

PHILADELPHIA LAND BANK

JANUARY 16, 2024 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 16, 2024, via Zoom webinar, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

Acting Board Chair Andrew Goodman called the meeting to order at 10:07 a.m.

Mr. Goodman introduced himself as Acting Board Chair and welcomed everyone to the January meeting of the Philadelphia Land Bank Board.

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

Today's Board meeting is being held via an authorized communication device and is being recorded. Questions and comments may be made using the Q&A function or by using the "raise hand" function. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by pressing *9 on your phone or using the "raise hand" function. Please do not use the Chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov. Please note that all questions and comments received by email prior to this meeting or through the Q&A function during the meeting will be included in the minutes. All questions and comments received by 4 pm yesterday were shared with the Board. Two emails were received the morning of this meeting, and they were shared with the Board as well.

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda, announced the departure of Director of Real Estate Jessie Lawrence and expressed appreciation for Mr. Lawrence's services.

Item I **Roll Call**

The following members of the Board of Directors reported present: Maria Gonzalez, Andrew Goodman, Michael Johns, Rebecca Lopez Kriss, Majeedah Rashid, Mo Rushdy and Rick Sauer.

The following Board members were absent: Alexander Balloon and Michael Koonce.

The following Land Management staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Robert Spence, Esq., Todd Hestand, Cristina Martinez, Germaine McCray-McDonald, Brian Romano, Tracy Pinson-Reviere, Mathen Pullukattu, Evelyn Sheard 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.

Mr. Goodman announced new rules for public comment to be implemented this year. Individuals will be allowed two (2) minutes for public comment per person per agenda item. There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members or other members of the public. Comments must be related to the specific agenda item in question. Staff will assist with timing and muting microphones as needed. Mr. Goodman stated these rules are in line with “best practices” from comparable boards and commissions in the City of Philadelphia, and Mr. Goodman trusts that this will maintain robust public comment at the meetings.

Item II

Approval of Board Minutes

Mr. Goodman called for questions or comments from the Board regarding the minutes of the Board meeting of December 12, 2023. There were none. Mr. Goodman called for questions or comments from the public. There were none.

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

Mr. Rushdy moved to approve the minutes. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the December 12, 2023 Board Meeting minutes.

Item III

Executive Director’s Report

Mr. Rodriguez wished everyone a Happy New Year. Mr. Rodriguez reported that there was a ribbon cutting, the final of four (4) ribbon cuttings last year. It was for the BMK Property Group’s project on William Street in Kensington, and the ribbon cutting went well. Mr. Rodriguez encouraged people to look at the Turn the Key website, a link to which was placed in the chat, to see what is being produced as affordable housing.

Mr. Rodriguez stated there will be a groundbreaking for the Grays Ferry Dover-Myrtlewood project at 1553 S. Dover Street on Tuesday, February 20 at 1:30 pm in the 2nd Council District in South Philadelphia. The project is significant because it is a partnership of BMK and Dawud Bey, who is a first cohort graduate of the PHDC Minority Developer Program. This shows the results of the initiatives to support black and brown developers and pair them with larger contractors to get affordable housing built.

Mr. Rodriguez added there will also be a ribbon cutting for the Sharswood-Blumberg project in late February. This is a partnership between PHA and PHDC’s Turn the Key program and will offer seventy-seven (77) affordable homes in the Sharswood-Blumberg area.

Mr. Rodriguez notified the Board and public that, pursuant to Resolution No. 2023-32, two projects' sales prices were approved administratively. The home sales prices in the Pastor James Allen project in Council District 4 were increased from \$195,000 and \$200,000 (*NOTE: the previously approved prices were \$200,000 and \$230,000, not \$195,000 and \$200,000*) to \$230,000 and \$250,000, respectively, with income eligibility remaining at or below 80% of AMI. The increase is due to rising construction costs and financing costs in the construction finance market. For the Grays Ferry Dover-Myrtlewood project in Council District 2, the home sales price is increasing from \$230,000 to \$250,000, with income eligibility remaining at or below 80% AMI, again due to construction costs and construction financing costs.

Mr. Rodriguez acknowledged that Jessie Lawrence, who served as Real Estate Director for the past three (3) years, is departing to work for Mayor Parker as Associate Deputy Mayor for Planning and Special Projects.. This is his last Board meeting and last day with the Land Bank. Mr. Rodriguez, Mr. Goodman, and other Board members congratulated and thanked Mr. Lawrence and wished him well.

Item IV **Property Dispositions**

Mr. Goodman stated there are three (3) property dispositions before the Board today, and that he would be recusing himself for the first item. Mr. Goodman stated he provided technical assistance to the applicant for the first disposition as part of his role in the 3rd Council District. A copy of the letter to the Board recusing himself from this item is attached to these minutes as **Exhibit B**.

A. Development – Mixed-Income Housing (unsolicited)

Mr. Goodman stated Ms. Gonzalez would chair the meeting for the first item and then turned off his audio and video. Ms. Gonzalez stated that, per the Land Bank bylaws, as Secretary, she will act as Chair for the item.

Mr. Lawrence requested that the Board authorize the disposition of lots in the University City area to Northern Libs Partners LLC for the development of nineteen (19) mixed-income homeownership units. This proposal includes five (5) single-family units and fourteen (14) condominium units and duplex structures. The properties are in the Third Council District at 4422 and 4426-30 Ludlow Street; and 18, 20, 24, 26, 28, 30 and 34-36 S. 44th Street. The proposal includes four (4) units which will be sold to households with incomes at or below 60% AMI with a maximum price of \$199,990, one (1) unit which will be sold to a household with an income at or below 80% AMI with a maximum price of \$250,000, and six (6) units which will be sold to households with incomes at or below 100% AMI with a maximum price of \$280,000, for a total of eleven (11) affordable units. The units will be three (3) stories with no basement, containing 1,500 square feet with three (3) bedrooms and two (2) bathrooms. There will also be market-rate units which will be 2,000 square feet with no basements, three (3) stories, and include four (4) bedrooms and four and a half (4.5) bathrooms. The affordable units will be eligible for participation in the Turn the Key Program.

The proposal was unsolicited and evaluated pursuant to the disposition policy. The applicant plans to purchase the properties for \$12,000. The applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan and will be subject to an

irrevocable power of attorney and a right of re-entry and reverter restrictions. The affordable units will be subject to use restrictions and income verification requirements to ensure the units remain affordable for at least 15 years.

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

Ms. Gonzalez asked if any correspondence was received prior to the Board meeting. Ms. Imredy Saah responded that the Board received two (2) letters supporting the disposition and two (2) letters opposing the disposition, all of which are attached to these minutes as **Exhibit C**. The first letter supporting the development was from Councilmember Gauthier, and the second supporting letter was from the West Philadelphia Economic Development Council. The first letter of opposition was from West Philly United Neighbors RCO, and the second letter was from Jihad Ali.

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

Ms. Lopez Kriss asked to hear from the developer regarding the accuracy of the claims in the letters of opposition. Jeremy Blatstein, representing the developer, responded, explaining that he emailed the RCOs identified by the Land Bank and delivered letters to the community members within 250 feet of the project on December 28, 2023. Mr. Blatstein sent a follow-up email to the RCOs the day prior to the meeting as a reminder. The meeting was held January 11, 2024. Mr. Blatstein said the meeting went well, but acknowledged there was opposition from West Philadelphia United Neighbors and Mr. Jihad Ali. Ms. Lopez Kriss asked if everyone received a paper notice in their mailbox about the meeting. Mr. Blatstein responded yes, they did. Ms. Lopez-Kris asked how many people attended the meeting. Mr. Blastein responded fifteen (15) people attended.

Ms. Gonzalez recognized Ang Sun, the President of West Philadelphia United Neighbors. Mr. Sun commented on the transparency of this process, stating that only 5 or 6 people attended the meeting. Mr. Sun did not attend the meeting, as he did not see the initial notice and the reminder was sent two (2) hours before the meeting on January 11.

Ms. Gonzalez next recognized Jihad Ali, who voiced his opinion that the community meeting notification process is flawed. Mr. Ali did not like that there was no sign-in sheet in the Board package and that no vote was taken regarding community support and asked that the disposition be tabled. Mr. Rodriguez then clarified the community meeting requirement and notification process. The community meeting was instituted as a requirement by the Land Bank Board to provide an additional opportunity for the community to receive information about a proposed disposition. It is not a Registered Community Organization (RCO) meeting, it does not follow RCO and planning department rules, and a vote is not required. The goal is to alert the community so they can come to the Board meeting and share their concerns. Mr. Rodriguez also noted that the Land Bank posted notice on the properties regarding the pending disposition.

Mr. Rushdy asked Mr. Blatstein if he received a package with instructions from the Land Bank staff on whom to contact for the community meeting. Mr. Blatstein responded that the letter from the Land Bank instructed him to give notice to residents within 250 feet of the property and provided a list of RCOs to notify. Mr. Rushdy asked if Mr. Blatstein received an acknowledgement or receipt of the notices when they were sent. Mr. Blatstein responded that he did, since one of the local neighbors was on the call and that indicated the neighbors received the notices. Mr. Rushdy asked if the instructions from the Land Bank were followed. Mr. Blatstein confirmed that they were. Mr. Rushdy asked Land Bank staff if they believed the instructions were followed. Mr. Lawrence

responded affirmatively. Ms. Gonzalez asked if a sign-in sheet was provided to the Land Bank. Mr. Blatstein confirmed that it was.

Mr. Sauer asked if the developer is restricted to the type of development and number of units identified in the application. Mr. Rodriguez said the developer is restricted to the project as approved by the Board. There is a Purchase and Development Agreement which defines the project and is recorded. The agreement includes a right of reverter and other restrictions which protect the Land Bank in the event the developer does not fulfill the terms of the agreement. The Land Bank also does not convey the properties until the developer receives their permits and would not issue a consent to sell letter if the developer did not build the project as approved. Finally, there is a Declaration of Restrictive Covenants that is recorded against the properties, which includes a definition of the use approved by the Board and the restrictions and covenants that govern the project.

Ms. Gonzalez next recognized Nabeelah Bey, a member of the Mill Creek community. Ms. Bey agreed with Mr. Ali's proposal to table the disposition and to hold a more widely announced community participation meeting. Ms. Bey voiced her concerns about the additional weight of these structures on the land, and that the area is saturated with housing.

Ms. Gonzalez recognized Mr. Blatstein again. Mr. Blatstein clarified that the developer is contributing one lot to the project, which allows the affordable housing to be fully realized.

Ms. Gonzalez called for a motion regarding the proposed disposition.

Mr. Rushdy moved to approve the disposition. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board (without Mr. Goodman present) approved the **Resolution Authorizing Conveyance of 4422 Ludlow Street, 4426-30 Ludlow Street, 18-20 S. 44th Street, 24-28 S. 44th Street, 30 S. 44th Street, 34-36 S. 44th Street to Northern Libs Partners, LLC** (attached to these minutes as **Exhibit D**).

B. Development – Community-Benefitting Use (unsolicited)

Mr. Goodman returned to the meeting, and Ms. Rashid turned off her audio and video at this time. Mr. Rodriguez explained that Ms. Rashid has an affiliation with the applicant for the next disposition and is recusing herself from this item. A copy of her letter explaining the recusal is attached to these minutes as **Exhibit E**.

Mr. Rodriguez requested that the Board authorize the lease of 3601 Germantown Avenue, formerly a City-owned parking lot being transferred to the Land Bank, to Called to Serve CDC. The lease would be for \$10 per year for an initial 1-year term, which would automatically extend to 5 years, and would allow for five 5-year extensions for a possible total of 30 years pending City Council approval. Called To Serve CDC wishes to lease the 65-space parking lot and to sublet the parking lot to 3701 North Broad LLC, which owns the Beury Building, located at 3701-03 North Broad. The Beury Building is being redeveloped as a hotel with restaurant, fitness center, and meeting spaces. 3701 North Broad would like to use 45 spaces for valet parking for its guests. The remaining 20 spaces would continue to be used by existing businesses along the commercial corridor. The sublease requires 3701 North Broad LLC to make improvements to the parking lot and to provide security for the lot. Hotel rooms and meeting space would also be provided to Called

To Serve CDC in support of its programming. The lease terms are summarized in Exhibit A to the proposed resolution, and the terms of the sublease to 3701 North Broad LLC are summarized in Exhibit B to the proposed resolution. Called To Serve will also be required to report to the Land Bank how they are using the funds received from 3701 North Broad LLC

Mr. Goodman asked if there is any precedent for such an arrangement. Mr. Rodriguez responded that the Land Bank owns land near 15th and Poplar where North Broad Renaissance has a multi-year lease with the Land Bank, and they sublet the land to the Met event venue. North Broad Renaissance receives rent payments and in-kind services. The agreement has been in place for multiple years and is going well. This type of arrangement allows the City to leverage its resources to improve the commercial corridor without expending any funds directly. Mr. Goodman asked if the improvements were required under the agreement. Mr. Rodriguez responded that they are, and the Land Bank would be monitoring to ensure they are completed.

