PHILADELPHIA LAND BANK

SEPTEMBER 10, 2024 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, September 10, 2024, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:00 am.

Andrea Imredy Saah, Senior Counsel, announced that this is the first in-person meeting since February 2020 and is being transcribed. 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 also reminded the public and Board members to state their full name when speaking.

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 then gave an overview of the rules of conduct for public comment. Individuals should raise their hand if they wish to comment or ask a question, and individuals will be allowed two minutes per public comment per person. Comments must be related to the agenda item being discussed, and the Chair reserves the right to limit comment.

Item I <u>Roll Call</u>

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

Darwin Beauvais joined the meeting at 10:23 am during discussion of Agenda Item VI.B.1.

Maria Gonzalez was absent from today's Board meeting.

The following Land Management staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Robert Spence, Esq., Karen Anaya, Todd Hestand, Brian Romano, 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.

Item II <u>Approval of Board Minutes</u>

Chair Wetzel called for questions or comments from the Board regarding the minutes of the Board meeting of August 13, 2024. There were none.

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

Mr. Johns moved to approve the minutes. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the August 13, 2024 Board Meeting minutes.

Item IV Executive Director's Report

Mr. Rodriguez had three items to review with the Board and public attendees. Mr. Rodriguez's first item was Fiscal Year 2025 dispositions. Twenty-four (24) resolutions for Board-approved dispositions from the summer's Board meetings were submitted to the Mayor's Legislative Department and are ready for submission to City Council.

Mr. Rodriguez next discussed changes to previously approved projects. Resolution 2023-32 allows the Executive Director of the Land Bank to approve certain increases in the maximum price of Board-approved affordable housing projects. The Affordable Alliance Company Grays Ferry – Dover and Myrtlewood RFP Project and the Affordable Alliance Company Grays Ferry – Wharton and Dover RFP Project maximum sales prices were increased to \$265,000 per unit.

Mr. Rodriguez also discussed the ribbon cutting for the one-hundredth (100th) Turn the Key (TTK) home, which occurred on September 6. The Mayor, Councilmembers, Land Bank staff, PHDC staff, developers, and members of the public attended the ceremony. Mr. Rodriguez reiterated this is part of the Neighborhood Preservation Initiative bond issuance, and this is the product of the City's Blueprint for Homeownership process which began in 2022. Mr. Rodriguez thanked the Land Bank's partners at the City and all developers who have been approved for Turn the Key projects. The next ribbon cutting will be in October for Affordable Alliance Company projects; Affordable Alliance Company LLC is a Minority Developer Program partnership between Fine Print Construction and The Riverwards Group.

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 and asked for questions. There were none.

Item III Policy & Planning Committee Report

Mr. Goodman reported on the Policy and Planning Committee, which recently held its first meeting. M. Goodman was elected Committee Chair at the meeting. The Committee reviewed its charter and discussed its roles and responsibilities within the Lank Bank. The Committee will be meeting monthly starting next month.

<u>Item V</u> <u>Administrative Matters</u>

Item V.A.1. – Amendment to Approved Disposition

Item V.A.1. was tabled prior to the meeting.

Item V. B.1 – Interagency Transfers

Mr. Andrew Goodman recused himself from discussion and voting on this item and left the room. Mr. Goodman's letter of recusal is attached to these minutes as <u>**Exhibit C**</u>.

Mr. Rodriguez presented the proposed transfer of the property located at 1105 North 41st Street and 1218 North 41st Street in the 3rd Council District to the Philadelphia Housing Development Corporation for community open space preservation. Both properties will be transferred from the Department of Public Property to PHDC via the Land Bank.

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

Chair Wetzel called for comments received prior to the Board meeting. None were received.

Chair Wetzel called for questions or comments from the Public.

Joyce Smith from East Parkside Board of Trustees thanked Councilmember Johnson and Mr. Goodman for their assistance with the transfer of North Star Park.

Gail Mapp from Concerned Citizens of Philadelphia commented about an upcoming item on the agenda. Chair Wetzel requested comments be made only regarding the resolution under consideration.

Jihad Ali, member of the East Parkside Residents Association, spoke in support of the transfers.

Chair Wetzel called for a motion regarding the proposed transfer.

Mr. Johns moved to approve the transfers. Ms. Greenberg seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1105 North 41st Street and 1218 North 41st Street to Philadelphia Housing Development Corporation** (attached to these minutes as <u>Exhibit D</u>).

Item VI <u>Property Dispositions</u>

VI.A. Development – Request for Proposals

Item VI.A.1

Mr. Pullukattu requested the Board's approval to convey 23, 24, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91 and 106 E. Ashmead Street in the Eighth (8th) Council District to HOW Affordable Housing LLC. The applicant proposes to develop twenty-one (21) single-family

homeownership units. Five (5) of the units will be two stories, with a finished partial basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,224 square feet each. Sixteen (16) of the units will be two stories, without a basement, containing three (3) bedrooms and two (2) bathrooms averaging approximately 1,110 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. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Mr. Goodman returned to the meeting while Mr. Pullukattu spoke.

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

Chair Wetzel called for comments received prior to the Board meeting. Ms. Imredy Saah responded that multiple letters were received. Suzanne Ponsen from West Central Germantown Neighbors wrote in opposition to the resolution, arguing that neighbors should be allowed to acquire the properties. Allison Weiss wrote in opposition to the resolution and was also in favor of neighbors being able to purchase the properties.

Clara Brown wrote in support of the project and the benefits it will bring to the community. Destiny Dobbins also wrote in support of the project and the opportunities it will create.

All letters are attached to the minutes as **<u>Exhibit E</u>**.

Ms. Lopez Kriss asked which parcel was requested to be maintained as a garden. Ms. Imredy Saah replied the letter did not identify the parcel. Mr. Pullukattu added that the developer already removed some parcels from the project based on existing uses.

Chair Wetzel called for questions or comments from the Public.

Jihad Ali spoke in support of the developer and his dedication to minority hiring on his projects.

Chair Wetzel called for a motion regarding the proposed disposition.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 23, 24, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91 and 106 East Ashmead Street to How Affordable Housing LLC** (attached to these minutes as <u>Exhibit F</u>).

VI.B. – Development– Affordable Housing (unsolicited)

Item VI.B.1

Mr. Hestand requested the Board's approval to convey 1212 S. 17th Street; 1317 and 1511 S. 20th Street; 1904 S. 23rd Street; 1216 S. 31st Street; 1911 Gerritt Street; and 1932 and 2044 Titan Street in the Second (2nd) Council District to Cheesecake Properties LLC. The applicant proposes to develop eight (8) single-family homeownership units. The units will each be two stories, without a

basement, 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. Beauvais joined the meeting at 10:23 am while Mr. Hestand spoke.

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

Chair Wetzel called for comments received prior to the Board meeting. Ms. Imredy Saah responded that multiple letters were received. Gavin and Sabrina Tabor wrote regarding an application they submitted to purchase one of the parcels as a side yard. Ms. Imredy Saah added the application was processed and rejected because the property was previously set aside for affordable housing. Isabela Alvarez wrote with questions and concerns regarding the income level. Ms. Imredy Saah already responded to both inquiries.

Silvia Lucci of LUHV Food wrote in support of the application, having hired the applicant, Mr. Cerquiera, to successfully build out their restaurant. Angie Williamson of Jumpstart Germantown and Jumpstart Philly also wrote in support of the application. Jumpstart Philly has funded previous projects, and Mr. Cerquiera has completed all on time and to high standards. Oren Pollak, a Point Breeze resident, sees the need for affordable housing in South Philadelphia and supports the project. David Langlieb, on behalf of the Philadelphia Accelerator Fund, is helping finance the project and supports the construction of new, quality housing through the Turn the Key program. Trades for a Difference wrote the developer has demonstrated his commitment to servicing minority communities in the City and it supports the project. Albert Littlepage, writing on behalf of Point Breeze Community Development Corporation, is in favor of housing that is affordable for working-class people and supports the project.

All letters are attached to the minutes as **Exhibit G**.

Chair Wetzel called for questions or comments from the Public.

Gail Mapp, of Concerned Citizens of Point Breeze, spoke against the project, requesting the properties be held for projects at or below 60% AMI.

David Langlieb, from the Philadelphia Accelerator Fund, reaffirmed his support for the project, and stated the units are effectively affordable for those making between 50% and 60% of AMI.

Mohamed Rushdy also spoke in support of the project and its affordability, noting that 2042 Titan Street, adjacent to one of the project properties, just sold for \$428,000, and the average TTK buyer will have a \$195,000 mortgage on the TTK property to be built next to it.

Jordan Parisse-Ferrarini, Executive Director of Trades for a Difference, spoke in support of the project and spoke to the developer's commitment to workforce development.

Jihad Ali spoke in support of Trades for a Difference and Mr. Parisse-Ferrarini.

Chair Wetzel 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 1212 South 17th Street; 1317 and 1511 South 20th Street; 1904 South 23rd Street; 1216 South 31st Street; 1911 Gerritt Street; and 1932 and 2044 Titan Street to Cheesecake Properties LLC** (attached to these minutes as <u>Exhibit H</u>).

Item VI.B.2

Mr. Hestand requested the Board's approval to convey 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445, and 2447 N. 6th Street in the Seventh (7th) Council District to The Prime Corporation of New Jersey, Inc. The applicant proposes to develop ten (10) single-family homeownership units. The units will each be two stories, with a finished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,300 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. Mr. Johns praised the layouts of the units.

Chair Wetzel asked if comments were received prior to the Board meeting. Ms. Imredy Saah responded that multiple letters were received. Senior Pastor Glenn Dawson, Jr. of the Greater Impact Worship Center supports the project and believes it shares their values of social equity, diversity, and homeownership. Norris Square Community Alliance wrote in that it supports affordable housing in the neighborhood and supports this development. David Langlieb, on behalf of the Philadelphia Accelerator Fund, is helping finance the project and wrote in support of the project.

Jerome Blount wrote that he is using the land, objects to the project, and seemingly made a claim of adverse possession. Ms. Imredy Saah stated adverse possession claims cannot be filed against the Land Bank.

All letters are attached to the minutes as **Exhibit I**.

Chair Wetzel called for questions or comments from the Public.

Mara Hanao lives a block away from the properties and does not support the project. Ms. Hanao does not believe this will benefit the people who live in these neighborhoods and would prefer the money be spent on PHA housing and PHA residents.

Jerome Blount stated he has been using the properties but is willing to remove his belongings. Mr. Blount requested additional time to complete the removal. Mr. Rodriguez responded that the Land Bank can work with him after the meeting concludes regarding the removals.

Jihad Ali spoke in support of the developer and the project.

Mohamed Rushdy spoke in support of the developer and stated he was glad that Norris Square Alliance now supports building \$280,000 homes in the neighborhood.

Chair Wetzel called for a motion regarding the proposed disposition.

Mr. Johns 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 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445 and 2447 North 6th Street to The Prime Corporation Of New Jersey, Inc.** (attached to these minutes as **Exhibit J**).

C. Side/Rear Yards

Mr. Rodriguez requested that the Board authorize the conveyance of 532 W. Dauphin Street in the 7th Council District to the adjacent owners, Rufus F. Lovera and Elba I. Lovera, to be used as a side or rear yard. The applicant is compliant and in good standing with the City of Philadelphia. The property will be subject to a 30-year mortgage and use restrictions as a side or rear yard.

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

Chair Wetzel called for comments received prior to the Board meeting. Ms. Imredy Saah stated an email was received from Bo James McCain of Zulu Nation CDC, who objects to the conveyance of public land for private ownership and believes the land should be left for open space. Mr. McCain also wrote that the applicants already acquired 528 West Dauphin from the City in prior years and already have an enclosed garage and parking area, eliminating one street parking space from the block.

Chair Wetzel asked for confirmation that the garage lot and this parcel are separate properties, and Ms. Imredy Saah confirmed that the side yard lot is on the other side of the house. Mr. Rodriguez confirmed the comments were not about the property under consideration today, and the previous acquisition did not include use restrictions when it was approved. Ms. Greenberg asked if the side yard would be use restricted. Mr. Rodriguez confirmed it would be use-restricted.

Chair Wetzel asked if there were additional questions from the Board. Mr. Goodman asked if the Land Bank could confirm the statement from the public comment that a garage was built on the previously acquired parcel. Mr. Rodriguez stated a tall roll-top gate has been installed and a shed is in the yard, but no garage has been constructed.

Chair Wetzel called for questions or comments from the Public.

Rufus Lovera, the applicant, spoke about applying to use the property as a place for his children and grandchildren to play outside. Mr. Lovera has a business in the area and tries to do a lot for the community.

Jihad Ali spoke, stating that if Mr. Blount needed assistance, he should speak to his councilperson. The Land Bank is about property dispositions, but other parts of the government are available to help him.

Chair Wetzel called for a motion regarding the proposed disposition.

Ms. Greenberg moved to approve the disposition. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 532 West Dauphin Street to Rufus F. Lovera and Elba I. Lovera** (attached to these minutes as <u>Exhibit L</u>).

Item VII <u>Public Comment (Old & New Business)</u>

Michael Moran, attending with other members of Iglesias Gardens, spoke about the delays in receiving a finalized mortgage and the difficulties of acquiring land from the Land Bank. Mr. Rodriguez responded that he hoped the mortgages would be finalized at PRA's October Board meeting, and the transactions could be completed shortly thereafter.

Chair Wetzel asked if this would be resolved prior to the next Land Bank Board meeting. Mr. Rodriguez responded that he hoped it would be, but he cannot compel the PRA Board to act.

Ms. Lopez Kriss asked what the specific PRA agenda item was. Mr. Rodriguez responded that two large garden dispositions in the Third District are pending, and the Land Bank cannot finalize its mortgages until PRA has finalized its mortgages to ensure consistency across agencies.

Ms. Greenberg asked if the PRA Board approval was the final clarification needed to move forward. Mr. Rodriguez responded in the affirmative.

Mr. Goodman asked if the mortgage uniformity was a requirement or a choice. Mr. Rodriguez explained how the mortgage corresponds to requirements associated with interagency transfers, and as most Land Bank property is acquired via interagency transfers, the law departments at the agencies and City believe this is necessary.

Mara Hanao asked about a Land Bank property involved in a proposed swap transaction involving Iglesias Gardens, the Land Bank, and a private developer. She stated that the lot to be swapped with the developer's lot is fenced in and asked if the swap was still moving forward. Mr. Rodriguez responded the swap was moving forward. Ms. Imredy Saah responded that the Land Bank was unaware of the fence and will send an inspector to the property to gather more information.

Mr. Goodman, referencing a previously unwound transaction involved vacant structures, stated he recently learned of applications to renovate City-owned structures but that the houses were torn down before renovation was possible. Mr. Goodman requested that staff inventory all vacant houses in public ownership and determine how to sell them prior to demolition.

