

PHILADELPHIA LAND BANK

OCTOBER 8, 2024 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, October 8, 2024, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given.

Call to Order

The meeting was called to order at 10:04 am.

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda and covered issues the Policy Committee will be reviewing.

Ms. Imredy Saah requested that the public stand up and speak clearly if they have any questions or comments to aid in the transcription process and reminded the public and Board members to state their full name when speaking.

Item I **Roll Call**

The following members of the Board of Directors reported present: Cornelius Brown, Nicholas Dema, Maria Gonzalez, Jenny Greenberg, Kelvin Jeremiah, and Rebecca Lopez Kriss.

Darwin Beauvais joined the meeting at 10:16 am during discussion of Agenda Item IV.B. 1.

Andrew Goodman, Michael Johns, Majeedah Rashid and Herbert Wetzel were absent from today's Board meeting.

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

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

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

Mr. Dema asked Ms. Imredy Saah to read the rules for public comment.

Item II **Approval of Board Minutes**

Mr. Dema called for questions or comments from the Board regarding the minutes of the Board meeting of September 10, 2024. There were none.

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

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

Upon motion made and duly seconded, the Board unanimously approved the September 10, 2024, Board Meeting minutes.

Item III **Executive Director's Report**

Mr. Rodriguez reported to the Board that changes made to an approved pursuant to Resolution No. 2023-32 allowing the Executive Director of Land Bank to approve an increase in the maximum price of affordable home ownership units constructed by a developer as part of a Board-approved disposition, if the change in price is less than 15%. An increase was approved for the Fine Print Construction LLC project approved by the Land Bank Board on December 13, 2022 as Resolution 2022-55, increasing the maximum price for the eight (8) single family homes from \$250,000 to \$267,000. The increase is due to increased construction costs due to soil conditions and the inclusion of basements and was granted in consultation with the District Council office. The AMI of will remain at 80% AMI.

Mr. Rodriguez announced there will be an open house for Turn the Key with Affordable Alliance Company LLC on October 15, 2024. The ribbon cutting will be for two projects: the Grays Ferry – Dover & Myrtlewood RFP and the Grays Ferry – Wharton & Dover RFP. The open house will be at 2911 Tasker Street.

Mr. Rodriguez reported that the Acquisition / Disposition Review Committee met and elected Mr. Dema as Chair. A regular schedule for meetings was set, and meetings will be the last Tuesday of each month.

The full report containing additional details regarding Turn the Key program updates is attached to these minutes as **Exhibit A**.

Mr. Rodriguez concluded his report and asked for questions. There were none.

Item IV **Administrative Matters**

Item IV.A.1. – Interagency Transfer

Mr. Rodriguez requested that the Board approve the transfer of 5110 Harlan Street and 5122-24 Harlan Street in the Third (3rd) Council District to the Philadelphia Housing Authority for community open space preservation.

Mr. Dema called for questions and comments from the Board. There were none.

Mr. Dema asked if any comments were received prior to the Board meeting. Ms. Saah responded that a letter of support was received from Councilmember Gauthier for all projects in the 3rd Council District being considered today and read the letter (attached to these minutes as **Exhibit B**).

Ms. Lopez-Kriss asked for confirmation that it is for preservation of community gardens, which Mr. Rodriguez provided.

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

Seeing no further comments from the public or the Board, Mr. Dema called for a motion regarding this transfer.

Ms. Greenberg moved to approve the interagency transfer. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 5110 Harlan Street and 5122-24 Harlan Street to the Philadelphia Housing Development Corporation** (attached to these minutes as **Exhibit C**).

Item IV.B.1. – Amendment to Approved Dispositions

Mr. Rodriguez introduced the next item, an amendment to Resolution No. 2021-44 adopted by the Board on September 14, 2021, which approved Sepviva Lofts LLC to develop 2201 E. Tioga Street in the Sixth (6th) Council District (then the First (1st) Council District). The project was initially approved as a mixed-income residential rental project with 76 units: 7 studios, 54 1-bedroom units, 15 2-bedroom units, parking, storage, and common space, with 51% of the units to be rented to occupants with a household income at or below 80% of Area Median Income (“AMI”) and 49% of the units to be rented at market rate.

