

PHILADELPHIA LAND BANK

APRIL 9, 2024 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, April 9, 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 10:03 a.m.

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 5 pm yesterday were shared with the Board.

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda and discussed the order of review of the agenda items.

Item I **Roll Call**

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

The following Board members were absent during roll call: Majeedah Rashid, who had informed Land Bank staff that she might be able to join the meeting later in the morning. Three seats are currently vacant.

The following Land Management staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Robert Spence, Esq., Todd Hestand, Brian Romano, Tracy Pinson-Revieri, Cristina Martinez, and Mathen Pullukattu.

Public Attendees: The list of public attendees follows these minutes.

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

Mr. Goodman announced that an updated agenda was posted online. Item V.B.1. appeared on the initial posted agenda but is being tabled at this time.

The order of the items under Agenda Item V.A. will be switched, and the item listed as V.A.2. will be heard first. The Board currently has a quorum for all other agenda items, but there is not a quorum for agenda V.A.1. One Board member has recused themselves from item V.A.1; moving it to later in the agenda gives Board Member Rashid more time to join the meeting for a quorum to be present when the item is considered.

Item II

Approval of Board Minutes

Mr. Goodman called for questions or comments from the Board regarding the minutes of the Board meeting of March 12, 2024. There were none.

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

Ms. Lopez Kriss moved to approve the minutes. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the March 12, 2024, Board Meeting minutes.

Item III

Executive Director's Report

Mr. Rodriguez had no Executive Director's report other than to inform the Board that staff is working diligently to get prospective home buyers approved and into homes built on Land Bank land that were approved for participation in the Turn the Key (TTK) program.

Item IV

Administrative Matters

A. Interagency Transfers

Item IV.A.1

Mr. Rodriguez requested the Board's approval to transfer property in the 8th Council District to the Philadelphia Housing Authority (the PHA) for the preservation of affordable rental housing. The properties are 6657-59 Blakemore Street; 50, 56, 60-74 and 101 Collom Street; 67, 83, 85 and 87 Church Lane; 45, 47 and 51 E. Garfield Street; 5417, 5423-27, 5429-43, 5513 and 5515 Lena Street; 4949, 4951, 6526-34 Germantown Avenue; 117 Manheim Street; and 36, 38, 40, 42, 44, 46 and 63 E. Wister Street. The properties are being transferred from the Philadelphia Redevelopment Authority (PRA) to the PHA via the Land Bank, and the transfer is being done in collaboration with the 8th Councilmanic District.

Mr. Goodman asked if any public comment was received prior to today's Board meeting on this agenda item. Ms. Imredy Saah responded that nothing was received.

Mr. Goodman asked if the Board had any questions or comments on this agenda item. Mr. Sauer asked the staff to clarify the use of the proposed transfers for the benefit of the public. Mr. Rodriguez explained that the transfer will allow the PHA to seek financing to renovate the properties and preserve them as affordable rental housing. Mr. Johns asked if the background on this disposition

could be explained to the public. Mr. Rodriguez responded that the properties were formerly known as Germantown Settlement properties. The properties were taken to mortgage foreclosure by Philadelphia Redevelopment Authority (PRA) due to the developer's default under the redevelopment agreement. PRA has since been tasked to provide property management services, but PHA is better equipped to manage the properties and their tenants. Conversations with Council lead to a determination that the properties should be transferred to the PHA.

Mr. Goodman then reviewed the Land Bank Board's meeting public comment rules and called for public comments and questions. Mr. Goodman recognized Greg Paulmier. Mr. Paulmier requested confirmation that the PHA would be taking ownership and continuing to provide low- and moderate-income rental housing for residents in the community. Mr. Rodriguez confirmed that is correct.

Mr. Goodman next recognized Yvonne Haskins. Ms. Haskins expressed displeasure that the properties are being transferred to the PHA and not being made available for homeownership opportunities. Ms. Haskins's full comments can be found at pages 14 to 16 of the attached transcript.

Mr. Goodman recognized Allison Weiss of SoLo Germantown Civic Association. Ms. Weiss believes that community input was ignored, and asked questions about the timing and process for the transfer to the PHA, and when the properties would be available for occupants. Ms. Weiss's full comments can be found at pages 16 to 17 of the attached transcript. Mr. Rodriguez responded that the transfer will receive all necessary approvals in short order, and the deeds will likely be recorded in the next couple of months.

Mr. Goodman noted the properties have been having problems for a long time, and asked whether this transfer would allow the properties to become long-term affordable housing. Mr. Rodriguez confirmed that is the plan. Mr. Johns asked if someone from the PHA would be at the PRA Board meeting to answer questions. Mr. Rodriguez responded that the PHA does not typically send a representative for interagency transfers.

Mr. Sauer asked if the PHA planned for all units to be affordable rentals or if there might be homeownership opportunities. Mr. Rodriguez responded that he does not know PHA's plans, but that PHA has the capacity to acquire, manage, and finance the renovation of the properties. Mr. Sauer asked if there was any community notification for the transfer. Mr. Rodriguez responded there was no notification.

Mr. Johns expressed a desire to hear from the PHA regarding its plans for the properties.

Ms. Gonzalez expressed support for the PHA and its efforts to expand affordable housing in Philadelphia.

Ms. Lopez Kriss asked if there were any alternatives to this transfer while maintaining the units as affordable housing. Mr. Rodriguez responded that he is not aware of any other public or private entity which can both relocate the tenants to alternate affordable housing and manage the renovation and re-occupation of the subject properties. Mr. Johns concurred.

Mr. Goodman called for a motion regarding the interagency transfer. Mr. Balloon moved to approve the interagency transfer and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 6657-59 Blakemore Street; 50, 56, 60-74, 101 Collom Street; 67, 83,**

85, 87 Church Lane; 45, 47, 51 East Garfield Street; 5417, 5423-27, 5429-43, 5513, 5515 Lena Street; 4949, 4951, 6526-34 Germantown Avenue; 117 Manheim Street; 36, 38, 40, 42, 44, 46, 63 East Wister Street to Philadelphia Housing Authority (attached to these minutes as **Exhibit B**).

Item IV.A.2

Mr. Rodriguez requested the Board's approval to transfer properties in the 3rd Council District to the PHA for the Westpark Choice Neighborhoods application. The properties are 4310R Haverford Avenue and 4419R Market Street. The properties are being transferred from the City to PHA via the PRA and the Land Bank, and the transfer is being done in collaboration with the 3rd Councilmanic District. The properties are remnants of former parcels mostly already conveyed to the PHA in the past. Ms. Imredy Saah worked with the PHA to develop the legal descriptions and addresses, and these transfers will complete the assemblage.

Mr. Goodman asked if these are part of the existing PHA site or if they are adjacent. Mr. Rodriguez responded that they are in the development area but had been left out of conveyances over time. Ms. Imredy Saah added that the properties were assumed to be owned by PHA, but title work identified the City as the actual owner, and this transfer simply memorializes what was always assumed to be the case.

Mr. Goodman asked if any public comment was received prior to today's Board meeting on this agenda item. Ms. Imredy Saah responded that nothing was received.

Mr. Goodman called for questions or comments from the Board. There were none.

Mr. Goodman called for questions or comments from the public. There were none.

Mr. Goodman called for a motion regarding the interagency transfer. Mr. Johns moved to approve the interagency transfer and Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 4310R Haverford Avenue and 4419R Market Street to Philadelphia Housing Authority** (attached to these minutes as **Exhibit C**).

Item V **Property Dispositions**

A. Development – Affordable Housing (Unsolicited)

Mr. Goodman reiterated the Board would start with item V.A.2 on the posted agenda.

Item V.A.2

Mr. Rodriguez requested the Board's approval to convey 2502, 2503, 2542, 2552 and 2559 North 28th Street in the 5th Council District to Soar City Development Co. to develop five (5) single-family homeownership units. All five (5) single-family homeownership units will be sold to households with incomes at or below 100% AMI with a maximum sale price of \$280,000. The units will be three stories, containing 3 bedrooms and 2 baths at approximately 1,200 SF each. Homebuyers will be

eligible for the Neighborhood Preservation Initiative's Turn the Key Program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Mr. Goodman requested confirmation that the community meeting occurred prior to today's Board meeting. Mr. Rodriguez confirmed that was the case.

Mr. Goodman asked if any comments were received prior to today's Board meeting. Ms. Imredy Saah received four (4) letters of support, which were provided to the Board prior to the meeting. The letters are from Kevin Williams on behalf of Black Squirrel, David Langlieb on behalf of Philadelphia Accelerator Fund, Christopher Pitt on behalf of Pitt Pass Development Group, and Kevin Moran on behalf of ULI Philadelphia. All letters are attached in full to the minutes as **Exhibit D**. They all highlighted the importance of increasing the number of projects awarded to small minority developers.

Mr. Goodman noted that this item was previously before the Board and asked for clarification regarding the changes. Mr. Rodriguez described the design changes, including a set-back third story while maintaining the front façade in accordance with the design overlay.

Mr. Johns commended the architect team on improving the design but raised questions about the accuracy of the fact sheet that was distributed, including the square footage of the units, the number of stories in the units, the gross square footage for the project, and whether there are porches in the plans.

Mr. Rodriguez stated that the developer, Ibraheim Campbell, was participating in the meeting, and requested that he respond. Mr. Campbell clarified that the current plans include three stories but that based on the feedback he received at the community meeting, he had decided to change the plans again to build homes of 1,200 square feet with two stories, without a setback, but with a porch. He had not provided those revised plans to the Land Bank staff.

Mr. Goodman called for questions or comments from the public. Mr. Goodman recognized Bonita Cummings on behalf of Strawberry Mansion Community Concern. Ms. Cummings does not support the project. Ms. Cummings's full comments can be found at pages 43 to 46 of the attached transcript.

Mr. Goodman recognized Calvin Williams. Mr. Williams is from the Strawberry Mansion neighborhood and supports the comments made by Ms. Cummings.

Mr. Goodman recognized David Langlieb. Mr. Langlieb is the Executive Director of the Philadelphia Accelerator Fund, and the Fund supports the project. Mr. Langlieb's full comments can be found at pages 48 to 49 of the attached transcript.

Mr. Goodman and Mr. Rodriguez offered context on the TTK programs. All units in this project will be eligible to receive the \$75,000 soft mortgage and will be coupled with \$10,000 of closing support. Mr. Rodriguez added that the average monthly mortgage payment for a TTK home at \$280,000 is approximately \$1,353, which is lower than the average local rent for a 3-bedroom unit.

Mr. Goodman asked whether the Land Bank could adjust its TTK-eligible property dispositions to target a lower AMI. Mr. Rodriguez responded that Turn the Key is governed by the bond issuance documents, and adjusting the terms of the program would require at least Council approval.

Mr. Sauer asked whether a lower target AMI requires a legislative change in light of previous 80% AMI dispositions. Mr. Rodriguez distinguished RFP offerings, which provide the opportunity to set AMI levels, and unsolicited applications, which are governed by the disposition policy and existing legislation. Mr. Sauer next suggested the Land Bank act more strategically in areas with limited land remaining in public ownership. Mr. Rodriguez responded that Land Bank staff already regularly meet with Council and City staff to develop disposition strategies for neighborhoods in which the Land Bank is actively selling property. Mr. Rodriguez also clarified that the Land Bank does not subsidize development. Developer applicants must obtain private financing, and the selected applicants are highly motivated to complete their projects because they have contractual obligations to the Land Bank and financial obligations to their lenders.

Ms. Gonzalez suggested a change to the Land Bank scoring rubric to better favor greater affordability. Mr. Rodriguez responded that the scoring rubric was set by Council ordinance and can only be changed by Council.

Mr. Rodriguez acknowledged Calvin Williams's question "Will PHA advocate for Policy hanges [sic]?" in the Q&A feature. Mr. Rodriguez noted that PHA is not subject to the dispositions policy or ordinance. PHA is a federally chartered entity with its own governance requirements. The disposition ordinance applies to public property dispositions from the Land Bank and Redevelopment Authority to private entities and applicants.

Mr. Goodman and Ms. Imredy Saah responded to the question in the Q&A regarding Board minutes, stating that the video recording is posted as soon as it is available and the draft minutes are posted as part of the next month's Board package.

Mr. Goodman called for a motion regarding the disposition. Mr. Johns moved to approve the disposition, conditioned upon the staff making the corrections to the fact sheet and updating the posted Board package. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2502, 2503, 2542, 2552 and 2559 North 28th Street to Soar City Development Co.** (attached to these minutes as **Exhibit E**), conditioned upon updates to the fact sheet pertaining to the number of stories, unit square feet, setbacks, and front porches and said revised fact sheet being added to the posted April Board package.

Item V.A.1

Mr. Goodman noted that a Board member recused herself from the discussion and voting on this item and that the Board therefore did not have a quorum to conduct business on this item at this time. As a result, the item has to be tabled. Ms. Gonzales's recusal letter is attached to these minutes as **Exhibit F**. Mr. Goodman apologized, and stated the Board is working to have the existing vacancies filled to reduce the likelihood of this problem recurring.

