

## PHILADELPHIA LAND BANK

### NOVEMBER 12, 2024 BOARD OF DIRECTORS MEETING MINUTES

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

#### **Call to Order**

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

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

#### **Item I** **Roll Call**

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

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

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

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

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

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

#### **Item II** **Approval of Board Minutes**

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

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

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

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

### **Item III** **Executive Director's Report**

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

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

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

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

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

### **Item IV** **Administrative Matters**

#### **Item IV.A.1. – Interagency Transfer**

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

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

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

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

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

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

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

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

Mr. Jeremiah returned to the meeting.

## **Item V** **Property Dispositions**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Wetzel called for questions and comments from the Board.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Item VIII** **Adjournment**

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

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

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

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SECRETARY TO THE BOARD

**PUBLIC ATTENDANCE SHEET**

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

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



**Exhibit A**

Board of Directors Meeting  
11/12/2024

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CITY OF PHILADELPHIA  
PHILADELPHIA LAND BANK  
BOARD OF DIRECTORS MEETING

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

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

REPORTED BY: Michele Murphy, Court Reporter

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

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

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**Exhibit A**

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

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

**Exhibit A**

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

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

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

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

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

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

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

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

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**Exhibit A**

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

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

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

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

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

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

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

**Exhibit A**

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

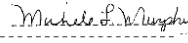
|   |  |
|---|--|
| <p style="text-align: right;">Page 58</p> <p>1 MR. SHELL: Yes. I applied<br/>2 last August.<br/>3 MR. RODRIGUEZ: He was just<br/>4 approved, yeah. So he's going to be<br/>5 getting the property, but it's still in<br/>6 the City's ownership.<br/>7 CHAIRMAN WETZEL: Thank you. I<br/>8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

