

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING

TUESDAY, JULY 16, 2024 – 10:00 AM
THIS MEETING WILL BE HELD REMOTELY ON ZOOM AND IS OPEN TO THE PUBLIC.

**INSTRUCTIONS FOR REGISTERING FOR PUBLIC ACCESS TO THIS MEETING
AND FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of June 11, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Resolution Approving Board Committee Charters
- V. Property Dispositions

A. Development – Assemblage (unsolicited)

The property below is proposed for disposition to **Kifleye LLC**, the owner of 5301, 5303 and 5305 Market Street in the Third (3rd) Council District, to develop a mixed-use apartment building containing four (4) ground-floor retail spaces and twelve (12) market-rate apartments on the two upper floors. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply for this project.

- 5307* Market Street (CD 3) (**property being transferred by the City of Philadelphia to the Land Bank*)

B. Development – Affordable Housing (unsolicited)

1. The properties below are proposed for disposition to **BLA Holdings LLC** to develop nine (9) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished 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 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.

- 3833* and 3915* Brown Street; 735* N. DeKalb Street; 3605* Melon Street; 3517 Mount Vernon Street; 524 N. 35th Street; 740* and 765* N. 38th Street; and 839* N. 39th Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
2. The properties below are proposed for disposition to **Gil Property Group LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with a finished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,455 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.
- 3914*, 3917, 3927*, 3935*, 3936-38*, 3937*, 3940, 3946* and 3948* Folsom Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
3. The properties below are proposed for disposition to **Northwest Development Group LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,200 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
- 3539* Aspen Street; 3624 Brown Street; 610, 612, and 614* N. Shedwick Street; 3405*, 3830* and 3832* Wallace Street; 682* N. 33rd Street; 620* N. 35th Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
4. The properties below are proposed for disposition to **Project IV LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,375 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.

- 3841* and 3843 Melon Street; 3858* Mount Vernon Street; 642*, 647* and 658* Union Street; 3903*, 3905, 3907* and 3930* Wallace Street (CD 3)
*(*denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)*
5. The properties below are proposed for disposition to **Rosario Estates LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished 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 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.
- 3607*, 3830 and 3832* Melon Street; 3837, 3917, 3938*, 3940* and 3944* Mount Vernon Street; 612* Union Street (CD 3) *(*denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)*
6. The properties below are proposed for disposition to **JES Capital Investments LLC** to develop five (5) single-family homeownership units in the Fifth (5th) Council District. The units will each be two stories, without a basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,160 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.
- 2605*, 2607*, 2608*, 2610* and 2622 N. 29th Street (CD 5) *(*denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)*
7. The properties below are proposed for disposition to **Seamless Development LLC** to develop seven (7) single-family homeownership units in the Seventh (7th) Council District. The units will each be two stories, without a basement, containing three (3) bedrooms and one and a half (1.5) bathrooms at approximately 1,100 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.
- 1766*, 1768*, 1770* and 1772* N. Bodine Street; 218 Cecil B. Moore Avenue; 2244* and 2246* Hope Street (CD 7) *(*denotes properties being transferred by*

the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)

C. Side/Rear Yards

The property below is proposed for conveyance to the following applicants as a side or rear yard. The applicants own and reside in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.

- 1900* E. Lehigh Avenue – Quay and Mui A. Phong (CD 1) (**property being transferred by the Philadelphia Redevelopment Authority to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank July 16, 2024, Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: July 3, 2024

The July 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, July 16, 2024, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M. or as soon as the Executive Session has ended. This meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

PLEASE NOTE: To participate in the meeting on your computer, you must register in advance. This requirement is necessary to allow us to collect the names of participants as required by law. Using a computer, tablet or smartphone, use the following link:

https://us02web.zoom.us/webinar/register/WN_uShnioX9SLuhXBEJVC4utQ

After registering, you will receive a confirmation email containing information about joining the webinar. Members of the public who join before 10 A.M. will be given access when the meeting begins.

Webinar ID: 863 4196 8429; Passcode: 433530

To join the meeting by calling in, dial one of the following numbers:

+1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 **Passcode: 433530**

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>. Public comment and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, July 15, 2024:

- Your full name and group or company affiliation, if applicable;
- Contact information (your email address);
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email by the 3:00 pm deadline will be summarized at the Board meeting, answered or addressed to the extent the Board chooses, and attached to the minutes of the meeting.