Mr. Goodman asked if any correspondence was received prior to the Board meeting. Ms. Imredy Saah stated that none was received. Mr. Goodman asked if any member of the public wished to comment on this item. There were none.

Mr. Goodman called for a motion regarding the proposed disposition.

Ms. Gonzalez moved to approve the disposition. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously (without Ms. Rashid present) approved **Resolution Authorizing a Lease between Philadelphia Land Bank and Called To Serve CDC, Inc., and a Sublease between Called To Serve CDC, Inc. and 3701 North Broad, LLC, for 3601 Germantown Avenue** (attached to these minutes as **Exhibit F**).

C. Side/Rear Yards

Mr. Lawrence requested that the Board authorize the conveyance of 2428 North Orianna Street in the 7th Council District to the adjacent owner, Anthony K. Bright, Jr., to be used as a side or rear yard. The applicant is compliant and in good standing with the City of Philadelphia. The property will be subject to a 30-year mortgage and use restrictions as a side or rear yard.

Mr. Goodman called for questions from the Board. Mr. Goodman asked if the adjacent owner was an entity. Mr. Lawrence stated the Land Bank reviewed the deed and ownership and is satisfied that Mr. Bright is the owner and occupant of the adjacent home.

Mr. Goodman asked if any correspondence was received prior to the Board meeting. Ms. Imredy Saah stated none was received.

Mr. Goodman asked if any member of the public wished to comment on this item and recognized Odessa Tate, who asked if the 28th Street and Cumberland Street development was on the agenda today. Mr. Rodriguez confirmed that that project was not on the agenda for this meeting.

Mr. Goodman called for a motion regarding the proposed disposition.

Ms. Lopez Kriss moved to approve the disposition. Mr. Rushdy seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2428 North Orianna Street to Anthony K. Bright, Jr.** (attached to these minutes as **Exhibit G**).

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

Mr. Goodman asked if any member of the public wished to raise old or new business. Mr. Goodman recognized Jihad Ali, who thanked Mr. Lawrence for his service. Mr. Ali stated the Board can be disrespectful, and that he believes the processes required by the Land Bank are flawed. Mr. Ali also requested that all conflicts of interest be reduced to writing. Ms. Imredy Saah clarified that Board members are supposed to submit a letter explaining their conflict of interest prior to the meeting, but if they did not recognize the conflict prior to the meeting, they are required to verbally acknowledge the conflict in the meeting and submit a written letter after the meeting.

Mr. Goodman next recognized LuAn Gethers. Ms. Gethers owns a property in Strawberry Mansion and requested contact information for someone at the Land Bank to address maintenance needs at an adjacent property. Ms. Gethers also asked about the process for the City releasing the adjacent property for competitive bidding. Mr. Rodriguez responded that if Ms. Gethers provides the property address, the maintenance team can stabilize the property.

Mr. Goodman next recognized Lawrence Macey. Mr. Macey asked for contact information regarding current and future RFP for low-income affordable housing developments. Mr. Rodriguez provided the contact information for Melissa Long, Director of the Division of Housing and Community Development, in the chat. Mr. Goodman added that the PHDC website has information regarding the competitive and noncompetitive bid processes.

Mr. Goodman next recognized Ronald Jackson. Mr. Jackson asked for Mr. Macey's contact information. Mr. Rodriguez responded that Mr. Macey put his email in the Q&A, and that Mr. Rodriguez would post the email in the chat for Mr. Jackson's convenience.

Item VI **Adjournment**

Mr. Goodman called for a motion to adjourn. Ms. Gonzalez moved to adjourn the meeting. Mr. Sauer seconded the motion.

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

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

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING

Tuesday, JANUARY 16, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
jamila davis
Mark Coriolan
Lawrence Macey
Abdul-Rahim Muhammad
David Fecteau
Winnie Branton
Jacquelyn Sims
Strawberry Mansion Community Concern
Wayne T
Jeremy Blatstein
Traci Powell
Lili Razi
Suzanne Ponsen
Kelly Cary
Jeffrey Brown
Larry Griffin
Anthony Fullard
Nicole Clayton-Morgan
Michelle Lewis
Arlene Wayns - Thomas
CRYSTAL TANN-ROBERTS
LuAn Gethers
Thom Webster
Juanda Myles
Daniel Galarraga
Pam Andrews
Ang Sun
Arlene Smith
Jeffrey Harley
Nabeelah Bey
Odessa Tate
Yvie Jones
Phillip Zhao
Marina Adimari
Ronald Jackson has
Ronald Jackson
Kyle Sampson

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, JANUARY 16, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Terrance Lisby
Guy Orens
scott orens
Dan Toennies
Brennan Tomasetti
Caller 1
Caller 2
Caller 3
Caller 4

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, JANUARY 16, 2023, at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	are they sold at 12k PER lot?	Nabeelah Bey	\$1,000/ parcel = \$12,000 total
2	That is awful Are they vacant lots?	Nabeelah Bey	Yes
3	Why can't the community preserve green space and community gardens?	Nabeelah Bey	The site is currently being used for illegal parking. We have not received a qualified application for that use.
4	Do you have a document on the required items for a qualified application?	Nabeelah Bey	Anyone interested in acquiring public land must apply via this website: https://phdcphila.org/land/buy-land/
5	Who is the developer?	Nabeelah Bey	Northern Libs Partners, LLC
6	I agree with the initial suggestion table until another community meeting can be held	Nabeelah Bey	
7	Jeffrey Harley from Called To Serve CDC is on the call.	Jeffrey Harley	
8	Is the Land Bank considering hybrid board meetings rather than solely virtual meetings?	Winnie Branton	For the time being we will be remote.
9	maceysenterprises@gmail.com	Lawrence Macey	

Exhibit A

Condensed transcript of JANUARY 16, 2023 Board Meeting follows

Board of Directors Meeting
01/16/2024

1

Page 1

CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK

- - - - -

BOARD OF DIRECTORS MEETING

DATE: Tuesday, January 16, 2024

LOCATION: Zoom Teleconference

REPORTED BY: John Kelly, Court Reporter

BOARD MEMBERS: ANDREW GOODMAN, Acting Chair
MARIA GONZALEZ, Board Secretary
MICHAEL JOHNS, Board Member
ALEXANDER BALLOON, Board Member
MAJEEDAH RASHID, Board Member
RICK SAUER, Board Member
MO RUSHDY, Board Member
REBECCA LOPEZ KRISS, Board Member

ALSO PRESENT: ANDREA IMREADY SAAH, Esquire, Board Counsel
ANGEL RODRIGUEZ, Executive Director
JESSIE LAWRENCE, Director, Real Estate, PHDC

Pages 1 through 51

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 01/16/2024

2-5

AGENDA		Page 2		Page 4
		PAGE		
I. Roll Call		4		1 by email prior to this meeting or through the Q&A function
II. Approval of Minutes of Meeting of December 12, 2023				2 during the meeting will be included in the minutes. All
III. Executive Director's Report		7		3 questions and comments received by yesterday evening were
IV. Property Dispositions				4 shared with the Board. Also, I received two emails this
A. Development - Mixed Income Housing (unsolicited)	10			5 morning which were also just shared with the Board.
4422, 4426-30 Ludlow Street; 18 20, 24, 26, 28,				6 Prior to today's Public Session, the Board held an
30, 34-36 South 44th Street				7 Executive Session during which the agenda was reviewed and
B. Development - Community-Benefitting Use				8 also Mr. Lawrence's departure was announced, and
(unsolicited)				9 appreciation was expressed for his service. And that's it.
3601 Germantown Avenue	32			10 ACTING CHAIR GOODMAN: Thank you, Andrea. And with
C. Side/Rear Yards				11 that, let's do roll call.
2428 North Orianna Street	37			12 MS. SAAH: Rick Sauer?
VI. Public Comment (Old & New Business)	41			13 MR. SAUER: I'm here.
VII. Adjournment	49			14 MS. SAAH: Mo Rushdy?
				15 MR. RUSHDY: Here.
				16 MS. SAAH: Majeedah Rashid?
				17 MS. RASHID: Here.
				18 MS. SAAH: Michael Koonce?
				19 (No response.)
				20 MS. SAAH: Michael Johns?
				21 MR. JOHNS: Here.
				22 MS. SAAH: Maria Gonzalez?
				23 MS. GONZALEZ: Here.
				24 MS. SAAH: Andrew Goodman?

PROCEEDINGS		Page 3		Page 5
1	ACTING CHAIR GOODMAN: Good morning and Happy New Year			1 ACTING CHAIR GOODMAN: Here.
2	to everyone. Welcome to the January 2024 meeting of the			2 MS. SAAH: Alexander Balloon?
3	Philadelphia Land Bank Board of Directors. My name is			3 (No response.)
4	Andrew Goodman. I am Acting Chair of the Philadelphia Land			4 MS. SAAH: Rebecca Lopez Kriss?
5	Bank Board. Happy New Year, happy snow, thanks for taking			5 MS. LOPEZ KRISS: I'm here.
6	time to be with us this morning.			6 MS. SAAH: All right. We have a quorum and can
7				7 proceed.
8	And I apologize ahead of time if I sound a little			8 ACTING CHAIR GOODMAN: Great. Thank you so much.
9	froggy here, more froggy than normal, coming out of being			9 Before we proceed to the next item of the agenda, I
10	under the weather for a few days, so thank you for your			10 wanted to take a moment to announce some new ground rules
11	patience.			11 for public comment that we'll be implementing this month.
12	With that, I will turn it over to our attorney for a			12 New year, new ideas on how to make sure we are maximizing
13	brief note about conducting virtual meetings.			13 the opportunity for as many people as possible to give
14	MS. SAAH: Good morning, everyone. Today's meeting is			14 public comment at these meetings.
15	being held via an authorized communication device and is			15 So for agenda items where public comment is taken,
16	being recorded. Questions and comments may be made using			16 individuals will now have the following ground rules for
17	the Q&A function or using the "raised hand" function. If			17 giving public comment.
18	you are calling in and not using the Zoom webinar link, you			18 First, we will allow individuals to give up to two
19	may ask questions or make comments by pressing star 9 on			19 minutes of public comment per person per agenda item.
20	your phone or using the "raised hand" function. Please do			20 We will set a rule of no personal attacks or hate
21	not use the chat function. If any member of the public has			21 speech on any individuals. This includes applicants, staff
22	any issues submitting questions or comments, please send an			22 members, Board members, or other members of the public.
23	email to andrea.saah@phdc.phila.gov.			23 Comments must be relevant to the specific agenda item
24	Please note that all questions and comments received			24 in question, and I'll ask staff to help with timing and