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

Mr. Goodman asked if any member of the public had old or new business they would like to bring to the Board.

Mr. Goodman recognized Adam Butler. Mr. Butler asked which Board member had to be recused. Mr. Goodman responded that Ms. Maria Gonzalez recused herself. Mr. Butler requested that the Board have a Board member who supported the disposition of Land Bank land for non-development uses.

Mr. Goodman recognized Mo Rushdy, the developer whose application was tabled. Mr. Rushdy asked if a reason was given for the recusal. Ms. Imredy Saah responded that the recusal letter will be included with the minutes, and the letter states that through her position as President of HACE, which is a member of the CEIBA Latino Equitable Development Coalition working in the neighborhood to promote affordable housing, she has an inherent conflict of interest. CEIBA had already expressed its opposition to the proposed disposition that was tabled. Mr. Rushdy asked what differentiates his application from the application in the same neighborhood which included 51 percent affordable housing and 49 percent market rate housing and which Ms. Gonzalez voted to approve. Ms. Gonzalez stated her recusal is consistent with her recusal from previous discussions of the tabled disposition.

Mr. Goodman next recognized Bonita Cummings on behalf of Strawberry Mansion Community Concern. Ms. Cummings asked for clarity regarding the conditional approval. Mr. Goodman asked Mr. Rodriguez to distribute the updated Fact Sheet to the affected RCOs. Mr. Rodriguez confirmed this will be done.

Mr. Goodman next recognized Xiente RCO. Michelle Carrera spoke on behalf of the RCO and asked about the effect of community meetings and community opposition on the tabled disposition. Mr. Rodriguez responded that the purpose of the community meeting is to inform the community about the project and to give community members information prior to the Land Bank Board of Directors making a determination regarding the project. Mr. Rodriguez added that the Board takes all information, including community responses, into consideration when deliberating how to vote on each item.

Mr. Goodman recognized Calvin Williams. Mr. Williams expressed support for righting the wrongs which have been done against his community, and he has no issues with the recusal.

Item VII

Adjournment

Seeing no further comments from the Board or the public, Mr. Goodman called for a motion to adjourn. Mr. Sauer moved to adjourn the meeting and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:30 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, April 9, 2024, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Jamila Davis
Mark Coriolan
Abdul-Rahim Muhammad
David Fecteau
Winnie Branton
Mike Tomasetti
Jacquelyn Sims
Strawberry Mansion Community Concern (Bonita Cummings)
Wadia Gardiner
Mo Rushdy
Allison Weiss
Russell Hicks
Kwame Gray
Logan M
Julian Rios
Mark Lawson
Omaira Santiago
Ibraheim Campbell
Manny Delgado
Candis Pressley
Walter Toliver
David Langlieb
Suzanne Ponsen
Jake Blumgart
Antonio Cerqueira
Sheila Newkirk-Squire
Daniel Galarraga
Kiana Gonzalez
Doris Aldridge
Leah Apgar
Aimee Thomson
David Whitaker
Greg Paulmier
Michelle Carrera
Charlie Huemmler
Rose Gray

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, April 9, 2024, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Dee Dukes
Calvin Williams
Lydia Hurtado
Kevin Moran
Michael Kuehner
Ben Fries
Svitlana Tutova
Conlan Crosley
Ubong Udoekwere
Xiente RCO
Mark Harris
Iliana Dominguez-franco
Sean Ongley
Sloane Folks
Yvonne Haskins
Leslie Fuentes
Dawn Rulli
Kyle Meiers
Rhakeim Miller
Relina Bonilla
Ryan Boyer
Pamela Bracey
Christopher Pitt
Lansana Sylla
Caller 1
Caller 2
Caller 3

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PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, April 9, 2024, at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	Where is the agenda?	Dee Dukes	https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/
2	Where do you get a list of the addresses?	Dee Dukes	It is in the agenda
3	Does this mean they will continue to be for rent only going forward?	Jacquelyn Sims	That will be determined by PHA
4	I totally support the transfer of these property to the Philadelphia Housing Authority	greg paulmier	
5	Will PHA advocate for Policy hanges?	Calvin Williams	This is not a PHA issue
6	where can we access the after meeting minutes?	kiana gonzalez	
7	Sounds like you can only introduce what has been submitted for review on nonsolicited proposals and make no decisions regarding lowering the AML.	Jacquelyn Sims	
8	How do you apply to be a Board member on Land Bank?	Dee Dukes	Board members are appointd by either the Administration or City Council
9.	What is the status of the 4215, 4217, 4219 & 4221 Brown Street, that the ICPIK New Africa Center submitted and application for in late Nov. 2023?	Abdul-Rahim Muhammad	

Exhibit A

Board of Directors Meeting
04/09/2024

Page 1

CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK

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BOARD OF DIRECTORS MEETING

DATE: Thursday, April 9, 2024

LOCATION: Zoom Teleconference

REPORTED BY: Jan Brooks, Court Reporter

BOARD MEMBERS: ANDREW GOODMAN, Chair

MARIA GONZALEZ, Board Member

MICHAEL JOHNS, Board Member

ALEXANDER BALLOON, Board Member

RICK SAUER, Board Member

REBECCA LOPEZ KRISS, Board Member

ALSO PRESENT: ANDREA IMREADY SAAH, ESQUIRE,
Board Member
ANGEL RODRIGUEZ, Executive Director

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Exhibit A

Board of Directors Meeting 04/09/2024

AGENDA		Page 2	Page 4
	PAGE		
I. Roll Call	4	1	send an e-mail to Andrea.Saah@phdc.phila.gov.
II. Approval of Minutes of Meeting of March 12, 2024	7	2	And I will put that e-mail address in the
III. Executive Director's Report	8	3	chat. Please note that all questions and
IV. Administrative Matters		4	comments received by e-mail prior to this
A. Interagency Transfers	9	5	meeting or through the Q & A function during
6657-59 Blakemore Street; 50, 56,		6	the meeting will be included in the minutes.
60-74, 101 Collum Street; 67, 83, 85		7	All questions and comments received by
and 87 Church Lane; 45, 47, 51 East		8	5:00 p.m. yesterday were shared with the
Garfield Street; 5417, 5423-27,		9	Board.
5429-43, 5515 Lena Street; 4949, 4951,		10	Also, prior to today's public
6526-34 Germantown Avenue; 117 Manheim		11	session the Board held an executive session
Street; 36, 38, 40, 42, 44, 46, 63		12	during which Mr. Rodriguez reviewed the
East Wister Street.		13	agenda and also we discussed the order of the
B. Interagency Transfers	28	14	review of the agenda items.
4310 R Haverford Avenue and 4419 R		15	So, that's it. Thank you.
Market Street		16	CHAIR GOODMAN: And can you also
V. Property Dispositions	33	17	please do roll call?
2502, 2503, 2542, 2552, 2559		18	MS. SAAH: Yes. Andrew Goodman.
North 28th Street		19	CHAIR GOODMAN: Present.
VI. Public Comment (Old & New Business)	67	20	MS. SAAH: Alexander Balloon.
VII. Adjournment	82	21	MR. BALLOON: Here.
-----		22	MS. SAAH: Maria Gonzalez.
		23	MS. GONZALEZ: Here.
		24	MS. SAAH: Rebecca Lopez Kriss.

P R O C E E D I N G S		Page 3	Page 5
1	CHAIR GOODMAN: Good morning,	1	MS. LOPEZ KRISS: I'm here.
2	everyone. Thank you for joining us this	2	MS. SAAH: Michael Johns.
3	morning for the April, 2024 meeting of the	3	MR. JOHNS: Present.
4	Land Bank Board of Directors. My name is	4	MS. SAAH: Rick Sauer.
5	Andrew Goodman and I'm Acting Chair of the	5	MR. SAUER: I'm here.
6	Philadelphia Land Bank Board. Thanks again	6	MS. SAAH: Majeedah Rashid.
7	for being with us this morning.	7	She is currently, just to inform
8	First we will start off with a	8	everyone, she is currently not present but
9	message from our attorney about either	9	will -- is hoping to join us shortly.
10	hosting virtual meetings.	10	Thank you.
11	MS. SAAH: Good morning, everyone.	11	CHAIR GOODMAN: Thank you, Andrea.
12	Today's board meeting is being held by an	12	So I will make just a couple quick
13	authorized communication device and is being	13	announcements about some changes and also
14	recorded. Questions or comments may be made	14	possible changes to the agenda for the
15	using the Q & A function or by using the	15	viewing public just before we proceed.
16	raised hand function on your screen. If you	16	So an updated agenda was posted on
17	are calling in and not using the Zoom webinar	17	line but just in case anybody missed it there
18	link you may ask questions or make comments	18	was -- there is one item that is being
19	by pressing star 9 on your phone or again	19	tabled. It was originally listed as Agenda
20	using the raised hand function. Please do	20	Item V B-1. Just to make sure I get that
21	not use the chat.	21	right, it was five single family home
22	If any member of the public has any	22	ownership units in the Fourth Councilmanic
23	issue submitting questions or comments please	23	District. That item, just in case there's
24		24	anybody here today wishing to, you know,

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Exhibit A

Board of Directors Meeting 04/09/2024

<p style="text-align: right;">Page 6</p> <p>1 observe or comment on that item, that item is 2 being tabled.</p> <p>3 Another change is that we are going 4 to switch the order of Section V A of the 5 agenda, Property Dispositions Development for 6 Affordable Housing. So we will hear -- the 7 one that is listed as No. 2, we will actually 8 hear that one first. That's an Application 9 Proposal for Five Single Family Home 10 Ownership Units in the Fifth Councilmanic 11 District. We will hear that first and then 12 hopefully be able to get to the 45 Unit 13 Proposal after that.</p> <p>14 Though I do want to note while we 15 currently -- the Board does currently does 16 have a quorum for all the other agenda items, 17 we don't currently have a quorum for agenda 18 Item V A-1 which is why we are going to, you 19 know, have it be later in the agenda.</p> <p>20 We have a Board member that has to 21 recuse themselves from that agenda item which 22 would take us out of quorum. And so in order 23 to have a quorum in time to be able to hear 24 that agenda item, that's why we are going to</p>	<p style="text-align: right;">Page 8</p> <p>1 has been made and properly seconded to 2 approve the Meeting Minutes from March, 2024 3 Land Bank Meeting.</p> <p>4 All in favor? 5 (Chorus of ayes.) 6 CHAIR GOODMAN: Any opposed? 7 (No response.) 8 CHAIR GOODMAN: Great. Thank you. 9 The motion passes and meeting minutes are 10 approved.</p> <p>11 We will now move to agenda item 12 No. 3, our Executive Director's Report.</p> <p>13 MR. RODRIGUEZ: Good morning, Board 14 members and public. Today I do not have an 15 Executive Director's Report other than say 16 that we are still working diligently to get 17 prospective home buyers approved and into the 18 houses we have already approved for turn the 19 key.</p> <p>20 CHAIR GOODMAN: Great. Thank you, 21 Angel.</p> <p>22 We will move to agenda Section IV, 23 Administrative Matters, IV A, Interagency 24 Transfers. So can staff please start with</p>
<p style="text-align: right;">Page 7</p> <p>1 move it slightly later. But I do want to 2 just note for everybody here, again, anybody 3 here from the public that is here to observe 4 or speak on that item, there is a chance that 5 if we do not have quorum and are not able to 6 actually conduct business or conduct a vote 7 on that matter we will have to table that 8 agenda item as well. So I just want to, you 9 know, be up front and transparent for 10 everybody before we get into, you know, the 11 meat of the agenda. So thank everybody for 12 your patience.</p> <p>13 So now we will proceed to the next 14 agenda item, and that is Approval of the 15 Meeting Minutes from the last Board Meeting 16 held on March 12, 2024. The minutes were 17 recirculated to Board Members ahead of this 18 morning's meeting. Hopefully everyone has 19 had a chance to review.</p> <p>20 MS. LOPEZ KRISS: I make a motion 21 that we approve the meeting -- accept the 22 meeting minutes.</p> <p>23 MR. JOHNS: Second.</p> <p>24 CHAIR GOODMAN: Great. A motion</p>	<p style="text-align: right;">Page 9</p> <p>1 Agenda Item IV A-1?</p> <p>2 MR. RODRIGUEZ: Thank you, Board 3 Chair, members of the Board and the public.</p> <p>4 Today we are asking the Board to 5 authorize a transfer of the following 6 properties to the Philadelphia Housing 7 Authority for disposition, reuse and/or 8 management by the Philadelphia Housing 9 Authority, specifically affordable housing in 10 the Eighth Councilmanic District. The 11 properties are as follows: 6657 to 59 12 Blakemore Street; 50, 56, 60 through 74 and 13 1001 Collom Street; 6783, 85 and 87 Church 14 Lane; 4547 and 51 East Garfield Street; 5417, 15 5423 through 27, 5429 through 43, 5513 and 16 5515 Lena Street; 4949 and 4951, 6526 through 17 34 Germantown Avenue; 1017 Manheim Street; 18 and then 36, 38, 40, 42, 44, 46 and 63 East 19 Wister Street. All properties are going to 20 be transferred by the Redevelopment Authority 21 to the Land Bank.</p> <p>22 CHAIR GOODMAN: Thank you, Angel.</p> <p>23 Andrea, did we receive any public 24 comment in writing on this agenda item in</p>

