi |
| Howard Brown |
| Mike Tomasetti |
| Deborah Reed |
| Sharon Denson |
| Linda Barnes |
| Winnie Branton |

Exhibit A

Board of Directors Meeting
11/12/2024

Page 1

CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS MEETING

DATE: Tuesday, November 12, 2024, 10:00 a.m.

LOCATION: 1234 Market Street, 17th Floor
Philadelphia, PA

REPORTED BY: Michele Murphy, Court Reporter

BOARD MEMBERS: HERBERT WETZEL, Board Chair
NICHOLAS DEMA, Vice Chair
ANDREW GOODMAN, Secretary
REBECCA LOPEZ KRISS, Treasurer
MAJEEDAH RASHID, Member
CORNELIUS BROWN, Member
KELVIN JEREMIAH, Member
DARWIN BEAUVAIS, Member

ALSO PRESENT: ANDREA IMREDY SAAH, ESQUIRE
ANGEL RODRIGUEZ, Executive
Director
TODD HESTAND, Senior
Development Specialist

- - -

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COURT REPORTERS - VIDEOGRAPHERS
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PHILADELPHIA, PENNSYLVANIA 19103
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215-504-4622**

Exhibit A

**Board of Directors Meeting
11/12/2024**

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| <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 CHAIRMAN WETZEL: Good morning,</p> <p>5 everyone. Welcome to the November</p> <p>6 meeting of the Philadelphia Land Bank</p> <p>7 Authority.</p> <p>8 Andrea, would you do the roll</p> <p>9 call, please.</p> <p>10 MS. SAAH: Yes.</p> <p>11 Good morning, everyone.</p> <p>12 Majeedah Rashid.</p> <p>13 MS. RASHID: Here.</p> <p>14 MS. SAAH: Herb Wetzel.</p> <p>15 CHAIRMAN WETZEL: Here.</p> <p>16 MS. SAAH: Michael Johns.</p> <p>17 (No response.)</p> <p>18 MS. SAAH: Andrew Goodman.</p> <p>19 MR. GOODMAN: Here.</p> <p>20 MS. SAAH: Darwin Beauvais.</p> <p>21 MR. BEAUVAIS: Here.</p> <p>22 MS. SAAH: Maria Gonzalez.</p> <p>23 (No response.)</p> <p>24 MS. SAAH: Jenny Greenberg.</p> | <p style="text-align: right;">Page 4</p> <p>1 which is personal attacks on any one</p> <p>2 person; hate speech; defamatory, uncivil,</p> <p>3 harassing or rude comments such as</p> <p>4 conduct such as booing, hissing and/or</p> <p>5 cursing; and disruptive behavior.</p> <p>6 Failure to respect this policy</p> <p>7 may result in your being asked to leave</p> <p>8 the meeting. And when you signed up for</p> <p>9 these comments, you did have to initial</p> <p>10 this, so we appreciate people doing that.</p> <p>11 I do see one person who did not</p> <p>12 indicate a resolution they wish to</p> <p>13 comment on. That's Kevin Upshaw. Would</p> <p>14 you just clarify what you wish to speak</p> <p>15 on?</p> <p>16 MR. UPSHAW: Yeah. Actually</p> <p>17 it's a lot that I was interested in</p> <p>18 that's -- we have a learning center. I</p> <p>19 work with youth.</p> <p>20 MS. SAAH: Okay. I'll put you</p> <p>21 under old and new business. Okay?</p> <p>22 MR. UPSHAW: Thank you. Thank</p> <p>23 you.</p> <p>24 MS. SAAH: Thank you.</p> |
| <p style="text-align: right;">Page 3</p> <p>1 (No response.)</p> <p>2 MS. SAAH: Kelvin Jeremiah.</p> <p>3 MR. JEREMIAH: Here.</p> <p>4 MS. SAAH: Cornelius Brown.</p> <p>5 MR. BROWN: Here.</p> <p>6 MS. SAAH: Rebecca Lopez Kriss.</p> <p>7 MS. LOPEZ KRISS: I'm here.</p> <p>8 MS. SAAH: Nick Dema.</p> <p>9 MR. DEMA: Here.</p> <p>10 MS. SAAH: All right. We have</p> <p>11 a quorum and may proceed. And if I may</p> <p>12 just go over the policy for public</p> <p>13 comment since we're in person.</p> <p>14 If you have not signed up</p> <p>15 outside to comment on any one of the</p> <p>16 agenda items -- can everyone hear me in</p> <p>17 the back -- please do go outside, sign</p> <p>18 up, because we will be calling folks from</p> <p>19 that list first and then anyone else who</p> <p>20 wishes to comment.</p> <p>21 And we also have a policy, the</p> <p>22 comment policy, which is, the following</p> <p>23 behavior is not allowed under the Land</p> <p>24 Bank meeting's public comment policy,</p> | <p style="text-align: right;">Page 5</p> <p>1 CHAIRMAN WETZEL: Thank you.</p> <p>2 The minutes have been distributed to the</p> <p>3 Board. Can I get a resolution to approve</p> <p>4 the minutes for the October Board</p> <p>5 meeting?</p> <p>6 MR. BEAUVAIS: So moved.</p> <p>7 MR. DEMA: Second.</p> <p>8 CHAIRMAN WETZEL: Motion was</p> <p>9 made and properly seconded.</p> <p>10 Any questions from the Board?</p> <p>11 (No response.)</p> <p>12 CHAIRMAN WETZEL: Hearing none,</p> <p>13 all in favor say aye.</p> <p>14 (Aye.)</p> <p>15 CHAIRMAN WETZEL: Opposed nay.</p> <p>16 (No response.)</p> <p>17 CHAIRMAN WETZEL: The ayes have</p> <p>18 it. The minutes have been approved.</p> <p>19 Executive Director's report.</p> <p>20 MR. RODRIGUEZ: Good morning,</p> <p>21 Board Chair, public, and Board members.</p> <p>22 Today I have to report to the Board and</p> <p>23 to the public approved changes to</p> <p>24 approved projects.</p> |

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| <p style="text-align: right;">Page 6</p> <p>1 So pursuant to Resolution 2 2023-32, which allows the Executive 3 Director of the Land Bank from time to 4 time on behalf of the Land Bank to 5 approve an increase in maximum price of 6 affordable homeownership units 7 constructed by a developer, as part of a 8 Board-approved disposition I've approved 9 the increase of the maximum price for the 10 following: 11 So there was a request for 12 proposal that passed through James Allen. 13 The developer is Civetta 1, LLC. The 14 change is 11 condominiums of the 22 15 condominiums located at 623 to 33 North 16 55th Street, the Board approved the 17 disposition price at 230. We are raising 18 it to 250. The increase is due to a 19 change in the bedroom makeup from two 20 bedrooms to three-bedroom units. The AMI 21 of the Board-approved disposition remains 22 at 80 percent of AMI. This was first 23 approved in September of '22, and it 24 settled in June of '23.</p> | <p style="text-align: right;">Page 8</p> <p>1 proactive education and outreach to the 2 community. We had 1,700 registrations 3 and we distributed 300 Home Depot buckets 4 and toolkits that day. 5 Also attached to the Executive 6 Director's report, you'll see a 7 spreadsheet. The first page indicates 8 the status of request for proposals that 9 have been awarded to date. Some have 10 been recently settled. It also speaks to 11 percent complete of construction and also 12 where they're at in terms of seeking 13 entitlements. 14 On the second and third page, 15 you will see report-outs on approved 16 unsolicited applications that have been 17 awarded by the Board with the same status 18 amount. What's included in this 19 spreadsheet are the number of affordable 20 units that were proposed for development, 21 the proposed AMI, the sales price for the 22 units, and the Turn the Key award that 23 corresponds with that project. 24 Any questions?</p> |
| <p style="text-align: right;">Page 7</p> <p>1 The second item is a request 2 for proposal in the First Councilmanic 3 District. It was the East 4 Kensington/East Orleans RFP going to New 5 Kensington CDC, 17 single-family homes, 6 which we are increasing the price from 7 230,000 to 250,000 per unit. The 8 increase is due to increased construction 9 costs. The AMI of the Board-approved 10 disposition remains at 80 percent of AMI. 11 The Board first approved this project in 12 August of '22 and it settled just last 13 week in November of '24. 14 Any questions? 15 (No response.) 16 MR. RODRIGUEZ: Seeing no 17 questions, the next item I'd like to 18 report is on Turn the Key. On November 19 2nd, the Land Bank and PHDC hosted a Turn 20 the Key "Homes for the Holiday" event at 21 the Deliverance Evangelistic Church at 22 2001 West Lehigh Avenue -- some may 23 remember this as the old Connie Mack 24 Stadium -- as part of our commitment to</p> | <p style="text-align: right;">Page 9</p> <p>1 (No response.) 2 CHAIRMAN WETZEL: Does the 3 Board have any questions? 4 (No response.) 5 CHAIRMAN WETZEL: Hearing none, 6 we'll move on to administrative matters. 7 MR. RODRIGUEZ: So if it 8 pleases the Board, the first 9 administrative matter is an interagency 10 transfer. Today we are asking the Board 11 to approve the disposition -- we're 12 asking the Board to approve the 13 conveyance of title of 1614 to 18 North 14 22nd Street in the Fifth Councilmanic 15 District from the Philadelphia Land Bank 16 to the Philadelphia Housing Authority. 17 MS. SAAH: Sorry to interrupt. 18 Kelvin Jeremiah will have to recuse 19 himself. 20 MR. JEREMIAH: Mr. Chair, this 21 matter involves PHA, and in an abundance 22 of caution, I'm recusing myself from 23 hearing this. Thank you. 24 I'm taking my cheesecake with</p> |

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| <p style="text-align: right;">Page 10</p> <p>1 me.</p> <p>2 (Mr. Jeremiah left the</p> <p>3 conference room.)</p> <p>4 MR. RODRIGUEZ: So the</p> <p>5 conveyance of the property will be for</p> <p>6 the disposition, reuse, and management by</p> <p>7 the Philadelphia Housing Authority.</p> <p>8 Specifically, this will be for the</p> <p>9 installation of stormwater</p> <p>10 infrastructure. This is part of a larger</p> <p>11 Choice application that the PHA received</p> <p>12 from the U.S. Housing and Urban</p> <p>13 Development agency, and this will offset</p> <p>14 stormwater management issues arising from</p> <p>15 the development of affordable housing in</p> <p>16 the area.</p> <p>17 CHAIRMAN WETZEL: Thank you.</p> <p>18 Can I get a motion? Oh, I'm</p> <p>19 sorry. Are there any questions on the</p> <p>20 part of the Board regarding this?</p> <p>21 (No response.)</p> <p>22 CHAIRMAN WETZEL: Hearing none,</p> <p>23 are there any public comments?</p> <p>24 There are none listed here from</p> | <p style="text-align: right;">Page 12</p> <p>1 MR. HESTAND: Todd Hestand,</p> <p>2 Senior Development Specialist.</p> <p>3 This is for CD-3. Today we are</p> <p>4 asking the Board to authorize properties</p> <p>5 below for disposition to Cain Capital</p> <p>6 Group, an emerging minority developer, to</p> <p>7 develop three single-family homeownership</p> <p>8 units in the Third Council District.</p> <p>9 The units will each be two</p> <p>10 stories, with an unfinished basement and</p> <p>11 front porch and contain three bedrooms</p> <p>12 and two bathrooms at an average of</p> <p>13 150 [sic] square feet each. They will be</p> <p>14 sold to households with incomes at or</p> <p>15 below 100 percent of AMI, for a maximum</p> <p>16 sales price of \$280,000.</p> <p>17 The homes will be eligible for</p> <p>18 the Neighborhood Preservation</p> <p>19 Initiative's Turn the Key program and</p> <p>20 will be subject to a Declaration of</p> <p>21 Restrictive Covenants.</p> <p>22 The application was unsolicited</p> <p>23 and evaluated pursuant to the disposition</p> <p>24 policy. An EOP plan will apply for this</p> |
| <p style="text-align: right;">Page 11</p> <p>1 what I received, so thank you.</p> <p>2 And now can I get a motion?</p> <p>3 MS. RASHID: So moved.</p> <p>4 MR. BEAUVAIS: Second.</p> <p>5 CHAIRMAN WETZEL: The motion</p> <p>6 has been made and properly seconded.</p> <p>7 Any other questions from the</p> <p>8 Board?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN WETZEL: Hearing none,</p> <p>11 all in favor say aye.</p> <p>12 (Aye.)</p> <p>13 CHAIRMAN WETZEL: All opposed</p> <p>14 nay.</p> <p>15 (No response.)</p> <p>16 CHAIRMAN WETZEL: The ayes have</p> <p>17 it.</p> <p>18 The next resolution, please.</p> <p>19 (Mr. Jeremiah re-entered the</p> <p>20 conference room.)</p> <p>21 MR. RODRIGUEZ: Next we have</p> <p>22 affordable housing development</p> <p>23 (unsolicited) application. Todd Hestand</p> <p>24 will present to the Board.</p> | <p style="text-align: right;">Page 13</p> <p>1 project.</p> <p>2 The properties are 3862 and</p> <p>3 3864 Pennsgrove Street and 1118 North</p> <p>4 39th Street.</p> <p>5 Thank you, Mr. Chair and Board</p> <p>6 members.</p> <p>7 CHAIRMAN WETZEL: Are there any</p> <p>8 questions from the Board?</p> <p>9 MR. GOODMAN: I have one,</p> <p>10 Mr. Chair.</p> <p>11 Was there any report-out on the</p> <p>12 October 19th community meeting as far as</p> <p>13 attendance or any confirmations like</p> <p>14 that?</p> <p>15 MR. HESTAND: Correct. The</p> <p>16 community meeting was conducted. There</p> <p>17 were people in participation. There was</p> <p>18 no pushback during that particular</p> <p>19 meeting. That's all.</p> <p>20 MR. GOODMAN: Thank you.</p> <p>21 MR. HESTAND: Thank you.</p> <p>22 CHAIRMAN WETZEL: Thank you.</p> <p>23 Andrea, have we received any</p> <p>24 written comment?</p> |

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| <p style="text-align: right;">Page 14</p> <p>1 MS. SAAH: Yes, there were, and 2 if you give me two minutes, I'll bring 3 them up, because I left them in my 4 office. I apologize. There were no 5 letters of opposition. There were four 6 or five letters of support. I will run 7 and get them.</p> <p>8 CHAIRMAN WETZEL: Can I just go 9 to public comment?</p> <p>10 MS. SAAH: Yes. 11 (Ms. Saah left the conference 12 room.)</p> <p>13 CHAIRMAN WETZEL: We have a 14 number of people signed up for this 15 resolution. When I call your name, you 16 can come up to the podium.</p> <p>17 Reverend Tyrone Williams, is 18 it?</p> <p>19 REVEREND WILLIAMS: Is this BMK 20 Properties?</p> <p>21 MR. RODRIGUEZ: No. 22 REVEREND WILLIAMS: I would 23 like to speak on that.</p> <p>24 CHAIRMAN WETZEL: Okay. Jeremy</p> | <p style="text-align: right;">Page 16</p> <p>1 to --</p> <p>2 CHAIRMAN WETZEL: Please then 3 step up while we're waiting.</p> <p>4 MR. RUSHDY: Mo Rushdy. 5 Thank you, Chair. I just want 6 to let you know I've been working with 7 Derrick for the last two years in 8 mentoring. He has been someone that is 9 coming to our office every two weeks 10 going through the disposition policies, 11 following protocol, making sure that, you 12 know, he is doing the proper 13 communication with community members, 14 with the Councilmember's office.</p> <p>15 There was a lot of back and 16 forth in terms of exchanging properties 17 and stuff that's available and not 18 available. Derrick has been someone that 19 really has stepped up and was always 20 ready, and it's a good time to give 21 someone like Derrick a chance.</p> <p>22 Thank you. 23 CHAIRMAN WETZEL: Thank you. 24 Angel, is this part of our</p> |
| <p style="text-align: right;">Page 15</p> <p>1 Blatstein.</p> <p>2 MR. BLATSTEIN: Hello. My name 3 is Jeremy Blatstein. 4 I'm in support of this project. 5 The Turn the Key program is a phenomnal 6 program that is getting homeownership, 7 and realistically the only question I 8 really would ask is whether or not the 9 project meets the standards of the Land 10 Bank. And obviously it's getting to this 11 point, so I think that if it meets the 12 standards of the Land Bank, that the 13 project should get approved. 14 Thank you. 15 CHAIRMAN WETZEL: Thank you for 16 your comments. 17 I have no other persons signed 18 up for public comments on this, so we'll 19 wait for Andrea to come back.</p> <p>20 MR. RUSHDY: Herb? 21 CHAIRMAN WETZEL: I see you. I 22 don't see you -- 23 MR. RUSHDY: Yes. You're 24 right. I missed that. I just wanted</p> | <p style="text-align: right;">Page 17</p> <p>1 minority developer program? 2 MR. RODRIGUEZ: Not 3 technically. It's adjacent. I think 4 Derrick Cain was -- he's affiliated with 5 the Urban Developers Association, but I 6 don't believe he was in the first cohort.</p> <p>7 MR. RUSHDY: No. There is an 8 Urban Developers Association cohort, 9 there is an Enterprise Center cohort, 10 there is the MDP cohort, and then there 11 is individual efforts that total probably 12 about 35, 40 developers. Kind of the 13 common people are doing the same thing, 14 so Derrick is one of them.</p> <p>15 MR. HESTAND: That's correct. 16 He is independently affiliated as a part 17 of this program and has followed all of 18 the procedures, just as all the rest of 19 the developers have. 20 Thank you, sir. 21 MR. BROWN: Can Derrick raise 22 his hand just to put a name with a face. 23 Thank you. 24 CHAIRMAN WETZEL: This is great</p> |