Item VIII <u>Adjournment</u>

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

Ms. Lopez Kriss moved to adjourn the meeting. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:12 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

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

User Name
Susan Callanen
Rustin Ohler
Jihad Ali
Mike Tomasetti
Lynda Gono
Jacquie J Sims
Mo Rushdy
Rick
David Langlieb
Winnie Branton
Isaac Singleton
Jamier Hughes
Julie Hankins
Joyce Smith
Parfine Mudacumura
Gail Mapp
Andra McLellan
Erika Rosano
Elba Lovera
Lauren Troop
Antonio Cerqueina
Kirnon Joaqun
Jamila Davis
Carolina Pena
Mara Heno
Anthony Bry
Che Green
Jeff Katz
Johnny Young
Rufus Lovera
Michael Moron
Ebonye Williams
Carolina Torres
Manuela G
Jerome Blount
Diquon Allegnic
Khalief Evangel

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PUBLIC ATTENDANCE SHEET

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

User Name
Sloane Folk
David Cunningham
Nour Antyan
Anthony Evangel
Saleena Welcce
Rashan Johnson
Chakeen Gibbons

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Board of Directors Meeting 09/10/2024

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CITY OF PHILADELPHIA	
PHILADELPHIA LAND BANK	
BOARD OF DIRECTORS MEETING	
DATE: Tuesday, September 10, 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 JENNY GREENBERG, Member MICHAEL JOHNS, Member KELVIN JEREMIAH, Member DARWIN BEAUVAIS, Member	
ALSO PRESENT: ANDREA IMREDY SAAH, ESQUIRE ROBERT SPENCE, ESQUIRE ANGEL RODRIGUEZ, Executive Director MATHEN PULLUKATTU, Senior Development Specialist TODD HESTAND, Senior Development Specialist	
LEXITAS LEGAL/PHILADELPHIA COURT REPORTERS - VIDEOGRAPHERS 1600 MARKET STREET, SUITE 1700 PHILADELPHIA, PENNSYLVANIA 19103 (215) 504-4622 www.lexitaslegal.com	

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	Page 6	_	Page 8
1	(No response.)	1	consultation with the District Council
2	CHAIRMAN WETZEL: All in favor	2	office. The AMI of both the
3	say aye.		Board-approved dispositions remains at 80
4	(Aye.)		percent of AMI.
5	CHAIRMAN WETZEL: Those	5	The two projects that were
6	opposed, nay.		amended were Grays Ferry - Dover and
7	(No response.)		Myrtlewood by Affordable Alliance Company
8	CHAIRMAN WETZEL: The ayes have		LLC. That was identified as
9	it.	9	three-bedroom, two-bath properties,
10	MR. RODRIGUEZ: Good morning,	10	1,200 square feet. And then Grays
11	Board members and the public. I want to		Ferry - Wharton and Dover, again
12	cover three items. First I'd like to	12	Affordable Alliance Company LLC. Those
13	discuss dispositions for Fiscal Year	13	were three-bedroom, two-bath. These are
14	2025. As the Board is aware and the	14	all two stories, and the square footage
15	public may be aware, we closed out Fiscal	15	on that was 950 to 1,080 square feet.
16	Year '24 in June. There were Board	16	And then, finally, I'd like to
17	approvals at that point. We then have	17	inform the Board of a ribbon cutting that
18	had Board approvals in July and August.	18	we had for the 100th home for Turn the
19	I'm happy to report that we	19	Key that was held on Friday,
20	have a total of 24 resolutions for	20	September 6th at 10:00 a.m. So present
21	dispositions. We have conformed those	21	we had the Land Bank, PHDC, Mayor's
22	into City Council resolutions and	22	Office, City Council representation from
23	conveyed them over to the Mayor's Office,	23	the Council President and Council
24	and they're all prepped and ready for	24	District office. We were there to
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	City Council introduction. So we'll be tracking them as Council resumes. And for the public, if you're not aware, City Council just resumed hearings on September 5th. So that's the first item. Next I want to inform the Board on approved changes to already approved projects. So pursuant to Resolution 23-32, which allows the Executive Director of the Land Bank from time to time on behalf of the Land Bank to approve an increase in 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 following Board-approved dispositions to \$265,000 per unit. The increase is due to increased construction costs due to soil conditions at the site	5 6 7 8	celebrate the 100th homebuyer and do a ribbon cutting. I just want to point out to the Board and to the public we initiated this program as part of the Neighborhood Preservation Initiative, which is a \$400 million bond issuance. This is part of what's considered the blueprint for homeownership. We started this in '22, 2022, issued RFPs in '23. So it's a pretty quick turnaround, and to get to the finished product and have sold 100 properties is an amazing achievement. I want to thank all of our partners at the City and all the developers who have been approved. We have about 450 more properties that are under construction. We will be having another Turn the Key ribbon cutting in October, and that will be for the two projects that I had mentioned earlier,
22	and the inclusion of finished basements	22	Grays Ferry - Dover and Myrtlewood and
23	to both projects. All of these changes	23	Grays Ferry - Wharton and Dover.
24	were reviewed and approved in	24	The other thing I'd like to

1	Page 10 point out is that these two projects that	1	Page 12 MS. LOPEZ KRISS: Herb, I have
	will be the next ribbon cutting that we	2	a question.
3	have were a partnership with a Minority	3	Rebecca Lopez Kriss.
	Developer Program partnership with a ministry	4	I have a question. I just want
5	prime developer, Riverwards Group. So	5	to get back to Angel's Executive
6	it's Fine Print Construction and the	6	Director's report. Just for the room, I
7	Riverwards Group to do that.	7	want to confirm the change in price on
8	So, again, we are really	8	those units was from 250,000 to 265?
9	excited about it, and I applaud my staff	9	MR. RODRIGUEZ: Correct.
10	for all the work they did on behalf of	10	MS. LOPEZ KRISS: So just a
11	the developers, and congratulate all the	11	\$15,000 increase?
12	homebuyers. So thank you.	12	MR. RODRIGUEZ: Correct.
13	CHAIRMAN WETZEL: Thank you,	13	MS. LOPEZ KRISS: Okay. Thank
14	Angel.	14	you.
15	I just want to go back for a	15	CHAIRMAN WETZEL: Thank you,
16	second here. The Board adopted a charter	16	Rebecca.
17	program, Policy and Planning Committee,	17	Angel.
18	and, Andrew, you were chosen by the Board	18	MR. RODRIGUEZ: Certainly.
19	members appointed to that committee. So	19	This is Agenda Item V, the interagency
20	would you please give an update.	20	transfers. So today we're asking the
21	MR. GOODMAN: Absolutely,	21	Board to authorize the properties below
22	Mr. Chair, yes.	22	for transfer to the Philadelphia Housing
23	My name is Andrew Goodman,	23	Development Corporation for disposition,
24	Chair of the Policy and Planning	24	reuse, and management by the Philadelphia
	Page 11		Page 13
1	Committee. So for those who participated	1	Housing Development Corporation,
2	in the Board meeting a couple months ago,	2	specifically for community open space
3	the Board adopted a charter for a couple	3	preservation. The properties are as
4	committees, one being the Policy and	4	follows: 1105 North 41st Street in the
5	Planning Committee.	5	
6		1 2	Third Councilmanic District. This
1 -	We had a director's meeting a	6	Third Councilmanic District. This property is being transferred from the
7	We had a director's meeting a couple weeks ago. It was very	-	
	0	6	property is being transferred from the
7	couple weeks ago. It was very	6	property is being transferred from the Department of Public Property to the Land
7	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair,	6 7 8	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic
7 8 9	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main	6 7 8 9	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being
7 8 9 10	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair, which is myself, review the particulars of the committee charter, and discuss the	6 7 8 9 10	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being transferred from the Department of Public
7 8 9 10 11	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair, which is myself, review the particulars of the committee charter, and discuss the various kind of ways that the roles and	6 7 8 9 10 11	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being
7 8 9 10 11 12	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair, which is myself, review the particulars of the committee charter, and discuss the various kind of ways that the roles and responsibilities of the committee within	6 7 8 9 10 11 12	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being transferred from the Department of Public
7 8 9 10 11 12 13	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair, which is myself, review the particulars of the committee charter, and discuss the various kind of ways that the roles and responsibilities of the committee within the Lank Bank could be applied to	6 7 8 9 10 11 12 13	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being transferred from the Department of Public Property to PHDC via the Land Bank. CHAIRMAN WETZEL: Are there any questions from the Board?
7 8 9 10 11 12 13 14	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair, which is myself, review the particulars of the committee charter, and discuss the various kind of ways that the roles and responsibilities of the committee within the Lank Bank could be applied to different topics, as well as setting	6 7 8 9 10 11 12 13 14	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being transferred from the Department of Public Property to PHDC via the Land Bank. CHAIRMAN WETZEL: Are there any
7 8 9 10 11 12 13 14 15	couple weeks ago. It was very preliminary, and no new substantive topics were discussed. The main functions were to elect a new chair, which is myself, review the particulars of the committee charter, and discuss the various kind of ways that the roles and responsibilities of the committee within the Lank Bank could be applied to	6 7 8 9 10 11 12 13 14 15	property is being transferred from the Department of Public Property to the Land Bank to PHDC via the Land Bank. Then we have 1218 North 41st Street in the Third Councilmanic District. That property is being transferred from the Department of Public Property to PHDC via the Land Bank. CHAIRMAN WETZEL: Are there any questions from the Board?
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	Page 14		Page 16
1	Joyce Smith. I am a housing advocate. I	1	Are there any other public
2	serve on the East Parkside Board of	2	comments?
3	Trustees. I work directly with the East	3	MS. MAPP: Yes. My name is
4	Parkside Residents Association, and I	4	Gail Mapp, Concerned Citizens of
5	just want to say since the early 1990s	5	Philadelphia.
6	East Parkside residents have worked	6	We're requesting the
7	passionately and diligently to carve out	7	withdraw/cancellations of the Land Bank
8	a much-needed play space for children in	8	City property disposition for sale for
9	our community.	9	lower/market-rate development and hold
10	North Star Park has evolved	10	City properties for low/moderate-income
11	into to serve as a major community	11	essential workers, families, homeowners,
12	event space in our community. We have	12	and remove off the list 2210 Latona
13	neighborhood meetings. We hold RCO	13	Street for the green space neighborhood.
14	meetings there. And it's also a place	14	Thank you.
15	where residents have all kinds of	15	CHAIRMAN WETZEL: I'm sorry.
16	celebrations. And I can actually go on	16	Let me do a little reminder. You need to
17	with all the stuff that we do and have	17	make public comment on the specific
18	been doing on this parcel for a really	18	resolution. This resolution has two
19	long time.	19	properties in the Third Council District.
20	So securing space has been a	20	MS. MAPP: Okay.
21	lifelong goal for our beloved community	21	CHAIRMAN WETZEL: Thank you for
22	and also for our legendary Calli Cousar,	22	your comment, but you need to speak to
23	who just turned 90 years old, and she	23	the resolution that's before the Board.
24	recently stepped down from East Parkside	24	MS. MAPP: Okay.
1	Page 15 Residents Association, but she's still	1	Page 17 CHAIRMAN WETZEL: But thank you
2	serving the community.	2	so much.
3	So on behalf of East Parkside	3	Are there any other public
4	Residents Association, the Centennial	4	comments on the current resolution?
5	Parkside CDC, the residents and	5	MR. ALI: Hello. My name is
6	stakeholders in Parkside, I want to thank	6	Jihad Ali. I'm with the Enterprise
7	Councilman Johnson and Mr. Goodman for	7	organization. I'm also a member of East
8	helping community advocates like	8	Parkside Residents Association.
9	ourselves and representatives of the	9	I'm here to give my support for
10	community to realize this long community	10	these two properties, 1105 and 1218 North
11	goal to have a healthy, active space in	11	41st Street.
12	our community. So thank you.	12	I really just wanted to mention
13	CHAIRMAN WETZEL: Thank you.	13	and put into the record the woman
14	MS. SAAH: May I make a	13	Ms. Calli Cousar. She's 90 years old.
15	comment, Mr. Chair.	15	She has been over in that neighborhood
16	I just wanted to explain why	16	since she was born, and she has made
17	Mr. Goodman left the room. He is	17	something out of nothing her entire life.
18	recusing himself because he was involved	18	So in honor of her and that's
19	in helping he's involved in helping to	18	why we wanted to make this park, and she
20	preserve this community open space, and	20	is looking forward to the future. So we
20	so he cannot either participate in or	20	thank you for making this resolution
	vote on this matter.	21	possible.
22			PODDIDIO.
22			-
22 23 24	CHAIRMAN WETZEL: Thank you, Andrea.	23 24	CHAIRMAN WETZEL: Any additional public comments?