The developer is requesting approval for the conversion of the project to a Low Income Housing Tax Credit (“LIHTC”) affordable rental development that will contain 51 units, including twenty-five (25) 1-bedroom units, thirteen (13) 2-bedroom units, and thirteen (13) 3-bedroom units. Sixteen (16) of the units will be designed for residents with physical disabilities. All units will serve residents at or below 50% of AMI, with 6 units set aside for those at or below 20% of AMI. 31% of units will serve special needs populations: formerly homeless and/or physically disabled tenants.

Mr. Dema called for questions or comments from the Board.

Mr. Jeremiah asked if there were any market rate units in the new project. Mr. Rodriguez confirmed there are none.

Mr. Dema asked if any public comments were received prior to the Board meeting. There were none.

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

Mr. Dema called for a motion regarding the proposed amendment.

Mr. Jeremiah moved to approve the amendment. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution 2021-44 to Modify Project Plans and Unit Count for 2201 East Tioga Street Project** (attached to these minutes as **Exhibit D**).

Item V
Property Dispositions

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

Mathen Pullukattu requested the Board’s approval for the disposition of 3924 Cambridge Street; 3909 Pennsgrove Street; 1110, 1112, 1113, 1118, and 1128 State Street; and 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921, and 3926 Wyalusing Avenue in the Third (3rd) Council District to HOW Charities. The applicant proposes to develop sixteen (16) single-family homeownership units. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at an average of 1,028 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.

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

Mr. Dema asked if any public comments were received prior to the Board meeting. Ms. Imredy Saah summarized the comments received, including the previously mentioned letter of support submitted by Councilmember Gauthier for projects in the 3rd Council District (attached as **Exhibit B**). She also read an email from Yvonne Pilgrim requesting that 3924 Cambridge Street be removed from the disposition and made available as a side yard (attached to these minutes as **Exhibit E**).

Mr. Dema called for questions or comments from the public.

Mr. Pullukattu recognized Ms. Joyce Smith from Centennial Parkside CDC. Ms. Smith expressed the community’s support for this project because of the high level of community involvement. The project is in a vulnerable area, with lots of speculative land development and development of multi-family units. The community wants to create balance between homeownership and rentals, as homeownership is declining in East Parkside.

Mr. Pullukattu next recognized Ms. Linda Lloyd. Ms. Lloyd lives in the community, supports the project, and stated that the community wants to fill the vacant lots with affordable housing and hopes for construction to start soon.

Mr. Pullukattu recognized Emily Wang. Ms. Wang is a realtor who has helped people from all over the world find housing in Philadelphia including Asians, Latinos, African Americans, LGBTQ, etc. Ms. Wang wants them to be able to benefit from the Turn the Key (TTK) projects.

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 3924 Cambridge Street; 3909 Pennsgrove Street; 1110, 1112, 1113, 1118 And 1128 State Street; 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921 and 3926 Wyalusing Avenue to HOW Charities** (attached to these minutes as **Exhibit F**).

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

Mr. Hestand requested the Board’s approval for the disposition of 3842, 3844, 3851, and 3855 Aspen Street; 3902, 3903, and 3906 Brown Street; 666 and 674 Union Street; and 747 N. 39th Street in the Third (3rd) Council District to BKP Development Group LLC. The applicant proposes to develop ten (10) single-family homeownership units. The units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,200 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative’s Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

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

Mr. Dema asked if any public comments were received prior to the Board meeting. Ms. Imredy Saah again referred to Councilwoman Gauthier’s letter of support for projects in the 3rd Council District (attached to these minutes as **Exhibit B**) and also read a letter received from the Urban Developers Association (“UDA”) and an email received from the Mantua Civic Association (both are attached to these minutes as **Exhibit G**).

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

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

Mr. Brown 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 3842, 3844, 3851 and 3855 Aspen Street; 3902, 3903 and 3906 Brown Street; 666 and 674 Union Street; and 747 North 39th Street to BKP Holdings LLC** (attached to these minutes as **Exhibit H**).

Item V.A.3. – Development – Affordable Housing (unsolicited)

Mr. Dema announced that this item was tabled.

Item V.A.4. – Development – Affordable Housing (unsolicited)

Mr. Pullukattu requested the Board’s approval for the disposition of 1520-40 and 1600-20 W. Venango Street in the Eighth (8th) Council District to Civetta Property Group LLC. The applicant proposes to develop twenty-two (22) single-family homeownership units. The units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. 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.

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

Mr. Dema asked if any public comments were received prior to the Board meeting. There were none.