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 01/16/2024

6-9

<p style="text-align: right;">Page 6</p> <p>1 muting people's microphones as needed.</p> <p>2 These are in line with best practices from comparable</p> <p>3 boards and commissions in the City of Philadelphia, and I</p> <p>4 trust that they'll help maintain robust public comment as</p> <p>5 we've had for many years now.</p> <p>6 So I wanted to announce that, everybody, at the very</p> <p>7 beginning, and we'll proceed now to the next agenda item</p> <p>8 which is review of the minutes from the last Board meeting.</p> <p>9 Hopefully members of the Board have had ample time to review</p> <p>10 the minutes from the December 2023 Board.</p> <p>11 Are there any questions or comments on last month's</p> <p>12 Board minutes?</p> <p>13 (No response.)</p> <p>14 ACTING CHAIR GOODMAN: Hearing none, can I get a</p> <p>15 motion?</p> <p>16 MR. RUSHDY: Motion to approve.</p> <p>17 MS. GONZALEZ: Second.</p> <p>18 ACTING CHAIR GOODMAN: Motion has been made and</p> <p>19 properly seconded to approve meeting minutes from the</p> <p>20 December 2023 meeting of the Land Bank Board. All in favor?</p> <p>21 (Chorus of ayes.)</p> <p>22 ACTING CHAIR GOODMAN: Any opposed?</p> <p>23 (No response.)</p> <p>24 ACTING CHAIR GOODMAN: The ayes have it. Motion</p>	<p style="text-align: right;">Page 8</p> <p>1 Next we'll be having a ribbon cutting for Sharswood</p> <p>2 Blumberg in late February as well. This is a partnership</p> <p>3 between PHA and also with Lane Management to actually expand</p> <p>4 what we're offering in Turn the Key. So we're looking</p> <p>5 forward to that. Those will be 77 new affordable homes that</p> <p>6 are coming on line in the Sharswood Blumberg area.</p> <p>7 And then just to notify the Board and the public,</p> <p>8 pursuant to Resolution 2023-32, two projects, the sales</p> <p>9 prices were -- we approved administratively the increase of</p> <p>10 sales prices.</p> <p>11 One is for Pastor Allen in the Fourth District,</p> <p>12 increasing the sales price from \$195,000 and \$200,000</p> <p>13 respectively to \$230,000 and \$250,000. They still would be</p> <p>14 affordable at 80 percent of AMI. These are due to rising</p> <p>15 construction costs and financing issues in the construction</p> <p>16 finance market.</p> <p>17 Next is Dover Myrtlewood in the Second District, which</p> <p>18 we are increasing from \$230,000 to \$250,000 at 80 percent of</p> <p>19 AMI, again for construction costs and financing.</p> <p>20 And then finally what I'd like to acknowledge is</p> <p>21 Jessie Lawrence. He has been serving as our real estate</p> <p>22 director for the past three years. He will be departing.</p> <p>23 This will be his last Board meeting, and actually last day</p> <p>24 here at the Land Bank. I got him to stay at least for one</p>
<p style="text-align: right;">Page 7</p> <p>1 carries. Minutes are approved.</p> <p>2 We will now proceed to our report from our executive</p> <p>3 director.</p> <p>4 MR. RODRIGUEZ: Good morning, Board and public. Happy</p> <p>5 New Year. Today I'd like to report on several things. I</p> <p>6 want to just let everybody know, we did have a ribbon</p> <p>7 cutting last year. It was our last ribbon cutting. I think</p> <p>8 we had four last year, over on William Street. It went very</p> <p>9 well.</p> <p>10 I suggest and encourage people to really take a look</p> <p>11 at our Turn the Key web site. We'll put the link in the</p> <p>12 chat for everybody, but it was a great product. I think</p> <p>13 everybody should look and see what we're producing for the</p> <p>14 general public as affordable housing.</p> <p>15 We do have a groundbreaking that's coming up in Dover</p> <p>16 Myrtlewood in South Philadelphia. This is in the second</p> <p>17 councilmanic district. That will be in late February.</p> <p>18 What's significant about this is, this is a</p> <p>19 partnership between BMK and Dawoud Bey, who is a MDP, a</p> <p>20 minority developer program, our first cohort graduate. So</p> <p>21 we're really looking forward to that. It's showing our</p> <p>22 initiatives to really support black and brown developers and</p> <p>23 pair them with responsible prime contractors to get housing</p> <p>24 done.</p>	<p style="text-align: right;">Page 9</p> <p>1 more Board meeting.</p> <p>2 He will be moving on to work for our new mayor, Mayor</p> <p>3 Parker, and work as assistant deputy mayor for planning and</p> <p>4 special projects.</p> <p>5 I can't say enough about the impact Jessie's had on</p> <p>6 myself and the organization and the staff. We do wish him</p> <p>7 well, and I've got to say, he's a great hire. It's a big</p> <p>8 loss for us but a great gain for the city, and I wish you</p> <p>9 well.</p> <p>10 MR. LAWRENCE: Thank you, Angel, appreciate it.</p> <p>11 ACTING CHAIR GOODMAN: Hear, hear. Congratulations,</p> <p>12 Jessie. Tough shoes to fill for sure. I was even surprised</p> <p>13 to see you this morning. Thank you for your work on behalf</p> <p>14 of the entire Board.</p> <p>15 MR. LAWRENCE: Thank you, Mr. Chair.</p> <p>16 MR. RUSHDY: Thank you, Jessie.</p> <p>17 MR. LAWRENCE: Thank you.</p> <p>18 MR. RODRIGUEZ: That concludes my report.</p> <p>19 ACTING CHAIR GOODMAN: All right. Thank you, Angel.</p> <p>20 Any questions on the executive director's report?</p> <p>21 (No response.)</p> <p>22 ACTING CHAIR GOODMAN: Seeing none, move into Agenda</p> <p>23 Item No. IV, property dispositions. We have three different</p> <p>24 property dispositions agenda items before the Board this</p>

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

Exhibit A

Board of Directors Meeting
01/16/2024

10-13

<p style="text-align: right;">Page 10</p> <p>1 morning.</p> <p>2 First one is around a mixed income housing development</p> <p>3 proposal in the 44th and Ludlow area in the Third Council</p> <p>4 District. For that one, I'll be recusing myself as part of</p> <p>5 my day-to-day role as providing technical assistance in the</p> <p>6 Third Council District. I'll turn chair duties over to</p> <p>7 Maria Gonzalez, and I will turn off my audio and video.</p> <p>8 Thank you.</p> <p>9 ACTING CHAIR GONZALEZ: Thank you, Mr. Chair.</p> <p>10 Good morning, everyone. In accordance with the bylaws</p> <p>11 of the Philadelphia Land Bank, I as secretary will be acting</p> <p>12 as chair on this particular agenda item. As Mr. Goodman</p> <p>13 said, he is recusing himself.</p> <p>14 So with that, I give the floor to staff to make a</p> <p>15 presentation.</p> <p>16 MR. LAWRENCE: Thank you, Madam Acting Chair. First</p> <p>17 item on the list, Item A in this section, today we're asking</p> <p>18 the Board to authorize the disposition of lots in University</p> <p>19 Cities to Northern Libs Partners, specifically for the</p> <p>20 development of 19 mixed income homeownership units.</p> <p>21 This particular proposal includes five single-family</p> <p>22 units and 14 condominium units and duplex structures. The</p> <p>23 properties are in the Third District, and they are listed as</p> <p>24 follows: 4422, 4426 to 30 Ludlow Street, and also 18 to 20,</p>	<p style="text-align: right;">Page 12</p> <p>1 unsolicited and evaluated pursuant to the disposition</p> <p>2 policy. The developer plans to purchase the property for</p> <p>3 \$12,000.</p> <p>4 Evidence of project financing has been provided. The</p> <p>5 applicant is in compliance and good standing with the City</p> <p>6 of Philadelphia. The project will be subject to an economic</p> <p>7 opportunity plan. The project will be subject to an</p> <p>8 irrevocable power of attorney and right of re-entry/reverter</p> <p>9 as well.</p> <p>10 The sale of those affordable units will be subject to</p> <p>11 use restrictions and income verification requirements, as a</p> <p>12 Declaration of Restrictive Covenants will be placed on them</p> <p>13 to ensure that the units remain affordable for at least 15</p> <p>14 years. That is it.</p> <p>15 ACTING CHAIR GONZALEZ: Thank you, Jesse. Do we have</p> <p>16 any questions or comments from the Board?</p> <p>17 (No response.)</p> <p>18 ACTING CHAIR GONZALEZ: Seeing none, Andrea, do we</p> <p>19 have any comments from the public?</p> <p>20 MS. SAAH: Yes, Madam Chair. We received two letters</p> <p>21 supporting the disposition and two letters opposing the</p> <p>22 disposition.</p> <p>23 The first was a letter from Councilwoman Gauthier</p> <p>24 supporting the disposition. She was writing to express her</p>
<p style="text-align: right;">Page 11</p> <p>1 24 to 28, 30, 34 to 36 South 44th Street, generally located</p> <p>2 at 44th and Ludlow.</p> <p>3 The scope specifically includes four affordable condo</p> <p>4 units that will target households at 60 percent of AMI.</p> <p>5 That maximum sales price for those units will be \$199,990.</p> <p>6 There will be one affordable unit targeting households</p> <p>7 with incomes at 80 percent of AMI and that unit max sale,</p> <p>8 the maximum sales price for that unit will be \$250,000.</p> <p>9 And then there will be six affordable units that will</p> <p>10 be sold to those at 100 percent of AMI with a maximum sales</p> <p>11 price of \$280,000.</p> <p>12 And then there will be a mix of affordable and market</p> <p>13 rate condos that will be three stories, no basement,</p> <p>14 containing 1,500 square feet with three bedrooms and two</p> <p>15 bathrooms.</p> <p>16 There will also be all single-family market rate units</p> <p>17 that will be 2,000 square feet with no basement, three</p> <p>18 stories, and those units will include four bedrooms and 4.5</p> <p>19 bathrooms.</p> <p>20 The affordable units in this particular case will be</p> <p>21 eligible for neighborhood preservation, the NPI program's</p> <p>22 Turn the Key program. The subsidy will, though, be on a</p> <p>23 sliding scale.</p> <p>24 The proposal for this particular project was</p>	<p style="text-align: right;">Page 13</p> <p>1 support for the mixed income homeownership proposal at 44th</p> <p>2 and Ludlow Streets that is being reviewed by the Land Bank</p> <p>3 Board of Directors.</p> <p>4 These parcels present a unique opportunity to provide</p> <p>5 family-changing homeownership within walking distance of</p> <p>6 some of the region's largest job centers at the university</p> <p>7 "eds and meds." This location also provide walkable access</p> <p>8 to transit, quality schools, and comprehensive goods and</p> <p>9 services.</p> <p>10 Though the proposal is not fully affordable, it</p> <p>11 provides a depth of affordability that we do not otherwise</p> <p>12 see on the private market.</p> <p>13 Thanks to Turn the Key's soft second mortgages, this</p> <p>14 proposal can generate a majority of its homes sold at</p> <p>15 purchase prices near or sometimes below \$200,000.</p> <p>16 These are unparalleled accessible housing and wealth</p> <p>17 generation opportunities in this amenity-rich section of my</p> <p>18 district, and it's for this reason that I support this</p> <p>19 proposal. Thank you for your consideration. Sincerely,</p> <p>20 Jamie Gauthier.</p> <p>21 The second supporting letter was from the West</p> <p>22 Philadelphia Economic Development Council RCO, addressed to</p> <p>23 the chair.</p> <p>24 The West Philadelphia Economic Development Council RCO</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 01/16/2024

14-17

<p style="text-align: right;">Page 14</p> <p>1 participated in a virtual community meeting. We have 2 expressed concerns about African-American contracting 3 opportunities. The company has verbally committed to seeing 4 African-American contractors participate in the project. We 5 offer no opposition to the project. 6 Councilwoman Gauthier and all other RCOs were copied 7 on this. This came from Kyle J. Sampson, President. 8 Third, we have a letter of opposition from West Philly 9 United Neighbors, another RCO, addressed to the Land Bank, 10 and I will read it briefly. 11 I hope this letter finds you well. I am writing on 12 behalf of West Philly United Neighbors, an RCO deeply 13 concerned about the proposed conveyance of the properties at 14 44th Street and Ludlow Street to the developer Northern Libs 15 Partners. Our opposition is rooted in the following 16 critical reasons: 17 There is a lack of community input. The community was 18 inadequately informed about the proposed development. The 19 initial notification of the Zoom meeting was sent via email 20 by the developer during the holiday season, and many key 21 stakeholders were excluded from the communication. 22 Moreover, the timing of the reminder email, sent just 23 a few hours before the meeting, hindered community 24 participation. Only about five to six community members</p>	<p style="text-align: right;">Page 16</p> <p>1 designated to be sold under 60 percent of AMI. We strongly 2 advocate for 100 percent of the units to be affordable. 3 And fourth, we are deeply concerned about developer 4 accountability. The proposed conveyance involves valuable 5 CMX4-zoned parcels, estimated at multi-millions of dollars. 6 We express concerns about the developer's track record 7 of developing affordable housing and their ability to adhere 8 to proposed plans. 9 When this developer was constructing other buildings 10 in the neighborhood, they very often blocked the one-lane 11 Ludlow Street without permission from the city, enclosed 12 city-owned land with a fence, and parked illegally. 13 The community doubts how the Land Bank will ensure 14 compliance with the proposed 20-unit construction limit. 15 Because these are CMX4-zoned parcels, the developer could 16 develop hundreds of units once they acquire the land. 17 Without a robust mechanism for accountability, we 18 argue against conveying these lands to a developer whose 19 primary motivation may be profit. 20 In conclusion, we urge the Board of Directors to vote 21 against the conveyance of these properties to Northern Libs 22 Partners. Our community's well-being and the preservation 23 of valuable assets controlled by the city should take 24 precedence over the interests of a developer. And this was</p>
<p style="text-align: right;">Page 15</p> <p>1 made the community meeting. 2 Given the significant impact of the proposed 3 development on the community, a more inclusive and 4 well-publicized community meeting is essential. 5 Secondly, the community needs green space. The 6 community values green space and community gardens, which 7 are becoming increasingly scarce. 8 In recent years, within a couple of blocks, many 9 buildings including a total of about 2,000 units of 10 apartments have been constructed and more have been 11 proposed. 12 We have already lost our community garden at 43rd and 13 Ludlow, 12 South 43rd Street, to a developer. That piece of 14 land which was once sold by the city for only \$3000 to the 15 first buyer after changing hands twice eventually sold to a 16 developer from New York City for nearly \$1 million and 17 became an 18-unit apartment building. 18 Preserving green spaces is crucial for the well-being 19 of our neighborhood. We propose that the land in question 20 be conveyed to the community for the establishment of 21 community gardens and community-controlled development. 22 Third, there is inadequate affordable housing in this 23 proposal. The proposed percentage is woefully inadequate. 24 Out of the 20 residential homes planned, only four are</p>	<p style="text-align: right;">Page 17</p> <p>1 sent by Ang Sun, President, West Philly United Neighbors. 2 Lastly, I just received this morning a lengthy letter 3 from Mr. Jihad Ali, writing about this particular proposal. 4 He says that he endorses the concept of developing 5 family homeownership in this area, but the critical issue 6 revolves around whether the current unsolicited developer is 7 the most suitable choice for this project and whether the 8 proposed development fully leverages the zoning density 9 allowed for this specific location. 10 He's asking the Land Bank Board not to vote on this 11 today and is asking for a continuance. 12 First, there has been a severe -- the community has 13 observed a severe lack of public notice and insufficient 14 time for the community to meet and discuss the proposed 15 development. 16 The notice provided for this hearing after the Public 17 Meeting on Thursday, January 11th at 7:00 pm, only left the 18 community and attended eight business hours before the 19 weekend and Dr. Martin Luther King Holiday, so it did not 20 allow for meaningful participation by the attendees of the 21 public meeting to discuss with participating RCO's, which is 22 essential in making informed decisions about the 23 developments in our area. 24 The location of the proposed development in a</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