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Exhibit A

Board of Directors Meeting 04/09/2024

<p style="text-align: right;">Page 10</p> <p>1 advance of today's meeting?</p> <p>2 MS. SAAH: Did not.</p> <p>3 CHAIR GOODMAN: Okay. Thank,</p> <p>4 Andrea.</p> <p>5 Any questions from the Board about</p> <p>6 this agenda item?</p> <p>7 MR. SAUER: Yeah. Angel, for the</p> <p>8 benefit of the public, can you just clarify</p> <p>9 what the proposed transfers are or how the</p> <p>10 properties would be reused upon transfer?</p> <p>11 MR. RODRIGUEZ: It's for the PHA to</p> <p>12 seek financing to rehab the properties for</p> <p>13 affordable housing, use and management.</p> <p>14 MR. JOHNS: Can you just explain a</p> <p>15 little background about the project itself?</p> <p>16 MR. RODRIGUEZ: For those that</p> <p>17 don't know, the PRA had -- this goes bank,</p> <p>18 well, I don't know how long it went back but</p> <p>19 I want to say about a decade. These were</p> <p>20 formerly Germantown Settlement properties.</p> <p>21 PRA had issued financing. Due to malfeasance</p> <p>22 on the part of the Germantown Settlement,</p> <p>23 these properties were taken to mortgage</p> <p>24 foreclosure by the PRA. In one instance I</p>	<p style="text-align: right;">Page 12</p> <p>1 I do see a few hands raised so I</p> <p>2 will remind everybody since we do have a</p> <p>3 robust agenda this month we do have a few</p> <p>4 ground rules for, you know, for public</p> <p>5 comment. One is that we will call on</p> <p>6 individual members of the public only once</p> <p>7 per agenda item. They will be asked to limit</p> <p>8 your comments to two minutes or less. We</p> <p>9 also ask that people refrain from any</p> <p>10 personal attacks, be that of members of</p> <p>11 application teams, staff, Board, et cetera,</p> <p>12 that people, you know, only comment on the</p> <p>13 agenda item, you know, have those be relevant</p> <p>14 to the agenda item specifically only, and</p> <p>15 that just noting that we will -- you know,</p> <p>16 staff will time and mute people as needed.</p> <p>17 Thank you, everybody. We hope this</p> <p>18 allows people to maximize the number of</p> <p>19 people who can comment on any particular</p> <p>20 agenda item and, you know, provide, you know,</p> <p>21 provide important feedback for the Board as</p> <p>22 it makes its decisions.</p> <p>23 So with that, going in the order as</p> <p>24 they appear on my screen, I see Greg</p>
<p style="text-align: right;">Page 11</p> <p>1 believe three or four years ago the Land Bank</p> <p>2 went to Sheriff's sale and acquired one of</p> <p>3 the Lena Street properties and then</p> <p>4 transferred it to the PRA to complete the</p> <p>5 taking of -- well, the taking back of the</p> <p>6 properties from Germantown Settlement.</p> <p>7 Since then PRA has been tasked with</p> <p>8 providing property management. I think it's</p> <p>9 safe to say here and other areas that PRA is</p> <p>10 not really set up to be a property manager or</p> <p>11 a landlord, in which case in conversations</p> <p>12 with the Councilmanic District and PHA the</p> <p>13 best thing would be to have the properties</p> <p>14 transferred to PHA, given that they have the</p> <p>15 resources to address the tenant issues as</p> <p>16 well as maintenance and providing and getting</p> <p>17 finance for the rehab of the properties.</p> <p>18 MR. JOHNS: Thank you.</p> <p>19 CHAIR GOODMAN: Any questions from</p> <p>20 the Board?</p> <p>21 (No response.)</p> <p>22 CHAIR GOODMAN: Okay. At this</p> <p>23 point do we have any questions or comments</p> <p>24 from the public on this agenda item?</p>	<p style="text-align: right;">Page 13</p> <p>1 Paulmier. Sorry if I mispronounce that.</p> <p>2 Please state your name and proceed with your</p> <p>3 testimony.</p> <p>4 MR. PAULMIER: Yes. My name is</p> <p>5 Greg Paulmier. I'm a 65 year resident of</p> <p>6 Germantown. And I just want to make sure</p> <p>7 that I'm clear on what's happening today</p> <p>8 regarding the prior Germantown Settlement</p> <p>9 properties. It is my understanding that</p> <p>10 these properties are going to be -- become</p> <p>11 the ownership of PHA, Philadelphia Housing</p> <p>12 Authority, and Philadelphia Housing Authority</p> <p>13 is going to manage these properties and</p> <p>14 continue to make these properties available</p> <p>15 to low and moderate income people in our</p> <p>16 community.</p> <p>17 Is that the correct understanding?</p> <p>18 MR. RODRIGUEZ: Correct.</p> <p>19 MR. PAULMIER: Okay. Thanks very</p> <p>20 much.</p> <p>21 CHAIR GOODMAN: Next I see Yvonne</p> <p>22 Haskins. When prompted, please unmute</p> <p>23 yourself, state your name and proceed with</p> <p>24 your testimony.</p>

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<p style="text-align: right;">Page 14</p> <p>1 MS. HASKINS: My name is Yvonne 2 Haskins. Good morning. 3 CHAIR GOODMAN: Good morning. 4 MS. HASKINS: I am confused that 5 this is being -- all of the properties that 6 were foreclosed on by the PRA are being 7 transferred to PHA? 8 MR. RODRIGUEZ: Correct. 9 MS. HASKINS: That includes all 45 10 properties? 11 MR. RODRIGUEZ: Correct. 12 MS. HASKINS: There was no notice 13 to the community about this and we had -- we 14 have had five years, or more -- no, it's 15 going on six years since we uncovered this 16 fraud in the community, and hence, we had 17 several community meetings. And since the 18 PRA hired someone to do community engagement 19 and every time we have met people want to 20 have not only affordable housing but to also 21 have home ownership opportunities. This does 22 not provide home ownership opportunities if 23 it's going to PHA. 24 Also, when PHA -- when the PRA</p>	<p style="text-align: right;">Page 16</p> <p>1 probably one of the worst landlords in the 2 City. 3 Thank you very much. 4 CHAIR GOODMAN: Thank you for your 5 time. Thanks for joining us this morning. 6 I also see A. Weiss. When 7 prompted, please unmute yourself, state your 8 name and proceed with your testimony. 9 MS. WEISS: Yes. Allison Weiss, 10 Solo Germantown Civic Association. And I 11 have to say that this is very confusing what 12 is happening, how it's happening, the time 13 that it's taken to get to this point, the 14 time that's been wasted, the condition of the 15 properties. This is just -- why was there no 16 notice that this was going to be happening? 17 Why is there total disregard for all of the 18 community meetings that were held with regard 19 to what the community wanted to have happen 20 to these properties? And now something 21 totally different is happening. What is the 22 timeline? When will these properties be 23 available to have people move in? And when 24 will there been an opportunity for the</p>
<p style="text-align: right;">Page 15</p> <p>1 first foreclosed on these properties they 2 gave these properties to -- they hired PHA 3 who managed the properties. And I received 4 complaints from several tenants who -- most 5 of the properties are unoccupied. We have 6 had squatters that moved in. And I received 7 complaints from several tenants who were not 8 getting service, repairs or for problems by 9 PHA. 10 One property actually complained 11 that PHA had sent a crew of people out to do 12 the manage -- to do the repairs. They never 13 did the repairs. And then this person was 14 called to come in and sign the approval that 15 the repairs were -- 16 CHAIR GOODMAN: Ms. Haskins, sorry 17 to interrupt. Two minutes are up so can you 18 please, you know, complete your -- finish 19 your question please? 20 MS. HASKINS: I would object and 21 I'm sure most of the people in this community 22 would object to PHA receiving these 23 properties and there being no community 24 engagement in making that decision. PHA is</p>	<p style="text-align: right;">Page 17</p> <p>1 community to be informed? This is -- I mean 2 we are glad to see something happening 3 finally but it's not happening in the way 4 that we were informed that it would be 5 happening. 6 A lot of money went into community 7 meetings, community engagement, what the 8 community wanted. 9 And now, and now that's been 10 totally disregarded, in addition to the fact 11 that some of these properties have title 12 issues as was brought up at the last 13 Redevelopment Authority Meeting. There's a 14 house that's in the rear of 83 and 87 Church 15 Lane that faces Lena Street that doesn't have 16 an address. 17 But this is just a total surprise 18 and shock and disregard for the community 19 process. So I would like to know what the 20 timeline is. 21 CHAIR GOODMAN: Thank you for your 22 comments and your questions. 23 So I guess, Angel, I know you 24 can't, probably can't comment on PHA's</p>

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<p style="text-align: right;">Page 18</p> <p>1 process directly. But can you comment a 2 little bit on the kind of the steps on, you 3 know, the PRA side that kind of preceded this 4 coming to this, you know, this Board? 5 MR. RODRIGUEZ: So in terms of 6 timeline for the transfer, the PRA Board 7 meets tomorrow and they will be meeting to 8 talk about the transfer. On the Land Bank 9 side we are a little bit more efficient than 10 PRA. I would just shout out to our Legal 11 Department in getting resolutions over. Once 12 the Board resolves to do the transfer, PRA 13 will handle their resolutions. 14 Counsel, we are expecting counsel 15 to approve this. Then PHA has their own 16 process for receiving properties. So -- but 17 this would be an Interagency Transfer and fee 18 simple transfer so there wouldn't be, under 19 the Disposition Ordinance there would not be 20 a development. There would just be a title 21 transfer to PHA and PHA will work towards 22 acquiring the properties, taking title, 23 putting the mandatory developed plans to 24 rehab it.</p>	<p style="text-align: right;">Page 20</p> <p>1 property manager in that respect. PHA is. 2 CHAIR GOODMAN: Absolutely. Thank 3 you. 4 Any other questions from members of 5 the Board? 6 MR. JOHNS: Will you have someone 7 from PHA at the Redevelopment Authority Board 8 Meeting that can answer questions? 9 MR. RODRIGUEZ: Typically they -- 10 for interagency transfers they don't send 11 anyone. 12 MR. SAUER: Actually I have a 13 couple other questions. Is the assumption 14 here that the units will be rehabbed as 15 affordable rental or do we not know what the 16 broader -- if there's any home ownership 17 opportunities that PHA is considering for -- 18 MR. RODRIGUEZ: I don't know their 19 specific plans. What I can talk to is the 20 capacity of PHA to acquire tax credits and 21 4 percents. PHA has a grade model in being 22 able to secure 4 percent tax credits where 23 nobody else can and work with developers to 24 actually expedite like development.</p>
<p style="text-align: right;">Page 19</p> <p>1 CHAIR GOODMAN: Thank you. 2 Well, obviously this is a saga -- 3 MR. RODRIGUEZ: It would take a 4 couple of months for the -- to effect the 5 transfers because the deeds would be an 6 issue. So the deeds -- I think given the 7 prior legal, prior legal activity, the deeds 8 shouldn't be in question. And the fact of 9 the matter is that PRA then legal would just 10 have to transfer it without any consideration 11 to the Land Bank. So I don't see this going 12 on. This probably will be concluded in the 13 next couple of months. 14 CHAIR GOODMAN: And I know this is 15 saga that has been going a for quite some 16 time. But is it, I mean is it fair to say 17 that the, kind of the primary motivation 18 behind this transfer is to enable this to be 19 a site for long-term affordable housing which 20 is kind of the impetus of this all along, 21 right? 22 MR. RODRIGUEZ: Yes. I think, you 23 know, as I stated earlier, the Redevelopment 24 Authority is not really a landlord or</p>	<p style="text-align: right;">Page 21</p> <p>1 Obviously if there's any kind of tax credits 2 it will have to be affordable. I think that 3 is their bread and butter. So that will 4 be -- have to have a conversation with 5 Kelvin. I don't want to speak for him. 6 MR. SAUER: Yeah. No, I understand 7 that. 8 I guess my other question is it 9 sounds like there's been a community 10 engagement process over the last several 11 years. This is sort of slowly winding its 12 way through the process. But maybe there 13 wasn't notification. I don't know if that's 14 because it's an Interagency Transfer versus a 15 disposition by the Land Bank. But was there 16 any type of community notification beyond 17 this being on the Board, Land Bank Board 18 Meeting agenda? 19 MR. RODRIGUEZ: No. So I had 20 talked to the PRA Board. This kind of 21 happened rather quickly. 22 MR. SAUER: I mean it seems like 23 there might be some value given the process 24 that was already in place to have a</p>