Mr. Dema called for questions or comments from the public.

Mr. Pullukattu recognized Antoinette Phillips. Ms. Phillips requested green space from the Philadelphia Redevelopment Authority in 2021. Ms. Philips requested 1520-40 Venango Street and made a second request in 2024. Ms. Philips stated that she did not receive a response to any of her requests. Ms. Philips is concerned that none of the properties being built have a basement; all other homes on those blocks have basements.

Mr. Pullukattu recognized Jamier Hughes. Mr. Hughes thanked Michael Tomasetti, co-owner of Civetta Property Group, for his mentoring and expressed his support for the project.

Mr. Pullukattu recognized Rick Young of the UDA. Mr. Young also thanked Mr. Tomasetti for his mentorship of the first cohort of UDA minority developers and expressed his support for this project.

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

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 1520–40 Venango Street and 1600–20 Venango Street to Civetta Property Group LLC** (attached to these minutes as **Exhibit I**).

Item VI
Public Comment (Old & New Business)

Board Member Gonzalez asked to see a report on the status of all approved dispositions.

Jeremy Blatstein commented that the Land Bank needs to do a better job on responding to public inquiries in a timely fashion.

Andrea Vettori of Sanctuary Farm Philadelphia requested a letter stating that their approved Land Bank properties will be conveyed to Sanctuary Farm so they can apply for a grant and also wanted to know when they will receive title. Mr. Rodriguez responded that staff will need details of the public grant they applied for. Mr. Rodriguez added that a Land Bank staff member would reach out to Ms. Vettori to obtain details.

Item VIII
Adjournment

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:39 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, October 8, 2024, at 10:00 AM.

User Name
Jeremy Blatstein
Jamila Davis
Isaac Singleton
Anthony Bright
Kyle Easley
Denise Young
Jordan P. Ferrarini
Anderson Hargrove
Andrea Vettori
Jessie Willson
Antoinette Phillips
Vernon Clark
Ryan Sanders
Joyce Smith
Ronald Coleman
Randy Smith
Rachael Pritzker
Michael Tomasetti
Brennan Tomasetti
Susan Callanen
Jehoiachim Nicholson
Jamier Hughes
Bryheim Murray
Jabitra Cash
Leah Apgar
Antonio Cerqueira
Rick Young
Linda Lloyd
Charles Richardson
David Langlieb
Justin Kaplan
Ebonye Williams
Philip Balderston
Emily Wang
Caitlin Graff
Altrena Nixon
Parfine Mudacumura
Janet Thompson
Kyle Essly

Exhibit A



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

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: October 8, 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 the eight (8) single family homes of Board-approved disposition to \$267,000 per unit from \$250,000. The increase is due to increased construction costs due to soil conditions, and the inclusion of basements and was done in consultation with the District Council office. The AMI of both Board-approved dispositions remains at 80% AMI.

- Unsolicited Application (PHASE 1 – SFH)- Fine Print Construction, LLC
 - Land Bank Board approval – Dates: 12/13/2022; Resolution 2022-55; Settled April 2024
 - Original Project Summary: Fine Print Construction, LLC to develop forty-four (44) mixed-income homeownership and rental units and one commercial unit for a property management office. **Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI.** Eleven (11) units in four (4) multifamily buildings (three triplexes, one duplex) will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-five (25) rental units of which four (4) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

TURN the KEY

On October 15, 2024, at 10 am the Philadelphia Land Bank, PHDC, City Council, and approved TTK developers Affordable Alliance Company LLC will host a ribbon cutting for the two projects Grays Ferry - Dover & Myrtlewood RFP and Grays Ferry Wharton & Dover RFP, at 2911 Tasker Street, Philadelphia, PA 19146.

Exhibit B



**CITY OF PHILADELPHIA
CITY COUNCIL**

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

COMMITTEES
Chair
Committee on Housing Neighborhood
Development and the Homeless

Vice Chair
Committee on Parks, Recreation, and
Cultural Affairs

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

October 4, 2024

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

Dear Executive Director Rodriguez:

I am writing to express my support for three agenda items that affect the 3rd Council District.