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| <p style="text-align: right;">Page 18</p> <p>1 that we are and we have been able to and 2 we'll continue to do it, is support the 3 development of people who really have not 4 the easiest path to get into the system, 5 and so we want to keep that door open and 6 open it wide. 7 So thank you for sticking with 8 it, and if we approve this, which I hope 9 we do, congratulations. We're looking 10 forward to it. 11 MR. CAIN: Thank you. 12 CHAIRMAN WETZEL: If all the 13 letters are in support. 14 MR. RODRIGUEZ: Yeah, they are. 15 MR. HESTAND: Yes, they are. 16 MR. RODRIGUEZ: Here she comes. 17 (Ms. Saah re-entered the 18 conference room.) 19 CHAIRMAN WETZEL: Go ahead. 20 MS. SAAH: Thank you, and I 21 apologize to everyone. I just want to 22 apologize for the delay. 23 So the Cain Capital Group's 24 project received a letter from Charlene</p> | <p style="text-align: right;">Page 20</p> <p>1 Board to support this project because it 2 presents a valuable opportunity for 3 growth and improvement in this section of 4 West Philadelphia. 5 The second is a letter from 6 Jumpstart Philly signed by Ken Weinstein, 7 President. He's writing to express his 8 strong support for Mr. Cain and the 9 proposal submitted by Cain Capital Group 10 for the development of income-restricted 11 new construction homes in the East 12 Parkside section of West Philadelphia. 13 He says Mr. Cain is a graduate 14 of his Jumpstart Kensington program and 15 is qualified to take on this impactful 16 project. 17 The project represents a 18 significant opportunity to address the 19 pressing need for affordable housing in 20 the East Parkside community, which has 21 faced serious challenges related to 22 housing affordability, leading to 23 displacement and economic instability for 24 many residents.</p> |
| <p style="text-align: right;">Page 19</p> <p>1 Vega. She's a tenant in one of the 2 properties owned by Mr. Cain. She's 3 writing to express her strong support for 4 this new construction project in the 5 Parkside section of West Philadelphia. 6 As a resident, she has 7 witnessed firsthand the positive impact 8 that thoughtful development can have on a 9 neighborhood. This project promises to 10 bring much-needed housing options and 11 community amenities to Parkside, and it 12 aligns with the goals of revitalizing the 13 area, while ensuring that it remains 14 accessible and inclusive for all 15 residents. 16 She's fortunate to have Derrick 17 Cain as her landlord, who has 18 consistently demonstrated a commitment to 19 maintaining and improving the properties 20 he manages. His support for this new 21 project reflects his dedication to 22 enhancing the community and providing 23 quality living spaces for residents. 24 She says she strongly urges the</p> | <p style="text-align: right;">Page 21</p> <p>1 Mr. Cain's commitment to 2 creating homes that are both affordable 3 and well constructed is a crucial step 4 towards enhancing the quality of life for 5 families in the area, and he urges the 6 Board to approve this project. 7 Next is a letter from David 8 Langlieb, Executive Director of the 9 Philadelphia Accelerator Fund, writing to 10 the Land Bank to support Cain Capital 11 LLC's application to acquire three 12 residential lots in the East Parkside 13 section. 14 The Accelerator Fund is 15 strongly supportive of this project, as 16 they are mission-focused on providing the 17 "but for," in quotes, financing into 18 constructing affordable homes for 19 Philadelphia residents by small Black and 20 Brown-owned development firms as well as 21 non-profits. 22 Their letter of interest for a 23 portion of the project's financing has 24 been submitted, and he affirms their</p> |

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| <p style="text-align: right;">Page 22</p> <p>1 strong support for the construction of 2 new, quality housing eligible for Turn 3 the Key on each of these new 4 three-bedroom homes.</p> <p>5 Two more letters. One is from 6 Resolve Philly signed by Jean 7 Friedman-Rudovsky. She's the Co-Founder 8 and Executive Director of Resolve Philly, 9 an award-winning local newsroom here in 10 Philadelphia, expressing her strong 11 support for her former colleague, Derrick 12 Cain, and the proposal submitted by Cain 13 Capital Group for this new home 14 construction.</p> <p>15 The project is an excellent 16 opportunity to address the critical need 17 for affordable housing in a community 18 that has faced significant obstacles 19 related to housing affordability, which 20 has fueled displacement and likely led to 21 increased economic instability for many 22 of the area's residents.</p> <p>23 Mr. Cain has demonstrated a 24 strong commitment to creating homes that</p> | <p style="text-align: right;">Page 24</p> <p>1 submitted for the development of 2 income-restricted new construction new 3 homes in this section of Philadelphia. 4 This project represents a significant 5 opportunity to address the pressing need 6 for affordable housing in the community, 7 which has faced challenges relating to 8 housing affordability, which has led to 9 displacement and economic instability for 10 many residents.</p> <p>11 He has a -- Mr. Cain has a 12 relentless commitment to creating homes 13 that are both affordable and well 14 constructed, which is a critical and 15 crucial step to enhancing the quality of 16 life for families.</p> <p>17 I do want to mention that there 18 was one other letter submitted by 19 Mr. Cain himself. It is written on 20 LiUNA, which is Metropolitan Area of 21 Philadelphia/Baltimore/Washington 22 Laborers' District Council, and signed by 23 Ryan Boyer, Business Manager. However, 24 because this did not come directly from</p> |
| <p style="text-align: right;">Page 23</p> <p>1 are both affordable and well constructed, 2 which is the kind of development that is 3 needed throughout Philadelphia, 4 particularly in East Parkside.</p> <p>5 She's also very confident that 6 Mr. Cain will go about this project with 7 a community-centered approach. He spent 8 the last five years leading Resolve 9 Philly's community engagement work and 10 team, and she bore witness to his 11 unwavering determination to always center 12 those whom Resolve aims to serve, 13 communities in this city who have been 14 long under or misrepresented in the news. 15 He's remarkably gifted at forging 16 connections, building relationships, and 17 then executing work that fills the needs 18 and desires of the people he's working to 19 serve and support.</p> <p>20 And then lastly is a letter 21 from Rhonda Willingham, who did not 22 indicate her connection to Mr. Cain. 23 She's writing to express her strong 24 support of Mr. Cain and the proposal</p> | <p style="text-align: right;">Page 25</p> <p>1 the entity, we are not able to put it on 2 record.</p> <p>3 CHAIRMAN WETZEL: Okay. 4 MS. SAAH: All of these letters 5 will be attached to the minutes. 6 CHAIRMAN WETZEL: Thank you, 7 Andrea.</p> <p>8 There are no more public 9 comments because we've already had it, so 10 can I get a motion?</p> <p>11 MR. JEREMIAH: Motion to adopt. 12 CHAIRMAN WETZEL: Can I get a 13 second?</p> <p>14 MR. BEAUVAIS: Second. 15 CHAIRMAN WETZEL: The motion 16 has been made and properly seconded. 17 All in favor say aye. 18 (Aye.) 19 CHAIRMAN WETZEL: Opposed nay. 20 (No response.) 21 CHAIRMAN WETZEL: The ayes have 22 it.</p> <p>23 The next resolution. 24 MR. RODRIGUEZ: We'll have</p> |

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| <p style="text-align: right;">Page 26</p> <p>1 Brian Romano present the next item. 2 MR. ROMANO: Good morning, 3 Board Chair and members of the Board. I 4 am Brian Romano, Project Manager, PHDC. 5 Today we are asking the Board 6 to authorize a resolution for disposition 7 of properties to BMK Properties LLC to 8 develop 43 single-family homeownership 9 units in the Fifth Council District. The 10 units will each be two stories with a 11 finished basement and contain three 12 bedrooms and two bathrooms. They will be 13 sold to households with incomes at or 14 below 100 percent AMI, for a maximum 15 sales price of \$280,000. 16 The homes will be eligible for 17 the Neighborhood Preservation 18 Initiative's Turn the Key program and 19 will be subject to a Declaration of 20 Restrictive Covenants. 21 The application was unsolicited 22 and evaluated pursuant to the disposition 23 policy. An EOP plan will apply to this 24 project. The properties included in this</p> | <p style="text-align: right;">Page 28</p> <p>1 morning. 2 CHAIRMAN WETZEL: Good morning. 3 REVEREND WILLIAMS: Good 4 morning. I'm here to speak on No. 3 and 5 the property that was aforementioned. I 6 am the program manager for the Strawberry 7 Mansion Community Development 8 Corporation, former community liaison for 9 the Strawberry Mansion Neighborhood 10 Action Center and have been working in 11 Strawberry Mansion for over 21 years. 12 I often remind the residents of 13 Strawberry Mansion that a community 14 without a plan will be planned for. 15 Strawberry Mansion is in transition. 16 Some good things are happening, and 17 hopefully it's coming down the pike. 18 Turn the Key is exactly what our 19 community needs. It's a community of 20 generations. It's a community of 21 families. 22 We often at the CDC try to help 23 through home improvement programming, 24 which help those that have been in their</p> |
| <p style="text-align: right;">Page 27</p> <p>1 project are as follows: 2518, 2522, 2 2525, 2530 and 2561 North Dover Street; 3 2544, 2600, 2603, 2611, 2640, 2710, 2837, 4 2931, 2935, 3019, 3021, 3027, 3029, 3031 5 and 3039 West Oakdale Street; 2423, 2425, 6 2437, 2446, 2468, 2469, 2501, 2502, 2505, 7 2506, 2513, 2516, 2517, 2526, 2529, 2539, 8 2542, 2556, 2567, 2609, 2620, 2621 and 9 2626 North Stanley Street. 10 Thank you, Mr. Chair. 11 CHAIRMAN WETZEL: Thank you. 12 Are there any questions from 13 the Board? 14 (No response.) 15 CHAIRMAN WETZEL: Hearing none, 16 Andrea, do we have any written comments? 17 MS. SAAH: There were no 18 written comments received prior to this 19 meeting. 20 CHAIRMAN WETZEL: Comments from 21 the public on this resolution. 22 Reverend Tyrone Williams. 23 Thank you, Reverend Williams. 24 REVEREND WILLIAMS: Good</p> | <p style="text-align: right;">Page 29</p> <p>1 houses for years and decades to stay in 2 their homes. Some of these homes have 3 family members who are grown adults 4 because they're staying with mom or dad 5 or in the home as a family unit. 6 Some of these young people, 7 young adults, would love to have an 8 opportunity to have a home of their own 9 next to their family member. Strawberry 10 Mansion has been built that way for 11 decades. We're trying to keep it that 12 way. Turn the Key helps us to keep it 13 that way, make affordable housing to 14 those who might not have afforded without 15 programs such as Turn the Key. 16 And we ask you, please support 17 this resolution that BMK Properties can 18 bring this wonderful project to 19 Strawberry Mansion. 20 Thank you. 21 CHAIRMAN WETZEL: Thank you, 22 Reverend Williams. 23 Patricia Thomas. 24 Good morning.</p> |

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| <p style="text-align: right;">Page 30</p> <p>1 MS. THOMAS: Good morning. I'm 2 Pat Thomas and I'm here on behalf of Turn 3 the Key. 4 About three weeks ago, we got 5 to meet this wonderful developer, who 6 took his time and explained to North 7 Philadelphia what Turn the Key had to 8 offer. 9 The room was crowded. The 10 community was applaud by this affordable 11 housing program, even though I can't 12 benefit personally from it but my people 13 within my community can. First-time 14 homebuyers, the program stood out. 15 We are very pleased to have 16 this gentleman come to our community, our 17 community. I feel this is a give-back to 18 the people of Strawberry Mansion. For 19 many years, Strawberry Mansion, in my 20 opinion, has been left out of so many 21 things that we were entitled to. So to 22 give back is an honor, and we accept 23 that. 24 We support this program, want</p> | <p style="text-align: right;">Page 32</p> <p>1 to inspire them to come back. So this 2 homeownership program will inspire them 3 to come back and support the community 4 that their grandparents supported. 5 We are a community of 6 homeowners. So in order to continue in 7 that way, we want to support this 8 program, support our young people, and 9 support us, even our elders. I would 10 love to see them all to come back and to 11 live in the homes that they grew up in, 12 to live next door to the people that they 13 know. 14 So supporting this particular 15 program is very important to me and all 16 of Strawberry Mansion. So I ask that you 17 please support this program and our 18 community. And our community. We need 19 your support just as you need our 20 support. So please help us to continue 21 to thrive in our own community. 22 Thank you. 23 CHAIRMAN WETZEL: Thank you. 24 (Applause.)</p> |
| <p style="text-align: right;">Page 31</p> <p>1 this housing program 110 percent. This 2 is our community, and no one can speak 3 better for us than us, and I speak on 4 behalf of the community in Strawberry 5 Mansion where I have resided more than 6 40-plus years. 7 Thank you. 8 CHAIRMAN WETZEL: Thank you. 9 Diane Davis. 10 MS. DAVIS: Good morning. 11 (Good morning.) 12 MS. DAVIS: My name again is 13 Diane Davis and I happen to be a resident 14 most of my life of Strawberry Mansion 15 area. I am the President of our 16 Strawberry Mansion subcommittees for our 17 Strawberry Mansion Neighborhood Action 18 Center, and I am here in support of this 19 resolution. I'm here in support of our 20 community. 21 This housing program will 22 bring -- some of our young people who go 23 away to school don't return to the 24 community because there's nothing there</p> | <p style="text-align: right;">Page 33</p> <p>1 CHAIRMAN WETZEL: I don't want 2 to mispronounce this. Is this -- 3 MS. McCULLOUGH: Willamae. 4 CHAIRMAN WETZEL: Willamae 5 McCullough. I got you. 6 MS. McCULLOUGH: Good morning. 7 (Good morning.) 8 MS. McCULLOUGH: My name is 9 Willamae McCullough and I'm speaking on 10 behalf of the National Association of 11 Each One Teach One Philadelphia. I 12 support the youth. I'm the President, 13 and I am here to bring tangible resources 14 to our community. 15 So I'm supporting this project, 16 and I also would like to have an inside 17 connection for our youth so that we will 18 be able to bring the resources that are 19 tangible and hands-on to them. So I 20 support. 21 CHAIRMAN WETZEL: Thank you. 22 (Applause.) 23 CHAIRMAN WETZEL: And Jihad 24 Ali.</p> |