18-21

<p style="text-align: right;">Page 18</p> <p>1 sought-after development area with over 500 units within two</p> <p>2 blocks raises significant concerns. Many questions about</p> <p>3 parking, design, and the impact on alleyways still need to</p> <p>4 be answered.</p> <p>5 The developer's failure to disclose their pending</p> <p>6 development of an 11-story, 100-unit apartment building at</p> <p>7 4400 Market Street is a significant concern.</p> <p>8 Also, he discovered that three parcels of the proposed</p> <p>9 development site had been pledged as security for the</p> <p>10 developer's previous loan with Republic Bank in 2021.</p> <p>11 In the board package, the developer indicated the</p> <p>12 intent to pledge these same properties as a contribution to</p> <p>13 another bank. This raises questions about their financial</p> <p>14 stability and the potential risks associated with the</p> <p>15 project.</p> <p>16 Lastly, he's concerned that the developer is</p> <p>17 underutilizing the CMX zoning for the site, not fully</p> <p>18 maximizing homeownership, and may consider combining the</p> <p>19 44th Street lots north of Ludlow Street with the 4400 Market</p> <p>20 Street lots for additional market-rate houses. This could</p> <p>21 exploit taxpayers' interests in favor of the developer's</p> <p>22 profit.</p> <p>23 And so because of all these concerns, he's asking the</p> <p>24 Board to table the item and schedule another public meeting,</p>	<p style="text-align: right;">Page 20</p> <p>1 us, along with notices delivered to all of the local</p> <p>2 community members that were within 250 feet. So that</p> <p>3 occurred on December 28th. I hand delivered them to local</p> <p>4 community members.</p> <p>5 I then sent a follow-up email the day of the meeting</p> <p>6 as a helpful reminder to the ROCs that the meeting was</p> <p>7 occurring, along with local community members that were</p> <p>8 within the 250 feet of the project that were in attendance</p> <p>9 at that evening.</p> <p>10 And the meeting went well. There was some opposition</p> <p>11 from the two people that were just stated, but overall there</p> <p>12 was support for this and there's a need for obviously</p> <p>13 affordable housing in this area.</p> <p>14 To be able to provide houses at this affordability</p> <p>15 level is what we are also doing. And the mention, just want</p> <p>16 to put one point to kind of mention, is that we are</p> <p>17 contributing two of our lots that we own to this project to</p> <p>18 make it so that we can actually produce more affordable</p> <p>19 units on all these Land Bank lots.</p> <p>20 MS. LOPEZ KRISS: So what day was the actual meeting?</p> <p>21 MR. BLATSTEIN: The meeting was on January 11th at 7</p> <p>22 p.m.</p> <p>23 MS. LOPEZ KRISS: It was on January 11th, and you</p> <p>24 noticed on the 28th?</p>
<p style="text-align: right;">Page 19</p> <p>1 and he appreciates the Board's attention to this matter and</p> <p>2 looks forward to a fair and transparent process that</p> <p>3 considers the welfare of the neighborhood. And that was it.</p> <p>4 ACTING CHAIR GONZALEZ: Thank you, Andrea.</p> <p>5 Do we have any members of the public that wish to make</p> <p>6 a statement?</p> <p>7 MS. LOPEZ KRISS: Maria, I have a question for the</p> <p>8 developer. Is the developer on the line?</p> <p>9 MR. RODRIGUEZ: It's Jeremy Blatstein. He does have</p> <p>10 his hand raised.</p> <p>11 MS. LOPEZ KRISS: I'd like to hear from the developer</p> <p>12 to understand when the community meeting occurred and</p> <p>13 discuss whether or not the emails that were received are</p> <p>14 accurate.</p> <p>15 ACTING CHAIR GONZALEZ: Mr. Blatstein?</p> <p>16 MR. BLATSTEIN: Yes, hello. Can you hear me?</p> <p>17 ACTING CHAIR GONZALEZ: Can you please state your name</p> <p>18 for the record and just answer the question?</p> <p>19 MR. BLATSTEIN: Yes. I'm Jeremy Blatstein. I'm</p> <p>20 representing Northern Liberties. I work for the developer.</p> <p>21 The notification went out on December 28th. That is when we</p> <p>22 were going through the process of knowing that we were going</p> <p>23 to be on the this week's, this month's Land Bank meeting.</p> <p>24 So it was emailed to all of the ROCs that were sent to</p>	<p style="text-align: right;">Page 21</p> <p>1 MR. BLATSTEIN: Yes.</p> <p>2 MS. LOPEZ KRISS: And everyone got a paper notice in</p> <p>3 their mailbox?</p> <p>4 MR. BLATSTEIN: Yes.</p> <p>5 MS. LOPEZ KRISS: How many people attended?</p> <p>6 MR. BLATSTEIN: Fifteen.</p> <p>7 ACTING CHAIR GONZALEZ: Okay. Thank you, Mr.</p> <p>8 Blatstein. Are there any other persons from the public that</p> <p>9 wish to make a comment?</p> <p>10 MR. RODRIGUEZ: We have Ang Sun.</p> <p>11 ACTING CHAIR GONZALEZ: Okay. Please state your name</p> <p>12 and proceed with your statement.</p> <p>13 MR. SUN: Sure. This is Ang Sun, the president of</p> <p>14 West Philly United Neighbors. I just want to make comments</p> <p>15 on this transparency, on this community meeting.</p> <p>16 The developer just said that there were 15 people</p> <p>17 attending. That was not true. The developer just said I</p> <p>18 and Jihad Ali went to the meeting, opposed that.</p> <p>19 The truth is, I didn't go to that meeting because the</p> <p>20 initial email was sent during the holiday season on December</p> <p>21 28th between Christmas Day and New Year's Eve, and it went</p> <p>22 to my spam folder.</p> <p>23 And I found this out on January 11th when the</p> <p>24 developer sent this reminder just two hours ahead of the</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

22-25

<p style="text-align: right;">Page 22</p> <p>1 meeting. That reminder just has one sentence, reminding 2 people there is the meeting at 7 p.m. and the email was sent 3 at 5 p.m. on the same day. 4 And we didn't have time to notify our neighbors, and I 5 reach out to many members, starting Friday. I talked to 6 people on Friday, Saturday, Sunday. None of us heard about 7 this meeting. We didn't know this meeting happen. 8 And I did talk to a few people including Kyle Simpson 9 who sent the letter, and I want to clarify that. Applicant 10 say he was support this, and if you read the letter from 11 Kyle Simpson, it's not, he's not supporting it. It's just 12 non-object to this proposal. 13 And Kyle said there were only five, six people attend 14 that meeting. And Andrew Goodman was there. It was 15 developer was there, but developer is not a community 16 member, and is -- Jihad Ali was there, Pam Andrews was 17 there, and is -- Kyle Simpson was there, and also another -- 18 I think Mr. Coffback (phonetic) was there. 19 MS. SAAH: Two minutes is up. 20 ACTING CHAIR GONZALEZ: Thank you, Mr. Sun. 21 Do we have any other members of the public? 22 MR. RODRIGUEZ: We have Jihad Ali. 23 MR. ALI: My name is Jihad Ali. Jihad Ali. May I 24 proceed?</p>	<p style="text-align: right;">Page 24</p> <p>1 transparent, and we just didn't have enough time. 2 We had the meeting Thursday night at 7:00. We had the 3 next work day, Friday, then we break for the holidays and 4 then we have a meeting this morning. 5 Now, that's not enough time for us to reconvene and 6 talk about it. As I mentioned in my email, there's a lot of 7 issues about the parking, about the materiality. That came 8 up during the meeting, the community alleys, how all this 9 stuff was going to be treated. 10 So we just didn't have enough time. And it wasn't 11 that I was against it, Ms. Saah. I think I said that I'd 12 ask for a continuance. So you know, I think that that is 13 the issue. I think we just didn't have enough time as a 14 community. 15 And as I pointed out, this is a crucial neighborhood. 16 This is a highly sought after thing, and it should have 17 been, we should have more time than just being forced on us 18 with no time to discuss it. Thank you. 19 MR. RODRIGUEZ: Can I just clarify on the process? 20 This was instituted as a point by the Board to have another 21 step of notification for the community. 22 This is not an RCO meeting. It does not follow RCO 23 and Planning Department rules. It does not require a vote. 24 I just want everybody to be clear on that.</p>
<p style="text-align: right;">Page 23</p> <p>1 MR. RODRIGUEZ: Yes. 2 MR. ALI: Good morning, members of the Board, and 3 thank you, Ms. Kriss, for raising those concerns. I just 4 wanted to really make a quick comment. 5 The process is really flawed when you have an 6 unsolicited developer conduct a committee meeting and he's 7 not versed on the rights of community members to 8 participate. 9 He had just told you that he sent out a notice. I was 10 one of the only people that I know that had signed in at the 11 meeting. That wasn't disclosed. There was no sign-in 12 sheet. 13 There was no vote taken. When we asked him about a 14 vote, he said that wasn't required, so how could he say that 15 he had support? I think that's a crucial point. 16 As Mr. Goodman knows, there was somebody -- Mrs. 17 Lilysen (phonetic) was there, and she asked what was the 18 next steps. There was no notice that this hearing was even 19 today. 20 So it's really two issues. One is the issue of 21 process, and the other was the conduct of the developer. 22 For him not to disclose that he was the owner of the 4300 23 Market site, and that site is right next to those properties 24 on 44th Street, we just thought it was not being</p>	<p style="text-align: right;">Page 25</p> <p>1 There is no, and I think this is what I tried to make 2 mention to the Board before, this is a complaint that we've 3 gotten from the Planning Department that it is confusing 4 RCOs in that they think they are following the planning 5 process. This is not the planning process. 6 This is merely to alert the community so that they can 7 come to the Board meeting and voice their concerns and have 8 it not be the first time they heard about the project. 9 The second thing I would like to say is that we did 10 post the properties, which we are required to do, and that 11 this parcel, these parcels have been subject to illegal 12 parking. 13 Currently it's owned by PRA, and there have been 14 cease-and-desist notices several times. It's a large 15 liability problem for the PRA, which is when we were posting 16 the property, this is how this came about. So, just 17 background. 18 ACTING CHAIR GONZALEZ: Thank you, Angel. 19 Moving on, do we have anyone else from the public that 20 wishes to make a statement? 21 MR. RODRIGUEZ: Mo's hand is up. 22 ACTING CHAIR GONZALEZ: Mo? 23 MR. RUSHDY: Thank you, Madam Chair. I had a question 24 for the developer, Mr. Blatstein.</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