(continued on next page)

Public Comment DURING Board Meeting:

To submit questions or comments during the Board meeting when public comment on an agenda item is requested by the Board Chair, use the “Raise Hand” function at the bottom of the screen. Questions may also be submitted using the “Q&A” function. Q&A submissions will be attached to the minutes of the meeting.

Individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and muting microphones as needed.

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members or other members of the public.

Recording of Board Meeting:

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

- Your full name and group or company affiliation, if applicable;
- Contact information (your email address);
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Land Bank staff will provide a response to the extent possible.

PHILADELPHIA LAND BANK

June 11, 2024, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, June 11, 2024, via Zoom webinar, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

Board Chair Herbert Wetzel called the meeting to order at 10:07 a.m.

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

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

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda, discussed a Board orientation and the elections to occur at this meeting.

Item I **Roll Call**

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

Darwin Beauvais was absent at roll call but joined the meeting at 10:44 am.

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

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

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

Item II
Approval of Board Minutes

Mr. Wetzel called for questions or comments from the Board regarding the minutes of the Board meeting of May 14, 2024. There were none.

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

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

Mr. Johns was not present at the May 14 meeting and abstained from the vote.

Upon motion made and duly seconded, the Board unanimously approved the May 14, 2024 Board Meeting minutes.

Item III
Executive Director's Report

Mr. Rodriguez discussed a block clean up hosted by PHDC and the Civetta Group at the Jefferson and Marston site on June 8, 2024. This development was approved by the Board for a Turn the Key (TTK) development of eighty-five (85) properties. The event was well attended and impactful, and photos of the event will be shared with the Board. Many block captains and residents joined the cleanup, and it was a good opportunity for staff to meet nearby residents.

Mr. Rodriguez next shared a preview of the new reporting system for Land Bank property and developments. Staff will be updating the format after receiving initial feedback, and the finalized version will be hosted on both the PHDC and Planning websites. Mr. Rodriguez shared the preview with the meeting, and a copy of the preview is attached to these minutes as **Exhibit B**.

Mr. Rodriguez noted for the Board that Philadelphia Code Chapter 16-700 governing the Land Bank was amended to provide for additional notice to owners of property for which the Land Bank may submit a Priority Bid at a Sheriff's sale. This was passed by Council to add a specific notification in response to the Supreme Court decision in *Tyler v. Hennepin County*.

Mr. Goodman asked if Land Bank has the mechanism it needs to assert its priority bid. Mr. Rodriguez responded that the Land Bank is working with the City to delay sales while the mechanics of the priority bid are finalized in light of this legislation and the new online sales system.

Item IV
Administrative Matters

IV.A. Election of Board Officers and 11th Board Member

Mr. Rodriguez is requesting Board approval for the election of the Board of Officers and 11th Board member. Such officers and member would hold office for one year or until their successors are elected and qualified. Board members have been nominated to the following positions:

Herbert Wetzel as Board Chairman
Nicholas Dema as Vice Chairman
Andrew Goodman as Secretary
Rebecca Lopez-Kriss as Treasurer
Kelvin Jeremiah as 11th Board member

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

Mr. Wetzel asked if any comments or questions were received prior to the Board meeting concerning the Election of Board Officers and the 11th Board member. No comments were received.

Mr. Wetzel called for questions or comments from the Public. Mr. Wetzel recognized Jihad Ali, who asked if this matter or the chart Mr. Rodriguez shared during the Executive Director's Report were in the agenda that was published prior to this meeting. Mr. Rodriguez responded that the chart was presented today and will be made live for the public on the website. Ms. Imredy Saah responded that the published Board Package included the names of the nominated Board members and 11th member on page 53. Mr. Ali asked if Kelvin Jeremiah's name was included, and Ms. Imredy Saah responded in the affirmative.

Mr. Wetzel called for a motion to approve the election of Board Officers and the 11th Board member. Ms. Gonzalez moved to adopt the Resolution. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Electing Officers and 11th Member of the Philadelphia Land Bank** (attached to these minutes as **Exhibit C**).

Mr. Rodriguez then welcomed Kelvin Jeremiah to the Board as the 11th Board member.