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<p style="text-align: right;">Page 22</p> <p>1 conversation with the community before the 2 transfer is done. But I do support the goal 3 of maintaining these units as long-term 4 affordable housing, so that's a positive step 5 as well.</p> <p>6 MR. JOHNS: Yeah, I agree that it 7 would be good to have someone from the 8 Authority to have, you know, have some 9 statement in terms of what it is that they 10 plan to do. To Rick's point, will it be 11 affordable rental or is -- or will there be 12 opportunities for home ownership? You know, 13 it's been a project that exists, been around 14 for a long time so I know there's a lot of 15 interest. You know, the community is very 16 interested in what the ultimate outcome will 17 be, so just if we had some statement or 18 something from the Authority would be great.</p> <p>19 MR. RODRIGUEZ: Well, I don't have 20 one but.</p> <p>21 CHAIR GOODMAN: And we certainly 22 know that PHA has a variety of -- or they 23 have multiple different pathways to assist, 24 you know, assist their kind of -- their</p>	<p style="text-align: right;">Page 24</p> <p>1 question. Just for clarity sake, since the 2 public seems to have questions remaining, is 3 there any other way that these properties 4 would be developed for affordable housing? 5 Like is this part of a natural process it 6 needs to go to PHA -- or I'm sorry, it needs 7 to go get out of our --</p> <p>8 MR. RODRIGUEZ: I think the issue 9 here is the complexity of how the properties 10 were taken and the fact that you have 11 occupancy in there. So whomever takes it, 12 and the actual conditions of the units, you 13 need someone who has the wherewithal to 14 relocate residents at a low affordability 15 level and then maintain the asset. And that 16 way, with those considerations I don't think 17 there is any nonprofit CDC that has that 18 capability or capacity to come up really 19 quickly with a relocation plan and then get 20 financing to then rehab the property in a 21 timely fashion and relocate the people back 22 in. The PHA does. The PHA has a number of 23 units that they can immediately identify to 24 put these tenants in a much more -- better</p>
<p style="text-align: right;">Page 23</p> <p>1 clients in getting into home ownership 2 opportunities and so hopefully that would be 3 a possibility here as well.</p> <p>4 Any other questions from the Board?</p> <p>5 MS. GONZALEZ: I just have a 6 statement. I think that, you know, as 7 developers of affordable housing I'm sure 8 there's going to be many opportunities. I 9 don't want to speak for PHA but I'm sure that 10 -- you know, depending on the use of these 11 properties and permitting and all that, there 12 will be other opportunities for public 13 comment and for the community to also be able 14 to speak to what they would like to see in 15 their neighborhood. And, you know, I think 16 we need more affordable housing in 17 Philadelphia, so I really applaud them for, 18 you know, stepping in and saving these 19 properties and putting them back in use for 20 the community.</p> <p>21 CHAIR GOODMAN: Thank you.</p> <p>22 Any other questions or comments 23 from the Board?</p> <p>24 MS. LOPEZ KRISS: I have a quick</p>	<p style="text-align: right;">Page 25</p> <p>1 quality housing, either temporarily or 2 permanently. Then they have the wherewithal. 3 They have their -- the way they are 4 structured and federally funded, they are 5 better at getting 4 percents which most 6 people cannot get and also 9 percents.</p> <p>7 And I would just point out to 8 everybody on the Board and the public PHA, 9 you know, is doing a hell of a job getting 10 choice neighborhood grants. I mean you have 11 got them in Bartram Gardens, they have 12 already done Blumberg Sharswood, they have 13 done Eastern North. You know, I think -- and 14 now they are doing West Philadelphia and the 15 northern area in West Park. I think this is 16 a better fit. I think it meets the needs of 17 the residents who definitely need some 18 attention and also the properties need 19 attention.</p> <p>20 MR. JOHNS: I agree. And I'm not 21 bias but I agree.</p> <p>22 MR. BALLOON: Thank you so much for 23 that answer. I think that flushes out a lot 24 of the questions. I think that given some of</p>

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<p style="text-align: right;">Page 26</p> <p>1 the public feedback, I think there's some 2 important conversations that need to happen 3 with PHA about the future of the properties 4 but I'm not sure that they can be answered 5 here by the Land Bank today.</p> <p>6 MS. GONZALEZ: I just wanted to add 7 this is I guess Step 1. Acquisition is, you 8 know, really important in order to formulate 9 a development plan that meets the needs of 10 the community.</p> <p>11 And also, I just wanted to comment 12 as it relates to relocation. Yes, PHA has 13 the capacity to be able to absorb, you know, 14 and be able to relocate those families. And 15 also, they are held to a higher standard 16 because they are, you know, governed by HUD, 17 you know, as it relates to making sure that 18 no one is displaced and, you know, they are 19 taken care of, and also, having the 20 flexibility to come back which no other 21 developer, unless you really have a large 22 number of units, will be able to absorb that.</p> <p>23 CHAIR GOODMAN: All right. With 24 that, seeing no other comments or questions</p>	<p style="text-align: right;">Page 28</p> <p>1 Authority, specifically affordable housing in 2 the Third Councilmanic District. These 3 properties are 4310 Rear Haverford Avenue and 4 4419 Rear Market Street. Both properties are 5 being transferred from the City 6 Redevelopment Authority to the Land Bank.</p> <p>7 As background, this is part of the 8 Choice Neighborhood initiative in West Park. 9 These were remnants that did not have a legal 10 description. The Land Bank legal team, 11 Andrea specifically worked with PHA to get a 12 legal description, appropriate legal 13 description and address so that we could do 14 this transfer. This will now complete the 15 assemblage and allow PHA to complete -- I 16 think they have already submitted their 17 application to HUD but for a large scale 18 affordable housing, I believe it's a mixed 19 income, correct, Andrea, in West Park area.</p> <p>20 CHAIR GOODMAN: Yes, I believe 21 there is some -- yes, there's some mixed 22 income components, though their first 23 applications are entirely affordable. 24 And just a clarification, since</p>
<p style="text-align: right;">Page 27</p> <p>1 from the Board, is there a motion?</p> <p>2 MR. BALLOON: I move that we 3 approve the Interagency Transfer.</p> <p>4 MS. GONZALEZ: I second.</p> <p>5 CHAIR GOODMAN: A motion has been 6 made and properly seconded to approve the 7 Interagency Transfer from Philadelphia Land 8 Bank to the Philadelphia Housing Authority.</p> <p>9 All in favor please say aye. 10 (Chorus of ayes.)</p> <p>11 CHAIR GOODMAN: Any opposed? 12 (No response.)</p> <p>13 CHAIR GOODMAN: The ayes have it 14 and the Interagency Transfer is approved.</p> <p>15 Moving on to our next agenda item 16 is another Interagency Transfer proposal to 17 the Philadelphia Housing Authority.</p> <p>18 MR. RODRIGUEZ: Thank you, 19 Mr. Chair.</p> <p>20 Today we are asking the Board to 21 authorize the transfer of the following 22 properties to the Philadelphia Housing 23 Authority for disposition, reuse and/or 24 management by the Philadelphia Housing</p>	<p style="text-align: right;">Page 29</p> <p>1 these were kind of addressless parcels for 2 some time, are these pieces of land that were 3 essentially effectively already being used by 4 PHA as part of the existing site or do they 5 just happen to be right next to the existing 6 PHA site?</p> <p>7 MR. RODRIGUEZ: They are actually 8 in the development area that already had 9 been, you know, part of PHA's application. 10 So these are like remnants they found out 11 like, you know, okay, these were -- there 12 might have been a combination at some point. 13 But either way, these parcels did not -- we 14 couldn't find them in any legal description 15 for conveyance so, therefore, first we had to 16 identify legally what it was. Then once we 17 did that, we had to go through the process of 18 getting an address to convey it. So now PHA 19 will legally have access and ownership of 20 those remnants. They are just open. It's 21 just -- go ahead, Andrea.</p> <p>22 MS. SAAH: Yes. If I can give a 23 little more background. These were actually 24 assumed to be owned by PHA but because they</p>

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<p style="text-align: right;">Page 30</p> <p>1 are remainders -- they were basically 2 properties that PHA had conveyed to the City 3 and then the City had subdivided and conveyed 4 some of it to the Nehemiah Way Development 5 but also back to PHA. And so it was always 6 assumed that all of it had been conveyed. 7 But then we discovered that there were two 8 parcels that had not been conveyed back to 9 PHA and so we are just basically 10 memorializing what had always been assumed 11 was already the case. 12 CHAIR GOODMAN: Got you. Thank 13 you, thank you. Super helpful. Thank you 14 for that extra context. 15 And did we receive any public 16 comment in writing about this agenda item 17 ahead of this morning's meeting? 18 MS. SAAH: We did not. 19 CHAIR GOODMAN: Okay. Thank you. 20 Any questions from the Board about 21 this agenda item? 22 (No response.) 23 CHAIR GOODMAN: All right. Seeing 24 none, are there any questions or comments</p>	<p style="text-align: right;">Page 32</p> <p>1 CHAIR GOODMAN: The motion has been 2 made and properly seconded to approve the 3 Interagency Transfer of 4310 R Haverford 4 Avenue and 4419 R Market Street to the 5 Philadelphia Housing Authority. 6 All in favor? 7 (Chorus of ayes.) 8 CHAIR GOODMAN: Any opposed? 9 (No response.) 10 CHAIR GOODMAN: The ayes have it. 11 The motion carries and the Interagency 12 Transfer is approved. 13 Moving on to Section V of our 14 agenda, Property Dispositions, Subsection A. 15 And as a reminder, we are going to start with 16 the second agenda item listed in the 17 published -- publicized meeting agenda, a 18 proposal for five single family home 19 ownership units in the Fifth Council 20 District. 21 MR. RODRIGUEZ: Thank you, 22 Chairperson. 23 Today we are asking the Board to 24 authorize the disposition of the following</p>
<p style="text-align: right;">Page 31</p> <p>1 from the public on this agenda item? If so, 2 please raise your virtual zoom hand. And 3 again, please be reminded please limit your 4 comments to this specific agenda item, i.e., 5 the Interagency Transfer for these two 6 properties along Haverford Avenue and Market 7 Street. 8 I see Ms. Yvonne Haskins. Please 9 unmute yourself, state your name and proceed 10 with your comments or questions. 11 (No response.) 12 CHAIR GOODMAN: Hello? Perhaps it 13 was a raised hand in error. Okay. 14 Are there any other members of the 15 public who wish to ask questions or give 16 comments on this Interagency Transfer agenda 17 item? 18 (No response.) 19 CHAIR GOODMAN: Okay. Seeing none, 20 I will entertain a motion from the Board on 21 this agenda item. 22 MR. JOHNS: Motion to approve the 23 transfer. 24 MR. BALLOON: Second.</p>	<p style="text-align: right;">Page 33</p> <p>1 properties to Soar City Development Company 2 to develop five single family home ownership 3 units in the Fifth Councilmanic District. 4 All five single family home ownership units 5 will be sold to households with incomes at or 6 below 100 percent of AMI with a maximum sales 7 price of \$280,000. The units will be two 8 stories containing three bedrooms, two 9 baths -- correction. They will be three 10 stories. There's a setback on the third 11 story. Three bedroom, two baths, 12 approximately 1,200 square feet. The home 13 buyers will be illegible for the Neighborhood 14 Preservation Initiatives Turn the Key 15 Program. 16 The application was unsolicited and 17 evaluated pursuant to the Disposition Policy 18 and Ordinance. An EOP Plan will apply to 19 this project. There will also been an 20 irrevocable Power of Attorney applied to 21 this. 22 The properties are: 2502, 2503, 23 2542, 2552, 2559 North 28th Street. These 24 properties are being transferred from the</p>