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| <p style="text-align: right;">Page 34</p> <p>1 MR. ALI: Good morning, 2 everyone. 3 (Good morning.) 4 MR. ALI: I'm here to support 5 this resolution. I'm here to support the 6 developer and the community group. 7 Strawberry Mansion Council has been -- 8 I've been in North Philly most of my 9 life. I go back when Vernon Marks was 10 one of the leaders in North Philly. And 11 Strawberry Mansion CDC, they've been 12 trying to turn that neighborhood around. 13 I think we should acknowledge 14 that the only one that really has been up 15 there doing affordable housing is Kelvin 16 Jeremiah. Other than him, there's really 17 been no private developers up there 18 making a dent in it the way that 19 Mr. Jeremiah has been doing. So for Mo 20 Rushdy to come up here, I think it's a 21 great opportunity. 22 One thing that the reverend 23 mentioned was, he mentioned the word a 24 home of your own. Those of you who</p> | <p style="text-align: right;">Page 36</p> <p>1 is an accomplished developer. 2 I support the communities 3 behind this, and I think it's a great 4 change and it will make a big difference 5 in North Philadelphia. 6 Thank you. 7 CHAIRMAN WETZEL: Thank you, 8 Mr. Ali. 9 (Applause.) 10 CHAIRMAN WETZEL: No one else 11 has signed up to speak to this 12 resolution -- 13 UNIDENTIFIED SPEAKER: Excuse 14 me. Two people were late, Mr. Battle. 15 CHAIRMAN WETZEL: Please. Just 16 identify yourself. 17 MR. BATTLE: Good morning, 18 everyone. Lawrence Battle. I'm the 19 Strawberry Mansion Neighborhood Action 20 Center. Reverend Tyrone Williams, he 21 suggested I take the job, and I'm excited 22 about the job. 23 When I found out what Mo was 24 doing, I was excited about someone doing</p> |
| <p style="text-align: right;">Page 35</p> <p>1 remember history, that was the call of 2 the real estate development after 3 Roosevelt. It was have a home of your 4 own, and that was the thing that led the 5 fire across this nation for 6 homeownership. But just like in that 7 day, Black people were excluded from that 8 because of redlining. But Mo Rushdy, to 9 his credit as a developer, he's giving 10 opportunity for young Black people and 11 men and women to come in and get in the 12 development field. But this is a 13 tremendous opportunity. 14 (Applause.) 15 MR. ALI: One thing, when you 16 ride around Philly, go up to Northeast, 17 you see JP Orleans homes, you see blocks 18 and blocks. Well, they started with 19 developers growing in capacity. This 20 program, Mo is not the biggest, he's a 21 substantial developer. He's not as big 22 as Mr. Jeremiah because he doesn't have 23 the resources Mr. Jeremiah has, but he 24 can grow, right? No disrespect. But he</p> | <p style="text-align: right;">Page 37</p> <p>1 something, and so when he brought this 2 project to me, this initiative to me, I 3 was like I'm going to support him, 4 because we need somebody doing something 5 in the neighborhood. 6 My job is to help people with 7 tangled titles, also tax liens as well as 8 mortgage foreclosures, and as I wind 9 around the neighborhood, I see these 10 empty lots, and I find that these empty 11 lots need to be developed for their 12 quality of life improvement. 13 Also another one actually -- I 14 actually sort of kind of put this in the 15 air, it's the blight buster. That's 16 where I'm glad that Mo is taking care of 17 the blight in the neighborhood. So I 18 thank you. 19 (Applause.) 20 CHAIRMAN WETZEL: Thank you. 21 Are we all good? 22 Please identify yourself. 23 MS. WIGGINS: Good morning, 24 everyone.</p> |

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Exhibit A

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| <p style="text-align: right;">Page 38</p> <p>1 (Good morning.)</p> <p>2 MS. WIGGINS: My name is</p> <p>3 Jacqueline Wiggins, and while I have been</p> <p>4 a resident of North Central Philadelphia</p> <p>5 forever, my recent move to what I call</p> <p>6 Upper North Philadelphia, which is</p> <p>7 Germantown, is because I'm of age and I</p> <p>8 could do that and I had to. However, I</p> <p>9 am always in North Central in terms of my</p> <p>10 volunteer efforts, and that would include</p> <p>11 the support of Strawberry Mansion in</p> <p>12 terms of what I've heard the residents</p> <p>13 say and also in terms of anything that is</p> <p>14 going to support our young people, our</p> <p>15 elders, our families, because we are</p> <p>16 that, we are families.</p> <p>17 And so with respect to the Turn</p> <p>18 the Key project, if the residents and the</p> <p>19 residents of Strawberry Mansion are in</p> <p>20 support, I as a volunteer, as a former</p> <p>21 committee person for the 32nd Ward, and</p> <p>22 as a volunteer at Amos Playground, church</p> <p>23 advocate, urban creators and so forth, I</p> <p>24 support this effort.</p> | <p style="text-align: right;">Page 40</p> <p>1 Congratulations.</p> <p>2 (Applause.)</p> <p>3 CHAIRMAN WETZEL: Are we ready</p> <p>4 to go to the side yards?</p> <p>5 MR. RODRIGUEZ: Yes.</p> <p>6 CHAIRMAN WETZEL: I'd like to</p> <p>7 ask the Board if we essentially could</p> <p>8 create a consent agenda and have one vote</p> <p>9 on both side yards.</p> <p>10 Is there any opposition from</p> <p>11 any member of the Board?</p> <p>12 (No response.)</p> <p>13 CHAIRMAN WETZEL: Hearing none,</p> <p>14 please present both.</p> <p>15 MR. RODRIGUEZ: Good morning,</p> <p>16 Board Chair, Board, and the public.</p> <p>17 Today we're asking that the Board approve</p> <p>18 the disposition of the properties below</p> <p>19 for conveyance to the following</p> <p>20 applicants as a side or rear yard. The</p> <p>21 applicants own and reside in the adjacent</p> <p>22 home to the properties in question. The</p> <p>23 properties will be subject to a 30-year</p> <p>24 mortgage and permanently restricted for</p> |
| <p style="text-align: right;">Page 39</p> <p>1 Thank you.</p> <p>2 CHAIRMAN WETZEL: Thank you.</p> <p>3 (Applause.)</p> <p>4 CHAIRMAN WETZEL: Can I get a</p> <p>5 motion to adopt?</p> <p>6 MR. BROWN: Mr. Brown --</p> <p>7 MR. JEREMIAH: I move -- you go</p> <p>8 ahead. I defer to you.</p> <p>9 MR. BROWN: Motion to adopt.</p> <p>10 CHAIRMAN WETZEL: Can I get a</p> <p>11 second?</p> <p>12 MR. JEREMIAH: I am pleased to</p> <p>13 move for the adoption.</p> <p>14 CHAIRMAN WETZEL: Can I get a</p> <p>15 second?</p> <p>16 MR. BEAUVAIS: Second.</p> <p>17 CHAIRMAN WETZEL: The motion</p> <p>18 has been made and properly seconded.</p> <p>19 All in favor say aye.</p> <p>20 (Aye.)</p> <p>21 CHAIRMAN WETZEL: Opposed nay.</p> <p>22 (No response.)</p> <p>23 CHAIRMAN WETZEL: The ayes have</p> <p>24 it.</p> | <p style="text-align: right;">Page 41</p> <p>1 use as a side/rear yard.</p> <p>2 First we have 1911 Mountain</p> <p>3 Street in the Second Councilmanic</p> <p>4 District to be disposed to Amy M. Brown</p> <p>5 and then we have 2248 Ruffner Street in</p> <p>6 the Eighth Councilmanic District to be</p> <p>7 disposed to Victor R. Shell.</p> <p>8 CHAIRMAN WETZEL: Thank you.</p> <p>9 Are there any questions from</p> <p>10 the Board members on these two</p> <p>11 dispositions?</p> <p>12 MS. LOPEZ KRISS: I have one</p> <p>13 comment. The 1911 Mountain Street is in</p> <p>14 an area that we desperately need</p> <p>15 affordable housing and potentially could</p> <p>16 be developed (unintelligible).</p> <p>17 COURT REPORTER: I'm sorry. I</p> <p>18 can't hear you.</p> <p>19 MS. LOPEZ KRISS: The 1911</p> <p>20 Mountain Street is in an area that needs</p> <p>21 affordable housing and could desperately</p> <p>22 (unintelligible).</p> <p>23 MR. RODRIGUEZ: So just as</p> <p>24 background for the Board, typically in</p> |

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| <p style="text-align: right;">Page 42</p> <p>1 the Second Councilmanic District in terms 2 of land use policies, the Second 3 Councilmanic District has identified 4 19146 as a priority for affordable 5 housing. This property actually is in 6 19145. Also, it does have the support of 7 the Council President for disposition as 8 a side yard. Not to dispute what the 9 Board member has stated. That is an 10 active and ongoing conversation with the 11 Council President's office. It's very 12 rare that we see a side yard disposition 13 in the Second Councilmanic District. 14 MR. GOODMAN: Angel, are we to 15 assume that -- the site photos show the 16 site is already being stewarded. Safe to 17 assume it's the applicant that's doing 18 that? 19 MR. RODRIGUEZ: Correct. That 20 is true. 21 CHAIRMAN WETZEL: No one has 22 signed up for this. 23 MS. LOPEZ KRISS: There was a 24 gentleman in the back.</p> | <p style="text-align: right;">Page 44</p> <p>1 working on it since 2017, adapting it, 2 taking care of it, grooming it, cleaning 3 it, and doing everything that needed to 4 be done to preserve it. I was told that 5 I could get it if I continue to do this 6 process. 7 Now I'm here today pleading my 8 case, just asking for that little piece 9 of property so I can continue to enjoy it 10 and do what I love to do for the 11 community. 12 It's not mine, just mine. It's 13 all of ours. The whole neighborhood 14 loves the scenery, the Christmas 15 decorations, whatever I put up, and it's 16 such a blessing to have it. 17 So I'm just asking that you try 18 to lead on your heart to give it to me. 19 I've been working pretty hard in there, 20 and I love it so much. So please give me 21 a break. 22 CHAIRMAN WETZEL: Thank you. 23 (Applause.) 24 CHAIRMAN WETZEL: All right. I</p> |
| <p style="text-align: right;">Page 43</p> <p>1 CHAIRMAN WETZEL: Did you raise 2 your hand? Please come forward. 3 MR. RODRIGUEZ: Is it for this 4 item or for -- 5 CHAIRMAN WETZEL: Is it for one 6 of the two properties? 7 MR. JERRY BROWN: Just the one. 8 I'm here with my mom, Amy Brown, for 1911 9 Mountain Street. 10 COURT REPORTER: Can you just 11 state your name. 12 MR. JERRY BROWN: Jerry Brown. 13 I'm a little anxious because 14 we've been trying to get this lot for -- 15 well, she's been trying to get it for 16 seven years, and she loves decorating -- 17 MS. AMY BROWN: Good morning, 18 everybody. 19 (Good morning.) 20 MS. AMY BROWN: Praise the 21 Lord, first and foremost. I'm coming 22 here to plead my case, because I was told 23 that I can have the 1911 residence next 24 door to me for a side lot. I've been</p> | <p style="text-align: right;">Page 45</p> <p>1 don't think there's any more public 2 comment needed on this. It was 3 beautiful. 4 Can I get a motion to adopt 5 these two resolutions? 6 MR. GOODMAN: Motion to approve 7 dispositions. 8 MR. BEAUVAIS: Second. 9 CHAIRMAN WETZEL: The motion 10 has been moved and properly seconded. 11 All in favor of these 12 dispositions say aye. 13 (Aye.) 14 CHAIRMAN WETZEL: Opposed nay. 15 (No response.) 16 CHAIRMAN WETZEL: The ayes have 17 it. 18 Congratulations. 19 (Applause.) 20 CHAIRMAN WETZEL: Okay. This 21 has been a good day. 22 We're on public comment, old 23 business and new business. I have Kevin 24 Upshaw signed up to speak.</p> |

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| <p style="text-align: right;">Page 46</p> <p>1 MR. UPSHAW: Yeah.</p> <p>2 CHAIRMAN WETZEL: Please come</p> <p>3 to the podium, sir.</p> <p>4 MR. UPSHAW: Good morning.</p> <p>5 Kevin Upshaw, Strawberry Mansion Learning</p> <p>6 Center.</p> <p>7 We've been working with kids in</p> <p>8 the community for over 20 years.</p> <p>9 Actually, I worked with the City over</p> <p>10 25 years in youth detention. And we</p> <p>11 started a community learning center where</p> <p>12 we work with kids, we mentor kids, we do</p> <p>13 a lot of anti-violence stuff. We feed</p> <p>14 kids, we take kids on trips. And my</p> <p>15 reason for coming is to request a lot</p> <p>16 that's right across from our property.</p> <p>17 We've had success with working</p> <p>18 with the Phillies and recently a company</p> <p>19 called King's Swings, and what they're</p> <p>20 doing is donating recreational swings and</p> <p>21 all kind of things that we could use to</p> <p>22 get the kids engaged and burn up a lot of</p> <p>23 energy. And we have on this lot --</p> <p>24 actually I have some plans here that they</p> | <p style="text-align: right;">Page 48</p> <p>1 anything about it. So we really want the</p> <p>2 lot. We really want to do some good.</p> <p>3 We've been doing good in the community</p> <p>4 quite a long time. Actually, we met PHA,</p> <p>5 and they helped us to do things and clean</p> <p>6 up the area and actually clean our</p> <p>7 building up to get a start.</p> <p>8 I've given my all to this. So</p> <p>9 I just want to let you know we have the</p> <p>10 help. We just need the land.</p> <p>11 MR. JEREMIAH: What's the</p> <p>12 address of the property?</p> <p>13 MR. UPSHAW: 3000 Dauphin</p> <p>14 Street.</p> <p>15 MR. RODRIGUEZ: 3000 Dauphin?</p> <p>16 MR. UPSHAW: 3000, right.</p> <p>17 MR. RODRIGUEZ: So what we will</p> <p>18 do is look and look for your application.</p> <p>19 I'll get you an update.</p> <p>20 MR. UPSHAW: The application,</p> <p>21 you had to have the application in. This</p> <p>22 is actually the plans that --</p> <p>23 MR. RODRIGUEZ: I'm going to</p> <p>24 ask you to hold onto that. So let me</p> |
| <p style="text-align: right;">Page 47</p> <p>1 sent that they could actually help us and</p> <p>2 donate swing sets and other things to</p> <p>3 create some green space and a park for</p> <p>4 the kids.</p> <p>5 And I applied for the property,</p> <p>6 and it's just been -- I just applied for</p> <p>7 it. I haven't gotten anything positive,</p> <p>8 and I did talk with the Phillies along</p> <p>9 with King's Swings, and they said they're</p> <p>10 willing to help us.</p> <p>11 So, you know, we wanted to find</p> <p>12 out can you help us, could you convey the</p> <p>13 lot over to the Learning Center so we can</p> <p>14 begin to provide a safe place for the</p> <p>15 kids in the community to learn and grow.</p> <p>16 That's what we're doing. That's what</p> <p>17 we've been doing.</p> <p>18 The lot, I've taken care of it.</p> <p>19 I've spent money to clear it. A haven</p> <p>20 for someone to hide or rob somebody or</p> <p>21 throw someone in the lot. So we just</p> <p>22 cleared it totally off. Been sitting for</p> <p>23 decades.</p> <p>24 So no one is telling us</p> | <p style="text-align: right;">Page 49</p> <p>1 identify what the status of your</p> <p>2 application is.</p> <p>3 Submitted as a garden</p> <p>4 application?</p> <p>5 MR. UPSHAW: It was -- yeah, we</p> <p>6 wanted it as a garden application at the</p> <p>7 time, and then when we connected with the</p> <p>8 swing company -- they're actually</p> <p>9 donating swings to our center on the 19th</p> <p>10 of November, because we have another lot</p> <p>11 that we work with the kids on and do</p> <p>12 outside.</p> <p>13 MR. RODRIGUEZ: I will tell</p> <p>14 you, let me check on the status of it,</p> <p>15 but do not implement anything onto the</p> <p>16 land yet.</p> <p>17 MR. UPSHAW: No. We just</p> <p>18 wanted to come and have a conversation</p> <p>19 and tell you what we're doing and to kind</p> <p>20 of help, just like we have, you know,</p> <p>21 this gentleman, who I support his project</p> <p>22 as well, to have some movement in the</p> <p>23 community to turn some of these abandoned</p> <p>24 areas and lots into something. And I</p> |

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| <p style="text-align: right;">Page 50</p> <p>1 have someone saying, hey, I want to help 2 you, and all I'm saying is, I need your 3 help to make this happen. 4 Thank you for your time. 5 CHAIRMAN WETZEL: Thank you, 6 sir. 7 And our last person signed up 8 for public comment on old and new 9 business is Jihad Ali. 10 MR. ALI: Thank you for 11 allowing me to speak. I just wanted to 12 say real quick, last week -- last month I 13 was down here and I'm reminded of a poem 14 that says those who died yesterday had 15 plans for this morning and those who died 16 this morning had plans for today. 17 Thirty days ago I planned to 18 attend this meeting. I went into the 19 restroom to wash my hands. In a blink of 20 an eye, I was on death's door. 21 From my experience, one thing I 22 wanted to tell you, I was so touched by 23 all the people at PHDC in the back 24 corridor who rushed to render assistance</p> | <p style="text-align: right;">Page 52</p> <p>1 and speak my views. 2 You know I've been down here 3 for years. Counsel, I've battled with 4 you on other things. I respect you. 5 Thank you. 6 I want to thank you all, 7 Mr. Chairman. Dave Thomas, I wanted to 8 thank him, because he was by my side. I 9 want to thank Mo Rushdy, came to the 10 hospital to make sure I was okay. 11 So I'm sorry I got emotional, 12 but sometimes in life -- and I remember 13 30 days before that, I was here in a 14 meeting and a man had a problem, and I 15 said I felt compelled to say we needed to 16 help him. Little would I know 30 days 17 later I needed help. 18 I thank you all. If I never 19 get to say it again, thank you from the 20 bottom of my heart. 21 (Applause.) 22 CHAIRMAN WETZEL: On that note, 23 can I get a motion to adjourn. 24 MR. JEREMIAH: Motion.</p> |
| <p style="text-align: right;">Page 51</p> <p>1 to me, held my hand and prayed over me. 2 (Applause.) 3 MR. ALI: When you go through 4 that, when I was in the hospital, I 5 thought, you know, somebody had mentioned 6 at one of those events I went to -- I've 7 been coming out here for 19 years, and I 8 was like, wow, it's a long time. And in 9 that kind of time, you start to think 10 about people you want to say thank you 11 to. 12 Mr. Chairman, I want to say 13 thank you to you. 14 Mr. Jeremiah, I want to say 15 thank you to you. 16 Nicky Dema, I've known you for 17 years. Thank you to you. 18 Mr. Rodriguez, Angel, I've 19 known you for a long time. I want to say 20 thank you to you. 21 I think I've been fighting a 22 lot of times, and sometimes people take 23 that passion for anger. Angel always was 24 reasonable with me, always let me come</p> | <p style="text-align: right;">Page 53</p> <p>1 CHAIRMAN WETZEL: Can I get a 2 second? 3 MR. GOODMAN: There's a hand 4 raised. 5 MS. BARNES: I have signed up 6 to make a comment also. Linda Williams 7 Barnes. 8 CHAIRMAN WETZEL: No -- 9 MS. BARNES: There were two 10 sheets outside. 11 CHAIRMAN WETZEL: Please go 12 ahead. 13 MS. BARNES: Thank you so much. 14 Good morning. 15 (Good morning.) 16 MS. BARNES: To my sister, we 17 continue, right? 18 Good morning. I would like to 19 comment on the statement and about people 20 getting access to -- I think it was you 21 that said something about people not 22 being given access to the system about 23 this gentleman, his struggle. Okay? I'm 24 a great-grandmother who have been trying</p> |