First: I support the interagency transfer necessary to protect a portion of One Art Community Center from imminent redevelopment. I am grateful for PHDC's willingness to explore pathways that secure threatened community spaces as a way to fulfill the goals from the Land Bank Strategic Plan to facilitate the creation of socially and economically diverse communities. This is a unique circumstance because these properties were within the 3rd Council District when we initiated this request of PHDC, but now falls within the 4th District after the latest redistricting. My staff has briefed Councilman Jones' office; they have met with One Art in the past on the topic of land security and have no concerns at this time.

Second: I support HOW Charities' application to create new homeownership opportunities in East Parkside. This is the culmination of months of close collaboration between the applicant and community organizations to make sure the community is not just informed of forthcoming revitalization, but is actively part of it. I applaud these efforts to date and hope it is the first of many to come.

Third: I support the 10-home application from BKP Development Group. I applaud this applicant and the work of other applicants supported by UDA in how they propose a redevelopment that responds to a neighborhood need, prioritizes black and brown equity and ownership, and engaged local community members well before it was required of them to do so.

Sincerely,

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit C

**RESOLUTION AUTHORIZING CONVEYANCE OF
5110 HARLAN STREET AND 5122-24 HARLAN STREET
TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 5110 Harlan Street and 5122-24 Harlan Street (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (“**PHDC**”) for disposition, reuse and/or management as determined by PHDC.

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

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

Adopted by Philadelphia Land Bank Board of Directors on October 8, 2024.

Exhibit D

**RESOLUTION AMENDING RESOLUTION 2021-44 TO MODIFY PROJECT PLANS
AND UNIT COUNT FOR 2201 EAST TIOGA STREET PROJECT**

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

WHEREAS, pursuant to Resolution 2021-44 adopted on September 14, 2021, the Board of Directors (the “**Board**”) approved the conveyance of 2201 East Tioga Street (the “**Property**”) to Sepviva Lofts LLC (the “**Developer**”) for the development of a mixed-use, mixed-income rental project comprised of thirty-nine (39) rental units to be leased to households at or below 80% of Area Median Income “**AMI**” and thirty-seven (37) rental units to be leased at market rate (the project to include studios, 1-bedroom units and 2-bedroom units) (the “**Project**”); and

WHEREAS, the Property was never conveyed to the Developer due to the Developer’s decision to pursue LIHTC funding for an affordable rental project at a lower AMI; and

WHEREAS, the Developer has received confirmation of the award of LIHTC credits and other financing for the Project; and

WHEREAS, the Developer is therefore requesting a modification of the Project to encompass a total of fifty-one (51) residential rental units, including twenty-five (25) 1-bedroom units, thirteen (13) 2-bedroom units and thirteen (13) 3-bedroom units, with forty-five (45) of the units to be leased to households at or below 50% of AMI and six (6) units to be leased to households at or below 20% of AMI, and a total of sixteen (16) units to be accessible to residents with physical disabilities; and

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

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

1. The requested modification of the Project is in the best interests of the Land Bank and 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

Exhibit D

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 October 8, 2024.

Exhibit E

Andrea Saah

From: Queens World <queenthepublicist@gmail.com>
Sent: Monday, September 30, 2024 5:29 PM
To: Andrea Saah
Cc: Queens World
Subject: Philadelphia Land Bank's Proposed Conveyance of 3924 Cambridge Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

4305 Ludlow Street
Philadelphia, PA 19104

September 30, 2024

Ms. Andrea Imredy Saah, Senior Counsel
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Re: Philadelphia Land Bank's Proposed Conveyance of 3924 Cambridge Street

Dear Ms. Saah:

I am writing in response to the September 25, 2024, notification posted by the Philadelphia Land Management regarding the Philadelphia Land Bank's (PLB) proposed conveyance of the several parcels of land, to an interested applicant, including the vacant lot located at 3924 Cambridge Street.

MY REQUEST & THE BASIS FOR IT

As the owner of an adjoining property at 3922 Cambridge Street, and someone who has consistently done my best to maintain the exterior of my property AND that of the lot - which has often meant dealing with the illegal dumping of debris, I would like to formally express my interest in acquiring the lot through the PLB.

Exhibit E

You may be aware, the City of Philadelphia has had a long-standing best-practice wherein deference has always been given to any interested party whose property is situated next to a vacant lot. It is in this respect that I seek the preference and request that the PLB remove 3924 Cambridge from the list of available conveyances, and extend me the opportunity to acquire the lot.

Additionally, the City's land disposition policies references a "first right of refusal" policy designed to grant priority to adjacent property owners for the acquisition of nearby vacant land. This policy supports the stabilization and development of neighborhoods by allowing property owners to expand and improve their holdings, which can contribute to overall community revitalization.