26-29

<p style="text-align: right;">Page 26</p> <p>1 Mr. Blatstein, were you given a notification package 2 and instructions by the Land Bank on who to go to? 3 ACTING CHAIR GONZALEZ: Mr. Blatstein? 4 MR. BLATSTEIN: Yes. Sorry. Can you hear me? 5 MR. RUSHDY: Yes. 6 MR. BLATSTEIN: Yes. In the letter from the Land 7 Bank, it says to give notice to the residents within 250 8 feet of the property along with, if you would like to notify 9 the list of RCOs, but that is not a requirement per what the 10 community outreach package, per my understanding of the 11 directions. 12 So that was my understanding of me sending that email 13 and follow-up to the RCOs, a step that was not necessarily 14 required per what the instructions I received. The main 15 point of order was, notifying the residents within 250 feet 16 of the property. 17 MR. RUSHDY: And have you received some 18 acknowledgement or your receipt in terms of these 19 notifications when you sent out? 20 MR. BLATSTEIN: Yes. One of the local neighbors, 21 Clarence Ellis, was on the call, so that was my kind of 22 ability to know that they were receiving the notices. 23 MR. RUSHDY: And so do the instructions by the Land 24 Bank in terms of notifications to the community members per</p>	<p style="text-align: right;">Page 28</p> <p>1 for greater density development, is the developer restricted 2 to that type of project per se if we dispose of the property 3 to them, Angel? 4 In other words, they couldn't go in and add a bunch of 5 additional properties beyond what's being approved? 6 MR. RODRIGUEZ: No, no. We can't. We would only 7 approve what this Board package, what the Board approves. 8 It's also backed up by a purchase development agreement 9 which we do record against the property, and there's also 10 right of reverter and also we have certain, you know, other 11 deed restrictions on the property. 12 So it would be very difficult for them to do that. We 13 would also not issue a consent to sell. During the 14 construction phase, we would be monitoring, and if there 15 were any change, we would then have the opportunity to stop 16 the development and issue a cease and desist. 17 And also, we wouldn't go to closing until they pulled 18 their permits, and we would have to see conformity with what 19 they propose. 20 And Andrea, I want to let you guys know, we always put 21 a Declaration of Restrictive Covenants that will be tied to 22 what's in the Board resolution. 23 ACTING CHAIR GONZALEZ: Does anyone else from the 24 Board have any questions or comments?</p>
<p style="text-align: right;">Page 27</p> <p>1 the rules and regs of the Land Bank, have these been 2 followed? 3 MR. BLATSTEIN: Yes. 4 MR. RUSHDY: And Angel, the question is now to the 5 Land Bank staff, have the instructions that were given to 6 the developer been followed? I guess Jessie or Angel. 7 MR. RODRIGUEZ: Jessie? 8 MR. LAWRENCE: Yes. 9 MR. RUSHDY: Thank you. 10 ACTING CHAIR GONZALEZ: Mr. Blatstein, I just have a 11 question. Along with those instructions, do you have a 12 sign-in sheet also that has been provided to the Land Bank? 13 MR. BLATSTEIN: Yes. 14 ACTING CHAIR GONZALEZ: Okay. Thank you. Moving on, 15 do we have anyone else from the public that wishes to make a 16 statement? 17 MR. RODRIGUEZ: We have Rick Sauer. 18 MR. SAUER: Yeah, I just have one quick clarification 19 question. I know a couple of the comments related to the 20 zoning for the site and the size of the density of the 21 projects it allowed. 22 So if the proposal to the Land Bank that we're 23 approving or being asked to approve for disposition is for a 24 certain number of units even though the zoning would allow</p>	<p style="text-align: right;">Page 29</p> <p>1 MR. RODRIGUEZ: We have one member of the public, Ms. 2 Bey. 3 ACTING CHAIR GONZALEZ: Okay. Please state your name 4 and proceed with your statement. 5 MS. BEY: Yes. My name is Nabeelah Bey. I am a 6 member of the Mill Creek Community. However, I do agree 7 with Mr. Ali's proposal to table this issue and to conduct a 8 more thoroughly announced community participation period. 9 And I just wanted to note, in regards to Angel's 10 statement he just made, that the developer clearly said he 11 was going to join some other property to this property to 12 make his project larger or something like that. 13 So I just want the Board to keep in mind how saturated 14 that area is. That whole 44th and Chestnut, 42nd and 15 Chestnut, it's like unbelievable. 16 You can't drive. You can't park. You can't see the 17 skyline anymore. It's just saturated. And to think that 18 someone else is going to squeeze in some more properties, I 19 don't know how much weight the land of Philadelphia can take 20 in certain areas. There's buildings just piled on top of 21 each other. So that's my comment. 22 ACTING CHAIR GONZALEZ: Thank you, Ms. Bey. 23 Moving on, I know that Mr. Blatstein, you have your 24 hand raised again.</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

30-33

<p style="text-align: right;">Page 30</p> <p>1 (Pause.)</p> <p>2 ACTING CHAIR GONZALEZ: So we can move on to other</p> <p>3 public comments.</p> <p>4 MR. BLATSTEIN: Sorry, I just wanted to clarify the</p> <p>5 statement that I made if I wasn't clear to the Land Bank</p> <p>6 Board of, that there's going to be two clusters of the six</p> <p>7 houses, of the -- (inaudible) -- that owns duplexes, and</p> <p>8 eight duplexes. And we own a lot within the Monopoly board</p> <p>9 of the Land Bank land, which is what we're contributing to</p> <p>10 the project to allow us to produce the 14, two different</p> <p>11 clusters of the -- in different places.</p> <p>12 So that was my comment of where we are combining our</p> <p>13 land to make the project more feasible on an affordability</p> <p>14 perspective. Thank you.</p> <p>15 ACTING CHAIR GONZALEZ: Okay. Thank you, Mr.</p> <p>16 Blatstein. Any other public comments?</p> <p>17 (Pause.)</p> <p>18 MR. RODRIGUEZ: I think we can call the vote.</p> <p>19 ACTING CHAIR GONZALEZ: No, that's it? Okay. Do we</p> <p>20 have any other questions or comments from the Board?</p> <p>21 (No response.)</p> <p>22 ACTING CHAIR GONZALEZ: Okay. If that is a no, then I</p> <p>23 will call the question. Is there a motion on this agenda</p> <p>24 item?</p>	<p style="text-align: right;">Page 32</p> <p>1 entire Board, and that is a valid vote.</p> <p>2 ACTING CHAIR GONZALEZ: Okay. Motion carries. Okay.</p> <p>3 Thank you, everyone. I give the floor back to Mr. Goodman.</p> <p>4 ACTING CHAIR GOODMAN: Thank you, Secretary Gonzalez.</p> <p>5 Next agenda item is a community benefiting use on Item IV.B</p> <p>6 of this agenda. Angel?</p> <p>7 MR. RODRIGUEZ: I just want to make note that Majeedah</p> <p>8 Rashid is going to recuse herself from this item. She has</p> <p>9 an affiliation with Called to Serve and the coalition that's</p> <p>10 working on North Broad corridor development on Broad and</p> <p>11 Third.</p> <p>12 ACTING CHAIR GOODMAN: Thank you for identifying that,</p> <p>13 Angel. All right. Will staff read the summary for this</p> <p>14 agenda item, IV.B?</p> <p>15 MR. RODRIGUEZ: Certainly. As background, 3601</p> <p>16 Germantown Avenue is formerly a city-owned parking lot which</p> <p>17 the city has transferred to the Land Bank in anticipation of</p> <p>18 the Land Bank's lease of the property to the tenant-</p> <p>19 applicant, Called to Serve.</p> <p>20 The Land Bank would lease the parking lot to Called to</p> <p>21 Serve for \$10.00 per year. The initial term of the lease</p> <p>22 would be for one year, which would automatically expand to</p> <p>23 five years and provide five renewal options of five years</p> <p>24 each for a possible total of 30 years upon approval by City</p>
<p style="text-align: right;">Page 31</p> <p>1 MR. RUSHDY: Motion to approve.</p> <p>2 MS. LOPEZ KRISS: I'll second.</p> <p>3 ACTING CHAIR GONZALEZ: Okay. All those in favor?</p> <p>4 (Chorus of ayes.)</p> <p>5 ACTING CHAIR GONZALEZ: I see four. Anyone against?</p> <p>6 (No response.)</p> <p>7 ACTING CHAIR GONZALEZ: Okay. I'm going to have to do</p> <p>8 a polling, I'm sorry. Mr. Rushdy?</p> <p>9 MR. RUSHDY: Aye.</p> <p>10 ACTING CHAIR GONZALEZ: Majeedah?</p> <p>11 MS. RASHID: Aye.</p> <p>12 ACTING CHAIR GONZALEZ: Rick?</p> <p>13 MR. SAUER: Aye.</p> <p>14 ACTING CHAIR GONZALEZ: Michael Johns?</p> <p>15 MR. JOHNS: Aye.</p> <p>16 ACTING CHAIR GONZALEZ: Rebecca?</p> <p>17 MS. LOPEZ KRISS: Aye.</p> <p>18 ACTING CHAIR GONZALEZ: Okay. And that's it, right?</p> <p>19 MS. SAAH: You.</p> <p>20 MR. SAUER: Yourself.</p> <p>21 MR. RUSHDY: You need to vote as well, I think.</p> <p>22 ACTING CHAIR GONZALEZ: Okay. I am aye.</p> <p>23 MR. RODRIGUEZ: So one, two, three --</p> <p>24 MS. SAAH: So that's six, which is a majority of the</p>	<p style="text-align: right;">Page 33</p> <p>1 Council resolution of an initial five-year term and five-</p> <p>2 year renewal options for five years each.</p> <p>3 Called to Serve wishes to lease the parking lot which</p> <p>4 contains 65 parking spaces from the Land Bank and then</p> <p>5 sublet the parking lot to 3701 North Broad.</p> <p>6 3701 North Broad owns the Beury Building located at</p> <p>7 3701-03 North Broad Street, shown as National Bank of North</p> <p>8 Philadelphia on the attached site plan, and is redeveloping</p> <p>9 the building as a hotel with a restaurant, fitness center,</p> <p>10 meeting spaces.</p> <p>11 In the Board package we provide a web site for the</p> <p>12 Board and public to review. 3701 North Broad would like to</p> <p>13 use 45 spaces, 45 of the 65 parking spaces for valet parking</p> <p>14 for its guests.</p> <p>15 The remaining 20 parking spaces will continue to be</p> <p>16 used by existing businesses along the commercial corridor as</p> <p>17 approved by Called to Serve.</p> <p>18 The sublease will require 3701 North Broad to make</p> <p>19 improvements to the parking lot, operate and provide</p> <p>20 security for the parking lot, pay monthly rent to Called to</p> <p>21 Serve, and provide -- and those terms for the monthly rent</p> <p>22 are in the Board package, and provide complimentary hotel</p> <p>23 rooms and meeting rooms for use by Called to Serve for its</p> <p>24 neighborhood programming.</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