Ms. Imredy Saah read the Board's policy regarding public comment.

Item V **Property Dispositions**

V.A. Development – Affordable Housing (unsolicited)

Mr. Rodriguez requested the Board's approval to convey 423-27 and 429-39 (including 429-39 Rear) E. Ashmead Street; 226, 260, 278, 292, and 313 (aka 313-15) E. Bringhurst Street; 49 E. Earham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642, and 5669 Heiskell Street; 4946 Keyser Street; 316, 318-34, and 346 Mechanic Street; 5514, 5515, and 5642 Morton Street; 6672 and 6674 Musgrave Street; 53 E. Pastorius Street; 207 E. Penn Street; 248 E. Phil Ellena Street; 35 E. Seymour Street; 227, 261, and 263 E. Sharpnack Street; 111 and 112 E. Springer Street; 4951, 4957, 4961, and 4975 Sheldon Street; 218, 326, 342, and 343-45 Shedaker Street; 4925 and 5222 Wakefield Street; 42 and 44 Reger Street in the 8th Councilmanic District to Civetta Property Group LLC. Civetta Property Group LLC proposes to develop 70 single-family homeownership units. The units will be two stories, with finished basements, containing three bedrooms and two bathrooms at approximately 1,050 square feet each. They will be sold to households with incomes at or below 80% of AMI with 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. The EOP goals are 20% MBE and 20% WBE.

Chair Wetzel asked for questions from the Board. Mr. Dema asked if all the properties will be sold for \$250,000. Mr. Rodriguez \$250,000 is the maximum price for all units, but the developer may sell the homes for less than that amount.

Mr. Jeremiah asked if there was an evaluation of the developer's financial and operational capacities. Mr. Rodriguez responded that Land Bank staff review the developer's submitted financial information and operational track record, and Land Bank staff utilize knowledge of existing approvals for Land Bank developments when evaluating such capacities. Mr. Jeremiah next asked if there were any other unsolicited proposals for any of the subject properties. Mr. Rodriguez responded that the Land Bank has not received any other qualified applications for the properties.

Mr. Johns asked how many parcels have been disposed of to this developer to date. Mr. Rodriguez did not have that information immediately available. Mr. Johns asked what rubric is used to evaluate unsolicited applications. Mr. Rodriguez said the Land Bank uses the legislated rubric. Mr. Johns is concerned about the number of properties sold to the developer and that the designs are not changed for each project, and expressed his belief that the homes built by the developer do not make the neighborhood better.

Ms. Gonzalez asked about the mechanics of the \$250,000 sales price cap. Mr. Rodriguez responded that the qualified homebuyer receives the Turn the Key subsidy and Philly First Mortgage subsidies, and many purchasers will receive additional assistance from their lending institution. All Turn the Key purchasers will pay significantly less than the \$250,000 price, and most will pay \$160,000 to \$165,000 after all subsidies are factored in.

Ms. Greenberg asked if the project proposal includes phasing or what the allowable time frame is. Mr. Rodriguez responded that similarly sized projects usually include phasing and the developer is unlikely to start construction on all units at the same time.

Chair Wetzel recognized a representative of Civetta Property Group LLC, Brennan Tomasetti. Ms. Tomasetti spoke about the design of Civetta Property Group's proposals, and stated that they do everything they can to meet the fabric of each neighborhood. Ms. Tomasetti also clarified that this project will be phased, and the typical completion time is six months from groundbreaking to completion.

Chair Wetzel asked if written comments were received prior to the Board meeting. There were several, and Ms. Imredy Saah summarized the letters. All letters received are attached to the minutes as **Exhibit D**. A brief summary follows:

LaKisha Richardson sent an email stating her family has been maintaining 292 E. Bringham Street, which is next to her home, and that she hoped to acquire the property as a side lot.

Letters were received from Jen Hombach, Abby Way, Amanda Gigante, Faye Hoek, Ferdinand Maloney, Karen Miller Rauch, Mason Carter, Miranda Czyzyk, and Sug Daniels regarding the proposed disposition of 316 to 334 Mechanic Street. The letters raised concerns about the effect of construction of new homes on existing flooding problem downhill, water table issues which affect structures on the properties, the adverse effects of homes being sold at \$250,000, a price that is

higher than many home prices in the neighborhood, and the loss of a community garden that neighbors have started on the property and would like to continue using.