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



**Exhibit A**

Board of Directors Meeting  
11/12/2024

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

## Exhibit B



1234 Market St., 16<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

### MEMORANDUM

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

#### **Approved Changes to Approved Projects:**

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

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

#### **TURN the KEY**

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

## Exhibit B

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

|                                  | CD   | REQUESTS FOR PROPOSALS AWARDED TO DATE                                    | DEVELOPER              | PARCELS    | UNITS      | AFFORDABLE | AMI  | SALE PRICE    | TTK AWARD       | STATUS   |
|----------------------------------|------|---|------------------------|------------|------------|------------|------|---------------|-----------------|--|
| 1                                | CD 1 | East Kensington - E Orleans et al   | NEW KENSINGTON CDC     | 17         | 17         | 17         | 80%  | \$250,000     | \$60,000        | SETTLED 11/7/2024                                      |
| 2                                | CD 1 | Martha St 091322  | BMK PROPERTIES         | 1          | 19         | 19         | 80%  | \$250,000     | \$60,000        | 20% COMPLETE   |
| 3                                | CD 2 | Grays Ferry - Sears et al 031022  | CIVETTA PROPERTY GROUP | 2          | 12         | 12         | 80%  | \$250,000     | \$60,000        | CONSTRUCTION STARTED                                   |
| 4                                | CD 2 | Grays Ferry - Dover & Wharton et al                                       | AFFORDABLE ALLIANCE    | 12         | 22         | 22         | 80%  | \$250,000     | \$60,000        | 75% COMPLETE   |
| 5                                | CD 2 | Grays Ferry - Wharton & Titan et al                                       | CIVETTA PROPERTY GROUP | 25         | 26         | 26         | 80%  | \$230-250,000 | \$50k and \$60k | CONSTRUCTION COMPLETE                                  |
| 6                                | CD 2 | Grays Ferry - Dover & Myrtlewood et al                                    | AFFORDABLE ALLIANCE    | 17         | 17         | 17         | 80%  | \$250,000     | \$60,000        | 45% COMPLETE   |
| 7                                | CD 4 | Pastor James Allen  | CIVETTA PROPERTY GROUP | 17         | 36         | 36         | 80%  | \$230-250,000 | \$50k and \$60k | 39% COMPLETE   |
| 8                                | CD 5 | Hartranft - 9th & Diamond et al - Phase 1                                 | CIVETTA PROPERTY GROUP | 35         | 35         | 35         | 100% | \$280,000     | \$75,000        | 50% COMPLETE   |
| 9                                | CD 5 | Hartranft - 9th & Diamond et al - Phase 2                                 | CIVETTA PROPERTY GROUP | 25         | 26         | 26         | 100% | \$280,000     | \$75,000        | SETTLED 10/4/2024 - CONSTRUCTION STARTED               |
| 10                               | CD 5 | Strawberry Mansion - Clifford Street 092122                               | BMK PROPERTIES         | 12         | 12         | 12         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 11                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 1)                            | CIVETTA PROPERTY GROUP | 33         | 33         | 33         | 100% | \$280,000     | \$75,000        | CONSTRUCTION COMPLETE                                  |
| 12                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 2)                            | CIVETTA PROPERTY GROUP | 23         | 20         | 20         | 100% | \$290,000     | \$75,000        | CONSTRUCTION COMPLETE                                  |
| 13                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 3)                            | CIVETTA PROPERTY GROUP | 24         | 24         | 24         | 100% | \$280,000     | \$75,000        | 95% COMPLETE   |
| 14                               | CD 5 | North Central - 10th & Cecil B Moore Energy Efficient Homeownership Pilot | CIVETTA PROPERTY GROUP | 1          | 15         | 15         | 100% | \$280,000     | \$75,000        | 80% COMPLETE   |
| 15                               | CD 5 | Ludlow - W Oxford et al   | FE OXFORD              | 21         | 19         | 19         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 16                               | CD 5 | Ludlow - N Darien et al   | FE DARIEN              | 31         | 35         | 35         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 17                               | CD 5 | Brewerytown - Myrtlewood (Sub-Area 1)                                     | FE MYRTLEWOOD          | 26         | 27         | 27         | 100% | \$280,000     | \$75,000        | APPLYING FOR PERMITS                                   |
| 18                               | CD 5 | Brewerytown - Myrtlewood (Sub-Area 2)                                     | FE MYRTLEWOOD          | 34         | 34         | 34         | 100% | \$280,000     | \$75,000        | APPLYING FOR PERMITS                                   |
| 19                               | CD 5 | West Poplar - Melon et al (Sub-Area 1)                                    | FE WEST POPLAR         | 34         | 34         | 34         | 100% | \$250,000     | \$60,000        | SETTLED - APPLYING FOR PERMITS                         |
| 20                               | CD 5 | West Poplar - Melon et al (Sub-Area 2)                                    | FE WEST POPLAR         | 1          | 18         | 18         | 100% | \$250,000     | \$60,000        | APPLYING FOR PERMITS                                   |
| 21                               | CD 5 | West Poplar - Melon et al (Sub-Area 3)                                    | FE WEST POPLAR         | 2          | 2          | 2          | 100% | \$250,000     | \$60,000        | APPLYING FOR PERMITS - removing encroachment           |
| 22                               | CD 8 | Germantown - Ashmead et al  | HOW AFFORDABLE HOUSING | 21         | 21         | 21         | 80%  | \$250,000     | \$60,000        | Sent to Council; Sent transmittal package to city 9/15 |
| <b>TOTAL RFP AWARDED TO DATE</b> |      |   |                        | <b>414</b> | <b>504</b> | <b>504</b> |      |               |                 |  |