34-37

<p style="text-align: right;">Page 34</p> <p>1 The terms of the proposed lease and sublease are</p> <p>2 summarized as Exhibits A and B in the Board package. Today</p> <p>3 we're requesting that the Board approve the lease of the</p> <p>4 parking lot at 3601 Germantown Avenue to Called to Serve CDC</p> <p>5 in accordance with the terms proposed in the lease, as</p> <p>6 summarized in Exhibit A, and to approve the sublease of the</p> <p>7 parking lot to 3701 North Broad LLC in accordance with the</p> <p>8 terms of the proposed sublease summarized in Exhibit B.</p> <p>9 So approval of the request will result in guaranteed</p> <p>10 monthly rent, profit sharing and in-kind benefits accruing</p> <p>11 to Called to Serve to support its commercial corridor</p> <p>12 revitalization and its neighborhood educational program.</p> <p>13 It's important to note for the Board that as part of</p> <p>14 this lease agreement, Called to Serve will be required to</p> <p>15 provide reporting as to how it's using the funds they get</p> <p>16 from 3701 North Broad, and do that routinely, so any issues</p> <p>17 will be made aware of.</p> <p>18 ACTING CHAIR GOODMAN: Angel, are there precedents or</p> <p>19 comparables? This isn't obviously a typical kind of Land</p> <p>20 Bank, like in-fill vacant lot.</p> <p>21 MR. RODRIGUEZ: Yeah. This is the structure that we</p> <p>22 utilized -- the Land Bank owns parcels on 15th Street and</p> <p>23 Poplar behind the Met.</p> <p>24 This is a structure we utilized where North Broad</p>	<p style="text-align: right;">Page 36</p> <p>1 ACTING CHAIR GOODMAN: Thank you. Does the Board have</p> <p>2 any questions about this application?</p> <p>3 (No response.)</p> <p>4 ACTING CHAIR GOODMAN: Andrea, did we receive any</p> <p>5 public comment in writing in advance of today's meeting</p> <p>6 about this agenda item?</p> <p>7 MS. SAAH: We did not.</p> <p>8 ACTING CHAIR GOODMAN: Okay. And are there any</p> <p>9 members of the public that wish to give comment on this</p> <p>10 agenda item?</p> <p>11 MR. RODRIGUEZ: There are none.</p> <p>12 ACTING CHAIR GOODMAN: Seeing none -- oh.</p> <p>13 MS. SAAH: Mr. Harley, Jeffrey Harley is on the call,</p> <p>14 apparently. It's in the Q&A.</p> <p>15 MR. RODRIGUEZ: He hasn't raised his hand. I don't</p> <p>16 know if he wants to comment.</p> <p>17 MS. SAAH: Oh, okay.</p> <p>18 ACTING CHAIR GOODMAN: Oh, I see the note here.</p> <p>19 Right. Does the Board have any questions for the CDC</p> <p>20 applicant?</p> <p>21 (No response.)</p> <p>22 ACTING CHAIR GOODMAN: I see none, so with that, can I</p> <p>23 get a motion?</p> <p>24 MS. GONZALEZ: I make a motion for approval of this</p>
<p style="text-align: right;">Page 35</p> <p>1 Renaissance has a multi-year lease with us. They sublease</p> <p>2 it to the Met for staging. The Met then provides a mix of</p> <p>3 money to North Broad Renaissance and also in-kind services</p> <p>4 such as meeting areas and utilization of the building for</p> <p>5 their programming purposes.</p> <p>6 That project has been in place, I want to say for four</p> <p>7 years now, four or five years. I'd have to check. But it's</p> <p>8 working well.</p> <p>9 I think it's important to note that this is a way for</p> <p>10 us to leverage vacant city-owned land for corridor, CDCs</p> <p>11 that manage corridors.</p> <p>12 Clearly it's important that the city revitalize North</p> <p>13 Broad Street. This is a way for us to use a different</p> <p>14 source other than CDBG funds which are in limited supply,</p> <p>15 and really kind of create a steady source of revenue so the</p> <p>16 city can continue to re-develop and benefit small businesses</p> <p>17 along North Broad corridor.</p> <p>18 ACTING CHAIR GOODMAN: And under the lease terms, is</p> <p>19 it, the operator has to re-pave, renovate the site?</p> <p>20 MR. RODRIGUEZ: Yes. They're required to -- we will</p> <p>21 be reviewing those plans. They will have to go through --</p> <p>22 they'll have to re-surface, stripe, lighting, new fencing.</p> <p>23 It will be valet, so a new swing arm and security booth, and</p> <p>24 other items like that.</p>	<p style="text-align: right;">Page 37</p> <p>1 disposition.</p> <p>2 MR. JOHNS: Second.</p> <p>3 ACTING CHAIR GOODMAN: Motion has been made and</p> <p>4 properly seconded to approve the disposition at 3601</p> <p>5 Germantown Avenue. All in favor?</p> <p>6 (Chorus of ayes.)</p> <p>7 ACTING CHAIR GOODMAN: Any opposed?</p> <p>8 (No response.)</p> <p>9 ACTING CHAIR GOODMAN: The ayes have it and the motion</p> <p>10 passes to approve the lease for 3601 Germantown Avenue.</p> <p>11 We will now proceed to agenda item IV.C, our final</p> <p>12 disposition item for this morning, as a side or rear yard.</p> <p>13 Will staff provide a summary of this application -- oh,</p> <p>14 Andrea, sorry.</p> <p>15 MS. SAAH: I just wanted to let Ms. Rashid know that</p> <p>16 she can rejoin us at this time.</p> <p>17 ACTING CHAIR GOODMAN: Okay. Thank you. All right.</p> <p>18 Will staff read the summary for agenda item IV.C?</p> <p>19 MR. LAWRENCE: Yes, sir, Mr. Chair. Today we're</p> <p>20 asking the Board to authorize the sale of a lot to an</p> <p>21 adjacent home, rear occupant, owner-occupant in North</p> <p>22 Philadelphia for rear/side yard use or rear yard use.</p> <p>23 The property is located in the Seventh District,</p> <p>24 located at 2428 North Orianna Street. The applicant is</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

38-41

<p style="text-align: right;">Page 38</p> <p>1 Anthony K. Bright. He's compliant and in good standing with 2 the City of Philadelphia. 3 Since this is a side yard transaction, there will be 4 no economic opportunity plan required. However, the 5 property will be subject to a 30-year mortgage and it will 6 be subject to use restrictions as just a side or rear yard. 7 Thank you. 8 ACTING CHAIR GOODMAN: Thank you. Any questions from 9 the Board on this agenda item? 10 (No response.) 11 ACTING CHAIR GOODMAN: I did have one question. It 12 looks like -- is the owner of record an entity in this case 13 as opposed to an individual? 14 MR. LAWRENCE: The owner of record is an individual. 15 We did take a look at the fact that his business was named 16 on the deed as well, but we have determined that he would 17 qualify for this particular transaction given the fact that 18 he's the individual and the owner-occupant of that home. 19 ACTING CHAIR GOODMAN: Right. So there is 20 confirmation that this is his primary residence? 21 MR. LAWRENCE: We did do that research, yes, sir. 22 ACTING CHAIR GOODMAN: Awesome. Thank you. Another 23 atypical example, hence my questions. Okay. Thank you. 24 Did we receive any public comment on this agenda item in</p>	<p style="text-align: right;">Page 40</p> <p>1 question. My apologies. It was in reference to the 28th 2 Street development. I'm not sure if I missed anything 3 regarding it, but was that tabled for today? It was the 4 situation on 28th and Cumberland. 5 MR. RODRIGUEZ: That's not on the agenda for today, 6 Ms. Tate. 7 MS. TATE: Okay. 8 MR. RODRIGUEZ: What we're discussing right now is a 9 side yard disposition. 10 MS. TATE: Okay. Thank you. I just wanted to double 11 check. 12 ACTING CHAIR GOODMAN: Are there any other members of 13 the public that wish to comment on the agenda item here 14 before us at the moment, which is a rear yard disposition 15 proposal on the 2400 block of North Orianna Street? 16 (No response.) 17 ACTING CHAIR GOODMAN: Seeing none, I'll entertain a 18 motion. 19 MS. LOPEZ KRISS: I make a motion to approve. 20 MR. RUSHDY: Second. 21 ACTING CHAIR GOODMAN: Motion has been made and 22 properly seconded to approve the proposed disposition 23 application for rear yard at 2428 North Orianna Street. All 24 in favor?</p>
<p style="text-align: right;">Page 39</p> <p>1 advance of today's meeting? 2 MS. SAAH: We did not. 3 ACTING CHAIR GOODMAN: Okay. Are there any members of 4 the public that wish to approach the Board to offer comment 5 on this agenda item who are here today this morning? Please 6 raise your virtual hand if so. 7 (Pause.) 8 ACTING CHAIR GOODMAN: Okay. I see none. Any final 9 questions from any members of the Board on this item? 10 MS. LOPEZ KRISS: Is this -- 11 ACTING CHAIR GOODMAN: If not -- 12 MS. LOPEZ KRISS: This is a rear yard to the owner's 13 property? 14 MR. LAWRENCE: Yes. 15 MS. LOPEZ KRISS: Thank you. 16 ACTING CHAIR GOODMAN: So directly behind, I guess, 17 because under the disposition policy, they can share a 18 property line. It doesn't necessarily have to be a side 19 yard. Any other questions from the Board? 20 (No response.) 21 ACTING CHAIR GOODMAN: I see one member of the public 22 with their hand raised. Can we un-mute Odessa Tate? Please 23 state your name and begin your comments. 24 MS. TATE: My name is Odessa Tate. I actually had a</p>	<p style="text-align: right;">Page 41</p> <p>1 (Chorus of ayes.) 2 ACTING CHAIR GOODMAN: Any opposed? 3 (No response.) 4 ACTING CHAIR GOODMAN: The ayes have it. Motion 5 carries and the disposition is approved. 6 With that, that concludes the property disposition 7 section of the agenda and we're up to old and new business. 8 Does anybody have any old or new business that they wish to 9 bring before the Board this morning? If so, please raise 10 your virtual hand. 11 I see Jihad Ali. Please un-mute yourself, state your 12 name and begin your comments. 13 MR. ALI: Thank you. Jihad Ali, and thank you, Chair 14 Goodman. I wanted to say to the Board, and before I begin, 15 I wanted to say goodbye, Jessie. It's always been a 16 pleasure working with you. 17 Joyce is going to have a heart attack when she finds 18 out you're leaving from Parkside, but I think that you've 19 always been a gentleman, always been patient when dealing 20 with community members. 21 And that's really where I want to go on my point. I 22 think that when I come to this Board sometimes, I don't 23 think you intend it, but some of you Board members, you 24 know, you're really disrespectful, in my opinion, to people</p>

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

Exhibit A

Board of Directors Meeting 01/16/2024

42-45

<p style="text-align: right;">Page 42</p> <p>1 like -- I can only speak for myself -- me sometimes.</p> <p>2 I think that this Board, I think the majority of you</p> <p>3 are doing your best to make great decisions with limited</p> <p>4 information.</p> <p>5 I think that the process, as I said before, is flawed.</p> <p>6 The fact that you have a meeting, that you have a developer</p> <p>7 have a meeting, whatever the guidelines are, and then not</p> <p>8 have a representative from your organization to monitor</p> <p>9 that, I think that's flawed because in the case where I</p> <p>10 testified in, the developer made a statement that everybody</p> <p>11 was in favor of something. That's a serious problem.</p> <p>12 And I think, going forward, we get better what we</p> <p>13 practice. That's my saying out in the construction world.</p> <p>14 So as you go along, you should get better at what you</p> <p>15 practice.</p> <p>16 You are all Board members. Those of you that come on</p> <p>17 that Board, your responsibility is to us as citizens, not to</p> <p>18 developers. I know that they might be dear to some of your</p> <p>19 hearts, but your responsibility is to us as citizens.</p> <p>20 And the least you could do is respect us because we</p> <p>21 come with limited resources. We come with just knowledge</p> <p>22 that we earned from participating, by getting better at what</p> <p>23 we participate in.</p> <p>24 We don't come with attorneys. We don't come with</p>	<p style="text-align: right;">Page 44</p> <p>1 MS. SAAH: May I respond?</p> <p>2 ACTING CHAIR GOODMAN: Of course.</p> <p>3 MS. SAAH: Yes. Just to clarify regarding the</p> <p>4 conflict of interest process, when a Board member identifies</p> <p>5 a potential conflict of interest, they are supposed to</p> <p>6 submit a letter prior to the meeting.</p> <p>7 If a conflict of interest is identified just prior to</p> <p>8 the Board meeting or they don't have time, they didn't</p> <p>9 realize that, then they have to announce it at the Board</p> <p>10 meeting and must submit a letter later right after the Board</p> <p>11 meeting.</p> <p>12 So Ms. Rashid will be submitting that letter and it</p> <p>13 will be included in the minutes along with Mr. Goodman's</p> <p>14 recusal letter. We're always trying to do better, but</p> <p>15 sometimes it happens.</p> <p>16 ACTING CHAIR GOODMAN: Absolutely. Thank you, Andrea,</p> <p>17 and thank you, Mr. Ali. Your full points are well taken.</p> <p>18 Next up I see LuAnn Gethers. Please state your name</p> <p>19 and begin your comments.</p> <p>20 MS. GETHERS: Yes. Good morning. My name is LuAnn</p> <p>21 Gethers. I am an owner of a property in the Strawberry</p> <p>22 Mansion section of Philadelphia.</p> <p>23 I'm just wondering if someone could direct me to first</p> <p>24 contact information directly for your department. I think</p>
<p style="text-align: right;">Page 43</p> <p>1 consultants. We don't come with none of that. We don't</p> <p>2 come with any support.</p> <p>3 And I do want to say, before I go, you've been really</p> <p>4 great with me. Ms. Saah, your general counsel, thank you</p> <p>5 for always being available. Thank you for always giving me</p> <p>6 respect. Thank you for always entertaining our concerns.</p> <p>7 I just think as we go better, we need to get that</p> <p>8 process better on any type of public meeting, because after</p> <p>9 all, you are the parent organization. You have to comply</p> <p>10 with the Right-to-Know laws and all the Sunshine Laws.</p> <p>11 And if you have a subcommittee under you, you have to</p> <p>12 have oversight to make sure that that person is respecting</p> <p>13 community members according to the laws that you adhere to.</p> <p>14 And how can they, if they don't have any guidance from you?</p> <p>15 So that's really my comment. Thank you for allowing</p> <p>16 me to comment. And one other thing in closing. In your</p> <p>17 last Board meeting, the Board Chair did a -- where you have</p> <p>18 a conflict of interest.</p> <p>19 She did a written documentation of a conflict of</p> <p>20 interest. You had another Board member that had a conflict</p> <p>21 of interest and they just verbally said what it is.</p> <p>22 We would just like some consistency on the conflicts</p> <p>23 of interest, that they be reduced in writing as the law</p> <p>24 requires and they be attached to the minutes. Thank you.</p>	<p style="text-align: right;">Page 45</p> <p>1 the phone number that I've tried to call several times</p> <p>2 that's listed on the web site does not take me to any type</p> <p>3 of person or voice mail.</p> <p>4 And also, is there a place to find out, I've owned my</p> <p>5 property for 12 years now, and I inquired about the property</p> <p>6 next door. There's been some issues with it.</p> <p>7 What is the, I guess, the course of action for</p> <p>8 properties to be released by the city for competitive bids</p> <p>9 so that someone could possibly buy it and take care of it?</p> <p>10 At this point, the property is not doing well and I've</p> <p>11 had several concerns, and sent them in the way of L&I with</p> <p>12 no, you know, action. So just wondering what that process</p> <p>13 is like, and then if there's someone that I can contact</p> <p>14 directly. Thank you.</p> <p>15 MR. RODRIGUEZ: So Ms. Gethers, I put my email in the</p> <p>16 chat. You can email me directly. Can I ask, the property</p> <p>17 adjacent to your home, is it vacant land or a structure?</p> <p>18 MS. GETHERS: It's a structure that is owned by the</p> <p>19 Land Bank.</p> <p>20 MR. RODRIGUEZ: Okay. If you can reach out to me</p> <p>21 directly, I can have a maintenance team come out and</p> <p>22 stabilize the property and we can have a conversation about</p> <p>23 what impact that property is having on your home.</p> <p>24 MS. GETHERS: Okay. Thank you.</p>