Board of Directors Meeting 09/10/2024

Page 18Page 181(No response.)1The applications were solicited2CHAIRMAN WETZEL: Can I get a2by a request for proposal for the3motion to adopt?3properties, and the applicant was the4MR. JOHNS: Motion to approve.6An EDP plan will apply to this5Michael Johns.7Frequential plant was the6Motion to approve.6An EDP plan will apply to this7MS. GREENDERG: Second.7project. The parcel list are 23, 24, 45,8Jenny Greenberg.77, 7, 7, 98 to 91, and 106 East9All in favor say aye.12CHAIRMAN WETZEL: A motion has10been made and properly seconded.11Chairwan WETZEL: Opposed, nay.11All in favor say aye.12CHAIRMAN WETZEL: The ayes have12(No response.)13CHAIRMAN WETZEL: The ayes have16it.14(No response.)17The next resolution.1718MR. FULLUKATTU: Good morning,19members of the Board and members of the20public. Thank you for being here. This21MCHAT REPORTER: I'm sorry.23COURT REPORTER: I'm sorry.24Can I have your name?11MR. FULLUKATTU: My name is25Mathen Pullukattu. I'm with the Land3Dank.4Today we are asking the Board5to authorize the properties below for the6submission to HOW Affordable
2 CHAIRMAN WETZEL: Can I get a 2 by a request for proposal for the 3 motion to adopt? 3 properties, and the applicant was the 4 MR. JOHNS: Motion to approve. 4 most qualified bidder evaluated pursuant 5 Michael Johns. 6 An EOP plan will apply to this 6 Motion to approve. 6 An EOP plan will apply to this 7 MS. GREENERGE Second. 7 7, 75, 79, 76, 99 to 91, and 106 East 10 been made and properly seconded. 10 CHAIRMAN WETZEL: Opposed, nay. 11 All in favor say aye. 11 CHAIRMAN WETZEL: Opposed, nay. 14 (No response.) 11 CHAIRMAN WETZEL: The ayes have 15 CHAIRMAN WETZEL: The ayes have 16 (No response.) 17 The next resolution. 17 CHAIRMAN WETZEL: The ayes have 16 MK. PULLUKATTU: Good morning, 19 MK. SAAH: Yes, there ware, 19 members of the Board and members of the 20 Mr. Chair. There were letters in support 21 morning we have a today we're asking 21 and letters in opposition. 22 The firs
3 motion to adopt? 3 properties, and the applicant was the 4 MR. JOHNS: Motion to approve. 5 most qualified bidder evaluated pursuant 5 Michael Johns. 5 to the disposition policy. 6 Motion to approve. 6 An EOP plan will apply to this 7 MS. GREENBERG: Second. 7 Project. The parcel list are 23, 24, 45, 8 Jenny Greenberg. 9 73, 75, 77, 78, 9 to 91, and 106 East 10 been made and properly seconded. 11 All in favor say aye. 12 12 (Aye.) 13 CHAIRMAN WETZEL: Opposed, nay. 14 14 (No response.) 17 The next resolution. 17 15 CHAIRMAN WETZEL: The ayes have 16 (No response.) 16 it. 17 CHAIRMAN WETZEL: The ayes have 16 MR. FULLUKATTU: God morning, 18 there any written comments submitted? 19 MR. FULLUKATTU: My name is 10 Suzanne Ponsen from West Central 20 MR. FULLUKATTU: My name is 1 President of West Central Germantown 21 Mathen Pullukattu. I'm with
4MR. JOHNS: Motion to approve.4most qualified bidder evaluated pursuant5Michael Johns.4most qualified bidder evaluated pursuant6Motion to approve.6An EOP plan will apply to this7MS. GREENERG: Second.6An EOP plan will apply to this8Jenny Greenberg.649, 51, 53, 55, 57, 59, 61, 62, 65, 63,9CHAIRMAN WETZEL: A motion has973, 75, 77, 78, 88 to 91, and 106 East10been made and properly seconded.11Ashmed Street. And these are all in11All in favor say aye.12CHAIRMAN WETZEL: Opposed, nay.13CHAIRMAN WETZEL: Opposed, nay.13MR. PULLUKATTU: District 8.14(No response.)13MR. PULLUKATTU: Good morning,15CHAIRMAN word for being here. This10MR. PULLUKATTU: Good morning,16it.10CHAIRMAN WETZEL: Andrea, were16MR. PULLUKATTU: Good morning,10Mr. Chair. There were letters in support16and letters in opposition.22The first letter is from23COURT REPORTER: I'm sorry.24Germantown Neighbors. She's the24Can I have your name?1Neighbors, and she asked that she said3many neighbors of these properties balow for the1long asked to purchase those that adjoin3Image 19Image 101Image 1014MR. PULLUKATTU: My name is11Neighbors, and she asked that she said3many neighbors
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8 Jenny Greenberg. 9 CHAIRMAN METZEL: A motion has 9 73, 75, 77, 78, 89 to 91, and 106 East 10 been made and properly seconded. 10 Ashmead Street. And these are all in 11 All in favor say aye. 10 Ashmead Street. And these are all in 12 (Aye.) 12 CHAIRMAN METZEL: Opposed, nay. 14 (No response.) 13 CHAIRMAN METZEL: The ayes have 16 it. 16 (No response.) 17 The next resolution. 17 CHAIRMAN METZEL: And these are all in 18 MR. FULLUKATTU: Good morning, 18 there any written comments submitted? 19 members of the Board and members of the 20 Mr. Chair. There were letters in support 20 public. Thank you for being here. This 20 Mr. Chair. There were letters in support 21 morning we have a today we're asking 21 and letters in opposition. 22 the Board 23 COURT REPORTER: I'm sorry. 24 Germantown Neighbors. She's the 24 Today we are asking the Board 1 President of West Central Germantown 2 Mathen Pullukattu.
9CHAIRMAN WETZEL: A motion has been made and properly seconded.973, 75, 77, 78, 89 to 91, and 106 East11All in favor say aye.10Ashmead Street. And these are all in Council District 3.12(Aye.)11Council District 3.13CHAIRMAN WETZEL: Opposed, nay.11Council District 3.14(No response.)12CHAIRMAN WETZEL: The ayes have1315CHAIRMAN WETZEL: The ayes have16(No response.)16it.17The next resolution.1818MR. PULLUKATTU: Good morning,18there any written comments submitted?19members of the Board and members of the19MS. SAAH: Yes, there were,20the Board22The first letter is from21the Board23COURT REPORTER: I'm sorry.2424Can I have your name?24Germantown Neighbors. She's the1MR. FULLUKATTU: My name is1President of West Central Germantown23Mathen Pullukattu. I'm with the Land3many neighbors, of these properties have3Today we are asking the Board1President of West Central Germantown4Today we are asking the Board1President of West Central Germantown5to authorize the properties below for the 6 submission to HOW Affordable Housing LLC1Preseided to purchase those that adjoin5to authorize the properties below for the 6 submission to HOW Affordable Housing LLC1Prege 179
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11All in favor say aye.11Council District 3.12(Aye.)12CHAIRMAN WETZEL: Thank you.13CHAIRMAN WETZEL: Opposed, nay.13MR. PULLUKATTU: District 8.14(No response.)14CHAIRMAN WETZEL: Are there any15CHAIRMAN WETZEL: The ayes have15questions from the Eoard?16it.16(No response.)17The next resolution.17CHAIRMAN WETZEL: Andrea, were18MR. PULLUKATTU: Good morning,18there any written comments submitted?19members of the Board and members of the10MS. SAH: Yes, there were,20public. Thank you for being here. This20Mr. Chair. There were letters in support21morning we have a today we're asking21and letters in opposition.22the Board22The first letter is from23COURT REPORTER: I'm sorry.23Suzanne Ponsen from West Central24Can I have your name?24Germantown Neighbors. She's the2Mathen Pullukattu. I'm with the Land1President of West Central Germantown3Bak.1President of West Central Germantown4Today we are asking the Board1Neighbors, and she asked that said5to authorize the properties below for the5theirs. My aren't they being given that6submission to HOW Affordable Housing LLC7repeated attempts to acquire them. Also,7to develop 21 affordable homeownership
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Page 19Page 191MR. PULLUKATTU: My name is12Mathen Pullukattu. I'm with the Land23Bank.24Today we are asking the Board35to authorize the properties below for the46submission to HOW Affordable Housing LLC67to develop 21 affordable homeownership78units in the Eighth Council District.89Five of the units will be two stories,910with a finished partial basement,1011containing three bedrooms and two1112bathrooms and approximately 1,224 square1213feet each. Sixteen of the units will be1314they sould like
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14 two stories without a basement, 14 to excuse me. They would like to
15 containing three bedrooms and two 15 express support for the neighbors who
16 bathrooms, averaging 1,110 square feet. 16 would like the property adjacent to them
17 They will be sold to households with 17 withdrawn from the project and the
18 incomes at or below 80 percent of AMI, 18 longtime block garden withdrawn or
19 for a maximum sales price of \$250,000. 19 spared. They also she would also like
20 The homes will be eligible for 20 to further encourage the Land Bank to
21the Neighborhood Preservation21allow the developer to add a community
21the Neighborhood Preservation21allow the developer to add a community22Initiative's Turn the Key program and22space. Thank you for your attention to
21the Neighborhood Preservation21allow the developer to add a community

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	Page 22		Page 24
1	support from Clara Brown stating that she	1	meeting and will also be included in the
2	lives in the neighborhood on Wakefield	2	minutes which are posted on our website.
3	Street. She's e-mailing regarding the	3	CHAIRMAN WETZEL: Thank you,
4	Turn the Key project in the Ashmead	4	Andrea.
5	Street area. Her entrance is located	5	Public comment on this
6	directly on Ashmead Street about 200 feet	6	resolution?
7	away from one of the proposed parcels	7	MS. LOPEZ KRISS: I have
8	included in this project. She wishes to	8	questions.
9	express her gratitude and appreciation	9	CHAIRMAN WETZEL: Oh, sorry.
10	for this project and how it will enhance	10	MS. LOPEZ KRISS: Rebecca Lopez
11	the Germantown area, providing not only	11	Kriss.
12	community revitalization but economic	12	Andrea, what was the parcel
13	stability, crime reduction, educational	13	that the person wanted to maintain as a
14	outcomes, health benefits, cultural	14	qarden?
15	preservation, social equity, and even	15	MS. SAAH: I am not
16	homelessness prevention.	16	MR. PULLUKATTU: It didn't
17	The one particular parcel, 106	17	specify.
18	Ashmead Street, has caused	18	MS. SAAH: It didn't specify,
19	dissatisfaction within the area even	19	right, so I'm not sure.
20	beyond the block, and many individuals	20	MR. PULLUKATTU: We have the
21	have been affected by the nuisance of	21	developer here and they did make some
22	that parcel and are very grateful to see	22	amendments. There are a couple of sites,
23	it transformed into something beautiful.	23	near parcels that are taken away from
24	They're looking forward to these projects	24	this project.
	2 J I J		1 5
	Power 22		Pogo 25
1	Page 23 starting and can't wait to see how it	1	Page 25 MS. LOPEZ KRISS: Okay.
1		1	-
	starting and can't wait to see how it		MS. LOPEZ KRISS: Okay.
2	starting and can't wait to see how it will change Germantown.	2	MS. LOPEZ KRISS: Okay. MR. PULLUKATTU: I'm sure he
2 3	starting and can't wait to see how it will change Germantown. And then the last letter is a letter of support from Destiny Dobbins,	2 3	MS. LOPEZ KRISS: Okay. MR. PULLUKATTU: I'm sure he can speak to it.
2 3 4	starting and can't wait to see how it will change Germantown. And then the last letter is a	2 3 4	MS. LOPEZ KRISS: Okay. MR. PULLUKATTU: I'm sure he can speak to it. MS. LOPEZ KRISS: Because when
2 3 4 5	starting and can't wait to see how it will change Germantown. And then the last letter is a letter of support from Destiny Dobbins, very similar letter, basically stating	2 3 4 5	MS. LOPEZ KRISS: Okay. MR. PULLUKATTU: I'm sure he can speak to it. MS. LOPEZ KRISS: Because when I look at the packet, none of the photos
2 3 4 5 6	starting and can't wait to see how it will change Germantown. And then the last letter is a letter of support from Destiny Dobbins, very similar letter, basically stating that she is a homeowner in the	2 3 4 5 6	MS. LOPEZ KRISS: Okay. MR. PULLUKATTU: I'm sure he can speak to it. MS. LOPEZ KRISS: Because when I look at the packet, none of the photos seem to indicate that they're in current
2 3 4 5 6 7	starting and can't wait to see how it will change Germantown. And then the last letter is a letter of support from Destiny Dobbins, very similar letter, basically stating that she is a homeowner in the neighborhood. She is looking forward to	2 3 4 5 6 7	MS. LOPEZ KRISS: Okay. MR. PULLUKATTU: I'm sure he can speak to it. MS. LOPEZ KRISS: Because when I look at the packet, none of the photos seem to indicate that they're in current use.
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	Page 26		Page 28
1	them in my opinion, Gary Jonas is one	1	we are asking the Board to authorize the
2	of the most honorable developers in the	2	properties below for disposition to
3	City of Philadelphia. I've known him	3	Cheesecake Properties LLC to develop
4	when he started in North Philly working	4	eight single-family homeownership units
5	along with Francisville, doing things	5	in the Second Council District.
6	over there, working with the Guardian	6	The units will each be two
7	Civic League. He does a lot.	7	stories, without a basement, containing
8	But really the real thing I	8	three bedrooms and two bathrooms, at
9	wanted to say to the Board is, he is a	9	approximately 1,100 square feet each.
10	developer that has gone beyond the effort	10	They will be sold to households with
11	to include diversity. He has he's one	11	incomes at or below 80 percent AMI, for a
12	of the only developers that I'm aware of	12	maximum sales price of \$250,000.
13	that hired a young African American, who	13	The homes will be eligible for
	is in this audience right now, a		the Neighborhood Preservation
14	-	14	
15	phenomenal graduate from Drexel	15	Initiative's Turn the Key program and
16	University, and put him in a leadership	16	will be subject to a declaration of
17	position at the organization.	17	restrictive covenants. The application
18	I haven't seen that, and that's	18	was unsolicited and evaluated pursuant to
19	what I'm fighting for. I'm fighting for	19	the disposition policy.
20	that kind of diversity on those type of	20	An EOP plan will apply to this
21	staffs, some type of diversity in the	21	project. The addresses are as follows:
22	house and out in the field, and Gary and	22	1212 South 17th Street, 1317 and 1511
23	HOW Properties does that.	23	South 20th Street, 1904 South 23rd
24	Gary is a phenomenal guy, and I	24	Street, 1216 South 31st Street, 1911
	Page 27	1	Page 29 Gerritt Street and 1932 and 2044 Titan
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2 3 4 5	just wanted to put that on the record. CHAIRMAN WETZEL: Thank you. Any other comments on this? (No response.) CHAIRMAN WETZEL: Seeing none,	2 3 4 5	Gerritt Street, and 1932 and 2044 Titan Street. Thank you. CHAIRMAN WETZEL: Thank you. Are there any questions from
2 3 4 5 6	just wanted to put that on the record. CHAIRMAN WETZEL: Thank you. Any other comments on this? (No response.) CHAIRMAN WETZEL: Seeing none, can I get a resolution to adopt?	2 3 4 5 6	Gerritt Street, and 1932 and 2044 Titan Street. Thank you. CHAIRMAN WETZEL: Thank you. Are there any questions from the Board?
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	<pre>just wanted to put that on the record.</pre>	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	Gerritt Street, and 1932 and 2044 Titan Street. Thank you. CHAIRMAN WETZEL: Thank you. Are there any questions from the Board? MS. SAAH: May I just have the record reflect that Darwin Beauvais arrived at 10:24, our Board member. CHAIRMAN WETZEL: Are there any questions from the Board? (No response.) CHAIRMAN WETZEL: Hearing none, Andrea, has there been any written comments submitted? MS. SAAH: Yes, Mr. Chair. We have I will start out with a request from Sabrina and Gavin Tabor. They had submitted an application to acquire this property as a side yard in the Second District, and although it had already