## Exhibit B

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

|                                  | CD   | REQUESTS FOR PROPOSALS AWARDED TO DATE                                    | DEVELOPER              | PARCELS    | UNITS      | AFFORDABLE | AMI  | SALE PRICE    | TTK AWARD       | STATUS   |
|----------------------------------|------|---|------------------------|------------|------------|------------|------|---------------|-----------------|--|
| 1                                | CD 1 | East Kensington - E Orleans et al   | NEW KENSINGTON CDC     | 17         | 17         | 17         | 80%  | \$250,000     | \$60,000        | SETTLED 11/7/2024                                      |
| 2                                | CD 1 | Martha St 091322  | BMK PROPERTIES         | 1          | 19         | 19         | 80%  | \$250,000     | \$60,000        | 20% COMPLETE   |
| 3                                | CD 2 | Grays Ferry - Sears et al 031022  | CIVETTA PROPERTY GROUP | 2          | 12         | 12         | 80%  | \$250,000     | \$60,000        | CONSTRUCTION STARTED                                   |
| 4                                | CD 2 | Grays Ferry - Dover & Wharton et al                                       | AFFORDABLE ALLIANCE    | 12         | 22         | 22         | 80%  | \$250,000     | \$60,000        | 75% COMPLETE   |
| 5                                | CD 2 | Grays Ferry - Wharton & Titan et al                                       | CIVETTA PROPERTY GROUP | 25         | 26         | 26         | 80%  | \$230-250,000 | \$50k and \$60k | CONSTRUCTION COMPLETE                                  |
| 6                                | CD 2 | Grays Ferry - Dover & Myrtlewood et al                                    | AFFORDABLE ALLIANCE    | 17         | 17         | 17         | 80%  | \$250,000     | \$60,000        | 45% COMPLETE   |
| 7                                | CD 4 | Pastor James Allen  | CIVETTA PROPERTY GROUP | 17         | 36         | 36         | 80%  | \$230-250,000 | \$50k and \$60k | 39% COMPLETE   |
| 8                                | CD 5 | Hartranft - 9th & Diamond et al - Phase 1                                 | CIVETTA PROPERTY GROUP | 35         | 35         | 35         | 100% | \$280,000     | \$75,000        | 50% COMPLETE   |
| 9                                | CD 5 | Hartranft - 9th & Diamond et al - Phase 2                                 | CIVETTA PROPERTY GROUP | 25         | 26         | 26         | 100% | \$280,000     | \$75,000        | SETTLED 10/4/2024 - CONSTRUCTION STARTED               |
| 10                               | CD 5 | Strawberry Mansion - Clifford Street 092122                               | BMK PROPERTIES         | 12         | 12         | 12         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 11                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 1)                            | CIVETTA PROPERTY GROUP | 33         | 33         | 33         | 100% | \$280,000     | \$75,000        | CONSTRUCTION COMPLETE                                  |
| 12                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 2)                            | CIVETTA PROPERTY GROUP | 23         | 20         | 20         | 100% | \$290,000     | \$75,000        | CONSTRUCTION COMPLETE                                  |
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| 18                               | CD 5 | Brewerytown - Myrtlewood (Sub-Area 2)                                     | FE MYRTLEWOOD          | 34         | 34         | 34         | 100% | \$280,000     | \$75,000        | APPLYING FOR PERMITS                                   |
| 19                               | CD 5 | West Poplar - Melon et al (Sub-Area 1)                                    | FE WEST POPLAR         | 34         | 34         | 34         | 100% | \$250,000     | \$60,000        | SETTLED - APPLYING FOR PERMITS                         |
| 20                               | CD 5 | West Poplar - Melon et al (Sub-Area 2)                                    | FE WEST POPLAR         | 1          | 18         | 18         | 100% | \$250,000     | \$60,000        | APPLYING FOR PERMITS                                   |
| 21                               | CD 5 | West Poplar - Melon et al (Sub-Area 3)                                    | FE WEST POPLAR         | 2          | 2          | 2          | 100% | \$250,000     | \$60,000        | APPLYING FOR PERMITS - removing encroachment           |
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| <b>TOTAL RFP AWARDED TO DATE</b> |      |   |                        | <b>414</b> | <b>504</b> | <b>504</b> |      |               |                 |  |

## Exhibit B

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

|                                  | CD   | REQUESTS FOR PROPOSALS AWARDED TO DATE                                    | DEVELOPER              | PARCELS    | UNITS      | AFFORDABLE | AMI  | SALE PRICE    | TTK AWARD       | STATUS   |
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| 1                                | CD 1 | East Kensington - E Orleans et al   | NEW KENSINGTON CDC     | 17         | 17         | 17         | 80%  | \$250,000     | \$60,000        | SETTLED 11/7/2024                                      |
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| 5                                | CD 2 | Grays Ferry - Wharton & Titan et al                                       | CIVETTA PROPERTY GROUP | 25         | 26         | 26         | 80%  | \$230-250,000 | \$50k and \$60k | CONSTRUCTION COMPLETE                                  |
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| 7                                | CD 4 | Pastor James Allen  | CIVETTA PROPERTY GROUP | 17         | 36         | 36         | 80%  | \$230-250,000 | \$50k and \$60k | 39% COMPLETE   |
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| 9                                | CD 5 | Hartranft - 9th & Diamond et al - Phase 2                                 | CIVETTA PROPERTY GROUP | 25         | 26         | 26         | 100% | \$280,000     | \$75,000        | SETTLED 10/4/2024 - CONSTRUCTION STARTED               |
| 10                               | CD 5 | Strawberry Mansion - Clifford Street 092122                               | BMK PROPERTIES         | 12         | 12         | 12         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 11                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 1)                            | CIVETTA PROPERTY GROUP | 33         | 33         | 33         | 100% | \$280,000     | \$75,000        | CONSTRUCTION COMPLETE                                  |
| 12                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 2)                            | CIVETTA PROPERTY GROUP | 23         | 20         | 20         | 100% | \$290,000     | \$75,000        | CONSTRUCTION COMPLETE                                  |
| 13                               | CD 5 | Brewerytown - Jefferson & Marston (Sub-Area 3)                            | CIVETTA PROPERTY GROUP | 24         | 24         | 24         | 100% | \$280,000     | \$75,000        | 95% COMPLETE   |
| 14                               | CD 5 | North Central - 10th & Cecil B Moore Energy Efficient Homeownership Pilot | CIVETTA PROPERTY GROUP | 1          | 15         | 15         | 100% | \$280,000     | \$75,000        | 80% COMPLETE   |
| 15                               | CD 5 | Ludlow - W Oxford et al   | FE OXFORD              | 21         | 19         | 19         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 16                               | CD 5 | Ludlow - N Darien et al   | FE DARIEN              | 31         | 35         | 35         | 100% | \$280,000     | \$75,000        | SETTLED - APPLYING FOR PERMITS                         |
| 17                               | CD 5 | Brewerytown - Myrtlewood (Sub-Area 1)                                     | FE MYRTLEWOOD          | 26         | 27         | 27         | 100% | \$280,000     | \$75,000        | APPLYING FOR PERMITS                                   |
| 18                               | CD 5 | Brewerytown - Myrtlewood (Sub-Area 2)                                     | FE MYRTLEWOOD          | 34         | 34         | 34         | 100% | \$280,000     | \$75,000        | APPLYING FOR PERMITS                                   |
| 19                               | CD 5 | West Poplar - Melon et al (Sub-Area 1)                                    | FE WEST POPLAR         | 34         | 34         | 34         | 100% | \$250,000     | \$60,000        | SETTLED - APPLYING FOR PERMITS                         |
| 20                               | CD 5 | West Poplar - Melon et al (Sub-Area 2)                                    | FE WEST POPLAR         | 1          | 18         | 18         | 100% | \$250,000     | \$60,000        | APPLYING FOR PERMITS                                   |
| 21                               | CD 5 | West Poplar - Melon et al (Sub-Area 3)                                    | FE WEST POPLAR         | 2          | 2          | 2          | 100% | \$250,000     | \$60,000        | APPLYING FOR PERMITS - removing encroachment           |
| 22                               | CD 8 | Germantown - Ashmead et al  | HOW AFFORDABLE HOUSING | 21         | 21         | 21         | 80%  | \$250,000     | \$60,000        | Sent to Council; Sent transmittal package to city 9/15 |
| <b>TOTAL RFP AWARDED TO DATE</b> |      |   |                        | <b>414</b> | <b>504</b> | <b>504</b> |      |               |                 |  |