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

Exhibit A

Board of Directors Meeting
01/16/2024

46-49

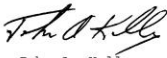
<p style="text-align: right;">Page 46</p> <p>1 ACTING CHAIR GOODMAN: Thank you. And yes, Angel's 2 email address is on the chat box. Next up, I see Lawrence 3 Macey. Please state your name and proceed with your 4 comments. 5 MR. MACEY: Good morning. Can you hear me? 6 ACTING CHAIR GOODMAN: Loud and clear. 7 MR. MACEY: My name's Lawrence Macey. My company's 8 Macey's Enterprises, LLC. And this a tad of old and new 9 business. I just want to touch on a little old business to 10 refresh your memories of who I am. 11 My development company has a few unsolicited 12 applications, and because of my unique business model of 13 sowing half of our net profits into the communities where we 14 develop, it caused me to reach out with our pilot program, 15 which brings me to the new business. 16 I reached out to Washington, to Secretary Fudge, and 17 she put me in contact with Director Ford, who after 18 conversating with him, then directed me to Director Melissa 19 Long here. 20 And that brings me kind of to my question. I'm trying 21 to reach out and find out the best contact information for 22 her, because me and my company and my network are 23 implementing a pilot program here starting in Philadelphia 24 and we're going to work our way hopefully up the East Coast</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. MACEY: Great. I'll reach back out to her. That 2 way -- one more thing and I'm going to get out of your hair 3 here. With those said RFPs, because of, again, because of 4 my business plan and the model here, it would be difficult 5 -- I won't say difficult. It would be impossible for me to 6 put a deposit down, because the deposit is supposed to be 7 ten percent of what your bid is, and my bid for these 8 particular RFPs would be 50 percent of the net profits 9 forever. 10 So I know that can't be addressed necessarily right 11 here on the spot, but that's the dilemma that I'm with, that 12 our particular model is not being greedy and giving half 13 back, and that presents the dilemma of a couple little 14 hiccups and hangups. 15 But just for contact purposes and getting some details 16 together, so I'll also put my email in the chat, and anybody 17 under the sound of my voice and you guys that could offer 18 any other assistance or advice, I would appreciate it. 19 ACTING CHAIR GOODMAN: Thank you. I'll just note, on 20 the PHDC web site, there is the RFP kind of bar, drop down, 21 to look at current and previous RFPs, and then under the 22 Land tab, there is also the policy document that has 23 information on the non-competitive route, so, you know, 24 applying unsolicited for community-minded uses outside of</p>
<p style="text-align: right;">Page 47</p> <p>1 and preferably across the country. 2 But to make a long story short, my question is about 3 RFPs, because my pilot program will be putting in for a 4 request that you guys request and half of those profits will 5 be sown into community directly through the different 6 entities, directly back into the city. 7 We already have the elements that we're going to 8 begin, that half of those net profits will be sown directly 9 into the community via the Right Center Schools, CDCs, 10 places of worship, etcetera. 11 But we also realize there's the need for the 12 infrastructure to sow directly into the people via the city. 13 So I need the best contact information for Ms. Long and 14 anyone else that I need to contact to help me secure a few 15 more details and express some details, obviously that it's 16 not enough time to express here. 17 MR. RODRIGUEZ: I've put Melissa Long's email in the 18 chat. That would be the best way to contact her and 19 describe your pilot program. 20 MR. MACEY: And I've reached out to that. I realize 21 she's very busy. Is there a number or is that the best, 22 absolute best way by email? 23 MR. RODRIGUEZ: I would say that's the best way to 24 reach out to her.</p>	<p style="text-align: right;">Page 49</p> <p>1 the RFP process. So just note both of those. 2 Any other -- I see no other hands raised. Oh, one 3 more. Ronald Jackson. Please state your name and proceed 4 with your comments. 5 MR. JACKSON: Yes. Good morning. I'm the owner of a 6 local development company called Emerge Equity Partners. I 7 just was intrigued by the last gentleman that was talking 8 about his program and development. 9 And this may not be the platform for making the 10 connection, but I'm very interested in learning a little bit 11 more about what he's actually doing, because we're doing 12 some similar efforts. 13 MR. RODRIGUEZ: So, Mr. Jackson, Mr. Macey put his 14 email in the Q&A, so you can see that there. I'll copy it 15 and put it in the chat for your reference, and you can 16 respond to him directly. 17 MR. JACKSON: That's great. Thank you so much. 18 ACTING CHAIR GOODMAN: That's for doing that, Angel. 19 Any other members of the public that wish to approach 20 the Board with old or new business this morning? 21 (No response.) 22 ACTING CHAIR GOODMAN: All right. Seeing none, can I 23 get a motion to adjourn? 24 MS. GONZALEZ: Motion to adjourn.</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting
01/16/2024

50-51

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p>Page 50</p> <p>MR. SAUER: Second.</p> <p>ACTING CHAIR GOODMAN: Motion has been made and properly seconded to adjourn the January 2024 Land Bank Board meeting. All in favor?</p> <p>(Chorus of ayes.)</p> <p>ACTING CHAIR GOODMAN: Any opposed?</p> <p>(No response.)</p> <p>ACTING CHAIR GOODMAN: The ayes have it. Motion carries, and the meeting is adjourned.</p> <p>(Whereupon, at 11:11 a.m., the proceedings were concluded.)</p>	
<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p>Page 51</p> <p>C E R T I F I C A T I O N</p> <p>I hereby certify that the foregoing proceedings, the Philadelphia Land Bank Board of Directors Meeting, were reported by me on January 16, 2024, and that I, John A. Kelly, read this transcript and attest that this transcript is a true and accurate record of the proceedings.</p> <p>By:</p> <p></p> <p>John A. Kelly</p> <p>Court Reporter</p>	

Lexitas Legal Philadelphia
215-504-4622

Exhibit B

January 12, 2024

Via Certified Mail

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose why I will abstain from participating in section 4A of the December 2024 Land Bank Board meeting agenda, pertaining to disposition of parcels in the 44th and Ludlow Streets vicinity.

The Land Bank Board will discuss Property Dispositions in agenda section 4A at its meeting to be held on Tuesday, January 16, 2024. In my day-to-day professional capacity as Director of Equitable Development for 3rd District City Councilmember Jamie R. Gauthier, I received advance information about the particulars of this application and assisted with coordination with staff at one of the land conveying agencies to facilitate consideration and administration of the applications that will be considered in agenda section 4A.

To eliminate any perceived conflict of interest, I will disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to this proposed Property Disposition. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

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

Sincerely,

Andrew P
Goodman

Andrew Goodman

Digitally signed by Andrew P
Goodman
DN: cn=Andrew P Goodman, o, ou,
email=andrew.goodman@phila.gov
, c=US
Date: 2024.01.12 10:15:26 -05'00'

Exhibit C



CITY OF PHILADELPHIA
CITY COUNCIL

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

COMMITTEES

Chair

Committee on Housing Neighborhood
Development and the Homeless

Vice Chair

Committee on Parks, Recreation, and
Cultural Affairs

Member

Committee on Public Property and
Public Work
Committee on Commerce and Economic
Development
Committee on Public Safety
Committee on Education
Committee on the Environment
Committee on People with Disabilities
and Special Needs
Committee on Children and Youth

January 12, 2024

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

Dear Executive Director Rodriguez:

I am writing to express my support for the mixed-income homeownership proposal at 44th and Ludlow Streets in the 3rd Council District that is being reviewed by the Land Bank Board of Directors at this month's meeting.

These parcels present a unique opportunity to provide family-changing homeownership within walking distance of some of the region's largest job centers at the university "eds and meds." This location also provides walkable access to transit, quality schools, and comprehensive goods and services.

Though the proposal is not fully "affordable," it provides a depth of affordability that we do not otherwise see on the private market. Thanks to Turn the Key "soft second" mortgages, this proposal can generate a majority of its homes sold at purchase prices near (or sometimes well below) \$200,000. These are unparalleled accessible housing and wealth generation opportunities in this amenity-rich section of my District, and it's for this reason that I support this proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'J. Gauthier'.

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit C

Andrea Saah

From: West Phila Economic Dev Council <publicpolicy@gmx.com>
Sent: Tuesday, January 16, 2024 9:52 AM
To: Andrea Saah; Andrew Goodman
Cc: jeremy@orensbrothers.com
Subject: Letter of Stpport
Attachments: LB1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Letter of support attached:

Re: Property Addresses:
S. 44th Street – 18, 20, 24, 26, 28, 30, 34, 36
Ludlow Street – 4422, 4426, 4428, 4430

Kyle Sampson, President
West Philadelphia Economic Development Council

Exhibit C



WEST PHILADELPHIA ECONOMIC DEVELOPMENT COUNCIL
A REGISTERED COMMUNITY ORGANIZATION

January 15, 2024

Anne Fadullon
Chairperson
Philadelphia Land Bank

Dear Chairperson Fadullon,

Re: Applicant-Northern Libs Partners LLC

Property Addresses:

S. 44th Street – 18, 20, 24, 26, 28, 30, 34, 36

Ludlow Street – 4422, 4426, 4428, 4430

The West Philadelphia Economic Development Council RCO participated in a virtual community meeting. We have expressed concerns about African-American contracting opportunities. The company has verbally committed to seeing African-American contractors participate in the project.

We offer no opposition to the project.

255 South 58th Street
Philadelphia, 19139

215-395-9759

publicpolicy@gmx.com

Exhibit C

Sincerely,



Kyle J. Sampson

President

215-501-2596

cc: Hon. Jamie Gauthier, 3rd Councilmatic District

All overlaying RCOs

255 South 58th Street
Philadelphia, 19139

215-395-9759

publicpolicy@gmx.com

Exhibit C

West Philly United Neighbors (RCO)
10 S 43rd Street, Philadelphia, PA 19104
wpunRCO@gmail.com

January 15, 2024

Land Bank Board of Directors
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Attention: Andrea Imredy Saah, Senior Counsel
Email: andrea.saah@phdc.phila.gov

Subject: Strong Opposition to Conveyance of Parcels at 44th Street and Ludlow Street

Dear Land Bank Board of Directors,

I hope this letter finds you well. I am writing on behalf of West Philly United Neighbors, an RCO deeply concerned about the proposed conveyance of the properties at 18, 20, 24, 26, 28, 30, 34, 36 on S. 44th Street, and 4422, 4426, 4428, 4430 on Ludlow Street to the developer Northern Libs Partners LLC. Our opposition is rooted in the following critical reasons:

1) There is a Lack of Community Input. The community was inadequately informed about the proposed development. The initial notification of the community Zoom meeting was sent via email by the developer during the holiday season, and many key stakeholders were excluded from the communication. Moreover, the timing of the reminder email, sent just 2 hours before the meeting, hindered community participation. I heard on Thursday, January 11, only about 5-6 community members made the community meeting. Given the significant impact of the proposed development on the community, a more inclusive and well-publicized community meeting is essential.

2) The community Needs Green Space. Our community values green space and community gardens, which are becoming increasingly scarce. In recent years, within a couple of blocks around the 12 parcels in discussion, many buildings including a total of about 2000 units of apartments have been constructed and more have been proposed. We have already lost our community garden, which was enjoyed by the community, at 43rd Street and Ludlow (12 S 43rd Street) to a developer. That piece of land which was once sold by the city for only \$3000 to the first buyer after changing hands twice eventually sold to a developer from New York City for nearly 1 million dollars and became an 18-unit apartment building now. Preserving green spaces is crucial for the well-being of our neighborhood. We propose that the 12 parcels in question be

Exhibit C

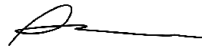
conveyed to the community for the establishment of community gardens and community-controlled development

3) There is Inadequate Affordable Housing in this proposal. The proposed percentage for affordable housing is woefully inadequate. Out of the 20 residential homes planned, only 4 are designated to be sold under 60% AMI. We strongly advocate for 100% of the units to be affordable, ensuring housing accessibility for a broader range of community members.