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<p style="text-align: right;">Page 34</p> <p>1 City of Philadelphia to the Land Bank through 2 the Redevelopment Authority. 3 CHAIR GOODMAN: Thank you, Angel. 4 And can you confirm that the -- 5 that an RCO meeting took place ahead of this 6 morning's Board Meeting? 7 MR. RODRIGUEZ: The meeting 8 happened. 9 CHAIR GOODMAN: Yes. 10 MR. RODRIGUEZ: RCO members were 11 present. 12 CHAIR GOODMAN: Thank you, thank 13 you. 14 MR. RODRIGUEZ: Sorry, I confuse 15 the two. 16 CHAIR GOODMAN: No, no, no. Got 17 you. You got to use the right terminology 18 always, always, always. 19 Andrea, did we receive any comments 20 from the public in writing on this agenda 21 item ahead of this morning's meeting? 22 MS. SAAH: Sorry. I couldn't get 23 back to the screen. 24 Yes, we did. Let me pull them up.</p>	<p style="text-align: right;">Page 36</p> <p>1 that has worked with Mr. Campbell to help him 2 develop his project. And basically they are 3 all very much in favor of approving this 4 project for this development. 5 And all of the letters were 6 provided to the Board and they will all be 7 included in the minutes to this meeting. I 8 cannot read every single letter. They are 9 rather long. But they are very strongly in 10 support. We did not receive any e-mails 11 either for or against -- e-mails from 12 community members either for or against the 13 project. 14 CHAIR GOODMAN: Okay. Thank you 15 for that summary, Andrea. 16 And just to clarify for kind of 17 refreshing memory, this was, this was a 18 proposal to come before this Board a couple 19 meetings ago. And there were -- there have 20 been some -- correct me if I am wrong -- 21 design revisions since that, since that 22 meeting, right. 23 Angel, can you kind of give a quick 24 summary of what those are?</p>
<p style="text-align: right;">Page 35</p> <p>1 We received a letter of -- we received four 2 letters of support for the Soar City 3 Development. The first was from Black 4 Squirrel. Kevin Williams is the CEO. The 5 second is from Chris Pitt from PittPass 6 Development Group. The third is from David 7 Langleib, Philadelphia Accelerator Fund. And 8 the fourth is from ULI Philadelphia, Kevin 9 Moran, Executive Director. 10 And all of them highlighted the 11 importance of increasing the capacity of 12 black and brown developers, minority 13 developers, also allowing minority homeowners 14 to build generational wealth, to reduce 15 blight and improve the neighborhood's 16 beautification and to create entrepreneurial 17 opportunities to drive -- to build a more 18 equitable real estate developed system, and 19 also to increase the capacity of black and 20 brown community development financial 21 institutions to meet the demand for the 22 capital. 23 So Black Squirrel is I think the 24 sponsor of the person -- the organization</p>	<p style="text-align: right;">Page 37</p> <p>1 MR. RODRIGUEZ: Yes. When they 2 were put there there was a setback third 3 floor I think in terms of the design. There 4 was issues with the design as we pointed out 5 by Board members. They have addressed that. 6 And then in terms of liveable space they put 7 the setback third story and maintained the 8 front facade. There is a zoning overlay. 9 They had to comply with that. So they are in 10 compliance with the zoning overlay and then 11 they designed it so that it was a much more 12 liveable space. 13 CHAIR GOODMAN: Thank you, Angel. 14 Any questions or comments from the 15 Board? 16 MR. JOHNS: Yes, I do. First I 17 just want to commend the development team for 18 going back and changing the design. As an 19 architect it was driving me in sane. I think 20 I was the one that had most of the comments 21 related to the land -- the way that the plans 22 laid out. It is a much better plan, liveable 23 for a family, so I appreciate that for sure. 24 Just a couple comments on the fact</p>

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<p style="text-align: right;">Page 38</p> <p>1 sheet. We just have to make sure that the 2 fact sheets are accurate. And I'm glad Angel 3 mentioned the change to the three story, two 4 story to three story because that was one of 5 the things that I saw.</p> <p>6 Also, it says approximately 1,200 7 square foot each. But when I calculate the 8 dimensions of the site in parcel I get 1,336 9 for the unit. So I don't know if they can 10 explain what the difference is.</p> <p>11 There's also on the development 12 fact sheet Page 72 it says 5,000 square feet 13 gross. It should be 6,000. But the numbers 14 actually create correctly to the 6,000 based 15 on 1,200 square feet. And there's no porch 16 shown in the plan and that should be shown. 17 If someone could just explain what's the 18 difference between the 1,336 and the 1,200. 19 And is it the construction or what, other 20 framing to the existing property lines or 21 what? Because there is a difference.</p> <p>22 MR. RODRIGUEZ: I don't know if the 23 developer is on the call, on this meeting.</p> <p>24 CHAIR GOODMAN: Ibraheim Campbell</p>	<p style="text-align: right;">Page 40</p> <p>1 expressed in trying to kind of, you know, 2 meet their concerns. There was a revision 3 made to two story and -- but as it stands, 4 yes, three story is where it is.</p> <p>5 MR. JOHNS: So it is three story 6 with the third story is set back to comply 7 with zoning. Is that what I'm hearing?</p> <p>8 MR. CAMPBELL: Correct.</p> <p>9 MR. JOHNS: Okay, all right. So 10 this is the correct plan that we have in 11 front of us. That's -- I'm just trying to 12 get that straight.</p> <p>13 MR. CAMPBELL: Yeah, but there were 14 multiple versions. That may be why. You 15 know, you may have the fact sheet from 16 another version of the design. That's all.</p> <p>17 MR. JOHNS: Okay. Well, Angel, is 18 this -- we are assuming this is the correct 19 one, right?</p> <p>20 MR. RODRIGUEZ: Yes. But we 21 could -- what I would suggest is we have made 22 note of your questions and I would ask, if 23 possible, getting a provisional approval 24 until we like correct this. I think we -- I</p>
<p style="text-align: right;">Page 39</p> <p>1 has raised his hand.</p> <p>2 MR. CAMPBELL: Hey, Michael. Thank 3 you for the questions and thank you for the 4 opportunity to present to the community 5 today.</p> <p>6 But in response to your question, 7 there were multiple designs submitted because 8 from my community meeting there was some 9 concern over the third story because the 10 block is largely a two story block. So 11 because of that I did go back to the 12 community with a two story proposal. So 13 there may have been a mix up with the designs 14 of the two story proposal which were 1,200 15 square feet and the drawings that you are 16 seeing here.</p> <p>17 MR. JOHNS: Okay. So this --</p> <p>18 MR. CAMPBELL: That might explain 19 the confusion.</p> <p>20 MR. JOHNS: So the final is a three 21 story, correct?</p> <p>22 MR. CAMPBELL: So the last 23 conversation I had with the community was 24 three story. However, there was concern</p>	<p style="text-align: right;">Page 41</p> <p>1 think to Mr. Campbell's point there were 2 several plans. I believe we have the correct 3 plans because we did reach out to make sure 4 that it was correct.</p> <p>5 CHAIR GOODMAN: I just want to -- 6 and the porch thing, too, is another 7 important one to bring up because it does 8 appear there's porches on the elevations, 9 right, but we don't see them on the site 10 plans.</p> <p>11 MR. JOHNS: Right. And is it -- if 12 it's a situation where the porch is only 13 applicable in areas where they are required 14 to have a porch, that makes sense, too, 15 right. But if it's just -- how does that 16 affect the -- you know, does it affect the 17 number, how does it affect the number kind of 18 thing. But I think the layout is much better 19 than what we saw before, so thank you.</p> <p>20 MS. GONZALEZ: Yeah, I think, you 21 know, as we are presenting, you know, for a 22 resolution, I think it will be important to 23 make sure that we have clarity as to what we 24 are approving, you know, the type of square</p>

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<p style="text-align: right;">Page 42</p> <p>1 footage, how many stories. And I think going 2 forward I think it will be important to make 3 sure that the information that we get is very 4 clear so we know what we are approving and 5 there's, you know, there's no 6 misunderstanding, you know, within what we 7 are approving and also in what the community 8 is expecting to be built.</p> <p>9 MR. JOHNS: And lastly, please if 10 we can make sure -- I know this is ad 11 nauseam -- to -- for the developers to 12 include furnishings, furniture on the plans 13 so, you know, we can accurately kind of see 14 what fits, whether it -- you know, bedrooms, 15 which I know that this is legitimate sized 16 rooms but, you know, if you don't show it and 17 you have got some smaller units, you don't 18 show furniture, people in general can't 19 necessarily know, you know, does this fit a 20 bedroom, can a family, you know, be here.</p> <p>21 But this, the plan that we have in 22 front of us works for me. It looks good.</p> <p>23 CHAIR GOODMAN: So then just to 24 make sure, you know, for consistency that I</p>	<p style="text-align: right;">Page 44</p> <p>1 is everyone this morning?</p> <p>2 I am an affected resident of 3 Strawberry Mansion as well as an affected 4 RCO. And the last drawings I saw were hand, 5 some kind of hand revision. Then later we 6 did get something that may look like whatever 7 you all are looking at right now and I'm not 8 really sure. Strawberry Mansion also has an 9 overlay and the elevation, we are not clear 10 whether it's in violation of that or not, 11 whether it's set back or not.</p> <p>12 I also just wanted to indicate that 13 words do matter. And I think it's very 14 heartfelt and harmful when in particularly 15 this case people keep talking about black and 16 brown people and never really came to our 17 community to really, you know, work with us 18 and talk with us.</p> <p>19 And these words keep being moved 20 around in this whole idea of affordable 21 housing and that is not what we see. You got 22 four letters of people who don't even know 23 that neighborhood. You know, like we got 24 this we support Black Squirrel/Ibraheim</p>
<p style="text-align: right;">Page 43</p> <p>1 have got it right for what is being proposed 2 on each of these addresses is three story, 3 1,200 square foot unit, third floor setback 4 and porch.</p> <p>5 Mr. Campbell, can you confirm?</p> <p>6 MR. CAMPBELL: Yeah, that is the 7 current proposal that is being presented, 8 correct.</p> <p>9 CHAIR GOODMAN: Thank you. Any 10 other questions or comments from the Board?</p> <p>11 (No response.)</p> <p>12 CHAIR GOODMAN: Questions or 13 comments from any members of the viewing 14 audience? If so, please raise your virtual 15 hand and please limit your comments to two 16 minutes or less.</p> <p>17 The first hand I see is Strawberry 18 Mansion. When prompted, please unmute 19 yourself, state your name and proceed with 20 your comments.</p> <p>21 MS. CUMMINGS: Can you hear me?</p> <p>22 CHAIR GOODMAN: Loud and clear.</p> <p>23 Good morning.</p> <p>24 MS. CUMMINGS: Good morning. How</p>	<p style="text-align: right;">Page 45</p> <p>1 Campbell process but you don't have anything 2 from the community. And if there were other 3 meetings -- again, these meetings are 4 haphazard. They are not inclusive of all of 5 the people including the process of RCOs that 6 should be notified to make sure that we all 7 are in agreement and that we all see the same 8 thing.</p> <p>9 Again, these non basement type of 10 properties make and reduce those homes, 11 particularly two which are only 900 square 12 feet to approximately 700 square foot. You 13 all are assuming that there could even be a 14 sale of these houses for that block. Like 15 there's no real accountability of how we are 16 even putting so-called black and brown 17 people, so-called low income people in harm's 18 way of a \$280,000 mortgage, that these 19 properties are suitable to starter homes or 20 homes long term.</p> <p>21 So I just wanted to say that it 22 really is a hardship really to communities 23 and to leaders such as myself where we have 24 to combat with our government around</p>

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<p style="text-align: right;">Page 46</p> <p>1 terminologies, you know, words that really 2 mean nothing because none of those people, 3 none of that support could tell you anybody 4 they even knew in that community. They have 5 not worked with us in any real capacity and 6 they are using their banks and different 7 things to just kind of bully this Board, 8 other boards and members of our elected body. 9 So I just think we need to be more 10 accountable. This project is really wishy 11 washy. We don't know what they're building. 12 There, again, like as I said, there's an 13 overlay. Does that, does throwing a third 14 roof or a third height or elevated height 15 violate that? 16 CHAIR GOODMAN: Two minutes has 17 passed so can you wrap up your comments? 18 MS. CUMMINGS: Thank you. I have 19 said what I had to say. Thank you. 20 CHAIR GOODMAN: Thank you. Thank 21 you for taking the time. 22 And, you know, certainly do know 23 that I mean any member, any member of the 24 public is, you know, welcome to attend these</p>	<p style="text-align: right;">Page 48</p> <p>1 Next I see David Langlieb. When 2 prompted, please unmute yourself, state your 3 name and proceed with your comments. 4 MR. LANGLIEB: Thank you, Andrew. 5 This is Dave. I'm the Executive Director of 6 the Philadelphia Accelerator Fund. 7 I did provide a letter of support 8 for this project or signed a letter of 9 support and wanted to reinforce that and also 10 sport Ibraheim Campbell as a developer. 11 Ibraheim's project will create five new home 12 ownership opportunities for Philadelphia 13 residents, will be benefiting from Turn the 14 Key subsidy, and as such, will be able to own 15 their homes for considerably less than it 16 would cost to rent a comparable three bedroom 17 residence. 18 Ibraheim grew up in Philadelphia, 19 is committed to investing in the City. The 20 disposition proposed here will enable him to 21 scale out his Affordable Housing Development 22 activities. He's one of several successful 23 graduates of the Philly Rise Development 24 Accelerator Program which we at PAF here are</p>
<p style="text-align: right;">Page 47</p> <p>1 meetings, give comment, also can bring 2 comment ahead of time. But, you know, 3 certainly trust and believe and know that 4 this Board does pay, you know, very close 5 attention to kind of, to the origins of the 6 comments, right, especially as -- you know, 7 especially with, you know, residents and 8 community stakeholders in the neighborhood 9 where the, you know, where the application is 10 located in. So thank you for that. 11 Next I see Calvin Williams. 12 Mr. Williams, when prompted, please unmute 13 yourself, state your name and begin your 14 comments. 15 MR. WILLIAMS: Yes. Good 16 afternoon, all. I just want to put my 17 support around -- I am Calvin Williams with 18 Strawberry Mansion also. I would like to put 19 my support around the community concerns, 20 comments, and I will limit it to that. I 21 fully support the comments made there. 22 Thank you. 23 CHAIR GOODMAN: Thank you. Thank 24 you for your time.</p>	<p style="text-align: right;">Page 49</p> <p>1 excited to support as well. And we also 2 provided a term sheet for the project's pre 3 debt and expect that we will be able to 4 partner with the reinvesting fund on a full 5 project financing. I think support for 6 developers like Ibraheim from the Accelerator 7 Fund is designed to leverage the requisite 8 construction debt, ultimately enable Soar 9 City to attract bank financing and to build 10 more quality affording housing throughout 11 Philadelphia. 12 Thank you for your time. 13 CHAIR GOODMAN: Thank you. And, 14 you know, just to clarify, even though I know 15 it does come up frequently at these Board 16 meetings but, you know, showing that these 17 properties are eligible to participate in the 18 City's Turn the Key Program, you know, 19 does -- provides first-time home buyers with 20 the opportunity for a soft second mortgage up 21 to \$75,000. So I know it, you know, comes up 22 frequently where the maximum sale price on a 23 land disposition, you know, is much higher 24 than what the actual kind of obligation is to</p>