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| <p style="text-align: right;">Page 54</p> <p>1 to get access to a rehab-able property in 2 the City.</p> <p>3 I have two grandchildren who 4 may not meet that AMI income, which is 5 \$114,000 a year for a family, and all 6 I've heard through this process is that 7 the houses are going to be 280,000, 8 280,000 minimum, minimum, and I'd like to 9 know what can a resident in this city for 10 low -- what are we doing for our 11 low-income families?</p> <p>12 Don't get me emotional. All 13 right? Because I'm going through a 14 process, the Sheriff Department, this 15 department, trying to find houses that 16 are available for my two grandchildren 17 and great-grandchildren, because I'm a 18 grandmother with three-year-olds -- a 19 great-grandmother, excuse me, of 20 three-year-olds trying to keep a roof 21 over their head, because I don't know if 22 they're going to be able to do this with 23 the economy that's moving forward.</p> <p>24 So I ask this Board where do</p> | <p style="text-align: right;">Page 56</p> <p>1 about a month before I found out whose it 2 was, and I finally got them to get that 3 car out of there. And then after that, 4 it was just all grown in with all type of 5 foliage back there. So I had to clean it 6 up, my backyard, and there's a couple 7 houses around there that are like empty 8 houses that have been empty since I've 9 been there, and it's just growth coming 10 from their yards over into my yard and 11 into that lot. And it's like I take care 12 of the lot, and I have no problem with 13 it. I lived in South Carolina, so I have 14 some country tendencies and like to plant 15 stuff.</p> <p>16 But anyway, one of the concerns 17 is that at that sidewalk in front of the 18 lot where I'm at 50 and then 48 is the 19 lot here and then the other house is 46, 20 that sidewalk is completely broken up, 21 safety hazard. It's like about a 22 four-inch curb and then in between it's 23 just all rocky and broken all up.</p> <p>24 So I wanted to look into</p> |
| <p style="text-align: right;">Page 55</p> <p>1 somebody that wants to do rehab-able 2 low-income housing? I don't want a 3 block. I don't want a half a block. I 4 want two houses. That's all I want. And 5 I rest my case.</p> <p>6 Thank you.</p> <p>7 CHAIRMAN WETZEL: Thank you. 8 (Applause.)</p> <p>9 CHAIRMAN WETZEL: Any other 10 public comment?</p> <p>11 MR. SHELL: Yeah. I actually 12 signed the paper there too, but I wasn't 13 called on.</p> <p>14 CHAIRMAN WETZEL: Please come 15 up.</p> <p>16 MR. SHELL: Yes. My name is 17 Victor Shell. I'm here to speak on the 18 property at 2248 Ruffner Street. I live 19 at 2250 Ruffner Street. I moved there 20 two years ago. I purchased the property, 21 cash, the first house I bought. 22 Meanwhile when I moved here, the lot had 23 a small empty car there at 2248. There 24 was a small car there that was there for</p> | <p style="text-align: right;">Page 57</p> <p>1 getting that smoothed out, because my 2 property is pretty much new. The owner 3 who sold it to me had all that 4 straightened out, and I kind of wanted it 5 to be matched in uniform, and I didn't 6 want to do anything without being able to 7 have the rights to do so.</p> <p>8 So that's my insight that I 9 wanted to put into it.</p> <p>10 CHAIRMAN WETZEL: Do you know 11 if that property is in public ownership?</p> <p>12 MR. RODRIGUEZ: It's owned by 13 the City of Philadelphia. So that --</p> <p>14 CHAIRMAN WETZEL: It's owned by 15 the City, not the Land Bank?</p> <p>16 MR. RODRIGUEZ: Correct. So at 17 this point, we couldn't repair the 18 sidewalk. We can request that the City 19 repair the sidewalk prior to conveyance, 20 but at this point, we would have to be -- 21 it would end up getting transferred as a 22 side yard through to Victor Shell.</p> <p>23 CHAIRMAN WETZEL: Have you 24 applied for a side yard?</p> |

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215-504-4622**

Exhibit A

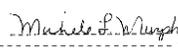
**Board of Directors Meeting
11/12/2024**

| | |
|---|--|
| <p style="text-align: right;">Page 58</p> <p>1 MR. SHELL: Yes. I applied 2 last August. 3 MR. RODRIGUEZ: He was just 4 approved, yeah. So he's going to be 5 getting the property, but it's still in 6 the City's ownership. 7 CHAIRMAN WETZEL: Thank you. I 8 don't think there's anything we can do 9 about repairing the sidewalk. Am I 10 correct? 11 MR. GOODMAN: We can contact 12 Public Property. 13 CHAIRMAN WETZEL: We can ask 14 them to do it. 15 We'll ask them to do it. 16 MS. SAAH: Before we transfer 17 to you. 18 MR. SHELL: Thank you. 19 CHAIRMAN WETZEL: One more 20 time, any other -- yes, ma'am. 21 MS. ROBERSON: Hi. My name is 22 Sharmain Roberson. 23 So this is my first time 24 actually coming to a meeting and all, and</p> | <p style="text-align: right;">Page 60</p> <p>1 you the process. We can show you how to 2 get onto our website and identify 3 properties. 4 MS. ROBERSON: You're going to 5 help me? 6 MR. RODRIGUEZ: I'll walk you 7 downstairs to speak to one of our people, 8 and they'll run you through that. 9 MS. ROBERSON: All right. 10 Thank you. 11 MR. RODRIGUEZ: No problem. 12 CHAIRMAN WETZEL: Thank you. 13 Now can I get a motion to 14 adjourn. 15 MR. BEAUVAIS: So moved. 16 CHAIRMAN WETZEL: One more. 17 MS. GRANT: Hi. My name is 18 Winnie Grant. I'm a City resident. I 19 also have a small business in the City 20 that does blight and Land Bank consulting 21 across the Commonwealth, and I have two 22 questions. 23 One is, what's the timeline for 24 the strategic plan for the Land Bank that</p> |
| <p style="text-align: right;">Page 59</p> <p>1 what I wanted to know was, I went to the 2 CDC on Susquehanna Avenue. So I've just 3 started an LLC of my own, so of course I 4 don't have the money to buy a building 5 and do all of that. So I came down -- 6 because every time I call down City Hall, 7 wherever I call throughout the City to 8 ask about the Land Bank and to ask about 9 the properties that you guys have, nobody 10 knows anything. So I decided to get up 11 and come down this morning to see if 12 somebody could help me get a building to 13 open up a business, to start a business. 14 So that's why I'm here. 15 CHAIRMAN WETZEL: Thank you. 16 Angel. 17 MR. RODRIGUEZ: So those are 18 two separate issues. I would say that we 19 can work with you to identify property 20 for development, but starting a business, 21 that would be the Commerce Department. 22 MS. ROBERSON: I did that 23 already. I started. I got all that. 24 MR. RODRIGUEZ: So we can show</p> | <p style="text-align: right;">Page 61</p> <p>1 was discussed at Council's hearing maybe 2 ten days ago? 3 And then, secondly, what's the 4 plan for engaging all of the community 5 and educating them on what the Land Bank 6 does and showing them how the website 7 works and how the process works beyond 8 Turn the Key? 9 And I applaud Turn the Key. 10 It's wonderful, but there's so much more 11 that the Land Bank could do, so I'm 12 curious to see what's the plan for the 13 strategic plan. 14 MR. RODRIGUEZ: So if I can 15 speak to that. 16 The ordinance was changed in 17 2020. It is the Department of Planning 18 and Development that's required to do a 19 comprehensive plan on land use. So they 20 have a draft RFQ. Jessie Lawrence, who 21 heads the Planning and Development now, 22 has stated by the end of the year they'll 23 have something. So they're going to be 24 doing that.</p> |

**Lexitas Legal Philadelphia
215-504-4622**

Exhibit A

Board of Directors Meeting
11/12/2024

| | |
|---|---|
| <p style="text-align: right;">Page 62</p> <p>1 We are working -- also Planning 2 and Development has also stated we're 3 working on a new website to actually 4 improve our interface with the public, 5 but we admit that previously the Land 6 Bank had a website, then it didn't have a 7 website. And so the plan is to have a 8 separate website. We are meeting with 9 OIT to develop that. 10 Again, the primary agency 11 that's going to be handling that is the 12 Department of Planning and Development. 13 So they are doing the strategic plan. 14 It's not the Land Bank's strategic plan. 15 It is the Department of Development and 16 Planning, so that's according to the new 17 ordinance. 18 MS. GRANT: So contact Jessie 19 Lawrence? 20 MR. RODRIGUEZ: Correct. He 21 did state in Council that he said he 22 would have something by the end of this 23 year. 24 MS. GRANT: Thanks.</p> | <p style="text-align: right;">Page 64</p> <p style="text-align: center;">CERTIFICATE</p> <p>1 I HEREBY CERTIFY that the 2 proceedings, evidence and objections are 3 contained fully and accurately in the 4 stenographic notes taken by me upon the 5 foregoing matter, and that this is a true and 6 correct transcript of same. 7 8 9 10 11 12  13 ----- 14 MICHELE L. MURPHY 15 RPR Notary Public 16 17 18 19 20 (The foregoing certification of this 21 transcript does not apply to any reproduction 22 of the same by any means, unless under the 23 direct control and/or supervision of the 24 certifying reporter.)</p> |
| <p style="text-align: right;">Page 63</p> <p>1 CHAIRMAN WETZEL: Motion to 2 adjourn. 3 MR. BEAUVAIS: So moved. 4 CHAIRMAN WETZEL: Second? 5 MR. JEREMIAH: Second. 6 CHAIRMAN WETZEL: This is the 7 third time I've asked for that. 8 The motion has been made and 9 properly seconded. 10 All in favor say aye. 11 (Aye.) 12 CHAIRMAN WETZEL: Opposed nay. 13 (No response.) 14 CHAIRMAN WETZEL: The ayes have 15 it. 16 Thank you all for coming out, 17 appreciate it, and those who commented 18 publicly. Thank you. 19 - - - 20 (Land Bank Board of Directors 21 Meeting concluded at 11:10 a.m.) 22 - - - 23 24</p> | |

Lexitas Legal Philadelphia
215-504-4622

Exhibit B



1234 Market St., 16th Floor, Philadelphia PA 19107
philadelphialandbank.org

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: November 12, 2024

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for:

- Request for Proposal - Pastor James Allen – Civetta 1, LLC
 - Eleven (11) condominiums of the twenty-two (22) condominiums located at 623-33 N 55th St. of Board-approved disposition to \$250,000 per unit from \$230,000. The increase is due a change in the bedroom makeup from two (2) bedroom units to three (3) bedroom units. The AMI of the Board-approved disposition remains at 80% AMI.
 - Land Bank Board approval – Dates: 9/13/2022; Resolution 2022-28; Settled June 2023
- Request for Proposal – Kensington – New Kensington CDC
 - Seventeen (17) single family homes from \$230,000 to \$250,000 per unit. The increase is due increased construction costs. The AMI of the Board-approved disposition remains at 80% AMI.
 - Land Bank Board approval – Dates: 8/9/2022; Resolution 2022-23; Settled November 2024

TURN the KEY

On November 2nd, the Land Bank and PHDC hosted a Turn the Key "Homes for The Holidays" event from 12 p.m.-3p.m. at Deliverance Evangelistic Church (2001 W. Lehigh Ave.) as part of our commitment to proactive education and outreach to the community. We had 1,721 registrations. We distributed 300, Home Depot buckets and tool kits.

Exhibit B

PHILADELPHIA LAND BANK TURN THE KEY APPROVED PROJECT STATUS AS OF 11/8/2024

| | CD | REQUESTS FOR PROPOSALS AWARDED TO DATE | DEVELOPER | PARCELS | UNITS | AFFORDABLE | AMI | SALE PRICE | TTK AWARD | STATUS |
|----------------------------------|------|---|------------------------|------------|------------|------------|------|---------------|-----------------|--|
| 1 | CD 1 | East Kensington - F Orleans et al | NEW KENSINGTON CDC | 17 | 17 | 17 | 80% | \$250,000 | \$60,000 | SETTLED 11/7/2024 |
| 2 | CD 1 | Martha St 091322 | BMK PROPERTIES | 1 | 19 | 19 | 80% | \$250,000 | \$60,000 | 70% COMPLETE |
| 3 | CD 2 | Grays Ferry - Sears et al 031022 | CIVETTA PROPERTY GROUP | 2 | 12 | 12 | 80% | \$250,000 | \$60,000 | CONSTRUCTION STARTED |
| 4 | CD 2 | Grays Ferry - Dover & Wharton et al | AFFORDABLE ALLIANCE | 12 | 22 | 22 | 80% | \$250,000 | \$60,000 | 75% COMPLETE |
| 5 | CD 2 | Grays Ferry - Wharton & Titan et al | CIVETTA PROPERTY GROUP | 25 | 26 | 26 | 80% | \$230-250,000 | \$50k and \$60k | CONSTRUCTION COMPLETE |
| 6 | CD 2 | Grays Ferry - Dover & Myrtlewood et al | AFFORDABLE ALLIANCE | 17 | 17 | 17 | 80% | \$250,000 | \$60,000 | 45% COMPLETE |
| 7 | CD 4 | Pastor James Allen | CIVETTA PROPERTY GROUP | 17 | 36 | 36 | 80% | \$230-250,000 | \$50k and \$60k | 39% COMPLETE |
| 8 | CD 5 | Hartranft - 9th & Diamond et al - Phase 1 | CIVETTA PROPERTY GROUP | 35 | 35 | 35 | 100% | \$280,000 | \$75,000 | 50% COMPLETE |
| 9 | CD 5 | Hartranft - 9th & Diamond et al - Phase 2 | CIVETTA PROPERTY GROUP | 25 | 26 | 26 | 100% | \$280,000 | \$75,000 | SETTLED 10/4/2024 - CONSTRUCTION STARTED |
| 10 | CD 5 | Strawberry Mansion - Clifford Street 092122 | BMK PROPERTIES | 12 | 12 | 12 | 100% | \$280,000 | \$75,000 | SETTLED - APPLYING FOR PERMITS |
| 11 | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 1) | CIVETTA PROPERTY GROUP | 33 | 33 | 33 | 100% | \$280,000 | \$75,000 | CONSTRUCTION COMPLETE |
| 12 | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 2) | CIVETTA PROPERTY GROUP | 23 | 20 | 20 | 100% | \$290,000 | \$75,000 | CONSTRUCTION COMPLETE |
| 13 | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 3) | CIVETTA PROPERTY GROUP | 24 | 24 | 24 | 100% | \$280,000 | \$75,000 | 95% COMPLETE |
| 14 | CD 5 | North Central - 10th & Cecil B Moore Energy Efficient Homeownership Pilot | CIVETTA PROPERTY GROUP | 1 | 15 | 15 | 100% | \$280,000 | \$75,000 | 80% COMPLETE |
| 15 | CD 5 | Ludlow - W Oxford et al | FE OXFORD | 21 | 19 | 19 | 100% | \$280,000 | \$75,000 | SETTLED - APPLYING FOR PERMITS |
| 16 | CD 5 | Ludlow - N Darien et al | FE DARIEN | 31 | 35 | 35 | 100% | \$280,000 | \$75,000 | SETTLED - APPLYING FOR PERMITS |
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| 18 | CD 5 | Brewerytown - Myrtlewood (Sub-Area 2) | FE MYRTLEWOOD | 34 | 34 | 34 | 100% | \$280,000 | \$75,000 | APPLYING FOR PERMITS |
| 19 | CD 5 | West Poplar - Melon et al (Sub-Area 1) | FE WEST POPLAR | 34 | 34 | 34 | 100% | \$250,000 | \$60,000 | SETTLED - APPLYING FOR PERMITS |
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| 22 | CD 8 | Germantown - Ashmead et al | HOW AFFORDABLE HOUSING | 21 | 21 | 21 | 80% | \$250,000 | \$60,000 | Sent to Council; Sent Transmittal package to city 9/15 |
| TOTAL RFP AWARDED TO DATE | | | | 414 | 504 | 504 | | | | |

Exhibit B

PHILADELPHIA LAND BANK TURN THE KEY APPROVED PROJECT STATUS AS OF 11/8/2024

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| TOTAL RFP AWARDED TO DATE | | | | 414 | 504 | 504 | | | | |

Exhibit C

RESOLUTION NO. 2024 - 49

**RESOLUTION AUTHORIZING CONVEYANCE OF
1614 (ALSO KNOWN AS 1614-18) NORTH 22ND STREET
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 1614 (also known as 1614-18) North 22nd Street (the “**Property**”) to the Philadelphia Housing Authority (“**PHA**”) for disposition, reuse and/or management as determined by 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 PHA for One and 00/100 U.S. Dollar (\$1.00) 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 November 12, 2024.