Jen Hombach also submitted a petition opposing the development with 103 signatures.

Anthony Fullard submitted a petition with 44 signatures supporting the project.

Chair Wetzel called for comments from the public and recognized Anthony Fullard. Mr. Fullard stated he is in support of new housing and specifically the Turn the Key program. Mr. Fullard went on a tour of a Turn the Key home with the 8th District Councilwoman, and he reports she was impressed.

Chair Wetzel recognized Joyce Smith. Ms. Smith asked how many applications are pending in the pipeline and if there will be enough properties to cover all Turn the Key applicants. Mr. Rodriguez stated the Land Bank reviews applications as they are received, and that there is no shortage of inventory. Mr. Rodriguez added that there is still bond issuance money available, and that there may be a new bond issuance after the initial issuance is closed out.

Board member Darwin Beauvais joined the meeting at 10:44 am.

Chair Wetzel recognized Jihad Ali, who expressed his appreciation for Mr. Jeremiah as the 11th Board member. Mr. Ali wants to know more about Civetta's capacity to complete this and other projects. He also questioned the WBE and MBE levels approved by the City for Civetta's projects, ultimately requesting that the Board table this item. Mr. Ali's full comments can be found on pages 29 to 33 of the attached transcript.

Chair Wetzel recognized LaKisha Richardson. Ms. Richardson's concerns were shared during written comment by Ms. Imredy Saah. Ms. Richardson lives at 290 E. Bringham Street, which is adjacent to 292 E. Bringham Street. Ms. Richardson has maintained 292 E. Bringham Street since the former home on the lot was demolished. Ms. Richardson opposes the disposition of 292 E. Bringham Street as part of this project and is interested in purchasing the property.

Mr. Rodriguez recognized Allison Weiss. Ms. Weiss has concerns about new construction on properties that are in a flood zone. Ms. Weiss would prefer the properties remain as open greenspace. Ms. Weiss also noted the Germantown Kitchen Garden wanted to acquire the property at 217 E. Penn St.

Mr. Rodriguez recognized Richard Parrella, who lives on Mechanic Street. Mr. Parrella stated the former houses on 316-334 and 346 Mechanic Street were condemned due to water damage from the high water table, and added that 316-334 Mechanic St has been maintained as a community garden since the former houses were demolished. Mr. Parrella opposes the disposition.

Mr. Rodriguez recognized Dee Dee Risher, who lives in the neighborhood. Ms. Risher stated she already expressed many of her concerns in the Q&A feature. Ms. Risher asked whether most homes will be sold to purchasers at the \$45,000 annual income level Mr. Rodriguez discussed earlier, as she fears wealthier purchasers moving into the neighborhood, and the average income is \$41,000. Ms. Risher is in favor of getting more affordable housing but hopes that all parcels will be considered individually. Mr. Rodriguez responded that this is a 100% Area Median Income development and confirmed that there is no preference for City employees. He also confirmed that the Q&A is available to the Board and is made part of the published minutes. Mr. Rodriguez added that the

Board is not required to vote only on the resolution as presented but can amend the resolution or add specific conditions to its approval.

Mr. Rodriguez recognized Jennifer Hombach. She lives on Mechanic Street and has concerns about the safety of new homes to be built on Mechanic Street given the issues with former structures on the street. Ms. Hombach discussed her interviews with neighbors regarding the history of the property and its more recent use as a community garden. Ms. Hombach's full comments can be found on pages 41 to 43 of the attached transcript.

Mr. Jeremiah asked if the Land Bank did a review of the current use of the lots, and whether the land had been investigated with respect to the concerns raised about the failings of previous structures. Mr. Rodriguez responded that the lots were inspected prior to the posting of the disposition notice. No current use of the lots is approved by the Philadelphia Redevelopment Authority, which currently owns the lots. Mr. Rodriguez added that there is no readily available information regarding any prior structures on the Mechanic Street lots.

Mr. Goodman said the site photos in the Board package seem to show people are using some of the land, although photos are not identified by address.

Mr. Rodriguez responded that the Land Bank always cross-references the site inspections with applications to purchase the property, that no other qualified applications had been received, and no one has permission to use any of these lots.