Therefore, I'd appreciate hearing from you on how the PLB can facilitate assisting me in the acquisition of the lot. I am willing to meet any requirement necessary to comply with its process and respectfully request consideration as a potential buyer for the parcel(s) adjacent to my property.

NEXT STEPS IN THE PROCESS

I'm in alignment with the City's approach and policy, and believe my acquisition of this lot would not only benefit my property, but will also contribute positively to the broader community.

Please let me know the next steps required to move forward with this process. I look forward to the opportunity to discuss this matter further at the upcoming Philadelphia Land Bank Board meeting, and/or through other appropriate channels.

Thank you for your time and consideration.

Sincerely,

Yvonne Pilgrim

queenthepublicist@gmail.com

267-939-0813

Exhibit F

**RESOLUTION AUTHORIZING CONVEYANCE OF 3924 CAMBRIDGE STREET;
3909 PENNSGROVE STREET; 1110, 1112, 1113, 1118 AND 1128 STATE STREET;
3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921 AND 3926 WYALUSING AVENUE TO
HOW CHARITIES**

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 3924 Cambridge Street; 3909 Pennsgrove Street; 1110, 1112, 1113, 1118 and 1128 State Street; and 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921 and 3926 Wyalusing Avenue (collectively, the “**Property**”) to HOW Charities (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 Sixteen Thousand and 00/100 U.S. Dollars (\$16,000.00) 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 October 8, 2024.

Exhibit G

Dear: Land Bank board members

This letter is to show support The Urban Developers Association / UDA Cohort
And there Company (BKP Development Group) for the 10 (Turn The Key HOME project)

I am filled with an overwhelming sense of anticipation and excitement in regards
to this project, as it holds the promise of delivering multiple positive impacts that
have the potential to transform our communities.

The prospect of empowering and uplifting developers of color, who possess an
intimate understanding of our neighborhoods, is truly inspiring. Furthermore, this
endeavor aims to address the longstanding lack of diversity within the
traditionally White-dominated field, creating a more inclusive and equitable
environment for all.

Additionally, it seeks to foster the growth of wealth within our communities by
promoting affordable homeownership, thereby generating a ripple effect of
prosperity.

It is truly a remarkable opportunity that embodies a triumphant trifecta of
achievements. Let us joyously commemorate Black Developers while
simultaneously investing in the betterment of our community.



Rick Young
Founder & Visionary
(Urban Developers Association)
3675 Market Street, Suite 200
Philadelphia, PA 19104
267-365-7425 Office
267-303-4799 Cell
Rick@theudallc.net
theuda.net

Exhibit G

The Mantua Civic Association wholeheartedly supports this proposal and urges you to grant the necessary approvals to facilitate its timely implementation. We look forward to seeing the positive transformation this development will bring to our community.

Thank you for your attention to this matter. Please feel free to contact us if you require any further information or have any questions.

Sincerely,

De Wayne Drummond
(Printed Name)

De Wayne Drummond
(Signature)

President
(Title)

mrdrumm25@gmail.com
(email/phone number)

Mantua Civic Association

Exhibit H

RESOLUTION AUTHORIZING CONVEYANCE OF 3842, 3844, 3851 AND 3855 ASPEN STREET; 3902, 3903 AND 3906 BROWN STREET; 666 AND 674 UNION STREET; AND 747 NORTH 39TH STREET TO BKP HOLDINGS 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 3842, 3844, 3851 and 3855 Aspen Street; 3902, 3903 and 3906 Brown Street; 666 and 674 Union Street; and 747 North 39th Street (collectively, the “**Property**”) to BKP Holdings 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 One Thousand and 00/100 U.S. Dollars (\$1,000.00) 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 October 8, 2024.

Exhibit I

**RESOLUTION AUTHORIZING CONVEYANCE OF
1520–40 VENANGO STREET AND 1600–20 VENANGO STREET TO
CIVETTA PROPERTY GROUP LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1520–40 Venango Street and 1600–20 Venango Street (collectively, the “**Property**”) to Civetta Property Group LLC (the “**Purchaser**”);

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

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

1. The conveyance of the Property to the Purchaser for Two Thousand Two Hundred and 00/100 U.S. Dollars (\$2,200.00) 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 October 8, 2024.