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1	valid and then later rejected, because	1	his project. And they also have a
2	properties in this area are not available	2	location in Point Breeze.
3	for side yard dispositions.	3	Jumpstart Philly this is
4	However, they're asking that	4	hard for me to do without access to WiFi.
5	the property be withdrawn from this	5	So this is Executive Director Angie
6	project and that they be allowed to	6	Williamson. She is supporting she's
7	acquire the property as a side yard and	7	Executive Director of Jumpstart
8	contribute to the neighborhood by	8	Germantown and Jumpstart Philly. She's
9	maintaining and utilizing it as green	9	supporting this project because
10	space.	10	Mr. Cerqueira completed their program in
11	The second is a letter from	11	2019 and they have financed several of
12	Isabela Alvarez, who had some concerns	12	his projects, all of which he has
13	about the income level, and I clarified	13	completed on time and to high standards,
14	some of that for her, that this is not	14	and he has an excellent reputation for
15	Section 8 housing but housing for	15	his work.
16	homeownership for people at or below	16	Next we have Oren Pollak,
17	80 percent of AMI, area median income.	17	resident of Point Breeze, who is a block
18	And she was concerned about	18	captain and committee person in the
19	possible damage to the foundation of her	19	neighborhood. One of these proposed
20	home due to construction adjacent to it	20	locations is the corner of his block. He
21	and wanted to know if there would be	21	says none of the neighbors he's spoken to
22	insurance and inspections and things like	22	have expressed anything but support for
23	that, and I did respond to her and said	23	the project.
24	that no construction can occur in the	24	He was at the community
			2
	Page 31		
1		1	Page 33 engagement meeting organized by the
1	City without inspections, and throughout	1	engagement meeting organized by the
2	City without inspections, and throughout the project, it had become quite detailed	2	engagement meeting organized by the developer. It was clear from the meeting
2	City without inspections, and throughout the project, it had become quite detailed and repetitive over the last year or two.	2 3	engagement meeting organized by the developer. It was clear from the meeting that they're committed to working with
2 3 4	City without inspections, and throughout the project, it had become quite detailed and repetitive over the last year or two. So she's also concerned about disruption	2 3 4	engagement meeting organized by the developer. It was clear from the meeting that they're committed to working with the neighborhood to promote
2 3 4 5	City without inspections, and throughout the project, it had become quite detailed and repetitive over the last year or two. So she's also concerned about disruption due to the construction, because she and	2 3 4 5	engagement meeting organized by the developer. It was clear from the meeting that they're committed to working with the neighborhood to promote affordability, and he wants to support
2 3 4 5 6	City without inspections, and throughout the project, it had become quite detailed and repetitive over the last year or two. So she's also concerned about disruption due to the construction, because she and her husband both work from home.	2 3 4 5 6	engagement meeting organized by the developer. It was clear from the meeting that they're committed to working with the neighborhood to promote affordability, and he wants to support this as a resident and neighbor who sees
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2 3 4 5 6 7 8	City without inspections, and throughout the project, it had become quite detailed and repetitive over the last year or two. So she's also concerned about disruption due to the construction, because she and her husband both work from home. And she wanted to know about why an outside developer who has no	2 3 4 5 6 7 8	engagement meeting organized by the developer. It was clear from the meeting that they're committed to working with the neighborhood to promote affordability, and he wants to support this as a resident and neighbor who sees the need for more affordable housing in South Philadelphia.
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1	this project and because the project	1	The other and rentals, although this is
2	has the developer has consistently	2	unbelievable, it is a reality concerning
3	demonstrated his commitment to serving	3	large amounts of City-owned properties.
4	minority communities in the City. He can	4	Point Breeze wants to be back
5	attest to the exceptional quality and	5	in 2012, and this is why we are
6	attention to detail that the developer	6	advocating in allocating the remainder 50
7	brings to every project and by engaging	7	more or less City-owned properties,
8	with the community and prioritizing	8	including the green space properties, for
9	minority tradespeople.	9	a segment of voters who are
10	And then, lastly, Point Breeze	10	low/moderate-income residents 60 AMI or
11	Community Development Corporation, which	11	below who do not include but have the
12	is a registered CEO in the area, is	12	right and opportunity to obtain
13	expressing their support for this	13	homeownership subsidized by City
14	project. They're in favor of housing	14	officials as well as providing for low
15	that is affordable for working-class	15	market-rate Turn the Key programs, which
16	people and are excited to see the	16	Point Breeze should be included.
17	positive impact this development will	17	Thank you.
18	have on the community. And that is from	18	CHAIRMAN WETZEL: Thank you.
19	Albert Littlepage, Point Breeze Community	19	Are there any other public
20	Development Coalition.	20	comments?
21	- Thank you.	21	(No response.)
22	CHAIRMAN WETZEL: Thank you,	22	CHAIRMAN WETZEL: Seeing
23	Andrea.	23	none sorry. Please.
24	Are there comments from the	24	MR. LANGLIEB: David Langlieb,
			-
-			
	Down 25		Down 27
1	Page 35	1	Page 37 Philadelphia Accelerator Fund.
1 2		1	Page 37 Philadelphia Accelerator Fund. I just want to reaffirm my
	public?		Philadelphia Accelerator Fund. I just want to reaffirm my
2	public? Yes, ma'am.	2	Philadelphia Accelerator Fund. I just want to reaffirm my support again for this project. And I
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2 3 4 5 6	public? Yes, ma'am. MS. MAPP: Gail Mapp. This is for Council President Johnson. Concerned Citizens of Point Breeze and stakeholders request disposition of the above City-owned	2 3 4 5 6	Philadelphia Accelerator Fund. I just want to reaffirm my support again for this project. And I would say that the affordability question that was raised by the last commenter with the Turn the Key subsidy, as I think has been discussed before, these units
2 3 4 5 6 7	public? Yes, ma'am. MS. MAPP: Gail Mapp. This is for Council President Johnson. Concerned Citizens of Point Breeze and stakeholders request	2 3 4 5 6 7	Philadelphia Accelerator Fund. I just want to reaffirm my support again for this project. And I would say that the affordability question that was raised by the last commenter with the Turn the Key subsidy, as I think
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	<pre>public? Yes, ma'am.</pre>	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	Philadelphia Accelerator Fund. I just want to reaffirm my support again for this project. And I would say that the affordability question that was raised by the last commenter with the Turn the Key subsidy, as I think has been discussed before, these units are effectively affordable to folks between 50 and 60 percent AMI. The sticker price to the developer is one thing, but second mortgage buy-down with the 50 to 75,000 dollar subsidy essentially gets these units down to under \$200,000. And we're always happy to support projects with deeper affordability, but, you know, given the resources and the programs available, we think this is excellent. Thank you. CHAIRMAN WETZEL: Thank you. Mr. RUSHDY: Thank you, Mr.
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	Page 38		Page 40
1	2042 Titan Street, which is one of the	1	what he represents. He represents the
2	homes right next to one of the	2	organization that trains young Black and
3	properties, just sold for 428,000. So	3	brown men and women into the trades.
4	that tells you how much this program is	4	This Board is going to
5	so great that the average buyer will have	5	authorize almost \$300 million worth of
6	\$195,000 mortgage right next to a	6	work. I just think the Board should
7	\$450,000 house. So I just want to put	7	consider maybe Mr. Ferrarini can do a
8	that comment out there.	8	formal presentation to the Board, but
9	MR. PARISSE-FERRARINI: I'm	9	this program should be a part of
10	Jordan Parisse-Ferrarini, the Executive	10	everything, because somebody is making
11	Director of Trades for a Difference.	11	money and there's a pipeline for
12	I just wanted to just I'll	12	somebody, but we have to fight for those
13	go on the record expressing my support	13	people in those communities that don't
14	for this project and to speak to	14	have a chance.
15	Antonio's commitment to supporting	15	When this is all over for me, I
16	workforce development and educating our	16	want to be able to rest and say I tried
17	young Black and brown people getting into	17	my best, I spoke to power, I spoke to
18	the trade space. He's been committed and	18	power to look at things that you don't
19	supportive of it for going on a half a	19	look at, because you're looking at
20	decade now.	20	getting this stuff done. You're looking
21	I also just want to speak to	21	at the housing for people. We're looking
22	his commitment to working with Black and	22	at careers for young people and those
23	brown trades and supporting of pipelines	23	jobs that subcontractors make.
24	for minority participation from small	24	But Mr. Ferrarini has a great
	Page 39		Page 41
1	Page 39 subcontractors and general contractors in	1	Page 41 organization. I'm a union contractor. I
1		1 2	
	subcontractors and general contractors in		organization. I'm a union contractor. I
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	subcontractors and general contractors in the space and to speak and attest to the quality of his work. We worked hand in hand with him on some affordable housing projects in the Brewerytown section of the City, and it just came out with high quality, precision, and he didn't spare any amenity at the sake of just a price point. Like he really wants to produce quality projects and deliver on that promise. So I just wanted to offer my support on the record. CHAIRMAN WETZEL: Thank you for your comments. Anyone else? MR. ALI: My name is Jihad Ali. I'm currently a member of The Enterprise Center. I'm happy to say Jordan Parisse-Ferrarini, he's a member of The	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	organization. I'm a union contractor. I still have my union card, but I can tell you the union in a city of a million people, African Americans are less than one percent of all the trades. So we're all sitting on getting employed, and they're not employed on these by-right jobs or non-union jobs. So we can change the future by giving guys careers, but it can only get better when you practice. If we can give them continued work, they will get better. Most apprentices go from zero knowledge to four years apprentice program. At the end of that, they're licensed apprentices. So in the end of the day, I think that this is a program that you should also support. Thank you. CHAIRMAN WETZEL: Thank you. Any other public comment?

Board of Directors Meeting 09/10/2024

-	Page 42	-	Page 44
1	can I get a motion?	1	comment. These are instantly laid out
2	MR. JEREMIAH: Mr. Chair, I	2	units. You know I always have comments
3	move for the adoption.	3	about the units and the design. These
4	MR. BEAUVAIS: Second.	4	are instantly laid out. I do recommend
5	CHAIRMAN WETZEL: The motion	5	though that the developer raise those
6	has been made and properly seconded.	6	basements a little higher so that folks
7	All those in favor say aye.	7	aren't sleeping physically underground.
8	(Aye.)	8	That's my only concern. Other
9	CHAIRMAN WETZEL: Those	9	than that, I think they are decent sized,
10	opposed, nay.	10	livable units.
11	(No response.)	11	CHAIRMAN WETZEL: Thank you.
12	CHAIRMAN WETZEL: The ayes have	12	Andrea, any written comments?
13	it.	13	MS. SAAH: Yes, Mr. Chair. We
14	The next agenda item, please.	14	received three letters of support and one
15	MR. HESTAND: Thank you,	15	opposition.
16	Mr. Chair. Todd Hestand.	16	Senior Pastor Glenn Dawson, Jr.
17	This is Agenda Item VI.B.2.	17	of the Greater Impact Worship Center at
18	Today we are asking the Board to	18	2431 North 6th Street met with the Prime
19	authorize the properties below for	19	Corporation on Wednesday, May 22nd to
20	disposition to the Prime Corporation of	20	discuss their proposed project. As
	New Jersey to develop ten single-family		Senior Pastor of this Worship Center,
21	1 1 3 1	21	± ,
22	homeownership units in the Seventh	22	they pledge 100 percent support for this
23	Council District. The units will be two	23	developer's ten units of single-family
24	stories, with finished basements,	24	affordable housing.
1	Page 43 containing three bedrooms and two	1	Page 45 They feel that the project
2	bathrooms, at approximately 1,300 square	2	shares their values of social equity,
3	feet each. They will be sold to	3	diversity, and homeownership, which is
4	households with incomes at or below	4	needed in the community, and that it is
5	100 percent of AMI, for a maximum sales	5	the beginning of a positive change to the
6	price of \$280,000.	6	neighborhood, and they hope that the
7	The homes will be eligible for	7	Prime Corporation continues to bring
8	the Neighborhood Preservation	8	additional single-family affordable
9	Initiative's Turn the Key program and	9	housing to the neighborhood.
10		10	
	will be subject to a declaration of	1 10	Secondly, it's a letter from
11	will be subject to a declaration of restrictive covenants. The application		Secondly, it's a letter from Norris Square Community Alliance signed
11	restrictive covenants. The application	11	Norris Square Community Alliance signed
12	restrictive covenants. The application was unsolicited and evaluated pursuant to	11 12	Norris Square Community Alliance signed by Patricia DeCarlo, Chair of the RCO
12 13	restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy.	11 12 13	Norris Square Community Alliance signed by Patricia DeCarlo, Chair of the RCO part of the Alliance. They also
12 13 14	restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this	11 12 13 14	Norris Square Community Alliance signed by Patricia DeCarlo, Chair of the RCO part of the Alliance. They also mentioned a meeting held with the RCO and
12 13 14 15	restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. I also note that this is a	11 12 13 14 15	Norris Square Community Alliance signed by Patricia DeCarlo, Chair of the RCO part of the Alliance. They also mentioned a meeting held with the RCO and they're proud to move forward with the
12 13 14 15 16	restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. I also note that this is a member of the Philly Land Bank's Minority	11 12 13 14 15 16	Norris Square Community Alliance signed by Patricia DeCarlo, Chair of the RCO part of the Alliance. They also mentioned a meeting held with the RCO and they're proud to move forward with the overwhelming support of the neighborhood
12 13 14 15 16 17	restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. I also note that this is a member of the Philly Land Bank's Minority Developer Program. The addresses are as	11 12 13 14 15 16 17	Norris Square Community Alliance signed by Patricia DeCarlo, Chair of the RCO part of the Alliance. They also mentioned a meeting held with the RCO and they're proud to move forward with the overwhelming support of the neighborhood for the development of affordable housing
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	Page 46		Page 48
1	affordability.	1	MS. HENAO: So I live a block
2	They commend the efforts of all	2	away from these properties.
3	parties involved and specifically Edward	3	MR. RODRIGUEZ: Can you please
4	Pridgen and Darren Coleman for their	4	state your name?
5	willingness to share and listen to the	5	MS. HENAO: My name is Mara
6	needs of the community, and they are	6	Henao and I am a member of the community.
7	members of the Prime Corporation. And so	7	So my only question is, the
8	they're asking the Land Bank Board to	8	neighborhood is very heavy on PHA
9	support this disposition.	9	housing, and just a few months ago one of
10	Then we have the Philadelphia	10	my neighbors was kicked out of her home
11	Accelerator Fund by David Langlieb,	11	and the house was condemned and closed
12	Executive Director, supporting the Prime	12	down. For whatever reason, she was
13	Corporation's application. They are	13	kicked out of the PHA house. That
14	again providing funding for this small	14	happened to her and happened to other
15	minority-owned development firm, and they	15	people in the same neighborhood.
16	are supporting this project and ask the	16	So my question is, if we are
17	Board to do so as well.	17	putting so much effort into these
18	And then, lastly, we have an	18	affordable housing, why are we not
19	e-mail that was received from, I think,	19	supporting the PHA housing, the people
20	from Jerome Blount, if I'm pronouncing	20	who live in the PHA housing? Why are
21	that correctly, who said I'll read the	21	we why is that the focus, and who is
22	e-mail good afternoon. This is an	22	this actually targeting? Because this is
23	objection to the proposed sale of the	23	not going to benefit the people who live
24	Philadelphia Land Bank parcels at 2407	24	in these neighborhoods, I can tell you
1	Page 47 through 2415 North 6th Street The land	1	Page 49
1	through 2415 North 6th Street. The land	1	that.
2	through 2415 North 6th Street. The land has been occupied and maintained by an	2	that. So I am opposing to the use of
2 3	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible,	2 3	that. So I am opposing to the use of the parcels for this project
2 3 4	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible, occupied, maintained and done in a	2 3 4	that. So I am opposing to the use of the parcels for this project specifically.
2 3 4 5	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible, occupied, maintained and done in a hostile manner, continues to have	2 3 4 5	that. So I am opposing to the use of the parcels for this project specifically. CHAIRMAN WETZEL: Thank you.
2 3 4 5 6	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible, occupied, maintained and done in a hostile manner, continues to have continuous possession, actual and open	2 3 4 5 6	that. So I am opposing to the use of the parcels for this project specifically. CHAIRMAN WETZEL: Thank you. Yes, sir.
2 3 4 5 6 7	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible, occupied, maintained and done in a hostile manner, continues to have continuous possession, actual and open and notorious possession, exclusive	2 3 4 5 6 7	that. So I am opposing to the use of the parcels for this project specifically. CHAIRMAN WETZEL: Thank you. Yes, sir. MR. BLOUNT: How you doing?
2 3 4 5 6 7 8	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible, occupied, maintained and done in a hostile manner, continues to have continuous possession, actual and open and notorious possession, exclusive possession.	2 3 4 5 6 7 8	that. So I am opposing to the use of the parcels for this project specifically. CHAIRMAN WETZEL: Thank you. Yes, sir. MR. BLOUNT: How you doing? I'm Jerome Blount. I'm the one that's
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	through 2415 North 6th Street. The land has been occupied and maintained by an occupant. It was clearly visible, occupied, maintained and done in a hostile manner, continues to have continuous possession, actual and open and notorious possession, exclusive possession. He's listing some of the components of an adverse possession claim, which requires that he go to court to obtain title to a property, and under Pennsylvania law, adverse possession claims cannot be filed against the Land Bank. He also has a petition signed by about 18 people supporting this request to remove these properties from the project. And that's all in the Board package. CHAIRMAN WETZEL: Thank you,	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	<pre>that. So I am opposing to the use of the parcels for this project specifically. CHAIRMAN WETZEL: Thank you. Yes, sir. MR. BLOUNT: How you doing? I'm Jerome Blount. I'm the one that's occupying the properties between 7 and 15. It's been vacant for years, so I just been there occupying kind of I'm homeless, so I just took advantage of the situation to better my situation. I understand what's going on as far as production, and I don't have a problem with moving. I thought I might have a chance for adverse possession, but once I found out what was going on, I have no rights and no opportunity, no nothing. I'm just here to voice my</pre>