Ms. Greenberg stated that there has not been a formal application process to apply for an urban garden agreement for several years, and there are many people gardening on land that do not have permission.

Ms. Lopez Kriss suggested that if a Board member would like to propose an amendment to the resolution that they make a motion to amend the resolution.

Chair Wetzel asked if the Board wanted to entertain a motion to modify the proposed resolution to set aside the Mechanic Street lots and 292 E. Brighthurst Street for further evaluation.

Mr. Jeremiah moved to amend the resolution to remove 316-334 and 346 Mechanic Street and 292 E. Brighthurst Street from the project for further review. Ms. Gonzalez seconded the motion.

Ms. Lopez Kriss clarified that the amendment to the resolution would remove the properties from the project for further review, and that neighbors with a vested interest in acquiring the properties will need to make themselves known and find the legal means to gain site control over the properties.

Mr. Jones asked if removing the properties would require the developer to submit a new proforma. Mr. Rodriguez stated the Board can ask for an updated proforma to be supplied.

Since a motion was made by Mr. Jeremiah and properly seconded by Ms. Gonzalez, Chair Wetzel asked for a vote. All Board members present except Mr. Johns voted to approve the amendment to the resolution to remove of 316-334 and 346 Mechanic Street and 292 E. Brighthurst Street from the proposed disposition. Mr. Johns voted against the amendment to the resolution.

Chair Wetzel then called for a motion to approve the amended resolution.

Ms. Lopez-Kriss moved to approve the amended resolution. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 423-27, 429-39 (incl. 429-39 Rear) E. Ashmead Street; 226, 260, 278, 313 (aka 313-15) E. Brighthurst Street; 49 E. Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642, 5669 Heiskell Street; 4946 Keyser Street; 5514, 5515, 5642 Morton Street; 6672, 6674 Musgrave Street; 53 E. Pastorius Street; 207 E. Penn Street; 248 E. Phil Ellena Street; 42, 44 Reger Street; 35 E. Seymour Street; 227, 261, 263 E. Sharpnack Street; 218, 326, 342, 343 Shedaker Street; 4951, 4957, 4961, 4975 Sheldon Street; 111, 112 E. Springer Street; 4925, 5222 Wakefield Street to Civetta Property Group LLC** (attached to these minutes as **Exhibit E**) by a vote of nine to two. Mr. Brown, Mr. Dema, Mr. Goodman, Ms. Greenberg, Mr. Jeremiah, Ms. Lopez Kriss, Ms. Rashid and Chair Wetzel voted in favor of the resolution. Ms. Gonzalez and Mr. Johns voted against the resolution.

Ms. Gonzalez recommended that the Board evaluate how unsolicited applications are reviewed.

Chair Wetzel stated he is working on charters for Board committees, and the newly reconstituted Board will need to make decisions regarding matters such as increasing the number of Requests For Proposals versus reacting to unsolicited applications.

Mr. Johns asked for a report on all unsolicited applications that have been approved, including the identity of the developers, how many properties they have been awarded, and how many homes have actually been built as a result of those applications.

Mr. Jeremiah asked if the Board wanted to consider putting a hold on unsolicited applications to allow the Board an opportunity to review the policies and procedures regarding dispositions.

Chair Wetzel asked Mr. Rodriguez if any unsolicited applications are expected to be reviewed at the July Board meeting. Mr. Rodriguez responded that a number of applications are expected to be on the agenda, many of which are minority developers, and the applications average around 10 properties each.

Ms. Gonzalez reiterated that she has expressed concerns about the processes in the past and they continue to make her uncomfortable.

Mr. Dema requested that the Board receive additional information regarding proposed developments.

Chair Wetzel requested the Board receive such information two weeks prior to each Board meeting.

Mr. Beauvais generally agreed with the requests for additional information, but that the Board must consider the realities of development. Delays in approvals to assuage Board members' concerns can have significant negative effects on the viability of the proposed projects.

Mr. Jeremiah thinks a middle ground exists where he can become comfortable approving dispositions without unduly delaying such approvals if allowed time to ask questions of the staff prior to the Board meetings.

Ms. Lopez Kriss wants to ensure that any such questions remain part of the public process, and the Board needs to keep that in mind as it develops new practices and procedures.