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<p style="text-align: right;">Page 50</p> <p>1 the first-time home buyer thanks to the soft 2 second as well as a variety of other 3 assistance programs for first-time home 4 buyers that the City is able to bring to the 5 table.</p> <p>6 So I know it's obviously become a 7 pretty common discussion topic at these Board 8 meetings because of all the Turn the Key 9 related dispositions. But since it's the 10 first agenda item on that topic this month I 11 just wanted to raise that up as well.</p> <p>12 Angel, I saw you unmuted. Did you 13 have any comments on that?</p> <p>14 MR. RODRIGUEZ: Yeah, just to give 15 some context. The Turn the Key Program would 16 provide \$75,000 at this point plus it would 17 be coupled with an additional 10,000 of, you 18 know, closing support. All of our partner 19 banks provide at a minimum \$10,000 of a 20 product for that property owner. Just so we 21 are really clear, you know, what we are 22 seeing in closings, the average monthly 23 payment, mortgage payment for Turn the Key 24 recipients are 1,353. Typically it's, you</p>	<p style="text-align: right;">Page 52</p> <p>1 I think kind of disconnect between, you know, 2 what the land disposition, you know, agenda 3 item says the maximum sales price versus the 4 kind of true and genuine income and kind of 5 obligation to whoever the first-time home 6 buyer is.</p> <p>7 So I mean I guess since it has come 8 up, I mean seeing, seeing that Turn the Key 9 was actually becoming beneficial to so many 10 people at lower AMIs than what the land 11 disposition is being sold for, has there been 12 any conversation to kind of right size, for 13 lack of a better word, in terms of adjusting 14 maximum sale prices or AMI thresholds to be 15 lower since that is the target for -- you 16 know, since that is where the kind of prime 17 opportunity for Turn the Key is and that's 18 where the average home buyer is coming in at 19 so far anyway?</p> <p>20 MR. RODRIGUEZ: I think that's a 21 bigger conversation because, again, the 22 funding is coming from a bond issuance which 23 is tied to an ordinance which caps -- again, 24 this is a cap to actually -- not every</p>
<p style="text-align: right;">Page 51</p> <p>1 know, much less than the local rent for a 2 three bedroom, two bath. And then what 3 you're looking at is the average home buyer 4 income is 45,000, credit score 600 is the 5 average credit score of the home buyer. We 6 are hitting about -- at this point we have 7 dropped from 58 percent of AMI to 57 percent 8 of AMI.</p> <p>9 So just saying that the program is 10 working as it was meant to be as it was 11 designed. There's built-in equity because 12 once you build there in the surrounding 13 development you're really creating wealth, 14 long-term wealth.</p> <p>15 CHAIR GOODMAN: I know it's super 16 helpful certainly for this Board to be able 17 to hear the kind of up-to-the-minute numbers, 18 right, because even while, you know, 19 oftentimes when this Board approves, you 20 know, the disposition applications, obviously 21 we know there's a whole bunch of other steps 22 after that to actually bring something to 23 construction and get something on the market. 24 And we know -- I mean it's an understandable</p>	<p style="text-align: right;">Page 53</p> <p>1 council district is the same, not every 2 neighborhood is the same. So that's why 3 100 percent of AMI is set as the cap. So 4 that would require the legislation being 5 changed to lower it, so. And you as a 6 staffer in council know what that process 7 would mean to do that. I do think, you know, 8 it really is hitting, you know, the intended 9 market at 57 percent of AMI, so.</p> <p>10 CHAIR GOODMAN: Yeah. No, that's 11 really cool to hear, so.</p> <p>12 Oh, sorry, Rick. Go ahead.</p> <p>13 MR. SAUER: Yeah. No, just one 14 comment on what you just said, Angel. And 15 it's great that the AMI has been so low with 16 that. I had thought for sure, though, we 17 have done dispositions for Turn the Key that 18 were capped at 80 percent of AMI versus 19 100 percent of AMI --</p> <p>20 MR. RODRIGUEZ: Yes.</p> <p>21 MR. SAUER: -- since the Second 22 District. So I'm not sure it needs a 23 legislative change in order to do that.</p> <p>24 MR. RODRIGUEZ: Well, what you have</p>

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<p style="text-align: right;">Page 54</p> <p>1 to distinguish, Rick, is that this an 2 unsolicited application. So the legislation 3 states if it's going to qualify for Turn the 4 Key funding, the maximum is 100 percent of 5 AMI. So it's two separate issues. There was 6 one the disposition of land and development 7 and then the qualifications of the Turn the 8 Key home buyer. So the average of the Turn 9 the Key home buyer probably wouldn't change 10 because, you know, that's what we are seeing 11 in terms of approval. 12 What you are talking about in the 13 Second District was a conversation and a -- 14 like a distinct and deliberate decision on 15 the part of Council President Johnson to 16 actually set the AMI at 80 percent because of 17 the impact of development in his district. 18 So that's why we have it set at 250 as a 19 maximum. 20 So an RFP is different from an 21 unsolicited application. So I just want to 22 distinguish that. So as the Land Bank like 23 issues RFPs, we do that in conjunction with 24 the Council office to make sure we are</p>	<p style="text-align: right;">Page 56</p> <p>1 more strategically around what type of 2 affordability we want to make in those 3 neighborhoods and be a little bit more 4 proactive on that front. 5 MR. RODRIGUEZ: I think you're 6 assuming we don't. I think we have regular 7 meetings with Council Offices about what's 8 happening and what the plans are. I think 9 part of it is, you know, how do we, you know, 10 put together RFPs and then how do we, you 11 know, post them. I do have regular meetings 12 with Council Offices and their different 13 concerns in different areas as to what could 14 be built, whether you can get a mortgage. 15 I think a lot of people have this 16 idea that you can just develop anywhere where 17 there's vacant land. Well, if you don't have 18 comps you can't really do a kind of Turn the 19 Key Program because you would be under water. 20 And again, I just want to like -- just so a 21 finer point for this Board to understand, the 22 Land Bank does not provide subsidy to 23 developers. We discount the land to help 24 with the pro forma. The Turn the Key dollars</p>
<p style="text-align: right;">Page 55</p> <p>1 addressing those neighborhood issues. But, 2 again, the legislation allows for unsolicited 3 applications and in that way the legislation 4 for disposition is actually higher. It says 5 120. But if you want to have a development 6 that targets Turn the Key it has to be at 7 100 percent. Then the reality is the home 8 buyers, which is the actual pool of home 9 buyers that are looking to benefit from that, 10 we are seeing 50 percent. 11 So I know it gets very confusing in 12 terms of the legislative pieces. But I just 13 want to distinguish when we produce an RFP, a 14 lot of room to set levels and be very 15 deliberate. An unsolicited application is 16 reviewed as per the legislation. 17 MR. SAUER: Very helpful 18 clarification. I guess the one thing I would 19 say in response to that is given -- and I'm 20 not talking necessarily in the Strawberry 21 Mansion case here. But in neighbors going 22 through transition where there's a limited 23 amount of publicly owned vacant land left 24 maybe the Land Bank needs to think a little</p>	<p style="text-align: right;">Page 57</p> <p>1 are mortgage subsidizes to home buyers. So 2 we are not financing or subsidizing any of 3 this development. Our expectation is that we 4 find developers who are willing to partner 5 with us and are very heavily regulated, not 6 easy to deal with, and also you have to be in 7 a market where you can get construction 8 financing, so in which case the banking 9 underwriting criteria does matter, in which 10 case what they look at are what are the comps 11 in the area for sales. 12 So it's not just like okay, if I'm 13 up on Clearfield I can just do that. If the 14 comps aren't there you can't do a project 15 like this. And there are a lot of areas 16 where there hasn't been development that 17 could probably use it but you need to have 18 them subsidized. That is not a tool the Land 19 Bank has. 20 What you are seeing here, the 21 benefit of Turn the Key is that imagine a 22 doughnut and in the doughnut all the market 23 rate development is happening and we are 24 capitalizing on that. We are the doughnut</p>

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<p style="text-align: right;">Page 58</p> <p>1 hole. We have the land and we can benefit 2 from the comps and we are capping the sales 3 price. So it's built-in equity. It allows 4 developers to come in and get construction 5 financing and then provide the home buyer 6 where we are seeing development timelines in 7 less than -- I think Pastor Allen in the 8 Third District, they actually built single 9 family homes in three months, which is 10 ridiculously fast, and we are looking at home 11 buyers like to move into those properties. 12 So we are actually getting product up I would 13 say on average, you know, five months, six 14 months.</p> <p>15 And I really would ask this Board 16 to go visit some of these properties because 17 they are really well made. And what you're 18 seeing is this is a perfect partnership where 19 we are providing land, they have to use the 20 private market for financing, and then they 21 have to build it because they have the 22 development obligation to us but also to the 23 bank. And they are highly motivated.</p> <p>24 MS. GONZALEZ: So going back to</p>	<p style="text-align: right;">Page 60</p> <p>1 is we follow the ordinance which has a rule 2 of law. So I appreciate what you are saying 3 but that is a legislative change, and until 4 that happens we have to utilize the scoring 5 rubric that is part of the disposition.</p> <p>6 CHAIR GOODMAN: We know the 7 threshold criteria rubric is the rubric. But 8 we also know that within the definition, 9 within the definition of how the code, how 10 the code defines affordable housing for 11 noncompetitive disposition there is a range, 12 right. And while you cannot control 13 applications that are unsolicitedly -- that's 14 not a word -- but unsolicitedly submitted to 15 the Land Bank you -- staff does have the 16 ability to run -- you know, conduct analyses, 17 market trends in particular neighborhoods as 18 we know, you know, we know they do to see how 19 particular proposals line up with 20 affordability and mortgage ability.</p> <p>21 CHAIR GOODMAN: We can do that but 22 we can't change or operate outside the 23 ordinance.</p> <p>24 CHAIR GOODMAN: Of course.</p>
<p style="text-align: right;">Page 59</p> <p>1 the, you know, topic related to the 2 legislation, I think that, you know, in order 3 to be able to target lower income households 4 we don't even have to, you know, change the 5 legislation. I think that there can be a way 6 where a matrix for evaluating proposals both 7 that are solicited and unsolicited to be able 8 to, you know, evaluate those proposals based 9 on the income targeting and, you know, and 10 being able to come up with a way as you 11 evaluate them, then be able to discount the 12 land at a certain amount based on, you know, 13 on income, you know, targeting. So that can 14 be one.</p> <p>15 MR. RODRIGUEZ: Maria, I just want 16 to clarify for you. The disposition policy 17 and the scoring rubric is legislative. So 18 the Council in 2020 legislated the scoring 19 rubric for solicited and unsolicited. So to 20 your point, it would require a legislative 21 change. A bill would have to be introduced 22 and the supporting rubric would have to be 23 changed.</p> <p>24 So how we operate at the Land Bank</p>	<p style="text-align: right;">Page 61</p> <p>1 MS. GONZALEZ: Of course. And 2 nobody is saying that. I'm just saying that, 3 you know, in order to be able to approve a 4 certain -- it incentivizes developers to also 5 target some percentage, I'm not saying 6 100 percent, but some percentage to lower 7 income households and really make it 8 affordable.</p> <p>9 MR. RODRIGUEZ: The thing that I am 10 trying to tell you, Maria, is that that is a 11 legislative change because --</p> <p>12 MS. GONZALEZ: I understand.</p> <p>13 MR. RODRIGUEZ: But you're making 14 it seem as if the staff have latitude. We do 15 not. And I just want to be very clear with 16 this Board is that we don't bring anything 17 other than a qualified application to the 18 Board for consideration as it pertains to the 19 law and the ordinance.</p> <p>20 What you are talking about is a 21 deeper discussion with Council District and 22 with the administration because it's how do 23 we do it on a consistent basis and every 24 neighborhood is different. And until that</p>