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Page 50 Page 51 1 just want to sak for more tim to known gw developer, and represents really how and the glato baar 2 stuff, because I'm in the process of in the meighborhood, and I'm glad that thorris 3 moving, and I have no funding, I have find Could. Could I President, Quetry 5 holp. And if I I was cold to move by 5 6 and I have five proparties of stuff, and 6 9 for could to move by 5 1 ike me to. so I'm just have to let 10 1 yeal how what's going on. 11 2 MR. NOMERCUEES SO MR. Elount. 12 3 we can work with you offline. Chank you. 13 16 roomy to the meeting and 15 16 timo to move. 14 CHAIRMA MEIZEL: Question. 17 MR. BLOONT: Yes. Thank you. 15 MR. RDENTEL: Thank you. 10 if really appreciate that. In th's all. 15 Supportion of City-owned naw angel. 18 reaching the meeting and 14 CHAIRMA MEIZEL: Question. 16 reaching the				
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Board of Directors Meeting 09/10/2024

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1	Page 54 Blount, and for identifying the problem,	1	Page 56 MS. SAAH: Yes, Mr. Chair.
2	in which case once we're aware of it,	2	There was one e-mail from Bo James McCain
3	then we would put them. So I just want	3	at Zulu Nation CDC, who stated that he
4	you to know the process.	4	was informed about the potential
5	CHAIRMAN WETZEL: Thank you,	5	conveyance from family members and
6	Angel.	6	neighbors. He objects to the conveyance
7	MR. BLOUNT: Thank you so much.	7	of public land for private ownership and
8	CHAIRMAN WETZEL: Seeing no	8	personal use. He would like public land
9	more public comment, can I get a motion	9	left for open space, public communities.
10	to adopt?	10	And he states that the owner requesting
11	MR. JOHNS: Motion to adopt.	11	conveyance of this lot acquired 528 West
12	MR. BROWN: Second.	12	Dauphin Street, which he states was a
13	MS. SAAH: Can you please state	13	vegetable garden for about two decades,
14	who did the motion?	14	from the City, and that conveyance was
15	MR. JOHNS: Michael Johns.	15	facilitated with the assistance from
16	MS. SAAH: Michael Johns. And	16	Councilwoman former Councilwoman Maria
17	then?	17	Ouinones Sanchez.
18	MR. BROWN: Cornelius.	18	He states that that property
19	MS. SAAH: Thank you.	19	now has an enclosed garage and has
20	CHAIRMAN WETZEL: A motion has	20	eliminated one parking spot on the block.
21	been made and properly seconded.	21	He acknowledges that the property owner
22	All in favor say aye.	22	has a right to use the property as he or
23	(Aye.)	23	she sees fit and permitted by zoning, but
24	CHAIRMAN WETZEL: Opposed, nay.	24	objects to the property owner eliminating
	11 , 2		5 1 1 2 5
	5 55		5 5 5
1	Page 55 (No response.)	1	Page 57 a garden/open space, and he would like
1	(No response.)	1 2	a garden/open space, and he would like
			a garden/open space, and he would like the Board to not grant the property owner
2	(No response.) CHAIRMAN WETZEL: The ayes have	2	a garden/open space, and he would like
2 3	(No response.) CHAIRMAN WETZEL: The ayes have it.	2 3	a garden/open space, and he would like the Board to not grant the property owner the same privilege to purchase the land
2 3 4	(No response.) CHAIRMAN WETZEL: The ayes have it. Next item, please.	2 3 4	a garden/open space, and he would like the Board to not grant the property owner the same privilege to purchase the land for a side yard.
2 3 4 5	(No response.) CHAIRMAN WETZEL: The ayes have it. Next item, please. MR. RODRIGUEZ: Mr. Board Chair, today Angel Rodriguez.	2 3 4 5	a garden/open space, and he would like the Board to not grant the property owner the same privilege to purchase the land for a side yard. CHAIRMAN WETZEL: Let me ask a
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1			
	Page 58		Page 60
	restrictions. There were no use	1	directly applicable, but I saw there were
2	restrictions at that time when it was	2	no permits listed for the other property.
3	done. The zoning has changed since then.	3	So I just wanted to make sure a structure
4	So there was a wide array of uses that	4	wasn't actually built without permits.
5	community members could apply to open	5	MR. RODRIGUEZ: No. It was
6	space vacant land once they received it	6	just a significantly tall gate with a
7	from VPRC.	7	roll-top. From aerial views and Atlas,
8	So there is really no action	8	there is a shed. There is no garage.
9	item for this Board to consider on the	9	But, you know, again, even if they did
10	previous disposition from VPRC. At this	10	construct a building that had been
11	point, it is the Land Bank-owned land	11	done
12	that they do qualify for a side yard	12	MR. GOODMAN: They had the
13	disposition.	13	right to do that.
14	MS. GREENBERG: And it would be	14	MR. RODRIGUEZ: The Land Bank
15	use restricted this time?	15	is not a compliance organization
16	MR. RODRIGUEZ: Correct. It	16	MR. GOODMAN: I understand.
17	would be use restricted. They would be	17	MR. RODRIGUEZ: Well, I just
18	required to fence, and they have to	18	want the public to understand. The Land
19	adhere to what they propose in the	19	Bank is not we don't enforce zoning
20	package.	20	laws or compliance. L&I does that. L&I
21	MS. SAAH: It cannot be used to	21	has not cited it. It was done at a
22	construct anything. It has to be used as	22	point, so therefore it was grandfathered
23	a side yard.	23	in. I'm sure if they tried to do
24	MR. RODRIGUEZ: And there will	24	something, then all new applicable rules
-	Page 59 be a mortgage lien placed on the		Page 61
		1 1	would apply, but this is a historic
1			would apply, but this is a historic convevance, and that's the issue here.
2	property.	2	conveyance, and that's the issue here.
2	property. CHAIRMAN WETZEL: Thank you.	2 3	conveyance, and that's the issue here. CHAIRMAN WETZEL: Thank you,
2	property. CHAIRMAN WETZEL: Thank you. Just if we go back a second,	2	conveyance, and that's the issue here. CHAIRMAN WETZEL: Thank you, Angel.
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1	Page 62 exact district. So I look to continue to	1	Page 64 (Aye.)
2	try to help build that area as well. So	2	CHAIRMAN WETZEL: Those
3	I ask that you guys to please accept me	3	opposed, nay.
4	to build the side yard.	4	(No response.)
5	CHAIRMAN WETZEL: Thank you,	5	CHAIRMAN WETZEL: The ayes have
6	sir.	6	it.
7	Any other public comments?	7	That concludes our agenda for
8	Yes.	8	the day.
9	MR. ALI: This is just I'm	9	MS. SAAH: Public comment.
10	Jihad Ali.	10	CHAIRMAN WETZEL: So the first
11	Just indirectly, I just felt I	11	part of this, is there any old business
12	had an obligation to just say something	12	the Board or the public would like to
13	to the Board and hopefully to the young	13	discuss?
14	man that needed help, and, that is, as	14	Do you want to speak on old
15	Angel said, the Land Bank is not about	15	business?
16	the Land Bank is about property. I think	16	MR. MORAN: Yeah, I do.
17	that just to make him aware, that he	17	CHAIRMAN WETZEL: Please do.
18	really should contact his Councilperson	18	MR. MORAN: Oh, okay. I didn't
19	wherever he is, if someone could tell him	19	realize the floor was mine.
20	who his Councilperson is, because some	20	Good morning, everyone. My
21	people are in government to help him.	21	name is Michael Moran. We have a
22	I just also want to say to him	22	statement here.
23	too, we all know we all have needs.	23	All right. So once again, my
24	We all have people that have need.	24	name is Michael Moran. I'm a lifelong
	Page 63		Page 65
1	There's no need for him to apologize, but	1	resident of North Philly and I'm also a
2	there's a lot of people to help him. You	2	member of the Iglesias non-profit
З	got to just take the initiative.	3	community gardens. In 2021 tell you a
4	CHAIRMAN WETZEL: Thank you.	4	little bit of backstory here.
5	MR. RODRIGUEZ: Just so the	5	In 2021, City Council passed
6	community is aware, a representative from	6	legislation directing the Land Bank
7	the Seventh Councilmanic District is here	7	dispose of 15 parcels in the Kensington
8	and did provide information to	8	area to Iglesias Community Garden. At
9	Mr. Blount. We will follow up after this	9	the July Board meeting, a representative
10	meeting as well.	10	from our organization was present, and we
11	CHAIRMAN WETZEL: Thank you,	11	have been for every other meeting. At
12	Angel.	12	that meeting, the question was asked,
13	Seeing no other public comment,	13	when will we receive mortgages to sign
14	can I get a motion to adopt?	14	and complete the transfer process?
15	MS. GREENBERG: So moved.	15	Andrea Saah told us the process will be
16	MR. JEREMIAH: Second.	16	resolved, and I quote, by the end of July
17	CHAIRMAN WETZEL: So it was	17	or mid August, end quote.
18	approved by Jenny, and Jeremiah seconded.	18	We are back here today with our
19	You've got to give your name.	19	group, three of us here. It is now
20	MS. GREENBERG: Jenny	20	September 10th and we still have not
21	Greenberg.	21	received our mortgages.
22	CHAIRMAN WETZEL: A motion has	22	I'm noticing today that there
23	been made and properly seconded.	23	have been a lot of quick development for
24	All in favor say aye.	24	developers, but very slow for community

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1 members and gardens and whatnot. 1 MS. HENAO: But it is not our 2 In the meantime, one of our 2 case. 3 properties that we were waiting for in a 3 MR. RODRIGUEZ: All right. So 4 sense to get our paperwork was destroyed 4 the issue is the valuation of the 5 by a neighboring construction. We have 5 process, nonce we get it sorted out with 7 which also served as a memorial for a 7 FRA, we will be able to issue the 8 neighbor who had passed away, but because 9 doing two separate issues. I can't have 10 have no recourse to prevent this form 10 FRA trying to give gardeners fair market 11 happening again. 10 FRA trying to give gardeners fair market 12 Clearly, we need the land that 11 Value mortgages while we're more amenable 15 members, such as myself on a personal 16 17 In'm hoping to have this resolved by 17 for the same amount of time. Slow 17 18 uproperties at the PRA board. 19 So the question ends with, 19 properties. So I do apologize for the			1	
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23 MR. RODRIGUEZ: I'm just saying 23 disposition policy. So there's a lot of				
21 Composition 21 Chings regarry to consider with PRA.				
	1 4 7		_ <u> </u>	change regarry to constact wrom the.