Exhibit D

Dear Members of the Philadelphia Land Bank Board,

I hope this letter finds you well. My name is Charlene Vega, and I am a current tenant in one of the properties owned by Derrick Cain. I am writing to express my strong support for Cain Capital Group's new construction project in the Parkside section of West Philadelphia.

As a resident, I have witnessed firsthand the positive impact that thoughtful development can have on a neighborhood. Cain Capital Group's project promises to bring much-needed housing options and community amenities to Parkside. This initiative aligns with the goals of revitalizing our area while ensuring that it remains accessible and inclusive for all residents.

I have been fortunate to have Derrick Cain as my landlord, who has consistently demonstrated a commitment to maintaining and improving the properties he manages. His support for this new construction project reflects his dedication to enhancing our community and providing quality living spaces for residents.

I strongly urge the Philadelphia Land Bank Board to support Cain Capital Group's project. It represents a valuable opportunity for growth and improvement in the Parkside section of West Philadelphia. Thank you for considering my perspective, and I look forward to seeing the neighborhood thrive.

Sincerely,

Charlene Vega

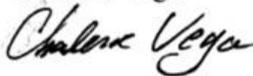


Exhibit D



October 21, 2024

Philadelphia Land Bank
1234 Market Street
Philadelphia, PA 19107

Dear Members of the Philadelphia Land Bank Board,

I am writing to express my strong support for Derrick Cain and the proposal submitted by Cain Capital Group for the development of income-restricted new construction homes in the East Parkside section of West Philadelphia. Derrick is a graduate of our Jumpstart Kensington Program and is qualified to take on this impactful project.

This project represents a significant opportunity to address the pressing need for affordable housing in the East Parkside community. East Parkside, like many neighborhoods in Philadelphia, has faced serious challenges related to housing affordability, which has led to displacement and economic instability for many residents. Derrick's commitment to creating homes that are both affordable and well-constructed is a crucial step toward enhancing the quality of life for families in our area.

Thank you for your consideration and please let me know if you have any questions or concerns.

Sincerely,

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

Ken Weinstein
President

4701 Germantown Ave, 3rd floor, Philadelphia, PA 19144 | jumpstartphilly.com | p: (215) 247-5555

Exhibit D



November 6, 2024

Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: Support Letter | Cain Capital LLC

I, David Langlieb, am writing to the Land Bank to support Cain Capital LLC's application to acquire three (3) residential lots in the East Parkside section of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this project, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, Black and Brown-owned development firms as well as nonprofits.

Our letter of interest for a portion of the project financing has been submitted and I write to reaffirm our strong support. This project will result in the construction of new, quality housing, eligible for Turn the Key and an interest-free, forgivable second mortgage on each new, three bedroom home.

Respectfully,

A handwritten signature in black ink, appearing to read "David Langlieb", is written over a light blue horizontal line.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

Exhibit D

November 8, 2024

Dear Members of the Philadelphia Land Bank Board:

I am writing to express my strong support of Derrick Cain and the proposal submitted by Cain Capital group for the development of income-restricted new construction new homes in the East Parkside section of West Philadelphia.

This project represents a significant opportunity to address the pressing need for affordable housing in the community. East Parkside, like many neighborhoods in Philadelphia, has faced challenges related to housing affordability, which has led to displacement and economic instability for many residents. Derrick's relentless commitment to creating homes that are both affordable and well-constructed is a critical and crucial step towards enhancing the quality of life for families in that area.

Feel free to contact me at 202-391-3178 should you require additional information.

Sincerely,
Rhonda E. Willingham

Exhibit E

RESOLUTION NO. 2024 – 50

**RESOLUTION AUTHORIZING CONVEYANCE OF 3862 PENNSGROVE STREET,
3864 PENNSGROVE STREET AND 1118 NORTH 39TH STREET
TO CAIN CAPITAL GROUP, LLC**

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 3862 Pennsgrove Street, 3864 Pennsgrove Street, and 1118 North 39th Street (collectively, the “**Property**”) to Cain Capital Group, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Three Thousand and 00/100 U.S. Dollars (\$3,000.00) 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 November 12, 2024.

Exhibit F

RESOLUTION NO. 2024 – 51

RESOLUTION AUTHORIZING CONVEYANCE OF 2518, 2522, 2525, 2530 AND 2561 NORTH DOVER STREET; 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031 AND 3039 WEST OAKDALE STREET; 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621 AND 2626 NORTH STANLEY STREET TO BMK PROPERTIES, LLC

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 2518, 2522, 2525, 2530 and 2561 North Dover Street; 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031 and 3039 West Oakdale Street; and 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621 and 2626 North Stanley Street (collectively, the “**Property**”) to BMK Properties, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Forty-Three Thousand and 00/100 U.S. Dollars (\$43,000.00) 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 November 12, 2024.

Exhibit G

RESOLUTION NO. 2024 - 52

**RESOLUTION AUTHORIZING CONVEYANCE OF
1911 MOUNTAIN STREET
TO AMY M. BROWN**

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 interest of the Land Bank to convey 1911 Mountain Street (the “**Property**”) to Amy M. Brown (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 Seventy Thousand and 00/100 U.S. Dollars (\$70,000.00) 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 November 12, 2024.

Exhibit H

RESOLUTION NO. 2024 - 53

**RESOLUTION AUTHORIZING CONVEYANCE OF
2248 RUFFNER STREET
TO VICTOR R. SHELL**

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 interest of the Land Bank to convey 2248 Ruffner Street (the “**Property**”) to Victor R. Shell (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 November 12, 2024

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A

RESOLUTION NO. 2024 - ____

**RESOLUTION ACCEPTING PHILADELPHIA LAND BANK
AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING JUNE 30, 2024**

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

WHEREAS, the Land Bank engaged the audit firm of Mercadien, P.C., Certified Public Accountants (“**Mercadien**”) to audit the Land Bank’s financial statements for Fiscal Year 2024;

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

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

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

1. The Independent Auditor’s Report of the Philadelphia Land Bank issued by Mercadien, P.C., Certified Public Accountants for Year Ended June 30, 2024, is hereby accepted.
2. Land Bank staff is directed to submit the Auditor’s Report to the Department of Community and Economic Development and to Philadelphia City Council as required by the Land Bank Act.
3. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.



Philadelphia Land Bank

2024 Audit Results

This report is intended solely for the information and use of the Board of Directors and management and is not intended to be and should not be used by anyone other than these specified parties.



Agenda

Scope of Services

Audit Process & Results

Required Communications

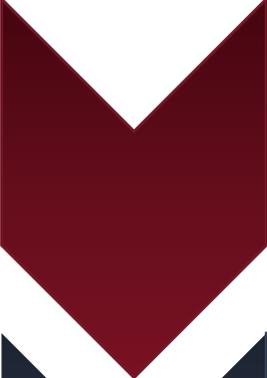
Scope of Services



Report on Financial Statements

Audit in accordance with US GAAS, GAS

Audit Process

- 
- Risk-based approach

- 
- Evaluation of internal controls over financial reporting and compliance

- 
- Detail testing and financial statement draft

Audit Results

Opinion

- Complete
- Unmodified or “Clean” opinion on the FS for 6/30/2024.

US GAAS & GAS

- No findings – noncompliance with laws, regulations, contracts and agreements

Financial Highlights

- Total Assets increased from \$42.7M to \$43.4M
 - Cash increased from \$1.8M to \$7.2M
 - Receivables increased from \$3.3M to \$3.6M
 - Land Inventory/Capital Assets decreased from \$37.6M to \$32.6M
- Total Liabilities increased from \$1.1M to \$5.7M
 - Accounts Payable decreased from \$503k to \$402k
 - Unearned Revenue increased from \$4,500 to \$4.5 million
- Decrease in Net Position of \$3.9M
 - Total revenues were \$3.5M
 - Total expenditures were \$3.8M
 - Total non-operating expenses were \$3.6M

Management Recommendations

- Land valuation
- Cost allocations
- Analytics and risk assessments

Required Communications

Overall

- No changes to the planned audit procedures
- No changes in scope of audit
- No new accounting standards adopted
- No corrected misstatements/Audit Adjustments
- No uncorrected misstatements

Estimates

- Evaluated significant estimates & related assumptions (Depreciation, Compensated Absences, Land Valuation)
- No changes from PY
- Management's estimates are reasonable

Cooperation

- Received full cooperation of management
- No disagreements with management
- No other findings to report

Our Core Values



Contact Information



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(609) 689-2410



Matthew Daly
CPA
Director
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Firm Contact Information

MERCADIEN, P.C., CERTIFIED PUBLIC ACCOUNTANTS

3625 Quakerbridge Road
Hamilton, NJ 08619
609-689-9700



DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.B

RESOLUTION NO. 2024 - ____

**RESOLUTION ADOPTING PHILADELPHIA LAND BANK
OPERATING BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025**

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) was presented with the proposed budget for the fiscal year ending June 30, 2025 (attached to this Resolution), which itemizes the categories and amounts of revenue and expenditures required to fund operations of the Philadelphia Land Bank (“**2025 Operating Budget**”); and

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

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to approve and adopt the Fiscal Year 2025 Operating Budget, subject to the terms of this Resolution.

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

1. The Fiscal Year 2025 Operating Budget, as presented to the Board and attached to this Resolution, is hereby approved and adopted.
2. The Land Bank staff will provide the Board with quarterly financial reporting comparing actual expenditures to the Fiscal Year 2025 budgeted expenditures.
3. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
4. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia Land Bank – FY 2025 Budget Narrative

| | | |
|---|---|------------------------------|
| A. Staff – | | Total: \$1,370,400.00 |
| | The Staffing compliment of the Land Bank consists of nineteen (19) full-time employees. Fifteen (15) of those employees are part of a bargaining unit. Currently three (3) positions are vacant the Land Bank is actively recruiting. The positions are as follows: Executive Director; Real Estate Director (vacant); Senior Attorney; Staff Attorney (vacant); Administrative Assistant; Service Representative; Five (5) Clerks Third Grade; Four (4) Senior Development Specialists (one vacancy); One Development Specialist; One Real Estate Specialist; Two (2) Inspectors II. | |
| B. Fringes – | | Total: \$730,600.00 |
| | The corresponding fringe benefits for the nineteen (19) full-time employees includes: FICA; PA Unemployment benefits; Retirement for full-time employees; Health Insurance costs for full-time employees; Pensions, PHDC cost allocations for services provided. | |
| C. Purchase of Services- | | Total: \$1,399,000.00 |
| | The purchase of services consists of those items requiring the engagement of a third party. They consist of: | |
| 1. Audit Fee | | Total: \$43,500.00 |
| a. Annual Audit required for the Land Bank | | |
| 2. Consulting Services-General | | Total: \$40,000.00 |
| a. Third party professional services related to disposition of properties | | |
| 3. Consulting Services-Acquisition Fees etc. | | Total: \$5,000.00 |
| a. Municipal Tax lien Servicer fees | | |
| 4. Consulting Services-Property Maintenance | | Total: \$590,000.00 |
| a. Services for maintaining the Land Bank’s surplus inventory | | |
| 5. Insurance | | Total: \$530,000.00 |
| a. This includes General Liability, Property, Worker’s Compensation, etc. | | |
| 6. Organization Dues | | Total: \$5,800.00 |
| a. Legal Licenses, Notary Public, etc. | | |
| 7. Labor Legal Services | | Total: \$5,000.00 |
| a. Disputes regarding bargaining unit | | |
| 8. Legal Services; Court Settlements | | Total: \$80,000.00 |
| a. Lawsuits | | |
| 9. License - Computer Software | | Total: \$25,000.00 |
| a. Asset management software | | |
| 10. Office Supplies/Storage | | Total: \$4,000.00 |
| 11. Postal Services | | Total: \$1,700.00 |
| 12. Real Estate Disposition Related Costs | | Total: \$5,000.00 |
| a. Filing fees related to settlements | | |
| 13. Rent - Office Space | | Total: \$56,000.00 |
| a. Pro-rated portion of master lease held by PHDC | | |
| 14. Seminar/Conferences/Training | | Total: \$2,500.00 |
| a. Continuing Legal Education, training for project management | | |
| 15. Subscriptions & Publications | | Total: \$1,500.00 |
| 16. Meals/Business Lunches | | Total: \$2,000.00 |
| a. Ground breakings, Ribbon Cuttings, Trainings for public | | |
| 17. Travel | | Total: \$1,000.00 |
| 18. Other Expenses | | Total: \$1,000.00 |
| D. Total Land Bank Expenses | | Total: \$3,500,000.00 |

REVENUE

| | |
|-------------------------------------|-----------------------|
| • General Fund FY2025 | \$3,000,000.00 |
| • Program Income FY2024 (Carryover) | \$500,000.00 |
| Total Land Bank Revenue | \$3,500,000.00 |

ACQUISITION FUNDS

| | |
|--|-----------------------|
| • US Bank Lien Identified Gardens | \$1,500,000.00 |
| • Acquisitions FY2025 | \$3,500,000.00 |
| Total Land Bank Acquisition Funds | \$5,000,000.00 |

PHILA LAND BANK EXPENSES

FY 2025 Actual vs Budget

October 31, 2024

| | FY25 Budget | FY25 Actual | FY2025 YTD \$ Δ | FY2025 YTD % Budget | FY24 ACTUALS |
|---|---------------------|---------------------|-----------------------|------------------------|---------------------|
| PROFESSIONAL STAFF | | | | | |
| Salary | 1,370,400.00 | 439,231.43 | (931,168.57) | 32% | 1,379,416.02 |
| Compensated Absences | - | - | - | #DIV/0! | 20,946.50 |
| FICA & Medicare | 103,800.00 | 33,174.34 | (70,625.66) | 0.319598651 | 103,852.71 |
| Group Life Insurance | 4,900.00 | 682.63 | (4,217.37) | 0.139312245 | 5,864.38 |
| Health - Medical Contribution | 225,000.00 | 61,211.22 | (163,788.78) | 0.272049867 | 468,842.13 |
| Union Legal Services | 2,550.00 | 870.00 | (1,680.00) | 0.341176471 | 2,670.00 |
| PA Unemployment | 4,350.00 | - | (4,350.00) | 0 | - |
| Pensions | 80,000.00 | 24,335.11 | (55,664.89) | 0.304188875 | 79,647.90 |
| PHDC cost allocations | 310,000.00 | 54,444.45 | (255,555.55) | 0.175627258 | 292,786.09 |
| Tuition Reimbursement | - | - | - | #DIV/0! | - |
| Total Staff Costs | 2,101,000.00 | 613,949.18 | (1,487,050.82) | 29% | 2,354,025.73 |
| PURCHASE OF SERVICES | | | | | |
| Accounting & Systems Services | - | - | - | #DIV/0! | - |
| Advertising & Promotion Activities | - | - | - | #DIV/0! | - |
| Audit Fee | 43,500.00 | (1,500.00) | (45,000.00) | -3% | 43,500.00 |
| Consulting Services-General | 40,000.00 | 938.95 | (39,061.05) | 2% | 9,364.54 |
| Consulting Services-Acquisition Fees etc | 5,000.00 | 5,196.35 | 196.35 | 104% | 3,594.54 |
| Consulting Services-Property Maintenance | 590,000.00 | 116,047.76 | (473,952.24) | 20% | 585,743.06 |
| Employee Incentive | - | - | - | #DIV/0! | - |
| Housing Finance Legal Services | - | - | - | #DIV/0! | - |
| Insurance (incl Gen. Liab., Property, WC, etc.) | 530,000.00 | 573,979.00 | 43,979.00 | 108% | 531,382.82 |
| Leasing - Automotive | - | - | - | #DIV/0! | - |
| Organization Dues | 5,800.00 | - | (5,800.00) | 0% | 5,852.00 |
| Labor Legal Services | 5,000.00 | - | (5,000.00) | 0% | - |
| Legal Services; Court Settlements | 80,000.00 | 36,668.66 | (43,331.34) | 46% | 62,256.07 |
| License - Equipment | - | - | - | #DIV/0! | - |
| License - Computer Software | 25,000.00 | - | (25,000.00) | 0% | 22,821.16 |
| Office Supplies/Storage | 4,000.00 | 1,739.07 | (2,260.93) | 43% | 2,020.55 |
| Parking, Mileage & Fuel | - | - | - | #DIV/0! | - |
| Postal Services | 1,700.00 | 231.50 | (1,468.50) | 14% | 1,663.11 |
| Real Estate Disposition Related Costs | 5,000.00 | 950.00 | (4,050.00) | 19% | 9,625.00 |
| Rent - Office Equipment & Machinery | - | - | - | #DIV/0! | - |
| Rent - Office Space | 56,000.00 | - | (56,000.00) | 0% | 56,000.00 |
| Repairs - Office | - | - | - | #DIV/0! | - |
| Repairs - Property Maintenance | - | - | - | #DIV/0! | - |
| Repairs - Vehicles | - | - | - | #DIV/0! | - |
| Seminar/Conferences/Training | 2,500.00 | - | (2,500.00) | 0% | 2,362.75 |
| Subscriptions & Publications | 1,500.00 | 483.26 | (1,016.74) | 32% | 1,310.29 |
| Telephone/Internet | - | - | - | #DIV/0! | - |
| Meals/Business Lunches | 2,000.00 | - | (2,000.00) | 0% | 1,992.52 |
| Travel | 1,000.00 | 129.10 | (870.90) | 13% | 406.86 |
| Other Expenses | 1,000.00 | 99.00 | (901.00) | 10% | - |
| Total Purchase of Services | 1,399,000.00 | 734,962.65 | (664,037.35) | 53% | 1,339,895.27 |
| Total Land Bank Expenses | 3,500,000.00 | 1,348,911.83 | (2,151,088.17) | 39% | 3,860,770.84 |