Exhibit C

**RESOLUTION NO. 2024 - 49**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1614 (ALSO KNOWN AS 1614-18) NORTH 22ND STREET  
TO PHILADELPHIA HOUSING AUTHORITY**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1614 (also known as 1614-18) North 22nd Street (the “**Property**”) to the Philadelphia Housing Authority (“**PHA**”) for disposition, reuse and/or management as determined by PHA.

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

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

**Adopted by Philadelphia Land Bank Board of Directors on November 12, 2024.**

Exhibit E

Dear Members of the Philadelphia Land Bank Board,

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

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

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

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

Sincerely,

Charlene Vega

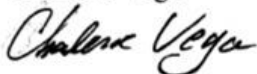


Exhibit E



October 21, 2024

Philadelphia Land Bank  
1234 Market Street  
Philadelphia, PA 19107

Dear Members of the Philadelphia Land Bank Board,

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

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

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

Sincerely,

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

Ken Weinstein  
President

---

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

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**Exhibit E**



Access to Capital. Entry to Opportunity

November 6, 2024

Philadelphia Land Bank  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107

RE: Support Letter | Cain Capital LLC

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

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

Respectfully,

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

David Langlieb

Executive Director, Philadelphia Accelerator Fund

## Exhibit E

November 8, 2024

Dear Members of the Philadelphia Land Bank Board:

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

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

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

Sincerely,  
**Rhonda E. Willingham**

**Exhibit E**

**RESOLUTION NO. 2024 – 50**

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

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3862 Pennsgrove Street, 3864 Pennsgrove Street, and 1118 North 39th Street (collectively, the “**Property**”) to Cain Capital Group, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Three Thousand and 00/100 U.S. Dollars (\$3,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on November 12, 2024.**

Exhibit F

**RESOLUTION NO. 2024 – 51**

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

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

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

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

1. The conveyance of the Property to the Purchaser for Forty-Three Thousand and 00/100 U.S. Dollars (\$43,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on November 12, 2024.**

**Exhibit G**

**RESOLUTION NO. 2024 - 52**

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

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1911 Mountain Street (the “**Property**”) to Amy M. Brown (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Seventy Thousand and 00/100 U.S. Dollars (\$70,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on November 12, 2024.**

**Exhibit H**

**RESOLUTION NO. 2024 - 53**

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

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2248 Ruffner Street (the “**Property**”) to Victor R. Shell (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Ten Thousand and 00/100 U.S. Dollars (\$10,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on November 12, 2024**