Chair Wetzel stated he is working to develop a process where the Board members are comfortable with the information they receive regarding the projects without unnecessarily slowing down projects.

Mr. Beauvais offered the City Council meeting process as a possible model for the Land Bank Board. Council holds a preliminary limited caucus session to learn about matters before Council, and then holds the full meeting with all public participation later that day.

Mr. Jeremiah stated his support for developing Chair Wetzel's proposed Board committees and his willingness to rely on their recommendations.

Ms. Imredy Saah clarified that the Land Bank Board is subject to the Pennsylvania Sunshine Act, and that any Board meeting with five or more members must be open to the public, and that any committee meeting that results in a committee making a recommendation must also be open to the public.

Mr. Beauvais stated that committees would be able to ask questions, the answers to which could be reported to the full Board, without making a recommendation and remain in compliance with the Sunshine Act.

Mr. Rodriguez asked for clarification on what the Board is requesting. Chair Wetzel responded that the Board requires information regarding the current use of the property, whether authorized or otherwise, and that the Board is generally looking for information prior to the meeting to avoid learning things at the Board meeting which might lead them to pause approval of a disposition. Mr. Dema asked that the pictures in the Board package include the address and current use for each photo.

The full discussion of these issues can be found on pages 53 to 67 of the attached transcript.

Ms. Greenberg asked about the availability of license agreements for gardens. Mr. Rodriguez responded that the Land Bank's insurer requires that anyone using land titled to the Land have a commercial general liability insurance policy and indemnify the City and the land-holding agency. Such insurance is cost-prohibitive and beyond most gardeners' capacity. Furthermore, the trend in vacant property insurance policies is to prohibit all uses by anyone other than the owner, regardless of the user's capacity to insure the property or indemnify the owner.

Mr. Rodriguez added that the Land Bank prefers to transfer title and continues to review applications for gardens and side yards. If the inspection shows that a property is being actively used as a side yard or a garden, the Land Bank will approach the District Councilperson to ask if they wish to support that unapproved use and make it legal, to the extent possible, or if they would prefer to see affordable housing built on the land. Council approval by resolution is required for all proposed dispositions.

V.B. Side/Rear Yards

Mr. Rodriguez requested that the Board authorize the conveyance of 166 W. Cumberland Street in the 7th Council District to Pura Garcia 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 permanent use restrictions as a side or rear yard.

Chair Wetzel called for a motion regarding this disposition.

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

Chair Wetzel asked if any questions or comments were received prior to the Board meeting. Ms. Imredy Saah responded none were received.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 166 West Cumberland Street to Pura Garcia** (attached to these minutes as **Exhibit F**).

Next, Mr. Rodriguez requested that the Board authorize the conveyance of 2537 Mutter Street in the 7th Council District to Janet Hernandez 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 permanent use restrictions as a side or rear yard.

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

Chair Wetzel asked if any questions or comments were received prior to the Board meeting. Ms. Imredy Saah responded none were received.

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

Seeing no questions from the Board or the public, Chair Wetzel called for a motion regarding this disposition.

Ms. Gonzalez 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 2537 Mutter Street to Janet Hernandez** (attached to these minutes as **Exhibit G**).

Next, Mr. Rodriguez requested that the Board authorize the conveyance of 1532 W. Loudon Street in the 8th Council District to Pablo A. Cortez 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 permanent use restrictions as a side or rear yard.

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

Chair Wetzel asked if any questions or comments were received prior to the Board meeting. Ms. Imredy Saah responded none were received.

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

Seeing no questions from the Board or the public, Chair Wetzel called for a motion regarding this disposition.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1532 West Loudon Street to Pablo A. Cortez** (attached to these minutes as Exhibit H).

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

Chair Wetzel asked if there was any Old Business that the Board or public would like to discuss.

Mr. Rodriguez recognized Altrena Nixon. Ms. Nixon wants to purchase the lot next to her property. Mr. Rodriguez was familiar with the request, and stated the Land Bank would check on the status and follow up with Ms. Nixon.

Mr. Rodriguez recognized Winnie Branton. Ms. Branton urged the Board to return to in-person meetings. Ms. Branton also asked if the public would have the opportunity to comment on the committee structures. Chair Wetzel expects the draft committee charters to be published as part of the Board package and the public will have the opportunity to comment on them.