REVENUE

| | | | | | |
|-----------------------------------|---------------------|--|--|--|--------------|
| General Fund FY2025 | 3,000,000.00 | | | | 3,804,770.84 |
| Program Income FY2024 (Carryover) | 500,000.00 | | | | (56,000.00) |
| Total Land Bank Revenue | 3,500,000.00 | | | | |

ACQUISITION FUNDS

| | | | | |
|--|---------------------|--|--|--|
| US Bank Lien Identified Gardens | 1,500,000.00 | | | |
| Acquisitions FY2025 | 3,500,000.00 | | | |
| Total Land Bank Acquisition Funds | 5,000,000.00 | | | |

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.C

RESOLUTION NO. 2024 - ____

**RESOLUTION ADOPTING PHILADELPHIA LAND BANK SCHEDULE OF
REGULAR BOARD OF DIRECTORS MEETINGS FOR CALENDAR YEAR 2025**

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

1. For calendar year 2025, the regular meetings of the Board (“Board Meetings”) shall be held at 10:00 a.m. Eastern Prevailing Time on the following dates (generally the 2nd Tuesday of each month):

January 14, 2025

February 11, 2025

March 11, 2025

April 8, 2025

May 13, 2025

June 10, 2025

July 8, 2025

August 12, 2025

September 9, 2025

October 14, 2025

November 18, 2025 (Third Tuesday)

December 16, 2025 (Third Tuesday)

2. Board Meetings shall be held in person in the 17th Floor Boardroom at 1234 Market Street, Philadelphia, PA 19107.
3. Public notice of this schedule shall be given in accordance with the provisions of the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*
4. A memorandum describing the attendance and comment procedures for members of the public will be published at least ten (10) days prior to each Board meeting with the meeting agenda on the Philadelphia Land Bank’s website at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.
5. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
6. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

RESOLUTION NO. 2024 - ____

**RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK
FOR CALENDAR YEAR 2025**

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

Herbert Wetzel – Chair
Nicholas Dema – Vice Chair
Andrew Goodman – Secretary
Rebecca Lopez Kriss – Treasurer

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

Adopted by Philadelphia Land Bank Board of Directors on _____.

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.D.1

RESOLUTION NO. 2024 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1501-17 POINT BREEZE AVENUE
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 1501-17 Point Breeze Avenue (the “**Property**”) to the Philadelphia Housing Authority (“**PHA**”) for disposition, reuse and/or management as determined by 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 PHA for One and 00/100 U.S. Dollar (\$1.00) 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 _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

NATURE OF TRANSACTION: The Philadelphia Land Bank (the PLB) will facilitate the conveyance of title to 1501-17 Point Breeze Avenue (the Property), which is owned by the City of Philadelphia (the City), to the Philadelphia Housing Authority (PHA).

The conveyance of this property will be for disposition, reuse, and management by PHA, specifically for consolidation with an existing PHA housing complex at 2100 Dickinson Street.

The property has been approved for conveyance in consultation with the 2nd Councilmanic District Office.

PROPERTY INFORMATION:

The property listed below 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 property has been transferred by the Department of Public Property to the Land Bank via the Philadelphia Redevelopment Authority.

2nd Councilmanic District

- 1501-17 Point Breeze Avenue

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.D.2

RESOLUTION NO. 2024 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
139 (ALSO KNOWN AS 139-67) EAST CLEARFIELD STREET
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 139 (also known as 139-67) East Clearfield Street (the “**Property**”) to the Philadelphia Housing Authority (“**PHA**”) for disposition, reuse and/or management as determined by 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 PHA for One and 00/100 U.S. Dollar (\$1.00) 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 _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

NATURE OF TRANSACTION: The Philadelphia Land Bank (the PLB) will facilitate the conveyance of title of 139 E. Clearfield Street (also known as 139-67 E. Clearfield Street) (the Property), to the Philadelphia Housing Authority (PHA).

The conveyance of this property will be for disposition, reuse, and management by PHA, specifically for the development of seventy-four (74) affordable rental units utilizing Low Income Housing Tax Credits. The project will be comprised of thirteen (13) three-bedroom townhomes, and a multi-family building housing fifty-four (54) one-bedroom units and seven (7) two-bedroom units, ranging from approximately 630 Square Feet to 1,779 Square Feet.

The property has been approved for conveyance in consultation with the 7th Councilmanic District Office.

PROPERTY INFORMATION:

The property listed below 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 property has been transferred by the Department of Public Property to the Land Bank via the Philadelphia Redevelopment Authority.

7th Councilmanic District

- 139-67 E. Clearfield Street

DECEMBER 10, 2024 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM IV.D.3

RESOLUTION NO. 2024 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
5039, 5045 AND 5047 MARKET STREET ~~AND 5234 WALNUT STREET~~
TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

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 5039, 5045 and 5047 Market Street ~~and 5234 Walnut Street~~ (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (“**PHDC**”) for disposition, reuse and/or management as determined by PHDC.

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

1. The conveyance of the Property to PHDC for One and 00/100 U.S. Dollar (\$1.00) 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 _____.

NATURE OF TRANSACTION: The Philadelphia Land Bank (the PLB) will facilitate the conveyance of title to 5039, 5045, 5047 Market Street and ~~5234 Walnut Street~~ (the Properties), which are owned by the City of Philadelphia (the City), to the Philadelphia Housing Development Corporation (PHDC).

The conveyance of these properties will be for disposition, reuse, and management by PHDC, specifically for the preservation of a community open space.

The properties have been approved for conveyance in consultation with the 3rd Councilmanic District Office.

PROPERTY INFORMATION:

The properties listed below will be conveyed to PHDC 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 Department of Public Property to the PLB via the Philadelphia Redevelopment Authority.

3rd Councilmanic District

- 5039 Market Street
- 5045 Market Street
- 5047 Market Street
- ~~5234 Walnut Street~~

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.E.1

RESOLUTION NO. 2024 - ____

**RESOLUTION AMENDING RESOLUTION 2023-44 TO SUBSTITUTE
NEIGHBORHOOD GARDENS TRUST FOR
CHESTER AVENUE COMMUNITY GARDEN AS PURCHASER AND DEVELOPER**

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 2023-44 adopted on October 10, 2023 (the “**Resolution**”), approved the conveyance of 5232 Chester Avenue (the “**Property**”) to Chester Avenue Community Garden for the preservation of the community garden (the “**Project**”);

WHEREAS, Chester Avenue Community Garden has requested that Neighborhood Gardens Trust (“**NGT**”), a Pennsylvania non-profit organization which has recently admitted Chester Avenue Community Garden as a member of NGT, be substituted as the purchaser of the Property and developer of the Project;

WHEREAS, NGT is in all respects qualified to serve as the purchaser of the Property 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 NGT for Chester Avenue Community Garden as the purchaser of the Property and developer of the project, with all other terms of Resolution 2023-44 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 Neighborhood Gardens Trust as purchaser of the Property 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 Property to Neighborhood Gardens Trust 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 Premises (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be 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 _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

APPLICANT: Chester Avenue Community Garden, on behalf of Neighborhood Gardens Trust

BACKGROUND: The Philadelphia Land Bank (the PLB) approved the conveyance of 5232 Chester Avenue (the Property), then owned by the City of Philadelphia, to the Chester Avenue Community Garden for disposition as a community garden, via Resolution No. 2023-44 on October 10, 2023. Chester Avenue Community Garden recently submitted a request for the Property to be conveyed to the Neighborhood Gardens Trust (“NGT”) for permanent preservation as a community garden instead.

Today, the Board is requested to approve an Amendment to permit the following:

- 5232 Chester Avenue in the Third (3rd) Council District will be conveyed to Neighborhood Gardens Trust (NGT) instead of to Chester Avenue Community Garden.

All terms of the project will otherwise remain the same. The property will be subject to permanent use restrictions, and the property will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage unless the property is transferred prior to the end of the mortgage term. A transfer or sale of the property will be possible only with permission of the Land Bank Board, and if granted, the mortgage must be paid in full.

STAFF RECOMMENDATION: Staff recommends that the Board approve an Amendment to permit 5232 Chester Avenue to be conveyed to Neighborhood Gardens Trust instead of to Chester Avenue Community Garden to facilitate permanent preservation of the community garden.

Prepared by: Angel Rodriguez

Reviewed by: Andrea Imredy Saah

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.E.2

RESOLUTION NO. 2024 – ___

RESOLUTION AMENDING RESOLUTIONS 2022-28, 2022-10, AND 2022-9 TO AUTHORIZE CONVEYANCE OF 623 REAR NORTH 55TH STREET TO CIVETTA 1, LLC FOR REQUIRED CONSOLIDATION WITH 623-33 NORTH 55TH STREET

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; and

WHEREAS, pursuant to Resolution No. 2022-28, adopted on September 13, 2022, which amended Resolution No. 2022-10, adopted on May 10, 2022, which in turn amended Resolution No. 2022-9, adopted on April 12, 2022, the Board of Directors (the “**Board**”) approved the conveyance of 650, 658 and 662 N. Conestoga Street, 5436 W. Girard Avenue, 5552 Harmer Street, 653 N. Sickels Street, 546 and 550 N. 54th Street, 534-40 N. 54th Street and 623-33 N. 55th Street (collectively, the “**Property**”) to Civetta 1, LLC (the “**Developer**”) for the development of eight (8) single-family homeownership units and twenty-eight (28) homeownership units in fourteen (14) duplexes, all to be sold to purchasers with an income at or below 80% of Area Median Income and eligible for participation in the Turn the Key program; and

WHEREAS, when 623-33 N. 55th Street (the “**Parcel**”) was conveyed to the Developer in June 2023, it was believed that a remainder portion of an alley (the “**Former Alley**”) located to the rear of the Parcel was an official alley that could not be included in the area conveyed, but subsequent inquiry by the the City of Philadelphia’s 7th Survey District has since resulted in a directive issued to the Developer stating that the Former Alley, now assessed as 623 Rear N. 55th Street, must be consolidated with the Parcel before construction permits for the development located at the Parcel will be issued; and

WHEREAS, the Former Alley is neither developable as a separate parcel nor accessible from any property other than 623-33 N. 55th Street; and

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the conveyance of the Former Alley to the Developer;

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

1. The conveyance of the Former Alley to the Developer for One and 00/100 U.S. Dollar (\$1.00) 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 _____.
Philadelphia City Council Resolution No. _____ dated _____

APPLICANT: Civetta 1, LLC

BACKGROUND: Pursuant to Land Bank Board Resolution No. 2022-28 (adopted September 13, 2022), which amended Resolution No. 2022-10 (adopted May 10, 2022), which in turn amended Resolution No. 2022-9 (adopted April 12, 2022), Civetta 1, LLC (“Civetta 1”) was approved to develop a total of eight (8) single-family homeownership units on 650, 658 and 662 N. Conestoga Street, 5436 W. Girard Avenue, 5552 Harmer Street, 653 N. Sickels Street, and 546 and 550 N. 54th Street, and twenty-eight (28) condominium units in fourteen (14) duplexes containing one 2-bedroom, 2-bath unit and one 3-bedroom, 2 bath unit each on the following properties: 534-40 N. 54th Street (3 duplexes) and 623-33 N. 55th Street (11 duplexes).

When 623-33 N. 55th Street (originally owned by the City of Philadelphia) was conveyed in June 2023, it was thought that a remainder portion of an alley located to the rear of the parcel was an official alley that could not be included in the area conveyed. Civetta 1 and the Land Bank recently discovered that the area of the alley was conveyed to the City of Philadelphia as a separate parcel in 1956, but it had been dropped from the Office of Property Assessments’ records, which is why it was not included in the original disposition to Civetta 1. The parcel has since been added to the OPA’s records as 623 Rear (aka 623-33 Rear) N. 55th Street. The parcel is not large enough to be developable as a separate parcel, nor is it accessible from any property other than 623-33 N. 55th Street. Furthermore, Civetta 1 has been informed by the 7th Survey District that 623 Rear N. 55th Street must be consolidated with 623-33 N. 55th Street before construction permits may be issued.

Today, the Board is requested to approve an Amendment to permit the following:

- 623 Rear N. 55th Street in the Fourth (4th) Council District will be conveyed to Civetta 1, LLC to facilitate the approved construction of twenty-two (22) condominium units on 623-33 N. 55th Street. 623 Rear N. 55th Street has been approved for conveyance in consultation with the 4th Councilmanic District Office.

STAFF RECOMMENDATION: Staff recommends that the Board approve the conveyance of 623 Rear N. 55th Street to Civetta 1, LLC to permit the project as approved for 623-33 N. 55th Street to proceed as planned.

Prepared by: Angel Rodriguez

Reviewed by: Andrea Imredy Saah

DECEMBER 10, 2024 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM IV.E.3

RESOLUTION NO. 2024 – ____

**RESOLUTION AMENDING RESOLUTIONS 2023-54, 2022-39, AND 2021-52 TO
AUTHORIZE MODIFICATION OF MIXED-INCOME HOMEOWNERSHIP
DEVELOPMENT TO CONVERT SIX (6) MARKET-RATE HOMES TO TURN THE KEY -
ELIGIBLE HOMES**

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; and

WHEREAS, pursuant to Resolution 2023-54, adopted on December 12, 2023, which amended Resolution No. 2022-39, adopted October 11, 2022, which in turn amended Resolution No. 2021-52, adopted on November 9, 2021, the Board of Directors (the “**Board**”) approved the conveyance of 2501, 2855 and 2857 Amber Street; 2143, 2155 and 2157 E. Birch Street; 2134 and 2172 E. Cambria Street; 2103 and 2107 E. Cumberland Street; 2107 E. Dakota Street; 2478 and 2480 Emerald Street; 2022 E. Fletcher Street; 1929, 1935, 1943 and 2215-17 E. Harold Street; 2637, 2639, 2643, 2645 and 2649 Janney Street; 2536 Jasper Street; 2639, 2641, 2643 and 2653 Kensington Avenue; 2068 E. Monmouth Street; 1844 E. Oakdale Street; 2140, 2151, 2153 and 2156 E. Orleans Street; 2646 and 2658 Ritter Street; 2089 E. Somerset Street; and 2106, 2133, 2135, 2250 and 2252 E. William Street (collectively, the “**Property**”) to BMK Properties, LLC (the “**Developer**”) for the development of eight (8) homeownership units to be sold to purchasers with an income at or below 80% of Area Median Income (“**AMI**”), seventeen (17) homeownership units to be sold to purchasers with an income at or below 100% of AMI, fourteen (14) homeownership units to be sold at market rate, eight (8) market-rate rental units, and two (2) commercial units.