4) We are deeply Concerned about Developer Accountability. The proposed conveyance involves valuable CMX4-zoned parcels, estimated at multi-million dollars. We express concerns about the developer's track record of developing affordable housing and their ability to adhere to proposed plans. When this developer was constructing other buildings in the neighborhood, they very often blocked the one-lane Ludlow Street without permission from the city, enclosed city-owned land with a fence, and parked illegally. The community doubts how the Land Bank to ensure compliance with the proposed 20-unit construction limit. Because these are CMX4-zoned parcels, the developer could develop hundreds of units once they acquire the land. Without a robust mechanism for accountability, we argue against conveying these lands to a developer whose primary motivation may be profit.

In conclusion, we urge the Board of Directors to vote against the conveyance of these properties to Northern Libs Partners LLC. Our community's well-being and the preservation of valuable assets controlled by the city should take precedence over the interests of a developer.

Best regards,



Ang Sun, Ph.D. (He/Him/His)
President, West Philly United Neighbors (RCO)

Exhibit C

Andrea Saah

From: jihad.jihadali.com <jihad@jihadali.com>
Sent: Tuesday, January 16, 2024 9:26 AM
To: Andrea Saah
Subject: Re: Board Agenda Request for Continuance of Hearing - Lack of Public Notice and Community Involvement and Unanswered Questions
Attachments: deed 4424 Ludlow street lot 22 and 32-53991246.pdf; Mortgage 53991253.pdf
Follow Up Flag: Follow up
Flag Status: Completed

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

Jihad Ali
4548 Market Street
Philadelphia, PA 19139
Jihad@jihadali.com
267-824-8656
1-12-203=24
Andrea Saah
General Council
Philadelphia Land Bank
Philadelphia Pa
Re: Board Agenda Request for Continuance of Hearing - Lack of Public Notice and Community Involvement and Unanswered Questions

Dear General Counsel Saah,
I hope you are doing well. I am writing to you about the Public Meeting about the proposed Agenda Item IV -A development of 18,20,24,26,28,30,34-36 South 44th Street and 4422, 4426-30 Ludlow Street held by the developers Nothern Libs Partners LLC.

I endorse the concept of developing family homeownership in this area. However, the critical issue revolves around whether the current unsolicited developer is the most suitable choice for this project and whether the proposed development fully leverages the zoning density allowed for this specific location.

I want to ask the Land Bank Board not to vote on this today and ask for a continuance of the hearing based on critical factors that require further examination and community engagement. Firstly, we have observed a severe lack of public notice and insufficient time for the community to meet and discuss the proposed development adequately. The notice provided for this hearing after the Public Meeting on Thursday, 1/11/2024, at 7:00 pm, only left the community and attended eight business hours before the weekend and Dr. Martin Luther King Holiday on 1-15-2024 and the Land Bank Meeting on 1-16-2024 did not allow for meaningful participation by the attendees of the public meeting to discuss with participating RCO's, which is essential in making informed decisions about developments in our area.

Furthermore, the location of the proposed development in a sought-after development area with over 500 units within two blocks raises significant concerns. Many questions about parking, design, and the impact on public alleyways still need to be answered. Additionally, the developer's failure to disclose their pending development of an 11-story, 100-unit apartment building at 4400 Market Street is a significant concern.

Upon further investigation, we discovered that three parcels of the proposed development site had been pledged as security for the developer's previous loan with Republic Bank, dated Dec 12, 2021. (see attachments). In the board package, the developer indicated the intent to pledge these same properties as a contribution to another bank. This raises questions about the developer's financial stability and the potential risks associated with the project.

Exhibit C

Lastly, we are concerned that the developer is underutilizing the CMX zoning for the site, not fully maximizing homeownership, and may consider combining the 44th Street lots north of Ludlow Street with the 4400 Market Street lots for additional market-rate houses. This could exploit taxpayers' interests in favor of the developer's profit.

Because of these concerns, I would like to ask the Board to table this item and schedule another public meeting. This additional time will allow citizens to review the development proposals thoughtfully and provide valuable input. It will also enable the Board to address the issues raised and ensure that the development aligns with the best interests of our community.

We appreciate your attention to this matter and look forward to a fair and transparent process that considers the welfare of our neighborhood. Please do not hesitate to contact me for more information or clarification.

Thank you for your understanding and cooperation.
Sincerely,
Jihad Ali

Exhibit D

RESOLUTION NO. 2024 – 1

**RESOLUTION AUTHORIZING CONVEYANCE OF
4422 LUDLOW STREET, 4426-30 LUDLOW STREET, 18-20 S. 44TH STREET,
24-28 S. 44TH STREET, 30 S. 44TH STREET, 34-36 S. 44TH STREET
TO NORTHERN LIBS PARTNERS, 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 4422 and 4426-30 Ludlow Street, and 18-20, 24-28, 30, and 34-36 S. 44th Street (collectively, the “**Property**”) to Northern Libs Partners, LLC, a Pennsylvania limited liability company (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 Twelve Thousand and 00/100 U.S. Dollars (\$12,000.00) 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 January 16, 2024.
--

Exhibit E

Recusal letter from Majeedah Rashid to be added

Exhibit F

RESOLUTION NO. 2024 - 2

RESOLUTION AUTHORIZING A LEASE BETWEEN PHILADELPHIA LAND BANK AND CALLED TO SERVE CDC, INC., AND A SUBLEASE BETWEEN CALLED TO SERVE CDC, INC. AND 3701 NORTH BROAD, LLC, FOR 3601 GERMANTOWN AVENUE

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 lease 3601 Germantown Avenue (the “**Property**”) to Called to Serve CDC, Inc., a Pennsylvania nonprofit corporation (the “**Tenant**”) for a one (1) year initial term which will automatically convert to a five (5) year initial term upon approval by resolution of Philadelphia City Council.

WHEREAS, the Tenant desires to sublet the Property to 3701 North Broad, LLC, and Pennsylvania limited liability company (the “**Subtenant**”), and, pursuant to the terms of the lease agreement, a sublease of the Property by the Tenant requires the Board’s approval.

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to approve the Tenant’s sublease to 3701 North Broad, LLC.

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

1. The lease of the Property to the Tenant upon terms and conditions materially in conformance with the terms and conditions summarized in the Lease Summary attached as Exhibit “A” to this Resolution is in the best interest of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
2. The sublease of the Property by the Tenant to the Subtenant upon terms and conditions materially in conformance with the terms and conditions set forth in the Sublease Summary attached as Exhibit “B” to this Resolution is in the best interest of the Land Bank and is hereby approved, subject to the terms and conditions of this Resolution.
3. The lease and the sublease of the Property comply with all terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
4. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform any and all agreements and other documents as may be necessary or appropriate to consummate the lease of the Property with terms and conditions materially in conformance with the summary of major lease terms (Exhibit “A”) attached to this Resolution and further containing such other terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate, and which, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.

Exhibit F

5. The Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to negotiate, prepare, execute, deliver, and perform any and all agreements and other documents as may be necessary or appropriate to consummate the sublease of the Property with terms and conditions materially in conformance with the summary of major sublease terms (Exhibit “B”) attached to this Resolution and further containing such other terms and conditions which the Executive Director and Senior Counsel deem necessary or appropriate, and which, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.
6. 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.
7. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 16, 2024.
--

Exhibit F
EXHIBIT “A” to Resolution
Summary of Major Lease Terms

Parties	Landlord: Philadelphia Land Bank; Tenant: Called to Serve CDC, Inc.
Term	Initial term of one (1) year. The term is automatically extended to five (5) years upon resolution of City Council, without any further action of the Land Bank Board.
Renewals	Upon resolution of City Council, five (5) consecutive renewal options of five (5) years each, without any further action of the Land Bank Board.
Rent	Ten Dollars (\$10.00) for each year of the term.
Real Estate Taxes, Insurance, and Other Costs	Rent is absolutely net to Landlord. All costs, expenses, liabilities, and obligations relating to the ownership and operation of the premises, including but not limited to insurance, utilities, taxes, construction, repair, and maintenance, are paid by Tenant.
Permitted Use	Private parking on an existing parking lot for use by businesses along the Broad, Germantown and Erie business corridor.
Zoning and Improvements	<p>The Property is already zoned for the Permitted Use.</p> <p>Tenant is expected to improve the premises in connection with the Permitted Use to bring the Property up to code under the City of Philadelphia Code requirements, including resurfacing, striping, adequate fencing, and lighting. Tenant will commence and complete the work within such periods as determined by Landlord.</p>
Sublease	The premises will be sublet to 3701 North Broad, LLC (Subtenant).
Sublease Proceeds	<p>All gross proceeds and other consideration received by Tenant from any sublease or assignment (“Proceeds”) will be used exclusively for Qualified Operational Expenditures and for no other purpose.</p> <p>“Qualified Operational Expenditures” - reasonable costs incurred by Tenant including salaries, benefits, overhead and program supplies for any of the following:</p> <ul style="list-style-type: none"> • programs that provide technical assistance to businesses located on the Broad, Germantown and Erie commercial corridor; • programs that seek to maintain and increase the number of businesses on the Broad, Germantown and Erie commercial corridor; • programs for the cleaning and revitalization of the Broad, Germantown and Erie commercial corridor; and • programs that provide after-school educational and skill-building programs to youth at schools located within the Nicetown-Tioga neighborhoods served by Tenant as part of its organizational mission. <p>Tenant is required to provide a quarterly report (“Tenant’s Report”) containing information about the Proceeds (expected, actual, and earmarked), the programs and activities supported by the Proceeds, the Qualified Operational Expenditures (budgeted and actual), and any other information as may be requested by Landlord.</p>

Exhibit F

EXHIBIT “B” to Resolution
Summary of Major Sublease Terms

Parties	Landlord: Philadelphia Land Bank Sublessor: Called to Serve CDC, Inc. Sublessee: 3701 North Broad, LLC
Term	Co-terminous with the term of the master lease between Landlord and Sublessor.
Renewals	In accordance with the terms of the master lease between Landlord and Sublessor, five (5) consecutive Renewal Options of five (5) years each, subject to and conditional upon the exercise of each Renewal Option by the Sublessor.
Rent	<p>Base Rent during the Initial Term (as defined in the master lease) shall consist of the following:</p> <p>(i) Year 1: Eighteen Thousand Dollars (\$18,000) annually payable in equal monthly installments of Fifteen Hundred Dollars (\$1,500.00) on the first day of each calendar month during the Initial Term, as may be adjusted for each Renewal Term (as more particularly set forth below), by check made payable to Sublessor.</p> <p>Base Rent shall be adjusted as follows: Year 2: \$18,000 annually (\$1,500/month) Years 3 & 4: \$27,600 annually (\$2,300/month) Year 5: \$33,600 annually (\$2,800/month) Years 6 and forward: annual rent increases to be equal to the increase in the 12-month Consumer Price Index (CPI) over the prior year.</p> <p>In no event shall Base Rent in any Renewal Term be less than the Base Rent paid in the immediately prior Renewal Term.</p> <p>(ii) Sublessee shall donate to Sublessor annually:</p> <ul style="list-style-type: none">• 10 complimentary room nights at the Hotel Beury (date exclusions will exist)• 1 complimentary meeting room per month (chairs & water only) <p>(iii) Sublessor shall have complimentary access to 20 of the 65 parking spaces contained in the parking lot. Sublessee may pick location of those parking spaces.</p>
Real Estate Taxes, Insurance, and Other Costs	All costs, expenses, liabilities, and obligations relating to the operation of the Property and all obligations under the master lease, including, without limitation, insurance, utilities, taxes, construction, repair, and maintenance, are the Sublessor's responsibility.
Permitted Use	Private (valet) parking of motor vehicles for guests of The Hotel Beury located at 3701 N. Broad Street (45 spaces) and private parking for neighborhood businesses and organizations (20 spaces chosen by Sublessee for businesses and organizations chosen by Sublessor).

Exhibit F

Zoning and Improvements	<p>The Property is already zoned for Permitted Use.</p> <p>Sublessee shall improve the Property and shall bear the costs, expenses, liabilities, and obligations therefore in accordance with the terms of the Sublease regarding construction improvements required under the master lease or the Sublease.</p> <p>Sublessee will commence and complete the work in accordance with a plan and within timelines to be approved by Landlord and Sublessor.</p>
Confession of Judgment	<p>Sublease will contain a confession of judgment for rent and possession. Sublease may not be amended or modified without Landlord's approval.</p>

Exhibit G

RESOLUTION NO. 2024 – 3

**RESOLUTION AUTHORIZING CONVEYANCE OF
2428 NORTH ORIANNA STREET
TO ANTHONY K. BRIGHT, JR.**

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 2428 North Orianna Street (the “**Property**”) to Anthony K. Bright, Jr. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Twenty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$24,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 16, 2024.
--