Mr. Rodriguez recognized Jihad Ali. Mr. Ali expressed his concerns about unsolicited development proposals and the involvement of minority developers in Turn the Key projects. Mr. Ali's full comments can be found on pages 77 to 80 of the attached transcript.

Mr. Rodriguez recognized Mo Rushdy. Mr. Rushdy was speaking as President of the BIA, Chair of the Philadelphia Accelerator Fund, and co-chair of the training committee of the Urban Developer Association. Mr. Rushdy discussed the Land Bank's enabling legislation and policies, and how developers expect to receive approvals if they submit a proposal which fulfills all requirements defined in the legislation and policies. Mr. Rushdy expressed his hope that the Board will look to eliminate existing roadblocks as part of the review of its policies and procedures. Mr. Rushdy's full comments can be found on pages 81 to 84 of the attached transcript.

Mr. Rodriguez recognized Jesus Rivera. Mr. Rivera asked about the Civetta sale. Mr. Rodriguez reiterated it was a disposition with a requirement that Civetta construct housing to be sold to income-certified purchasers through the Turn the Key program. Mr. Rivera asked about the types of applications that Land Bank will review. Mr. Rodriguez responded with an overview of the existing Land Bank disposition programs.

Mr. Rodriguez recognized Jeremy Blatstein. Mr. Blatstein expressed his desire that the Board not disregard the Sunshine Act. Mr. Blatstein next spoke about the Land Bank Board's legislated role in the disposition process, which is to approve proposed dispositions which meet the criteria legislated by City Council, and that he is concerned about Board members inserting their opinions into this process. Mr. Blatstein expressed his support for the Land Bank's goal of building affordable housing, and that he hopes the Board will not hold up a vote for affordable housing development if a property is being illegally occupied for another use.

Mr. Beauvais clarified that no one on the Board discussed disregarding the Sunshine Act.

Item VII
Adjournment

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 12:07 pm.

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

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, June 11, 2024, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Jamila Davis
Altrena Nixon
Kurt Raymond
Winnie Branton
Eugene Tull
Jacquelyn Sims
Jihad Ali
Wadia Gardiner
MO RUSHDY
A Weiss
Russell Hicks
Logan M
Julian Rios
Jeremy Blatstein
Mike Tomasetti
Sonya Nickerson
Jamal Wells
Raj Patel
JD Walsh
Jacqueline Williams
Antonio Cerqueira
Anthony Fullard
Doris Aldridge
Leah Apgar
Devon Caudle
Erika Rosario
Dimka Braswell
A B
J L
Stephanie Cortez
Lamar Montgomery
LaKisha Richardson
Sophia Scott
Jennifer Hombach
Tyler Accooe
Christopher Edwards
Malcolm Mapp

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, June 11, 2024, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Tymir Oliver
Jesus Rivera
Elby Kat
Juan Erazo
Ty Harrell
Tamara Marshall
Anthony Bright
Melissa Ramos
Richard Parrella
Dee Dee Risher
M Walker
Joyce Smith
Job Itzkowitz

Page 2 of 2

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, June 11, 2024, at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	For Angel's chart, does this include all transactions from PLB and RDA? If yes, how would I find details on transactions only from the PLB?	Winnie Branton	No
2	Turn Key question will there be a second phase of the Turn the Key Housing program	Joyce Smith	Please clarify what you mean by second phase.
3	Will there be a second Turn Key ?	Joyce Smith	It is the intention of the Administration and Council to have TTK to continue
4	What does unsolicited mean?	Jennifer Hombach	Unsolicited means that we did not issue a request for proposal. They developer did their due diligence and submitted a qualified application for consideration.
5	Also, as this neighborhood has the worst flooding in Philly and many smal creeks have been built upon, have all 70 of these parcels been adequately surveyed to ensure no severe flood damage is likely to occur within the next 10 years?	Jennifer Hombach	That is issue is addressed in the entitlement process after approval where L&I and the Water Dept review the project for storm water management.
6	When you say 250 regarding the sale. is that \$250,000 or \$250? I don't want to assume	Tamara Marshall	\$250,000
7	what protections are built in case a developer does not finsih a project? There is a plot of land on Hortter street (supposed to have 19 homes) that started but never finished. So the community has land that was purchased and 3 unfinished homes.	Tamara Marshall	We include a power of attorney in the contract which allows us to quiet title and revest the property should there be a default.