WHEREAS, the Developer has requested permission to convert six (6) of the fourteen (14) market-rate homeownership units, located at 2637, 2639, 2645 and 2649 Janney Street, 2107 E. Cumberland Street, and 2107 E. Dakota Street, into homes to be sold to households with an income at or below 100% of AMI with a maximum sales price of \$280,000 per unit, and to record a Declaration of Restrictive Covenants against the six (6) homes, permitting the homes to be eligible for participation in the Turn the Key program; and

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the modification of the development plans as requested by the Developer;

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

1. The requested modification of the development plans is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The requested modification 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 _____.

Philadelphia City Council Resolution No. _____ dated _____

APPLICANT: BMK Properties, LLC

BACKGROUND: Pursuant to Board Resolution No. 2023-54 (adopted December 12, 2023), which amended Resolution No. 2022-39 (adopted October 11, 2022), which in turn amended Resolution No. 2021-52 (adopted November 9, 2021), BMK Properties, LLC (“BMK”) was approved to develop a total of eight (8) homeownership units to be sold to purchasers with an income at or below 80% AMI, seventeen (17) homeownership units to be sold at or below 100% AMI, fourteen (14) homeownership units to be sold at market rate, eight (8) market-rate rental units, and two (2) commercial units. The homes at or below 100% or 80% AMI are eligible for participation in the Turn the Key (TTK) program.

BMK has had tremendous success with their TTK homes, and they would like to convert six (6) of the fourteen (14) market-rate homes into TTK homes. One of the properties was conveyed for Phase 1 of the project, while the other five will be conveyed shortly for Phase 2 of the project.

Today, the Board is requested to approve an Amendment to permit the following:

- The six (6) market-rate homes at 2637, 2639, 2645 and 2649 Janney Street, 2107 E. Cumberland Street, and 2107 E. Dakota Street in the First (1st) Council District will be converted into homes eligible for the TTK program to be sold to purchasers with an income at or below 100% AMI with a maximum sales price of \$280,000.

The proposed changes will now result in a total of twenty-three (23) affordable homes to be sold to purchasers with an income at or below 100% AMI, eight (8) affordable homes sold to purchasers at or below 80% AMI, and eight (8) homes sold at market rate, as well as the eight (8) market-rate rental units and two (2) commercial units. The budget remains the same for this project, and all other terms of the project remain the same. A Declaration of Restrictive Covenants will be placed on the six (6) new affordable homes. The restrictive covenant for homebuyers will be in effect for a period of at least fifteen (15) years after the initial homebuyer purchase. All purchasers of the affordable homes will be required to be income certified.

STAFF RECOMMENDATION: Staff recommends that the Board approve an Amendment to permit the homes constructed at 2637, 2639, 2645 and 2649 Janney Street, 2107 E. Cumberland Street, and 2107 E. Dakota Street to be converted from market-rate to Turn the Key-eligible homes to be sold to purchasers with an income at or below 100% AMI with a maximum sales price of \$280,000.

Prepared by: Angel Rodriguez

Reviewed by: Andrea Imredy Saah

DECEMBER 10, 2024 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1

RESOLUTION NO. 2024 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF 708 NORTH 34TH STREET;
705, 709 AND 713 NORTH 35TH STREET; AND 3518 AND 3520 WALLACE STREET
TO EXCLUSIVE PROPERTY GROUP, LLC**

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 708 North 34th Street; 705, 709 and 713 North 35th Street; and 3518 and 3520 Wallace Street (collectively, the “**Property**”) to Exclusive Property Group, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Six Thousand and 00/100 U.S. Dollars (\$6,000.00) 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 _____.
Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

1. **ADDRESS:** 708 N. 34th Street; 705, 709, and 713 N. 35th Street; 3518 and 3520 Wallace Street

2. PROPERTY INFORMATION

| | | |
|--------------------------------|-----------------------------------|----------------------------|
| Zip Code: 19104 | Census Tract: 010900 | Council District: 3 |
| Zoning: RSA5, RM1 | Lot Area: 9,426 SF | |
| OPA Value: \$277,000 | Appraised Value: \$415,000 | |
| Redevelopment Area: N/A | Urban Renewal Area: N/A | |

3. APPLICANT INFORMATION

| | |
|--|--------------------------------------|
| Applicant Name: Exclusive Property Group LLC | Type: Business / Legal Entity |
| Entity Owners: Yulonda Paul | |
| Mailing Address: 1500 Chestnut St, Suite 1002, Philadelphia, PA 19102 | |
| Authorized Contact: Yulonda Paul | |
| Application Date: August 2, 2024 | |

4. PROJECT INFORMATION

| | |
|--|--|
| Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing | Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI) |
| Price Paid at Settlement: \$6,000 | Proposed Use: Residential |
| Development Type: New Construction | No. of Buildings: 6 |
| Units: 6 units - Residential | End User: Sale to Homebuyer |
| Gross Floor Area (sq. ft.): 7,200 SF | Construction Cost / sq. ft.: \$168 |
| Construction Costs: \$1,304,903 | Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs. |
| Total Project Costs: \$1,441,914 | Mortgage Amount: \$N/A |

5. APPROVALS, DEADLINES, EOP

| | |
|--|---|
| Agreement Executed: TBD | Economic Opportunity Plan Goals: MBE 25 % and WBE 10 % |
| Land Bank Board Approval: TBD | PRA Board Approval: N/A |
| Construction Commencement Deadline: 3 months after settlement | Construction Completion Deadline: 18 months after settlement |

DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

6. DEVELOPMENT SUMMARY

A. How was title acquired?

Title for the properties was acquired by the City of Philadelphia or the Land Bank through Sheriff sale or by the PRA via condemnation. The properties that are currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

B. Application Summary:

Exclusive Property Group will develop six (6) units of single-family homes. The application was unsolicited and is qualified. An EOP plan will apply for this project.

C. Unit Details:

- 6 Total Units
- Single-family homes
- Maximum sale price of \$280,000
- Target households with incomes at or below 100% AMI.
- 2 stories, without basements, containing 3 bedrooms and 2 bathrooms.
- Approximately 1,200 SF each.
- Architectural plans fit within the context of the community.
- Eligible for Neighborhood Preservation Initiative's Turn The Key Program.

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

Irrevocable Power of Attorney Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
 Yes No N/A
- Meeting Date (if applicable): November 6, 2024

7. STAFF RECOMMENDATION

Staff recommends the disposition of 708 N. 34th Street; 705, 709 and 713 N. 35th Street; and 3518 and 3520 Wallace Street to Exclusive Property Group, LLC for development as single-family homes eligible for the Turn the Key program.

Prepared by: Todd Hestand, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

Attachments - If box below is checked, the item is attached.

- Property photos
- Site Map
- Floor Plans
- Sources and Uses (Excel spreadsheet)
- Appraisal Summary Pages

DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

SITE PHOTOS

708 N. 34th Street



705 N. 35th Street



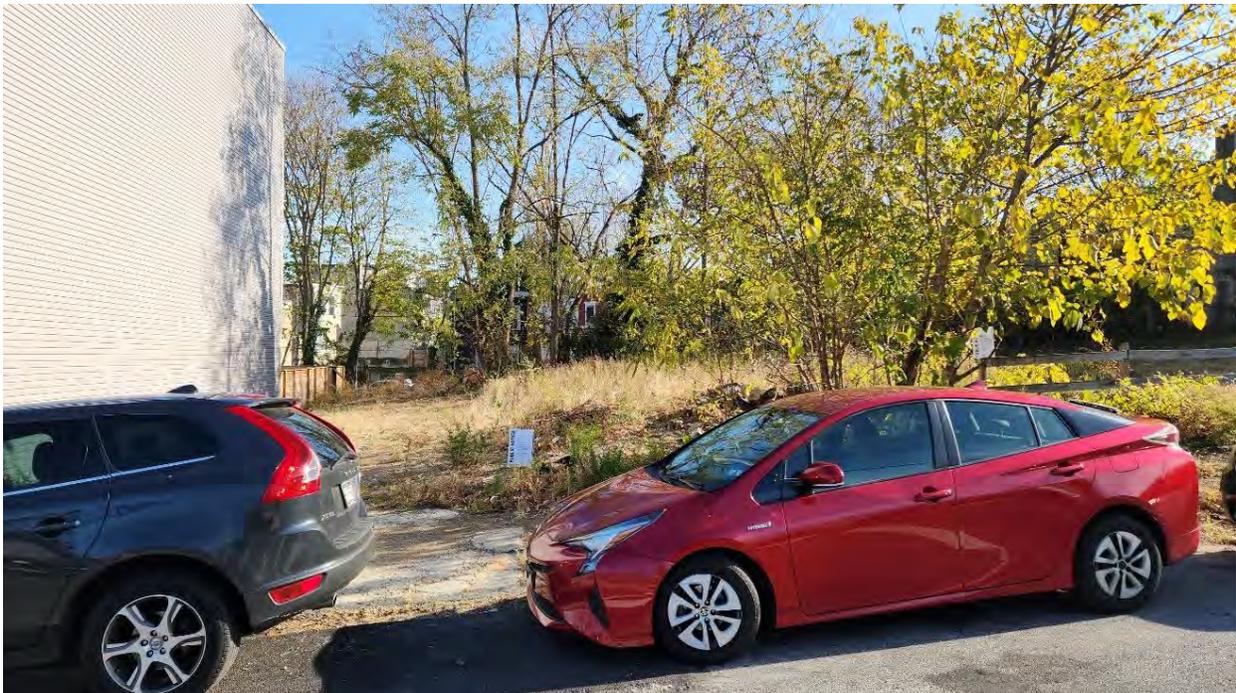
DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

709 N. 35th Street



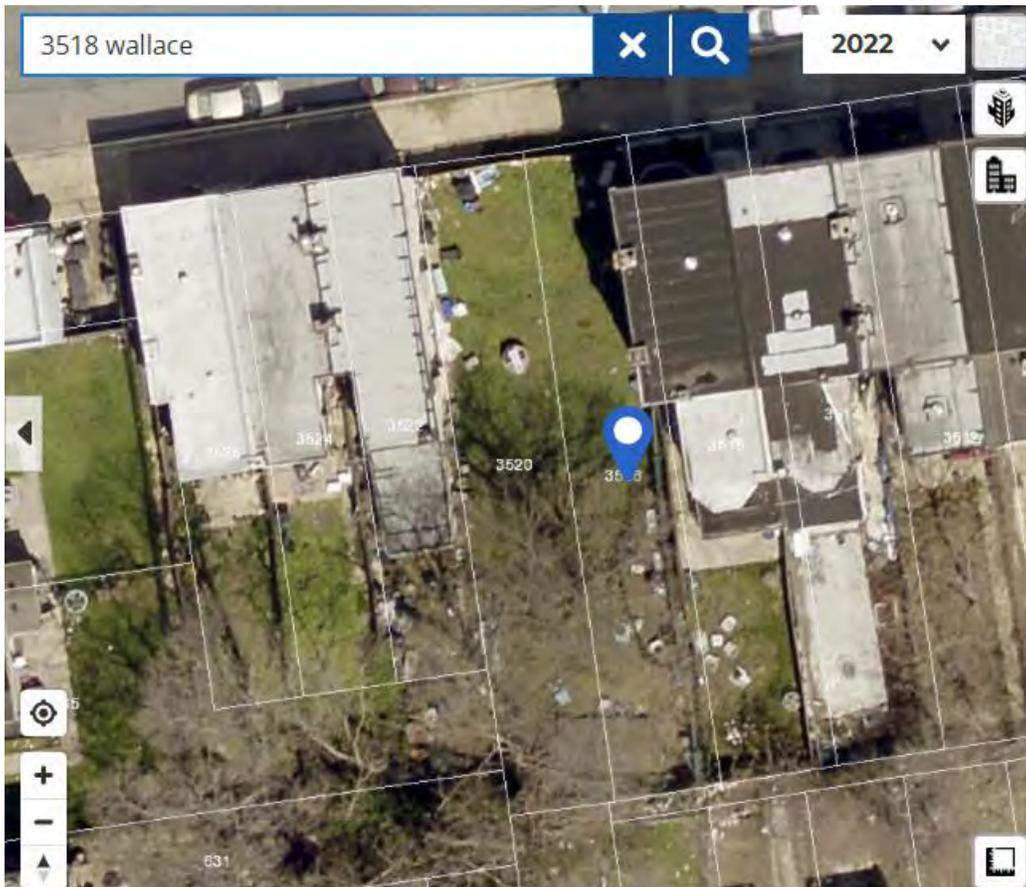
713 N. 35th Street



DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

3518 and 3520 Wallace Street



DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

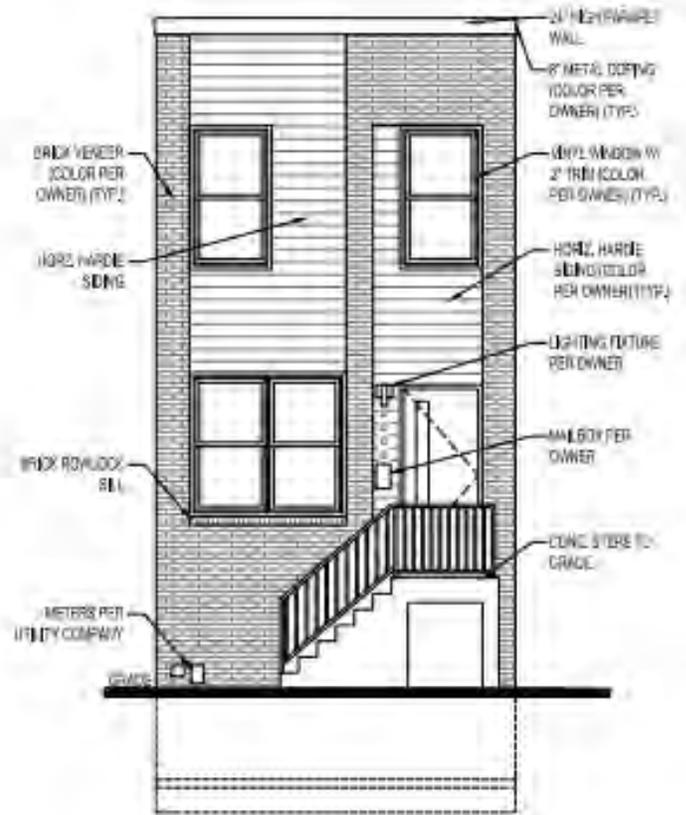
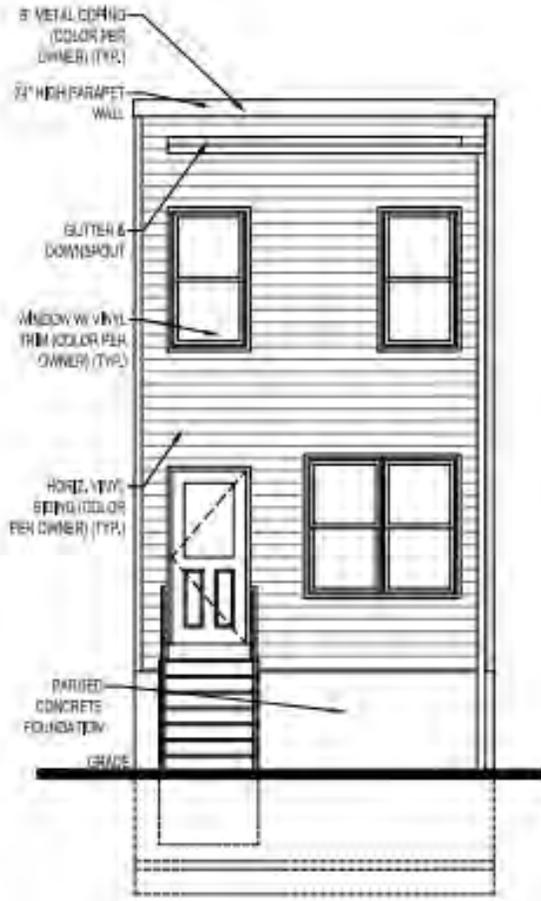
SITE MAP



DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

RENDERING / ELEVATIONS



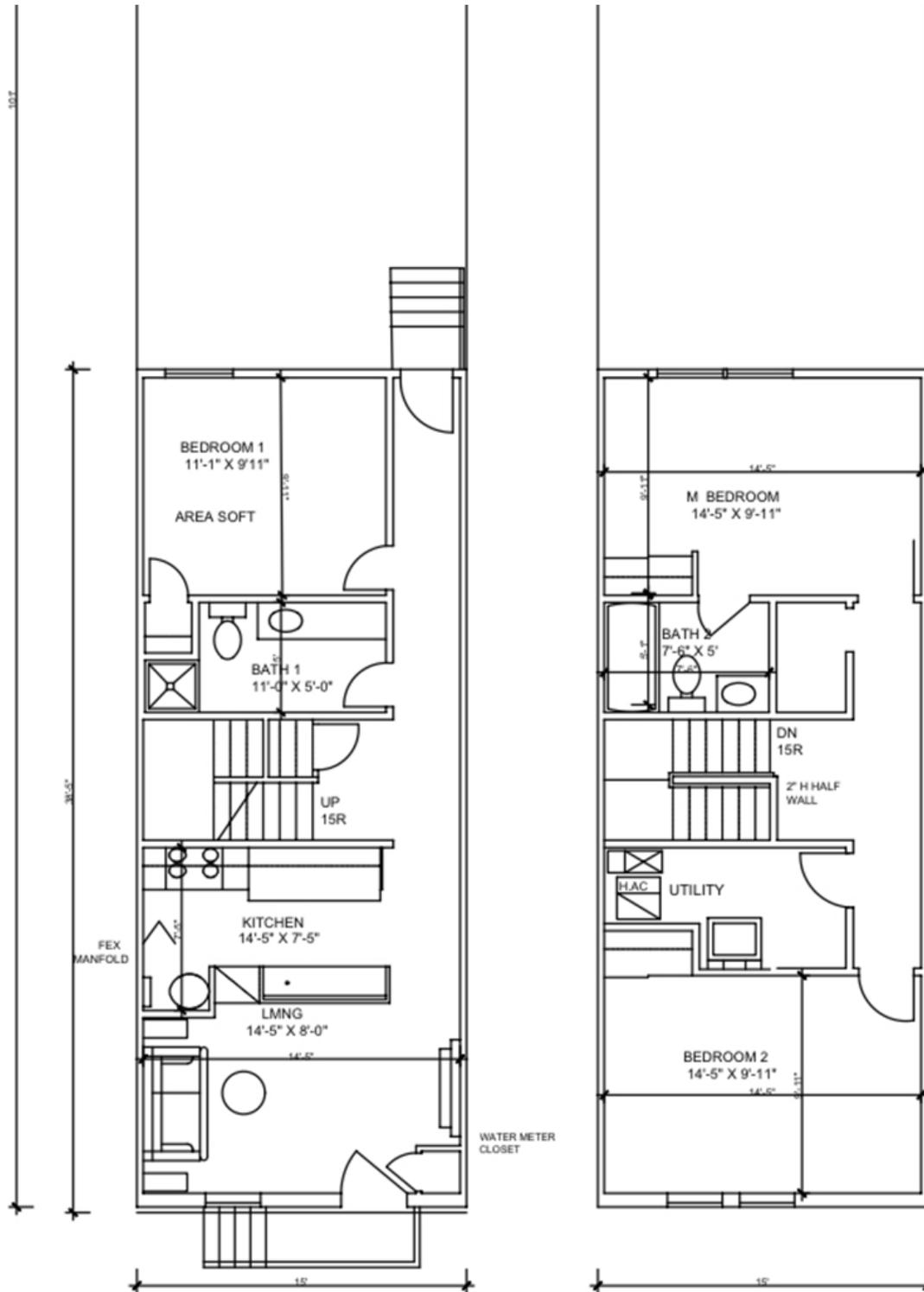
2 REAR ELEVATION
 SCALE 1/4" = 1'-0" (30x4)
 SCALE 1/8" = 1'-0" (11x17)

1 FRONT ELEVATION
 SCALE 1/4" = 1'-0" (30x4)
 SCALE 1/8" = 1'-0" (11x17)

DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

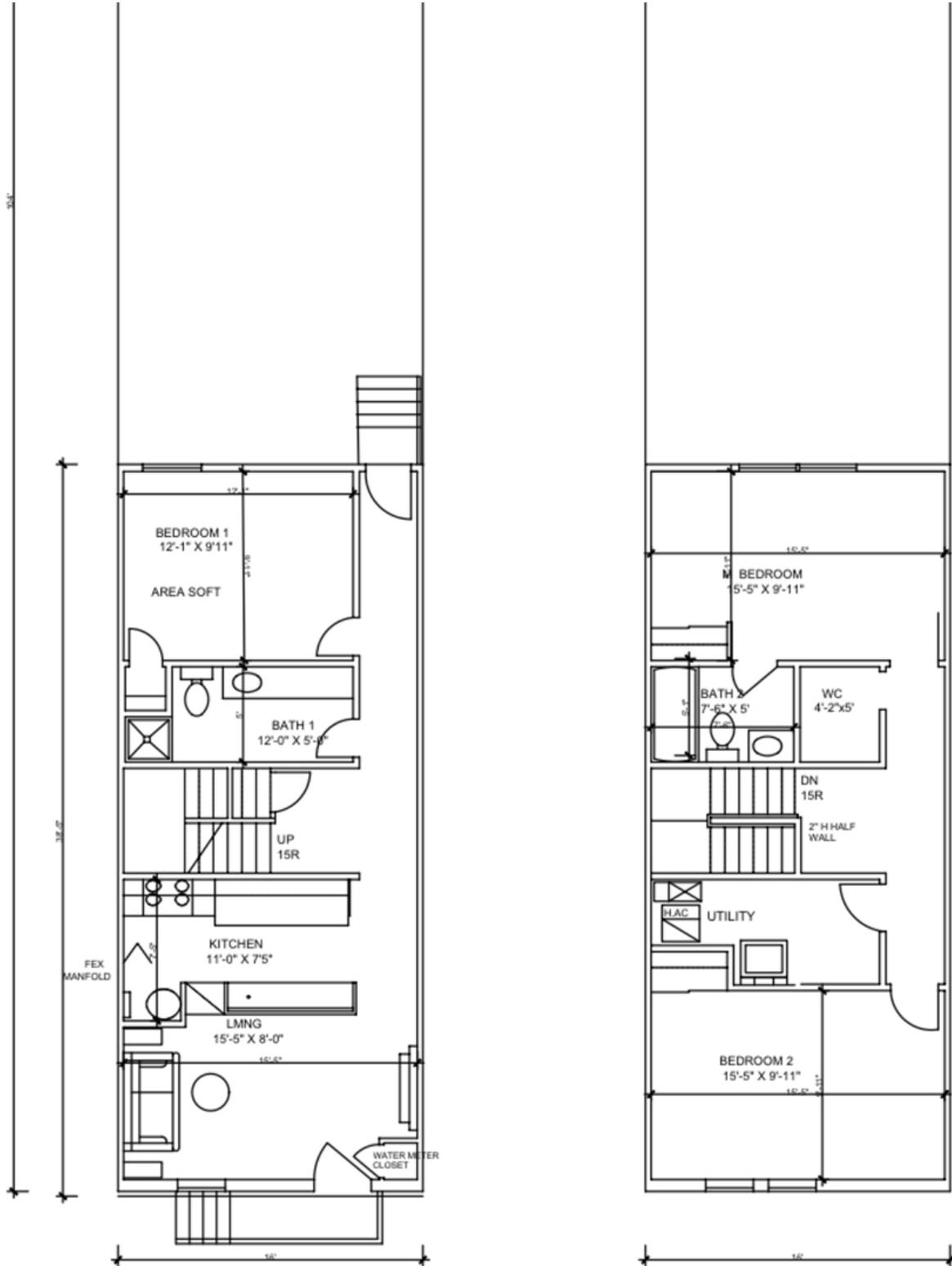
FLOOR PLANS



15 Feet Plan

DEVELOPMENT FACT SHEET

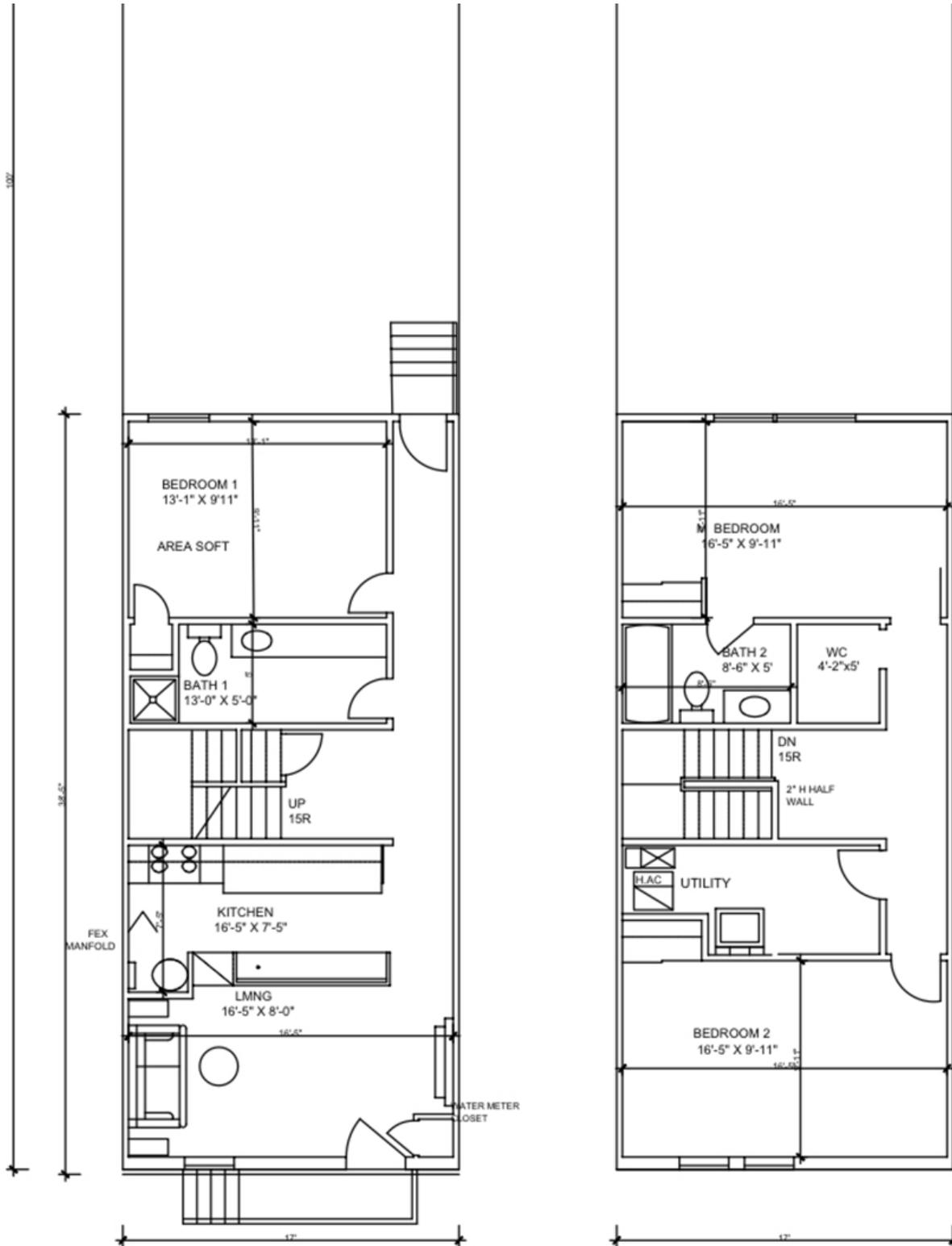
Last Updated: December 2, 2024



16 Feet Plan

DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024



17 Feet Plan

DEVELOPMENT FACT SHEET

Last Updated: December 2, 2024

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Exclusive Property Group LLC

Property Address: 708 N. 34th Street; 705, 709, and 713 N. 35th Street; 3518 and 3520 Wallace Street

SOURCE OF FUNDS

| | Committed (Y/N) | Source | % Total | Indicate Source and, if applicable, describe |
|------------------------------|-----------------|-----------------------|-------------|--|
| Senior Debt | Yes | \$1,050,000.00 | 68% | Penn Community |
| Subordinate Debt | Yes | \$136,910.00 | 9% | Philadelphia Accelerator Fund |
| Developer Equity | Yes | \$350,000.00 | 23% | Exclusive Property Group LLC |
| TOTAL SOURCE OF FUNDS | | \$1,536,910.00 | 100% | |

USE OF FUNDS

HARD COSTS

| | Cost | % Total |
|--|-----------------------|---------------|
| ACQUISITION | | |
| Property Acquisition | \$6,000.00 | 0.42% |
| Closing Costs | \$10,826.00 | 0.75% |
| Other - describe in space to the right | \$0.00 | 0.00% |
| UNIT CONSTRUCTION | | |
| Complete table at bottom of page | \$1,209,600.00 | 83.89% |
| OTHER CONSTRUCTION | | |
| Landscaping | \$3,280.00 | 0.23% |
| Permits | \$6,900.00 | 0.48% |
| Clearance and Demolition | \$0.00 | 0.00% |
| Utility Connections & Tap Fees | \$0.00 | 0.00% |
| INFRASTRUCTURE | | |
| Streets and Sidewalks | \$4,834.00 | 0.34% |
| Water and Sewer | \$6,011.00 | 0.42% |
| Stormwater & Drainage | \$3,214.00 | 0.22% |
| Impact Fees | \$0.00 | 0.00% |
| OTHER HARD COSTS | | |
| Hard Cost Contingency | \$54,238.00 | 3.76% |
| TOTAL HARD COSTS | \$1,304,903.00 | 90.50% |

| | |
|----------------------------|----------------|
| # of Affordable Uni | 6 |
| Cost per Unit | \$240,319.00 |
| Total Cost | \$1,441,914.00 |
| # of Units | 6 |
| Sales per Unit | \$280,000.00 |
| Total Sales | \$1,680,000.00 |
| Selling Costs ~3% | \$50,400.00 |
| Net Sales | \$1,629,600.00 |
| Expected Profit | \$187,686.00 |
| ROI | 13% |

SOFT COSTS

| | | |
|--|-----------------------|----------------|
| PROFESSIONAL FEES | | |
| Site Planning | \$0.00 | 0.00% |
| Architecture & Engineering | \$38,628.00 | 2.68% |
| Legal | \$0.00 | 0.00% |
| Consultant | \$0.00 | 0.00% |
| Survey | \$0.00 | 0.00% |
| Market Study | \$3,000.00 | 0.21% |
| Environmental | \$4,500.00 | 0.31% |
| Organization Expense | \$0.00 | 0.00% |
| Other Consultants | \$0.00 | 0.00% |
| FINANCE COSTS | | |
| Construction Loan Interest | \$22,032.00 | 1.53% |
| Construction Origination | \$7,591.00 | 0.53% |
| Appraisal | \$2,100.00 | 0.15% |
| Construction Insurance | \$10,000.00 | 0.69% |
| Property Taxes | \$2,899.00 | 0.20% |
| OTHER SOFT COSTS | | |
| Holding Costs | \$0.00 | 0.00% |
| Soft Cost Contingency | \$21,000.00 | 1.46% |
| Developer Fee, if applicable | \$0.00 | 0.00% |
| Other - describe in space to the right | \$21,800.00 | 1.51% |
| Other - describe in space to the right | \$3,461.00 | 0.24% |
| TOTAL SOFT COSTS | \$137,011.00 | 9.50% |
| TOTAL DEVELOPMENT COST | \$1,441,914.00 | 100.00% |

Debt Service-Pre Dev
Loan Origination Cost-Pre Dev

Construction/Rehab. Costs

| | Unit Sq. Ft. | Cost/Sq. Ft. | Unit Cost | # Units | Total Const. Cost | Total Sq. Ft. | Total Sq. Ft. % |
|----------------------------------|--------------|--------------|--------------|----------|-----------------------|---------------|-----------------|
| 1 3 BR, 2 bath SF home, no basem | 1,200 | \$168.00 | \$201,600.00 | 6 | \$1,209,600.00 | 7,200 | 100.00% |
| TOTALS | | | | 6 | \$1,209,600.00 | 7,200 | 100.00% |

DEVELOPMENT FACT SHEET

Last Updated: **December 2, 2024**

APPRAISAL AND CURRENT USE SUMMARY

| Lot # | Location | Frontage | Use (vacant lot, side yard, garden, vacant building) | Agency | OPA Value (this year) | Opinion Of Value / Appraisal |
|-------|---------------------------|----------|--|--------|-----------------------|------------------------------|
| 1 | 708 N 34 th St | 16 | Vacant lot | PUB | \$34,600 | \$65,000 |
| 2 | 705 N 35 th St | 15 | Vacant lot (too large for side yard disposition) | PRA | \$48,600 | \$70,000 |
| 3 | 709 N 35 th St | 16 | Vacant lot (too large for side yard disposition) | PUB | \$50,500 | \$70,000 |
| 4 | 713 N 35 th St | 16 | Vacant lot (too large for side yard disposition) | PUB | \$50,500 | \$70,000 |
| 5 | 3518 Wallace St | 17 | Vacant lot (too large for side yard disposition) | PUB | \$46,400 | \$70,000 |
| 6 | 3520 Wallace St | 17 | Vacant lot (too large for side yard disposition) | PLB | \$46,400 | \$70,000 |