	Page 70		Page 72
1	So we've been negotiating.	1	issues. The resolution, which is more
2	Again, the Land Bank is the youngest	2	operational of the mortgage, one site
3	agency out of the three land-holding	3	will happen before the October meeting.
4	agencies. So there are certain	4	What we're discussing here is that all of
5	historical issues that we have to	5	the gardens that we have in excess of
6	negotiate.	6	70. Once we have PRA stating, okay, this
7	CHAIRMAN WETZEL: So let me ask	7	is the format, then we can start issuing
8	this question, Angel: Can we anticipate	8	out the mortgages.
9	being able to resolve this before our	9	The Land Bank has already
10	next Board meeting?	10	approved a certain number of gardens.
11	MR. RODRIGUEZ: It is my hope	11	The issue is the paperwork has to be the
12	that that is the case. I can't say	12	same. So once that that question as
13	definitively, because I can't compel the	13	to the form of the mortgage and the note
14	PRA Board to do certain things.	14	is the primary concern. Once that is
15	MS. LOPEZ KRISS: So what is	15	resolved, we then can start issuing
16	the agenda item on the PRA Board	16	paper.
17	specifically?	17	MS. GREENBERG: Just to
18	MR. RODRIGUEZ: There are two	18	clarify, once the question on the Summer
19	large dispositions in the Third	19	Winter and Wiota get clarified with the
20	Councilmanic District. There's the	20	PRA Board, that will lead to the
21	Summer Winter Garden and Wiota Street	21	clarification you need to move forward
22	Garden. There is also a Second District	22	MR. RODRIGUEZ: Across the
23	piece, Kenilworth. So the issue is the	23	board.
24	valuation of it and the structure of the	24	MS. GREENBERG: to issue the
	Page 71		Page 73
1	Page 71 Page 71	1	Page 73 Page 73
1 2	mortgage. MS. LOPEZ KRISS: Okay.	1 2	mortgages? MR. RODRIGUEZ: Correct, and
	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are	2 3	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens.
2 3 4	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's	2 3 4	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens. MS. GREENBERG: So that can
2 3 4 5	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's part of where we're going back and forth.	2 3 4 5	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens. MS. GREENBERG: So that can happen quickly, relatively quickly.
2 3 4 5 6	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's part of where we're going back and forth. Land Bank doesn't	2 3 4 5 6	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens. MS. GREENBERG: So that can happen quickly, relatively quickly. MR. RODRIGUEZ: Well, we're
2 3 4 5 6 7	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's part of where we're going back and forth. Land Bank doesn't MR. GOODMAN: PRA typically	2 3 4 5 6 7	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens. MS. GREENBERG: So that can happen quickly, relatively quickly. MR. RODRIGUEZ: Well, we're going to issue them out once we get the
2 3 4 5 6 7 8	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's part of where we're going back and forth. Land Bank doesn't MR. GOODMAN: PRA typically meets after the Land Bank Board, right?	2 3 4 5 6 7 8	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens. MS. GREENBERG: So that can happen quickly, relatively quickly. MR. RODRIGUEZ: Well, we're going to issue them out once we get the language squared away.
2 3 4 5 6 7 8 9	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's part of where we're going back and forth. Land Bank doesn't MR. GOODMAN: PRA typically meets after the Land Bank Board, right? MR. RODRIGUEZ: Right. So	2 3 4 5 6 7 8 9	mortgages? MR. RODRIGUEZ: Correct, and all the other gardens. MS. GREENBERG: So that can happen quickly, relatively quickly. MR. RODRIGUEZ: Well, we're going to issue them out once we get the language squared away. MS. GREENBERG: Okay.
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2 3 4 5 6 7 8 9 10 11 12 13 14 15	<pre>mortgage.</pre>	2 3 4 5 6 7 8 9 10 11 12 13 14 15	<pre>mortgages?</pre>
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	mortgage. MS. LOPEZ KRISS: Okay. MR. RODRIGUEZ: And these are very valuable plots of land, so that's part of where we're going back and forth. Land Bank doesn't MR. GOODMAN: PRA typically meets after the Land Bank Board, right? MR. RODRIGUEZ: Right. So tomorrow will be the PRA Board meeting. So it goes Tuesday. It's the second Tuesday for Land Bank, second Wednesday for the PRA. MS. LOPEZ KRISS: So they're not going to hear wait. What month is it? MR. GOODMAN: September. MR. RODRIGUEZ: It's September.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	<pre>mortgages?</pre>
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	Page 74		Page 76
1	how do we get them to settlement, how do	1	meanwhile properties from all these other
2	we convey title.	2	agencies have gone to settlement for
3	The PRA is a different story,	З	development and these guys are still
4	because they have not considered the	4	waiting out in the atmosphere. So just
5	disposition. So it will be a Board	5	trying to figure out where the like
6	agenda for PRA, not for Land Bank.	6	choices are that lead us to here. You
7	MR. GOODMAN: No. I understand	7	know what I mean?
8	that. But these is this for kind of	8	MR. RODRIGUEZ: I think it's a
9	consistency, best practice between	9	mix of both. I can't speak to what one
10	agencies or does PRA have any hook into	10	agency's legal opinion will be versus the
11	these specific properties?	11	other. So it's lending me to believe
12	MR. RODRIGUEZ: No. They don't	12	it's required, whereas you may opine that
13	have any these were all approved by	13	it's a choice, but really I have to deal
14	the Land Bank Board. We're already	14	with those legal departments.
15	transferring them and all of that.	15	MS. HENAO: I have a follow-up
16	That's not the issue. The issue is the	16	question. As part of the deal that so
17	format has to be uniform across land	17	my name is Mara Henao.
18	agencies.	18	Part of the deal that we had
19	MR. GOODMAN: It has to be?	19	initially done was that one of the
20	It's a requirement or a choice?	20	parcels was going to be swapped with a
21	MR. RODRIGUEZ: Well, you can't	21	developer that is across the street from
22	like dispose of it because then, as I've	22	us. His name is Allan Nadav. So he
23	mentioned before, the transfer of title,	23	proceeded this week about two weeks
24	if we don't get the City and PRA in line	24	ago to fence up all of his all the
	5 4		5 1
	Page 75		Page 77
1	with what we're expecting and doing, they	1	lots that he owns or the parcels that he
2	then can challenge the deed transfer, and	2	owns, including the one that is supposed
3	they also don't have to agree to it.	3	to be for a swap. So is he fencing it up
4	This Board does not like the	4	because there's a movement on the swap,
5	PRA Board handles PRA assets. The City	5	or what is the update on that?
6	handles their own assets. So there has	6	MR. RODRIGUEZ: I don't know
7	to be agreement when you do the deed	7	what he's doing. He has a legal right to
8	transfers for all legal considerations,	8	do whatever he's doing on his land. Are
9	revestments and all of that. It has to	9	we proceeding with the swap? Yes. We
10	be uniform across the board. So there's	10	MS. HENAO: Well, one of the
11	a very practical issue at hand.	11	lots is ours.
12	MR. GOODMAN: No. I get that,	12	MR. RODRIGUEZ: Let me finish.
13	but if the Iglesias properties didn't	13	We are proceeding with the
14	come via PRA, it is still good practice	14	swap. I am unaware of the fact that he
15	for each agency to be consistent.	15	put up a fence. He can put up a fence.
16	MR. RODRIGUEZ: Correct.	16	It's his land. My point to you is we are
17	MR. GOODMAN: I'm just trying	17	moving forward with the swap. He will
18	to understand if it's a requirement or a	18	have to take that fence down once we
19	choice. That's all. Like a legal	19	effect that swap.
	requirement or a choice. Because	20	MS. SAAH: No. I think he's
20			
20	obviously there's a lot of properties	21	enclosed
	obviously there's a lot of properties that have been approved years ago for	21 22	enclosed MS. HENAO: No. The lot is
21			
21 22	that have been approved years ago for	22	MS. HENAO: No. The lot is

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1	clarify, he owns three lots on one block	1	It is my hope and my prayer
2	and the Land Bank owns one in the middle	2	that you don't have to come back here
3	of those three, and that is the property	3	again asking for mortgages. You know,
4	that is being proposed for the swap, 425	4	I'm asking staff to work diligently to
5	Arlington Street.	5	get this done, and hopefully you don't
6	MS. HENAO: That is correct.	6	have to come back again and we'll take
7	MS. SAAH: Which is what you're	7	care of the swap properly.
8	occupying. That's his land, right.	8	Thank you.
9	MS. HENAO: That is correct.	9	MR. MORAN: Thank you for that.
10	So that's why I'm asking why is he	10	It's something that it's true. I
11	fencing it up if that technically, that	11	mean, we can be grateful once it's
12	is the lot that is the parcel that we	12	finished to the point, but the reality is
13	are swapping with.	13	that an effort is the main thing that
14	MR. RODRIGUEZ: We're moving	14	seems that have been lacking for us here.
15	forward with the swap. I was unaware	15	As I made as I said in the
16	that he was fencing our parcel.	16	statement, there's been a lot of
17	MS. SAAH: I apologize. He is	17	development for developers. Meanwhile,
18	supposed to get that land in exchange for	18	community members are sitting here
19	giving us	19	waiting around because of whatever other
20	MS. HENAO: I understand what a	20	stipulation.
21	swap is.	21	CHAIRMAN WETZEL: I hear you.
22	MS. SAAH: So I'm just	22	MR. MORAN: Being in real
23	saying we are not aware that he put up	23	estate myself, I begin to wonder about
24	a fence.	24	property values and the modus behind all
	Page 79		Page 81
1	Page 79 MS. HENAO: Well, I'm letting	1	Page 81 Page 81
1 2		1 2	
	MS. HENAO: Well, I'm letting	_	of that stuff.
2	MS. HENAO: Well, I'm letting you know that he is doing this. So we	2	of that stuff. CHAIRMAN WETZEL: I get you.
2	MS. HENAO: Well, I'm letting you know that he is doing this. So we wanted to know well, from our	2	of that stuff. CHAIRMAN WETZEL: I get you. Thank you for the comments.
2 3 4	MS. HENAO: Well, I'm letting you know that he is doing this. So we wanted to know well, from our perspective is, he's moving on to	2 3 4	of that stuff. CHAIRMAN WETZEL: I get you. Thank you for the comments. MR. MORAN: Thank you.
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Board	of	Directors	Meeting
	()9/10/2024	

	Page 82		Page 84
1	but the City house got torn down before	1 CERTIFICATE	Page 84
2	that renovation was possible.	2 I HEREBY CERTIFY that the	
3	So this is clearly a pattern,	3 proceedings, evidence and objections are	
4	and I would like to, if we can, ask staff	4 contained fully and accurately in the	
5	to do an inventory of all the vacant	5 stenographic notes taken by me upon the	
6	houses in public ownership and see	6 foregoing matter, and that this is a true and	
7	come up with some ideas on how we can get	7 correct transcript of same.	
8	these out for affordable homeownership	θ	
9	before we as a public sector proactively	9	
10	tear more down. So I'd like to make that	10	
11	ask of staff.	11 $\sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum_{i=1}^{n} \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum$	
12	CHAIRMAN WETZEL: Thank you,	12 Mahele L. W. Lugshy	
13	Andrew.	13 MICHELE L. MURPHY	
14	Any other comments on new	14 RPR-Notary Public	
15	business?	15	
16		16	
	(No response.)	17	
17	CHAIRMAN WETZEL: Seeing none,	18	
18	can I get a motion to adjourn?	19 (The foregoing certification of this	
19	MS. LOPEZ KRISS: I make a	20 transcript does not apply to any reproduction	
20	motion to adjourn.	21 of the same by any means, unless under the	
21	Rebecca Lopez Kriss.	22 direct control and/or supervision of the	
22	MR. JOHNS: Second.	23 certifying reporter.)	
23	Michael Johns.	24	
24	CHAIRMAN WETZEL: Motion has	2.1	
	Page 83		
1 2 3 4	been made and properly seconded to adjourn the Land Bank Board meeting of September 10th.		
2 3	been made and properly seconded to adjourn the Land Bank Board meeting of September 10th. All those in favor say aye.		
2 3 4	been made and properly seconded to adjourn the Land Bank Board meeting of September 10th.		
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2 3 4 5 6	been made and properly seconded to adjourn the Land Bank Board meeting of September 10th. All those in favor say aye. (Aye.) CHAIRMAN WETZEL: Those		
2 3 4 5 6 7	been made and properly seconded to adjourn the Land Bank Board meeting of September 10th. All those in favor say aye. (Aye.) CHAIRMAN WETZEL: Those opposed.		
2 3 4 5 6 7 8	been made and properly seconded to adjourn the Land Bank Board meeting of September 10th. All those in favor say aye. (Aye.) CHAIRMAN WETZEL: Those opposed. (No response.)		
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Exhibit B

PHILADELPHIA LAND BANK

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: September 10, 2024

Dispositions for FY2025:

A total of 24 resolutions for Board-approved dispositions for the month of July and August have been submitted to the Mayor's Legislative Department for submission to City Council.

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 following Board-approved dispositions to \$265,000 per unit. The increase is due to increased construction costs due to soil conditions, and the inclusion of finished basements to both projects and was done in consultation with the District Council office. The AMI of both Board-approved dispositions remains at 80% AMI.

- Grays Ferry Dover & Myrtlewood RFP Affordable Alliance Company LLC
 - Land Bank Board approval Dates: 4/12/2022 and 6/13/2023; Resolutions 2022-8 and 2323-22; Settled May 2023/April 2024
 - Original Project Summary: Affordable Alliance Company LLC, a joint venture of BMK Properties LLC ("BMK") and Fine Print Construction LLC, an MBE certified construction firm, will develop seventeen (17) affordable single-family homeownership units that will be sold for a maximum sale price of \$250,000 to households with incomes at or below 80% AMI. Each unit will be 2 stories containing 3 bedrooms and 2 bathrooms totaling 1,200 SF.
- Grays Ferry Wharton & Dover RFP Affordable Alliance Company LLC
 - Land Bank Board approval Date: 8/9/2022; Resolution 2022-24; Settled in April 2024
 - Original Project Summary: Affordable Alliance Company LLC, a joint venture of BMK Properties LLC ("BMK") and Fine Print Construction LLC, an MBE certified construction firm, will develop twenty-two (22) affordable single family homeownership units that will be sold for a maximum sale price of \$250,000 to households with incomes at or below 80% AMI. Each unit will be 2 stories containing 3 bedrooms and two full baths and will vary in size from 950 to 1,080 SF, depending on the lot size.

TURN the KEY

On September 6, 2024, at 10 am the Philadelphia Land Bank, PHDC, the Mayor's Office, City Council, approved TTK developers and strategic lending partners celebrated the closing of the 100th Turn the Key Home at a ceremonial ribbon cutting at 1445 N. Marston St., Philadelphia, PA 19121.

Exhibit C

September 10, 2024

Via Certified Mail

Ladies/Gentlemen:

Board Chair Philadelphia Land Bank 1234 Market Street, 16th Floor Philadelphia, PA 19107

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

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

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

Re: Conflict Disclosure Letter

meeting agenda as posted on the PHDC website on August 30.

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose why I will abstain from participating in section VB of the September 2024 Land Bank Board

The Land Bank Board will discuss Interagency Transfers in agenda section V at its meeting to be held on Tuesday, September 10, 2024. In my day-to-day professional capacity as Director of Equitable Development for 3rd District City Councilmember Jamie R. Gauthier, I received advance information about the particulars of this proposed transfer and assisted with coordination of preliminary meetings with relevant parties.

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

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

Sincerely.

Digitility signed by Anithew V Goodman DN: cn=Andrew P Goodman, 6, ol2. Goodman C#US Date 2024 00.00 161548 0400

Andrew Goodman

Andrew P

Exhibit D

RESOLUTION AUTHORIZING CONVEYANCE OF 1105 NORTH 41ST STREET AND 1218 NORTH 41ST 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 1104 North 41st Street and 1218 North 41st 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 September 10, 2024.

Exhibit E

Andrea Saah

From:	Brown,Clara <cb3523@dragons.drexel.edu></cb3523@dragons.drexel.edu>	
Sent:	Monday, September 9, 2024 12:58 PM	
To:	Andrea Saah	
Subject:	Germantown et al Ashmead Street Affordable Homeownership Public Commen	
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.

Hi,

My name is Clara Brown and I live at 5200 Wakefield Street, Phila, PA 19144. I am emailing regarding the Turn the Key project at Germantown and Ashmead Street of the Germantown area. My front entrance is located directly on Ashmead Street, about 200 feet away from one of the proposed parcels included in this project. I wanted to express my gratitude and appreciation for this project and how it'll enhance the Germantown area. It will not only provide community revitalization but economic stability, crime reduction, educational outcomes, health benefits, cultural preservation, social equity and even homelessness prevention. There is one particular parcel (106 Ashmead Street) that has caused dissatisfaction within the area, even beyond the block. Many individuals have been affected by the nuisance of that parcel and we are tremendously grateful to see it'll be transformed into something beautiful. We are looking forward to this project starting and can't wait to see how it'll change Germantown!

My preferred email address is cmbrownd@gmail.com or Clara.brown@drexel.edu.

Thank you, Clara Brown

Andrea Saah	
From:	Dobbins,Destiny <dd3269@dragons.drexel.edu></dd3269@dragons.drexel.edu>
Sent:	Monday, September 9, 2024 2:16 PM
To:	Andrea Saah
Subject:	Germantown et al Ashmead Street Affordable Homeownership Public Comment
Follow Up Flag:	Follow up
Flag Status:	Flagged

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To Whom it May Concern,

My name is Destiny Dobbins and I live at 5200 Wakefield Street. The front entrance to my property is immediately across from the selected parcels. First, I would like to thank City Council for considering the 100th block of E Ashmead Street to be a part of a momentous project. The Turn the Key project will allow many individuals residing in the Germantown area the opportunity to build generational wealth. This project will not only assist the qualified individuals purchasing their first homes, but it will significantly diminish the current blight conditions of this block. As a new and first-time homeowner, myself, I take pride in the wellbeing of my neighborhood, and I am thrilled to welcome more first-time homeowners who are looking to establish long term roots and empower the community around us. In addition, this project will also eliminate long-standing issues of safety and sanitation issue by including the parcel at 106 E Ashmead Street. This land has been controlled by several individuals in which many violent, unsafe, and unsanitary actions have taken place. With these vacant lots eliminated and the construction of new beautiful homes taking their place, I have hope for a better future for Germantown residents. Thank you all for your time and consideration, it is deeply appreciated.

Sincerely, Destiny Dobbins

Preferred email: dd3269@drexel.edu

Drexel University, '21 University of Virginia, '17

Exhibit E

Andrea Saah

From:	Suzanne Ponsen <suzanne.ponsen@gmail.com></suzanne.ponsen@gmail.com>	
Sent:	Monday, September 9, 2024 1:31 PM	
To:	Andrea Saah	
Subject:	23 properties E. Ashmead Street 19144	
Follow Up Flag:	Follow up	
Flag Status:	Flagged	

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Disposition of: 23, 24, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91, and 100 E. Ashmead Street

Please address these issues:

1. Many neighbors of these properties have long asked to purchase those that adjoin theirs. Why aren't they being given that opportunity? They should be given the right of first refusal given their repeated attempts to acquire them.