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<p style="text-align: right;">Page 62</p> <p>1 happens what we are left with is we have to</p> <p>2 look at what the ordinance says and what the</p> <p>3 scoring rubric is.</p> <p>4 I also have a different filter is</p> <p>5 that I want to protect this agency from any</p> <p>6 undue lawsuits which we have been subject to</p> <p>7 lawsuits about if we do things differently.</p> <p>8 So I just want to be really clear that what</p> <p>9 you are talking about is a legislative issue.</p> <p>10 MS. GONZALEZ: I understand. And I</p> <p>11 think again based to what Andrew just said,</p> <p>12 there is a range as well and no one is saying</p> <p>13 to go outside within the legislation.</p> <p>14 And another thing is yes, the Land</p> <p>15 Bank does not subsidize developers but, you</p> <p>16 know, there is an economic benefit that they</p> <p>17 are benefiting from as well because otherwise</p> <p>18 they wouldn't be doing it either. So I think</p> <p>19 the discount of the land in of itself it is a</p> <p>20 benefit, so.</p> <p>21 MR. RODRIGUEZ: I'm not disagreeing</p> <p>22 with you. But again, we cap or rely on every</p> <p>23 development at 20 percent overall. And you</p> <p>24 have to understand these developers have</p>	<p style="text-align: right;">Page 64</p> <p>1 the City, the Redevelopment Authority and</p> <p>2 Land Bank. That's what the ordinance covers.</p> <p>3 CHAIR GOODMAN: I see another</p> <p>4 question in the Q & A box. Minutes are</p> <p>5 posted on the Land Bank Board website via</p> <p>6 phdcphila.org every month. So looking out</p> <p>7 for that, keep a look out for that in a</p> <p>8 couple weeks.</p> <p>9 Andrea, yes.</p> <p>10 MS. SAAH: I was just to about to</p> <p>11 answer that question as well. In the Q & A</p> <p>12 and -- so the video recording of each session</p> <p>13 is posted within a few days. As soon as we</p> <p>14 receive it it's posted on the Board webpage,</p> <p>15 which is at phdc -- we can put it in the</p> <p>16 chat. And then the other -- the minutes are</p> <p>17 posted as part of next month's Board package,</p> <p>18 the draft minutes. They are not posted prior</p> <p>19 to that. But you can always review the Board</p> <p>20 Meeting recording.</p> <p>21 CHAIR GOODMAN: Thank you, Andrea.</p> <p>22 With that, can I get a motion from</p> <p>23 the Board?</p> <p>24 MR. JOHNS: I motion for</p>
<p style="text-align: right;">Page 63</p> <p>1 to -- the current market for financing and</p> <p>2 construction is 9 1/2 percent, so.</p> <p>3 MS. GONZALEZ: Duly noted.</p> <p>4 MR. BALLOON: Can we move to the</p> <p>5 question?</p> <p>6 CHAIR GOODMAN: So any other -- any</p> <p>7 questions or -- any additional questions or</p> <p>8 comments for the Board on this agenda item?</p> <p>9 (No response.)</p> <p>10 CHAIR GOODMAN: Any other questions</p> <p>11 or comments from anybody in the viewing</p> <p>12 audience?</p> <p>13 I see something popping up. Oh,</p> <p>14 it's PHA related, okay. So PHA is not</p> <p>15 involved in this particular agenda item so it</p> <p>16 could be related to a prior agenda item.</p> <p>17 MR. RODRIGUEZ: Just to answer that</p> <p>18 question, this is not a PHA issue. PHA is</p> <p>19 not subject to the ordinance or to the</p> <p>20 disposition policy. It is a federally</p> <p>21 chartered and, you know, enacted and enabled,</p> <p>22 you know, through the municipality. They are</p> <p>23 not subject to the disposition policy. This</p> <p>24 is strictly an issue with public property in</p>	<p style="text-align: right;">Page 65</p> <p>1 conditional approval with the staff making</p> <p>2 any corrections to the effectations.</p> <p>3 MS. GONZALEZ: I second.</p> <p>4 CHAIR GOODMAN: A motion has been</p> <p>5 made and properly seconded to approve this</p> <p>6 disposition for single family home ownership</p> <p>7 contingent on, contingent on the terms that</p> <p>8 were discussed in the meeting this morning</p> <p>9 being number of stories, units, square feet,</p> <p>10 setbacks and front porches.</p> <p>11 All in favor?</p> <p>12 (Chorus of ayes.)</p> <p>13 CHAIR GOODMAN: Those opposed have</p> <p>14 the right to say nay.</p> <p>15 (No response.)</p> <p>16 CHAIR GOODMAN: Hearing none, the</p> <p>17 ayes have it. Motion carries and the</p> <p>18 disposition recommendation is approved.</p> <p>19 With that, looking at our next</p> <p>20 agenda item. Because we do have one board</p> <p>21 member who has to recuse herself from this</p> <p>22 proceeding, we will no longer have sufficient</p> <p>23 board member representation to conduct</p> <p>24 business. So for that reason, we will have</p>

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<p style="text-align: right;">Page 66</p> <p>1 to table any review and comments on the 45 2 unit single family home ownership application 3 located in the Seventh Councilmanic District. 4 I sincerely apologize. I know -- 5 or my guess is probably the bulk of people in 6 the Zoom room are here to testify on this. 7 But sadly, we have no, we have no kind of 8 channel or vehicle to operate or conduct any 9 business on this agenda item or in response 10 to any comments, so we need to table the 11 proceedings until we have a sufficient quorum 12 of Board members. 13 We sadly -- we have multiple 14 vacancies on the Board that we are actively 15 looking to fill in order to increase our 16 membership. But until then, we have to 17 operate under this kind of tighter margin of 18 quorums which the bylaws state that we need, 19 you know, six active voting Board members in 20 order to, you know, in order to conduct 21 business on a particular agenda item. So, 22 for that reason, we will not be able to hear 23 it and take comments and hopefully be able to 24 bring it back at our next meeting which is</p>	<p style="text-align: right;">Page 68</p> <p>1 Butler, not Leslie Fuentes, just for 2 clarification. 3 CHAIR GOODMAN: Okay. 4 MR. BUTLER: I have a general 5 comment. I have a question regarding the 6 recusal. Which Board member had to recuse 7 for the prior item? 8 CHAIR GOODMAN: Secretary Maria 9 Gonzalez. And I believe that letter will be 10 posted along with the Board information, you 11 know, along with all the public comment that 12 was submitted for this morning's Board 13 meeting on our website. 14 MR. BUTLER: Thanks, Andrew. 15 A general comment I have for the 16 Board is that it's time for the Land Bank 17 Board to have a community member 18 representative of organizations that solicit 19 land for nondevelopment use and it would be 20 really great if there was a board member that 21 was a gardener or a community group 22 represented here today. 23 Thank you. 24 CHAIR GOODMAN: Thank you. Thank</p>
<p style="text-align: right;">Page 67</p> <p>1 May 14 at 10:00 a.m. 2 So again, my sincerest apologies. 3 This is not, you know, this is not how we 4 typically like to do things but sadly, it is 5 a reality. And one of our Board members had 6 a kind of, you know, medical -- 7 MR. RODRIGUEZ: Prior engagement. 8 CHAIR GOODMAN: -- issue this 9 morning and is not able to join us. Yeah, 10 thank you. 11 So, with that, I believe that ends 12 the kind of -- the voting agenda items on 13 today's agenda. So with that, we will move 14 in to old and new business. 15 Does anyone have any items old or 16 new that they wish to approach the Board with 17 this month? 18 CHAIR GOODMAN: Moving in order of 19 hands raised, I see Leslie Fuentes. 20 Ms. Fuentes, please unmute yourself and 21 proceed with your comment or question. 22 MR. BUTLER: Hi. Can you hear me? 23 CHAIR GOODMAN: Yes. Go ahead. 24 MR. BUTLER: You have unmuted Adam</p>	<p style="text-align: right;">Page 69</p> <p>1 you for being with us this morning. 2 Next I see Mo Rushdy. 3 And I do want to make a point of 4 information/clarification is that Mo Rushdy 5 is now a former member of the Land Bank 6 Board. He issued his resignation following 7 the March Board Meeting. So just in case 8 there are any members of the viewing public 9 that did not know that, I just wanted to make 10 that clarification. 11 So Mr. Rushdy, when prompted, 12 please unmute yourself and ask your 13 questions. 14 MR. RUSHDY: Thank you, Mr. Chair. 15 Good morning, Board members. 16 I have a question on the recusal. 17 Has there been a reason for the recusal, just 18 knowing that the recused -- or the Board 19 member that recused themselves has voted 20 before on dispositions in the Seventh 21 District with similar applications. So is 22 there a reason given for that recusal? 23 CHAIR GOODMAN: Andrea, would you 24 like to? Yes.</p>

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<p style="text-align: right;">Page 70</p> <p>1 MS. SAAH: Yes. All I can say is I 2 can provide the letter from Ms. Gonzalez that 3 was provided to the Board. She wrote to say 4 that she is recusing herself because in her 5 day-to-day professional capacity as President 6 of HACE she has an interest in and 7 association with the Ceiba Latina Equitable 8 Development Collective which HACE is a member 9 organization. And as a member of Ceiba, 10 HACE has advocated for the development of 11 affordable housing for the very low income 12 households in the neighborhoods where the 13 property is listed in Item V A-1 are located. 14 And our Conflict of Interest Policy 15 does require that Board members who have a 16 potential or actual conflict of interest 17 disqualify themselves and abstain from 18 participating in the discussion or the vote 19 on such agenda items. 20 MR. RUSHDY: All right. But, I'm 21 sorry, but -- and I guess the question is for 22 the Board member. The same Board member 23 voted on a disposition that has 49 percent 24 market rate of over \$600,000 homes and the</p>	<p style="text-align: right;">Page 72</p> <p>1 deciding on this particular agenda item. 2 Also, as a member of the Ceiba LEDC 3 Collective there has been some discussions 4 with the group and some advocacy that the 5 group has made as it relates to this 6 particular agenda item. And just to make 7 sure that there is -- I'm transparent and 8 clear in making sure that in any way my -- 9 any of my decisions, you know, relates to 10 this is not tainted, doesn't taint the 11 process, I have chosen to recuse myself 12 again. 13 CHAIR GOODMAN: And I want to thank 14 you, Secretary Gonzalez. I want to leave it 15 there. The Board can't kind of adjudicate 16 individual recusals or unrecuse someone or 17 anything like that. I mean there are a 18 variety of different kind of ethical and Code 19 of Conduct Guidelines that the Board members 20 have to adhere to. And so in order to kind 21 of preserve the efficacy of, you know, of the 22 process and the Board's role in kind of 23 conducting business and managing the affairs 24 of the Philadelphia Land Bank we have to be,</p>
<p style="text-align: right;">Page 71</p> <p>1 other 51 percent are affordable homes and 2 that was a joined venture disposition between 3 APM and Scannapieco. So, again -- and that's 4 in the same district. So I'm not, again, I'm 5 not following here. And I'm not trying to -- 6 I'm just -- I'm not trying to put anyone on 7 the spot here. This is my third time coming 8 to the Land Bank with the same application of 9 which for the same reasons, not enough Board 10 members being there to vote yea or nay and we 11 continue to be in the gray zone and on an 12 application that has been highly politicized. 13 So I need to be very clear and understand 14 exactly where no votes are coming from and 15 where recusals are coming from. 16 So I guess the question is for the 17 Board member. I mean is there a specific 18 reason for that specific application their 19 recusal is made versus others? 20 MS. GONZALEZ: So, Mr. Rushdy, if I 21 may. This is -- my recusal is consistent 22 with the recusal at the former meeting where 23 this has been presented. So I have been 24 consistent in my recusing myself from</p>	<p style="text-align: right;">Page 73</p> <p>1 we have to be thorough in that way. 2 But thank you for responding, 3 Secretary Gonzalez. 4 The next hand raise I see is 5 Strawberry Mansion Community. When prompted, 6 please unmute yourself and begin your 7 question or comment. 8 MS. CUMMINGS: A Strawberry Mansion 9 Community concern. I just wanted to state 10 that the community with the North 28 11 conditional disposition does not have what 12 that development is and we don't really know 13 at this point what your decision even means, 14 conditional, and then you're getting -- or 15 may have definition of something that was not 16 discussed with our community. So we do need 17 to get some clarity on these -- on what it 18 is. And again, we do have an overlay and we 19 need to really look at whether or not just 20 throwing a third floor on to a two-story 21 block of rowhouses, over 50 something 22 rowhouses is the ideal development for that 23 block. So that's -- I just wanted to state 24 that for the record.</p>