2. Also, many more near neighbors have expressed the need for community space to meet and to garden.

Suzanne L. Ponsen West Central Germantown Neighbors President 215-720-0809

Exhibit E

Andrea Saah	And	rea	Saah
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To: Subject: aw/SoLo RE: please respond/landbank Fwd: we would like to see a hybrid meeting offered

From: aw/SoLo <awfromhh8@gmail.com> Sent: Tuesday, September 10, 2024 8:44 AM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>

Cc: David S. Thomas <Dave.Thomas@phdc.phila.gov>; Angel B Rodriguez <Angel.B.Rodriguez@phdc.phila.gov> Subject: Re: please respond/landbank Fwd: we would like to see a hybrid meeting offered

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i know this is late however, due to circumstances will be unable to attend today. we would like to express support for the neighbors who would like the property adjacent to them withdrawn and the longtime block garden withdrawn/spared.

we would further like to encourage landbank to allow developer to add a community space. thank you for your attention to this matter. stay healthy and safe, regards -allison weiss 215 843 5555 SoLo

1

Exhibit F

RESOLUTION AUTHORIZING CONVEYANCE OF 23, 24, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91 AND 106 EAST ASHMEAD STREET TO HOW AFFORDABLE HOUSING 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 23, 24, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91 and 106 East Ashmead Street (collectively, the "**Property**") to HOW Affordable Housing 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 Twenty-One Thousand and 00/100 U.S. Dollars (\$21,000.00) 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 September 10, 2024. Philadelphia City Council Resolution No. _____ dated _____

Andrea Saan	
From:	Andrea Saah
Sent:	Tuesday, September 10, 2024 11:54 AM
To:	Concerned Citizens Point Breeze
Cc:	PBCDCoalition RCO; antonmoore1@gmail.com; Kenyatta Johnson; Angel B Rodriguez; Herbert Wetzel
Subject:	RE: Opposing Point Breeze Cheesecake Properties Project

Dear CCPB,

Andrea Cash

Thank you for submitting this email with your concerns, which were also expressed in person at the meeting. Because this email was submitted after the Board meeting began at 10 am, it could not be distributed to the Board in advance, but it will be included with the minutes of the meeting.

2210 Latona St was removed from the project before it was presented to the Board. It is not included in the approved disposition.

Kind regards, Andrea

Andrea Imredy Saah Senior Counsel, Philadelphia Land Bank PHDC Land Management Direct: 215-448-2122 Email: <u>andrea.saah@phdc.phila.gov</u>

This email and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this email, you are hereby notified any dissemination, distribution or copying of this email, and any attachments thereto, is strictly prohibited. If you receive this email in error please immediately notify me at the number above and permanently delete the original copy and any copy of any email, and any printout thereof.

From: Concerned Citizens Point Breeze <ccpbzoning@gmail.com> Sent: Tuesday, September 10, 2024 10:22 AM To: Andrea Saah <Andrea.Saah@phdc.phila.gov>; Kenyatta Johnson <Kenyatta.Johnson@Phila.gov> Cc: PBCDCoalition RCO <pbcdczoning@gmail.com>; antonmoore1@gmail.com Subject: Opposing Point Breeze Cheesecake Properties Project

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To: Philadelphia Landbank Board

From: Concerned Citizens of Point Breeze, RCO

Date: September 10, 2024

1

Re: Opposing Landbank City properties

disposition for Sale for Cheesecake

Lower Market-rate Development

and hold City properties for low - moderate income, Essential worker fa

and REMOVE OFF LIST 2210 Latona Street for (Green Space) Neighbors' request

POINT BREEZE LANDBANK CITY PROPERTIES' HEARING SEPTEMBER 10, 2024 AT 10: AM

Landbank Project description - The properties below are proposed for disposition to

Applicant: Cheesecake Properties Property Addresses in Point Breeze 1212 S 17th St; 1317 and 1511 S 20th St; 1904 S 23rd St; ; 1911 Gerritt St; 1932 and 2044 Titan St,

1216 S 31st St- Graysferry

Project Description:

Cheesecake Properties proposes to build eight (8) homeownership units to be sold to incomerestricted homebuyers at a maximum of 80% AMI for no more than \$250,000. Units will be eligible for Turn The Key homebuyer assistance funding. All units are 1,100 square feet with two (2) stories, three (3) bedrooms, two (2) bathrooms, and no basement.

First, we want to express our opposition to in-person meetings only. This decision excludes many residents who have obligations and are unable to come to a public meeting 10am on a weekday. We would are requesting the Landbank Board, government public meeting become a HYBRID PUBLIC ACCESS MEETING. This would allow citizens who are unable to attend in-person to participate virtually/remotely and still have a voice in the process and the Landbank meetings.

Opposing Point Breeze Cheesecake Properties Project

Concerned Citizens of Point Breeze and Point Breeze Stakeholders oppose the Disposition sale of the above City-owned property Deeds for a lower market-rate Turn -the -key program Cheesecake housing project. Point Breeze Community continues to struggle financially from the pandemic as well as being bombarded with by-right market-rate developments from private developers. The above city properties (unsolicited) development project appears to be HANDPICKED properties which should not have been listed as available on the Philadelphia Landbank property list, due to extremely low-income homeownership development in Point Breeze. Currently, the low-income Low-wage affordable homeownership is a low amount, the others are rentals. This is why we are advocating to allocate the remaining 50 more or less city-owned properties (excluding green space properties) who are low/moderate income residents (60ami or below) who should not be excluded but have the RIGHT and Opportunity to obtain homeownership subsidized by city officials as you are providing for the Lower-market rate (Turn-the -Key) program, which Point Breeze should be EXCLUDED.

CRITICAL NEED FOR LOW-WAGE AFFORDABLE/ESSENTIAL WORKERS HOMEOWNERSHIP IN POINT BREEZE

NAME CHANGE - (TURN-THE-KEY) program was originally called (Workforce Development Housing) that consisted of Point Breeze city-owned properties that were sold for up to \$230,000. Which was a LOWER Market-rate housing program to dispose of Point Breeze Landbank city-owned properties for 80ami- 120

ami income level pre-pandemic. Point Breeze has had excessive disposition of city-land under the (RDA or Landbank entity) at these levels that sold from \$230,000 to \$500,000. We were told that workforce development \$230,000 level was for city workers, police and firemen workers etc. Residents stated at the community meetings that the (workforce development housing as well as the market-rate houses) price level was too expensive or **unsustainable long term** for low-income, low-wage families to purchase and that the city properties prices would also further contribute to the gentrifying of Point Breeze Community.

Point Breeze has a large segment of low and moderate income residents, many single parent homes, that are making less than \$15.00 per hour (Essential workers). These are the wages many local businesses are paying local employees. Low cost/low-wage affordable homeownership (30 - 60ami) in Point Breeze is a **critical need** and practically non-existent in the private real estate market. This is a must in order to retain our Black community and next generation. Their dream to own their own home is still a desire of many, but they need to have access to low-income, low-wage, low-cost affordable homeownership in order to achieve and maintain the American dream of homeownership and wealth building.

Due to the current housing state of Point Breeze high priced houses and rents, it is the responsibility of city and government officials (Landbank Board) to provide the range of mixed-income, equal amount at all levels of homeownership that is subsidized for all people including low-cost/low-wage affordable homeownership (\$150,000 or less.on the front end) and not intentionally increase the housing prices of the two-story row houses to \$280,000 in Philadelphia.

Again, We are asking the Landbank Board to not approve this Disposition Sale for the Cheesecake Housing Project and keep the remaining city-owned properties in Point Breeze for homeownership for low and moderate income (Essential workers) families.

Thank you for your consideration in this matter.

cc: Council President Johnson Point Breeze Stakeholders Point Breeze CDC Anton Moore, Unity in the Community Community members

Andrea Saah

Alvarez, Isabela <ialvarez@dilworthlaw.com></ialvarez@dilworthlaw.com>
Friday, August 30, 2024 9:52 AM
Andrea Saah
Re: Philadelphia Land Bank Conveyance of 1932 Titan Street

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Thank you for your response and clarification re affordable housing. Nonetheless, I remain concerned about the structure of my home and I'd like assurance that, should this move forward, any and all damage caused to my home, will be promptly addressed and paid for. I also still have questions about why a developer is given priority over the owners of the adjacent home.

Isabela Alvarez | Dilworth Paxson LLP she/her/hers <u>1500 Market Street | Suite 3500E | Philadelphia, PA 19102</u> Tel: <u>(215) 575-7312 | Fax: (215) 754-4603</u> ialvarez@dilworthlaw.com | www.dilworthlaw.com

On Aug 30, 2024, at 9:39 AM, Andrea Saah <Andrea.Saah@phdc.phila.gov> wrote:

This message is from an external sender.

Dear Ms. Alvarez,

Thank you for your note. It will be forwarded to the Board members for their review, Should you wish to provide comment in person at the Board meeting on September 10th, please review the attached memo.

I would like to correct a misunderstanding about the housing that is being proposed. It is not. Section 8 housing, which is rental housing. The homes being built are going to be sold to households making no more than 80% of Area Median Income, which for a family of four is \$91,750. These are working individuals and families who will own their home and must reside in the home. Renting the home is forbidden under the Declaration of Restrictive Covenants that will be recorded against the homes to be built in this project.

I have also forwarded your concerns about construction and inspections to our project manager and executive director to address. Philadelphia's permitting process and construction approval includes numerous strict requirements and inspections to assure the safety of adjacent homes.

If you would like to learn more about the Turn the Key program that is providing a second mortgage for homeowners who wish to purchase these homes, please go to https://phdcphila.org/residents-and-landlords/homebuyers-and-renters/turn-the-key/

1

Sincerely, Andrea

Andrea Imredy Saah Senior Counsel, Philadelphia Land Bank PHDC Land Management Direct: 215-448-2122 Email: <u>andrea.saah@phdc.phila.gov</u>

This email and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this email, you are hereby notified any dissemination, distribution or copying of this email, and any attachments thereto, is strictly prohibited. If you receive this email in error please immediately notify me at the number above and permanently delete the original copy and any copy of any email, and any printout thereof.

From: Alvarez, Isabela <ialvarez@dilworthlaw.com> Sent: Friday, August 30, 2024 7:28 AM To: Andrea Saah <Andrea.Saah@phdc.phila.gov> Subject: Philadelphia Land Bank Conveyance of 1932 Titan Street

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

Good Morning Ms. Saah,

My name is Isabela Alvarez and my husband, Kenyatta E. Miller, and I are the owners of 1930 Titan Street.

In November of 2023, we submitted a side/rear yard application to purchase 1932 Titan Street, the lot directly next to our property. That application was rejected because we were told in January of 2024 that Kenyatta Johnson was prohibiting the sale/conveyance of all side lots in our district. I reached out several times to Kenyatta Johnson to appeal to him and never received a response.

We then received notice that Cheesecake Properties wanted to build in that lot. We have serious concerns about what building in that lot means not only for the foundation and structure of our house, but for the value of our house as well since it is being proposed as Section 8 "affordable" housing. At a meeting in June the Cheesecake Properties representative seemed unsure whether there would be inspectors on site and had no response when asked what would happen if damage was caused to our property. That is a huge concern and unacceptable. Nothing should be done without inspection and inspections should continue and be provided to neighbors throughout the project if this is approved, which we object to. We work from home and this construction is a huge disruptor and will have negative affects on our jobs.

I also have many questions and concerns about why an outside developer who has absolutely no connection to our neighborhood would be given priority to purchase a

property that directly touches the property we own and have tried to purchase and I urge the Board to consider this point. The Board should prioritize local families and couples instead of these developers that build too quickly and ultimately produce faulty properties. I also urge the Board to reconsider our application.

We strongly object to the conveyance of 1932 Titan Street to Cheesecake Properties.

Please let me know if you have any questions.

Thank you, Isabela

Isabela Alvarez | Dilworth Paxson LLP she/her/hers 1500 Market Street | Suite 3500E | Philadelphia, PA 19102 Tel: (215) 575-7312 | Fax: (215) 754-4603 ialvarez@dilworthlaw.com | www.dilworthlaw.com <PLB Board Participation Memo 09102024 v1.pdf>



August 30, 2024

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

RE: Letter of Support for Cheesecake Properties' Affordable Housing Proposal

Dear Philadelphia Land Bank Board Members,

I am writing to express my strong support for Cheesecake Properties' plan to build eight affordable homes in the Point Breeze and Grays Ferry neighborhoods of South Philadelphia.

We are particularly excited to see Mr. Cerqueira leading this project, as he exemplifies the mission of our Jumpstart program. Jumpstart is an award-winning community development initiative that revitalizes the city by training, mentoring, networking, and providing financial resources to aspiring developers. Our graduates are dedicated to eliminating blight, creating quality affordable housing, and improving the quality of life in Philadelphia.

Mr. Cerqueira began his real estate career in 2013, completed our Jumpstart Germantown Training Program in 2019, and our advanced program for commercial real estate developers in 2021. Since then, we have financed several of his projects, all of which he has completed on time and to high standards. Our construction inspectors consistently praise the quality of his renovations.

His most recent project, financed by Jumpstart, involved acquiring a property from the Philadelphia Housing Authority, completing a quality renovation, and selling it to a low income family. The buyers were paying 40% more in rent than they now pay as homeowners. This project highlights Mr. Cerqueira's commitment to affordable housing.

Over the years, we have come to admire Mr. Cerqueira's tenacity and his genuine interest in how real estate can impact the community. Given his track record and alignment with our mission, we wholeheartedly support his application to the Philadelphia Land Bank.

Angie Williamson

Executive Director, Jumpstart Germantown & Jumpstart Philly

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



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

Philadelphia, September 4th 2024

Dear Members of the Philadelphia Land Bank,

I am writing this letter to support Antonio Cerqueira's application with Cheesecake Properties to develop eight affordable homes in South Philadelphia.

We own three of the best vegan restaurants in the Philadelphia area, with Hatboro, Point Breeze, and the Reading Terminal Market locations.

We have owned a vegan deli and bistro at the Reading Terminal Market since 2017. Last year, we expanded our store to a larger and more prominent location. The RTM is a landmark in the city, and they have strict requirements for the tradespeople who can work at their facility, and they maintain the highest standards.

We hired Mr. Cerqueira's construction company, Pill Bug Construction, to build our new restaurant. His performance was excellent in timing and quality of the work done. Not only we but also the RTM management were impressed by their performance. His demeanor made it easy to work with, and many owners have requested his information for similar jobs since he completed his job with us. He is now included in the recommended list of people to work with at RTM.

As I mentioned, one of our locations is at Point Breeze, so we know the area well and are particularly enthusiastic about initiatives that contribute to its improvement. Knowing the positive impact of infill affordable housing and the high standards that Mr. Cerqueira's company delivers, we couldn't miss the opportunity to express our strong support for his application to the land bank. We believe this project will be a great asset to South Philadelphia.

If you need further information, please do not hesitate to contact me at 215-768-7192.