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<p style="text-align: right;">Page 74</p> <p>1 And Mr. Goodman did ask -- I was 2 trying to raise my hand but I'm not sure if 3 it was just overlooked before, you know, 4 before you closed out the -- that portion. 5 So I just want to make sure that we as a 6 community are also in the conversation around 7 what you all believe is the conditional 8 disposition that was just sanctioned. 9 Thank you. 10 CHAIR GOODMAN: Thank you, 11 Ms. Cummings. Yeah, so to kind of recap, we 12 were -- the conditions were the three 13 stories, the 1,200 unit square footage, the 14 third floor setbacks and the front porches on 15 all units. 16 So, I mean, Angel, when all the 17 kind of documentation is made consistent, can 18 that, can that packet just be resent out to 19 the overlapping RCOs by staff? 20 MR. RODRIGUEZ: Yes. 21 CHAIR GOODMAN: Nice. 22 MR. RODRIGUEZ: No problem. 23 CHAIR GOODMAN: Thank you very 24 much.</p>	<p style="text-align: right;">Page 76</p> <p>1 have in here and doesn't help preserve it? 2 So is there any good on those community 3 meetings they are having? We have over 100 4 people in the last community meetings. The 5 community is opposing the project. What are 6 our resources per legislation or is the 7 community meeting just a pro forma action of 8 the developer to come and talk, check the box 9 that they spoke to the community and ignore 10 the request of the community? 11 CHAIR GOODMAN: Angel, go ahead. 12 MR. RODRIGUEZ: So I just want to 13 differentiate the process from deliberation 14 to decision. So I'm not going to speak for 15 the Board. 16 What happened here today and what's 17 been happening is that the Board does not 18 have quorum to legally make a decision. So 19 there has to be a quorum for the Land Bank 20 Board to decide. I don't speak for the 21 Board. All we as staff members do is qualify 22 the applications and ensure the Board that 23 they are -- what they are reviewing is a 24 qualified application. It is the Board's</p>
<p style="text-align: right;">Page 75</p> <p>1 The next hand raised I see, forgive 2 me if I mispronounce, Xiente RCO. When 3 prompted, please unmute yourself, state your 4 name and begin your question or comment. 5 MS. CARRERA: This is Michelle 6 Carrera from the Xiente RCO. The question is 7 regarding community engagement. We have the 8 project from Mo Rushdy. It's the third time 9 that he -- that we tried to go to the project 10 but it's a project that have from us 11 community opposition and he keep insisting in 12 applying for delining our -- in our district. 13 The question is for the Land Bank, because I 14 know Angel will very much site legislation, 15 if you have a project that is opposed by the 16 community, that on repeated occasions we have 17 sent a petition from the community that we 18 oppose the project, what does the 19 community -- what are the resources for a 20 community when they oppose a project that 21 doesn't serve the well-being and the 22 affordable housing needs that we need and a 23 project that basically is openly contributing 24 to the displacement of the community that we</p>	<p style="text-align: right;">Page 77</p> <p>1 responsibility to deliberate and to hear the 2 community feedback. 3 So the point of the community 4 meeting is so that the community is aware and 5 prepared and that they can come to these 6 meetings and have -- be heard and be a matter 7 of record. At that time it is up to every 8 Board member to take in that information, all 9 of your feelings about it and deliberate and 10 make a determination yea or nay. 11 What we have right now is this 12 project is in limbo. It is still a qualified 13 application but no determination has been 14 made by the Board. The Board can vote it 15 down if it had quorum. The Board can pass it 16 if it had quorum. The issue here is we don't 17 have quorum. So, therefore, legally the 18 Board cannot make a determination. 19 Andrea, do you want to add to that 20 or did I capture it properly? 21 MS. SAAH: No, you captured it 22 properly. 23 And also, I just want to remind the 24 Board that although you can choose to accept</p>

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Exhibit A

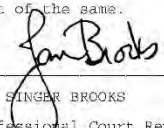
Board of Directors Meeting 04/09/2024

<p style="text-align: right;">Page 78</p> <p>1 public comment on that particular agenda 2 item, there can be no deliberation among the 3 Board on this particular agenda item. 4 I did hear the question -- the 5 question I heard, though, from Xiente is the 6 community meeting, not this particular 7 meeting, but what is the purpose of the 8 community meeting. And I just want to set 9 forth that it is not part -- and I have 10 explained this before to many other public 11 commenters in writing, that the community 12 meeting was added to the Land Bank's process. 13 It requires the developer to reach out to the 14 community through RCOs but also in other ways 15 to provide information about the development 16 that is being proposed to the community. It 17 is not part of the RCO approval process. It 18 does not require RCO approval. It is a way 19 for -- RCOs are contacted so that they get 20 people to come to the meeting and notify the 21 community that is a part of those RCOs about 22 the community meeting. But, again, it is not 23 a legislative requirement for developers to 24 have this meeting. This was added by the</p>	<p style="text-align: right;">Page 80</p> <p>1 policies of redlining and discrimination and 2 racism has put us in the position, and 3 anything that would have us an opportunity to 4 be at the table, to reconstruct and make 5 things right again, anything, any method that 6 holds the process down I'm in favor of. 7 So if there is a Board member 8 that's not eligible to be able to get the 9 quorum that you need to do business, I don't 10 have any real opposition to that if it halts 11 the process that the people in my 12 neighborhoods and the African American 13 community have a chance to make -- to right 14 all the wrongs that's been done. 15 Thank you. 16 CHAIR GOODMAN: Thank you for your 17 comment. Thank you for staying on this 18 morning's meeting. 19 I do see a question about a 20 specific application in the Q & A box. 21 Angel, do you want to follow-up with them 22 directly? 23 MR. RODRIGUEZ: That needs to 24 happen off the record.</p>
<p style="text-align: right;">Page 79</p> <p>1 Board in response to communities stating that 2 they didn't have enough information about 3 proposed projects prior to the Board's 4 meeting. 5 Thank you. 6 CHAIR GOODMAN: Thank you. 7 And I will certainly say as an 8 individual Board member at least that the, 9 you know, the comments, feedbacks, letters, 10 all the variety of different methods that we 11 receive in advance of agenda items from the 12 members of the community are certainly 13 genuinely considered by Board members and 14 myself, one of them. 15 Next we have Calvin Williams. 16 Mr. Williams, when prompted, please unmute 17 yourself and ask your question or make your 18 comment. 19 MR. WILLIAMS: Yes. I will be 20 brief. I just want to the state that I am 21 not really familiar with black and brown 22 communities but I am familiar with African 23 American majority community which I'm a part 24 of. And the fact that policies, past</p>	<p style="text-align: right;">Page 81</p> <p>1 CHAIR GOODMAN: Yeah, yeah. Okay. 2 But you will reach out to them? Nice. Thank 3 you. 4 Okay. All right. Seeing no other 5 old or new business -- one more. Manny 6 Delgado. When prompted, please unmute 7 yourself and state your question or comment. 8 (No response.) 9 CHAIR GOODMAN: Hello? Please 10 unmute if you can. I can't hear you if 11 you're trying to speak. 12 (No response.) 13 CHAIR GOODMAN: Okay. Maybe that 14 was in error. Okay. I don't see anything in 15 the Q & A box either. 16 So, with that, that concludes 17 public comment for this month's meeting. 18 Can I get a motion to adjourn? 19 MR. SAUER: So moved. 20 MS. GONZALEZ: Second. 21 CHAIR GOODMAN: Motion has been 22 made and properly seconded. 23 All in favor? 24 (Chorus of ayes.)</p>

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Exhibit A

**Board of Directors Meeting
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<p>1 CHAIR GOODMAN: Any opposed?</p> <p>2 (No response.)</p> <p>3 CHAIR GOODMAN: The ayes have it.</p> <p>4 Motion carried. Meeting is adjourned.</p> <p>5 The next Land Bank meeting is</p> <p>6 May 14.</p> <p>7 Thank you, everybody, and we will</p> <p>8 see you next month.</p> <p>9 MS. LOPEZ KRISS: Thank you.</p> <p>10 MS. GONZALEZ: Thank you.</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 82</p>
<p>1 CERTIFICATION</p> <p>2</p> <p>3 -----</p> <p>4</p> <p>5 I hereby certify that the</p> <p>6 testimony and the proceedings in the</p> <p>7 foregoing matter are contained fully and</p> <p>8 accurately in the stenographic notes taken</p> <p>9 by me, and that the copy is a true and</p> <p>10 correct transcript of the same.</p> <p>11 </p> <p>12 JAN SINGER BROOKS</p> <p>13 Professional Court Reporter</p> <p>14</p> <p>15 The foregoing certification does</p> <p>16 not apply to any reproduction of the same by</p> <p>17 any means unless under the direct control</p> <p>18 and/or supervision of the certifying</p> <p>19 shorthand reporter.</p> <p>20 -----</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p>Page 83</p>

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Exhibit B

RESOLUTION NO. 2024-8

**RESOLUTION AUTHORIZING CONVEYANCE OF 6657-59 BLAKEMORE STREET;
50, 56, 60-74, 101 COLLOM STREET; 67, 83, 85, 87 CHURCH LANE;
45, 47, 51 EAST GARFIELD STREET; 5417, 5423-27, 5429-43, 5513, 5515 LENA STREET; 4949,
4951, 6526-34 GERMANTOWN AVENUE; 117 MANHEIM STREET;
36, 38, 40, 42, 44, 46, 63 EAST WISTER STREET
TO PHILADELPHIA HOUSING AUTHORITY**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 6657-59 Blakemore Street; 50, 56, 60-74 and 101 Collom Street; 67, 83, 85 and 87 Church Lane; 45, 47 and 51 East Garfield Street; 5417, 5423-27, 5429-43, 5513 and 5515 Lena Street; 4949, 4951 and 6526-34 Germantown Avenue; 117 Manheim Street; and 36, 38, 40, 42, 44, 46 and 63 East Wister Street (the “**Property**”) to the Philadelphia Housing Authority (the “**PHA**”) for disposition, reuse and/or management as determined by the PHA.

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

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

Adopted by Philadelphia Land Bank Board of Directors on April 9, 2024.

Exhibit C

RESOLUTION NO. 2024-9

**RESOLUTION AUTHORIZING CONVEYANCE OF 4310R HAVERFORD AVENUE AND
4419R MARKET STREET TO PHILADELPHIA HOUSING AUTHORITY**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 4310R Haverford Avenue and 4419R Market Street (the “**Property**”) to the Philadelphia Housing Authority (the “**PHA**”) for disposition, reuse and/or management as determined by the PHA.

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

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

Adopted by Philadelphia Land Bank Board of Directors on April 9, 2024.

Exhibit D



Date: April 8, 2024

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

RE: Support Letter | Soar City Development

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

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

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

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

Respectfully,

Kevin Williams
CEO
Black Squirrel Collaborative

📞 267.223.7803
✉️ info@blacksquirrel.co

📍 3401 Market St., 2nd Floor, Philadelphia
🌐 www.blacksquirrel.co

Exhibit D



April 6, 2024

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

RE: Support Letter | Soar City Development Co.

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

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

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

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

Respectfully,

A handwritten signature in dark ink, appearing to read "David Langlieb".

David Langlieb

Exhibit D



RE: Soar City Property Request Support Letter

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

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

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

Mr. Campbell is building five affordable housing units:

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

Exhibit D



PITT PASS
DEVELOPMENT GROUP

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

All the best,

Christopher Pitt

Date: 12/11/23

Exhibit D



1818 Market Street
Suite 3300
Philadelphia, PA 19103

215-845-8997
philadelphia@uli.org

philadelphia.uli.org

Date: April 8, 2024

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

RE: Support Letter | Soar City Development

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

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

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

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

Respectfully,

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

Kevin Moran
Executive Director
ULI Philadelphia

Exhibit E

RESOLUTION NO. 2024-10

**RESOLUTION AUTHORIZING CONVEYANCE OF
2502, 2503, 2542, 2552 AND 2559 NORTH 28TH STREET
TO SOAR CITY DEVELOPMENT CO.**

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 2502, 2503, 2542, 2552 and 2559 North 28th Street (collectively, the “**Property**”) to Soar City Development Co., a Pennsylvania corporation (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Five Thousand and 00/100 U.S. Dollars (\$5,000.00) 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 April 9, 2024.

Exhibit F



April 8, 2024

Andrew Goodman
Interim Board
Chair
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

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

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

Re. Conflict Disclosure

Letter Ladies & Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and therefore why I will abstain from participating in section 5A.1 of the April 2024 Land Bank Board meeting agenda.

The Land Bank Board will discuss Property Dispositions in agenda section 5A.1 at its meeting to be held on Tuesday, April 9, 2024. In my day-to-day professional capacity as President of HACE, I write to disclose my interest in and association with the CEIBA Latino Equitable Development Collective, of which HACE is a member organization. As a member of CEIBA, HACE advocates for the development of affordable housing for very low-income households in the neighborhoods where the properties listed in item 5A.1 are located.

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to agenda items 5A.1 at the April 9, 2024 Board meeting. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to these matters, including 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 matters. For the record, I have not attended any of the Board's Policy Committee or Executive Committee meetings at which these matters were discussed.

Exhibit F

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 the Property Disposition in agenda section 5A.1 while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,



Maria N. Gonzalez
President