Warm regards,

Silvia Lucci Founder/CEO LUHV FOOD 1020 Industrial Blvd, Southampton, PA, 18966

September 3, 2024

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

RE: Support Letter for affordable housing development by Cheesecake Properties

Dear Philadelphia Land Bank Board Members,

I am writing to express my strong support for Cheesecake Properties' proposal to develop 8 affordable homes in the Point Breeze and Grays Ferry neighborhoods of South Philadelphia. As a resident of this community and an advocate for affordable housing, I am enthusiastic about the positive impact this project will have on our neighborhood. I am also grateful to Cheesecake Properties for going beyond the minimum affordability requirements on this project.

I am a block captain and committeeperson in the neighborhood, and one of the proposed home locations (1212 S 17th) is at the corner of my block and adjacent to the home of a close relative. None of the near neighbors I've spoken to have expressed anything but support for the project.

I had the opportunity to attend the community engagement meeting organized by Cheesecake Properties, where they presented their plans and listened to feedback from local residents. It was clear from this meeting that they are committed to working with the neighborhood to promote affordability.

I want to clarify that my support for this development is purely as a resident and neighbor who sees the need for more affordable housing in South Philadelphia. I do not have any connection, formal or informal, with Cheesecake Properties or its owner, Antonio Cerqueira. My support is based solely on my belief that this project will greatly benefit our community. We have some past affordable housing projects on our block, which have helped maintain diversity on the block and have been a general benefit to the neighborhood, while housing costs have continued to rise.

I wholeheartedly support Cheesecake Properties' application and urge the Land Bank to approve their proposal. This development represents a crucial step toward ensuring that South Philadelphia remains a diverse and vibrant community where all residents have the opportunity to thrive.

Thank you for considering my support for this important project. Please feel free to contact me if you require any further information or have any questions.

Sincerely

Oren Pollak Resident of Point Breeze



Access to Capital, Entry to Opportunity

September 3, 2024

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

RE: Support Letter | Cheesecake Properties LLC

I, David Langlieb, am writing to the Land Bank to support Cheesecake Properties LLC's application to acquire eight (8) lots in the 2nd councilmanic district from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this and other Turn the Key projects, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, MBE-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 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,

David Langlieb

Executive Director, Philadelphia Accelerator Fund



September 5, 2024

To the board members of the Philadelphia Land Bank:

The Point Breeze Community Development Coalition, a registered RCO, would like to express our support for the development of eight affordable homes in our area that Antonio Cerqueira from Cheesecake Properties, LLC presented to us.

We are in favor of housing that is affordable for working class people, and were excited to see the positive impact this development will have on our community.

Please feel free to contact us if you need any further information.

Albert Littlepage Point Breeze Community Development Coalition apage1801@aol.com

pointbreezecoalition.org | pbcdczoning@gmail.com

Page 1 of 1

Etfad

Philadelphia, September 3rd, 2024

Dear Land Bank board members,

I am writing on behalf of Trades for a Difference, a nonprofit organization that empowers individuals from underrepresented communities by providing them with the skills and opportunities needed to succeed in the trades. We are excited to express our full support for Cheesecake Properties and their upcoming project to develop eight affordable homes in District 2 of Philadelphia.

Cheesecake Properties has consistently demonstrated its commitment to serving minority communities in our city. Its dedication to providing high-quality, affordable housing is essential in the current housing climate. I have had the opportunity to observe its work firsthand, and I can attest to the exceptional quality and attention to detail that it brings to every project.

By actively engaging with the community and prioritizing minority tradespeople, Cheesecake Properties will create job opportunities that have a lasting impact. Their project provides invaluable hands-on experience for individuals in the trades, particularly those from minority backgrounds who are often underrepresented in this field. This approach aligns perfectly with the mission of Trades for a Difference,

In conclusion, Cheesecake Properties is a developer that meets and exceeds the standards of affordable housing development. Their commitment to quality, community engagement, and creating opportunities for minority tradespeople is remarkable. We strongly support their efforts and urge the Philadelphia Land Bank to approve their proposal.

Jordan Parisse-Ferrarini

John Cann - Ferrani

Founding Executive Director TFAD O: 484-899-0905 C:267-474-2219

Andrea Saah

From:	Gavin Tabor <gtabor@pacareerlinkphl.org></gtabor@pacareerlinkphl.org>	
Sent:	Monday, September 9, 2024 11:34 AM	
To:	sabrina.r.gordon@gmail.com; Andrea Saah	
Subject:	RE: Public Comment on Agenda Item B1 – 1911 Gerritt Street	
Follow Up Flag:	Follow up	
Flag Status:	Flagged	

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Dear Philadelphia LandBank Board,,

I wanted to follow up on this. I had planned to attend the meeting tomorrow (Tuesday) but now must help with a career fair at PA CareerLink West and will be unable to attend. If you see this in time today, I can come into the office to discuss in person.

As Sabrina mentioned we had sent a detailed submission in regard to this space some time ago (March 2024). As someone who works so closely to help improve the city of Philadelphia, I understand the pressures that come with that responsibility. We were hoping for the opportunity to reconsider the disposition of 1911 Gerritt Street.

Thanks, Gavin and Sabrina Tabor

------Forwarded message ------From: Sabrina Tabor <<u>sabrina.r.gordon@gmail.com</u>> Date: Tue, Sep 3, 2024, 8:49 AM Subject: Public Comment on Agenda Item B1 – 1911 Gerritt Street To: <<u>andrea.saah@phdc.phila.gov</u>> Cc: Spark Tabor <<u>tabor.gavin@gmail.com</u>>

Dear Philadelphia LandBank Board,

I am writing to express my concern regarding the proposed disposition of 1911 Gerritt Street to Cheesecake Properties LLC for the development of affordable housing, as outlined in Agenda Item B1 for the upcoming meeting. While I fully support the creation of affordable housing in our community, I would like to bring to your attention a prior submission I made for <u>1911 Gerritt Street</u> as a side yard acquisition.

I submitted a detailed application, including all required documentation, to purchase 1911 Gerritt Street as a side yard in accordance with the established Side Yard and Rear Yard Disposition Policy in March 2024. This submission was made with the intent to enhance my property and contribute positively to the neighborhood by maintaining and utilizing the lot as green space, which aligns with the LandBank's goals of returning vacant properties to productive use.

1

I was unaware of any specific zip code or district priorities that might influence the disposition of properties like 1911 Gerritt Street, as these priorities are not explicitly mentioned in the application process. It was surprising to receive public notification of Cheesecake Properties' proposal, especially considering that my application was submitted before theirs (March 2024) and I have worked with two different employees at the LandBank to progress my application.

Given that my application was submitted in compliance with the LandBank's policies and procedures, I respectfully request that the Board reconsider the disposition of 1911 Gerritt Street. I urge you to evaluate my application alongside the unsolicited proposal by Cheesecake Properties LLC, ensuring that the LandBank's decision-making process remains transparent, fair, and in line with its mission to prioritize community-driven development.

Thank you for your consideration. I look forward to your response and remain committed to working with the LandBank to find a resolution that serves the best interests of our community.

Sincerely, Sabrina & Gavin Tabor <u>1909 Gerritt St Philadelphia PA 19146</u> <u>sabrina.r.gordon@gmail.com</u> 339 223-6081

--

Sabrina Tabor (Gordon), PN-L1, CF-L2 sabrina.r.gordon@gmail.com 339 223-6081

Exhibit H

RESOLUTION AUTHORIZING CONVEYANCE OF 1212 SOUTH 17TH STREET: 1317 AND 1511 SOUTH 20TH STREET: 1904 SOUTH 23RD STREET: 1216 SOUTH 31ST STREET; 1911 GERRITT STREET; AND 1932 AND 2044 TITAN STREET TO CHEESECAKE 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 1212 South 17th Street: 1317 and 1511 South 20th Street: 1904 South 23rd Street; 1216 South 31st Street; 1911 Gerritt Street; and 1932 and 2044 Titan Street (collectively, the "Property") to Cheesecake 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 Eight Hundred and 00/100 U.S. Dollars (\$800.00) 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 September 10, 2024.

Philadelphia City Council Resolution No. _____ dated _____



June 12, 2024

Philadelphia Housing Development Corporation David S. Thomas, President & CEO 1234 Market Street Philadelphia, PA 19107

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

Philadelphia Land Bank Andrew Goodman, Chair, Board of Directors 1234 Market Street Philadelphia, PA 19107

Dear David Thomas, Angel Rodriguez, and Andrew Goodman,

The residents of the impacted neighborhood of Norris Square, at a community meeting hosted by NSCA RCO held on Wednesday, June 12, 2024, are proud to move forward with the overwhelming support of the Norris Square neighborhood for the development of affordable housing by **"The Prime Corporation "**, bringing (10) single family homes to our community.

Outreach was conducted where over 200 flyers were distributed in the immediate location of where this development will be located. The housing offered will be 1,300 square feet, two (2) stories, three (3) bedrooms, two (2) bathrooms, with a finished basement and rear yard space giving residents an opportunity of home ownership. These homes will be sold to income restricted people at 100% AMI for the maximum of \$280,000. Most important is their commitment to the residents of Philadelphia, being home grown developers, to continue to bring single family homes to our city and in Norris Square resulting in a unanimous vote in support of this project.

Furthermore, the proposed Prime Corporation project aligns with our shared values of social equity, economic diversity, home ownership and affordable communities. By offering an opportunity of home ownership, we can ensure that these families will not be priced or pushed out of our communities.

We understand that bringing single-family homes projects like this require careful planning and collaboration between developers, local government officials, community organizations, and community stakeholders. We commend the efforts of all parties involved in advancing this single-family housing initiative and urge swift action to move the project forward. We particularly want to commend and recognize the developers of this project Edward Pridgen and Darren Coleman of The Prime Corporation for their willingness to share and listen to the needs of our community.



Therefore, we, the attending residents, call upon The Philadelphia Landbank and PHDC Board of Directors, our elected officials, policymakers, and relevant authorities to prioritize and expedite the approval and implementation of the Pime Corporation single-family housing projects. Together, let us demonstrate our commitment to creating a more equitable and inclusive community for all.

Thank you for your attention to this matter.

Sincerely,

NSCA RCO Patricia De Carlo Chair

cc: The Prime Corporation Councilperson Quetcy Lozada The Prime Corporation, Edward Pridgen The Prime Corporation, Darren Coleman PHDC Board Chair Ken Weinstein



Greater Impact Worship Center 2431 North 6th Street Philadelphia, PA 19133 giwc2431@gmail.com

August 1, 2024

Mr. Edward Pridgen President The Prime Corporation 1411 North 62nd Street Philadelphia PA 19151

Re: Letter of Support

Dear Mr. Pridgen:

As Senior Pastor of the Greater Impact Worship Center located at 2431 North 6th Street, Philadelphia Pa. 19133, Our Community Members/Neighbors and I met with The Prime Corporation on Wednesday, May 22, 2024 at the Greater Impact Worship Center to discuss your proposed Affordable Housing Development project. As Senior Pastor of the Greater Impact Worship Center, we pledge 100% support for The Prime Corporation's Ten (10) Units of Single-Family Affordable Housing Development Project. Your project shares our values of social equity, diversity and home ownership which is needed in our community. We believe that this project is the beginning of positive change to our neighborhood. It is our hope that The Prime Corporation continues to bring additional Single family affordable housing to our neighborhood.

Sincerely,

Paston Glenn Dawson In

Senior Pastor Glenn Dawson Jr



Access to Capital, Entry to Opportunity

September 3, 2024

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

RE: Support Letter | Prime Corporation of NJ Inc.

I, David Langlieb, am writing to the Land Bank to support Prime Corporation of NJ Inc.'s application to acquire 10 lots in the 7th councilmanic district from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this and other Turn the Key projects, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, MBE-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 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,

-l1 David Langlieb

Executive Director, Philadelphia Accelerator Fund

"WE THE PEOPLE" WE ARE IN SUPPORT OF THE CLAIMS BEING MADE IN RE: 20 WE ATTEST THAT THE ONCE VACANT PROPERTY HAS BEEN MAINTAINED, OCCUPIED, AND UPKEPT BY LOUN SINCE 2019-CURRENT Matias 38 1. Mari 142 yrs. Cell -267-318-8085 2. ASQUEZ 42 yrs. cell-20725 3. 4. III 40 Yrs 5 215-828-0298 38 6. vistopher 267-562 3 8. NAN ema 9. 10. 11 印入 12. 13. 15. 16. 5-820-5367 18. 9 19. 20. 21. 23. 24. 25.

August 12, 2024 at 12:55 PM

- Good afternoon, this is a objection to the proposed sale of the Philly Land Bank parcels:
- We The People object to the sale of said property: 2407-2415 N 6th St
- Philadelphia, Pa 19132
- The land has been occupied and maintained by an occupant
- It is clearly visible, occupied, maintained and done in a hostile manner.
- Continuous Possession
- Actual and Open and Notorious Possession
- Exclusive Possession
- See attached Support Signatures

RESOLUTION AUTHORIZING CONVEYANCE OF 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445 AND 2447 NORTH 6TH STREET TO THE PRIME CORPORATION OF NEW JERSEY, INC.

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 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445 and 2447 North 6th Street (collectively, the "**Property**") to The Prime Corporation of New Jersey, Inc. (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 Five Thousand and 00/100 U.S. Dollars (\$5,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
- 2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
- 3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "Transaction Documents") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
- 4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
- 5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 10, 2024. Philadelphia City Council Resolution No. _____ dated _____

Andrea Saah

From:	Bo James McCain <zulunationcdc@gmail.com></zulunationcdc@gmail.com>
Sent:	Wednesday, September 4, 2024 2:46 PM
To:	Andrea Saah
Cc:	Jack Adderley; sonnysmith341@gmail.com
Subject:	Objection to conveyance of 532 West Dauphin Street.
Follow Up Flag:	Follow up
Flag Status:	Flagged

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Dear Andrea, PHDC and Land Bank Board Members.

I was informed about the potential conveyance in above subject matter from family members and neighbors.

Reason for objection to conveyance of public land for private ownership and personal use.

1. Leave public land for open space public community use.

2. Property owner requesting conveyance of Public Land acquired Public Land 528 W Dauphin St, which was a vegetable garden for approximately two decades.

Public Land Sale at 528 W Dauphin Street was facilitate d with the assistance from the Councilwoman Maria Quinones-Sanchez.

Currently, 528 W Dauphin Street has a enclosed garage and has eliminated 1 parking spot on the block.

3. Property owner has by right to use Property as he or she sees fit and zoning. However, Property owner chose to build a garage, eliminating a garden and open space. Now, same property owner petition for Taxpayers Public Land for personal and private use.

No, grant property owner the same privilege once again to purchase the land at below market rate and use by right and what zoning would allow.

This is an objection to the conveyance and request to keep public land for public use.

Please acknowledge receipt,

Respectfully Submitted, Bo Zulu Nation

Exhibit L

RESOLUTION AUTHORIZING CONVEYANCE OF 532 WEST DAUPHIN STREET TO RUFUS F. LOVERA AND ELBA I. LOVERA

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 532 West Dauphin Street (the "Property") to Rufus F. Lovera and Elba I. Lovera (the "Purchasers").

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 Purchasers for Fifty Thousand and 00/100 U.S. Dollars (\$50,000.00) 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 September 10, 2024.
Philadelphia City Council Resolution No	dated