#	Question	Asker Name	Answer
8	<p>I am a neighbor in lower germantown and live within blocks of a number of these properties. I have one question and one comment. Question: If this is the turnkey program, is that program still prioritizing city workers over other lower income families? My comment is this: Our neighborhood can certainly use affordable housing. The AMI is \$114,400, which means that families at \$91,200 meet the "low income" criteria. But the average family in our neighborhood is at a median income of \$41K. That is a huge disparity. Can we limit buyer income to even less--is that possible? So that higher income people do not move into the neighborhood to get this "affordable housing" from the people who live here now and do not have that kind of income.</p>	Dee Dee Risher	No - we do not prioritize city employees. We consider qualified applicants. As for AMI the the typical hoembuyer in the Turn the Key is 57% AMI average salary for the homebuyer is \$45,000/ year.
9	<p>I am a neighbor in lower germantown and live within blocks of a number of these properties. I have one question and one comment. Question: If this is the turnkey program, is that program still prioritizing city workers over other lower income families? My comment is this: Our neighborhood can certainly use affordable housing. The AMI is \$114,400, which means that families at \$91,200 meet the "low income" criteria. But the average family in our neighborhood is at a median income of \$41K. That is a huge disparity. Can we limit buyer income to even less--is that possible? So that higher income people do not move into the neighborhood to get this "affordable housing" from the people who live here now and do not have that kind of income.</p>	Dee Dee Risher	No - we do not prioritize city employees. We consider qualified applicants. As for AMI the the typical hoembuyer in the Turn the Key is 57% AMI average salary for the homebuyer is \$45,000/ year.
10	<p>are these properties only being developed as affordable housing (min salary requirment). or can anyone purchase the property once built?</p>	Tamara Marshall	The proposal is for affordable housing. As for AMI the the typical hoembuyer in the Turn the Key is 57% AMI average salary for the homebuyer is \$45,000/ year.

#	Question	Asker Name	Answer
11	<p>What concerns or solutions are being proposed to address current and future parking issues? Presently, there are homeowners who are parking their cars partially on sidewalks due to the narrow width of streets.</p> <p>Additionally, if parking is occurring on sidewalks, any and all damage to sidewalks, water and gas valves, and sewer lines becomes the responsibility of the homeowner, not the individual who's parking a heavy car/truck on the valve lines. Isn't that correct?</p>	Ty Harrell	If approved, the project would be reviewed by L&I, Streets Dept and the Water Dept before permits would be issued and settlement would occur.
12	Great job Angel! How can communities advocate to City Council members and stakeholders to allocate more funding the Turn Key program to retain Black and Brown developers?	Russell Hicks	You can speak directly to the District Council members to advocate.
13	Thank you Angel. Does the Board see these comments? And I am sorry--are 100 percent of these homes going into the Turnkey program? Are you a part of this program? If so, maybe the site can be updated which says that city employees are preferred. HERE: https://phdcphila.org/residents-and-landlords/homebuyers-and-renters/turn-the-key/	Dee Dee Risher	These comments are included in the minutes and made a part of the record. Yes this project is 100% affordable and eligible for Turn the Key. We manage the TTK program. We can consider clarifying the language. H555
14	Funding to help retain Black and Brown home ownerships and support to subsidize the cost for Black and Brown developers?	Russell Hicks	Yes
15.	You must be a first-time buyer – a person who has never owned a home or who has not owned a home for three years prior to applying to Turn The Key. It says: "Preference will be given to income qualified municipal employees, and then to other income eligible households."	Dee Dee Risher	Thank you for bringing that to our attention.
16.	Thank you, Mr. Rodriguez. However, that has not dissuaded the current sidewalk parking issues nor has it mitigated the multi-thousand dollar cost for the homeowner to repair water/gas/sewer lines from curbside to the home imparted by the Philadelphia City Government.	Ty Harrell	Understood - please understand that parking regulations and street/ sidewalk conditions are not the purview of the Land Bank. If this is approved the Streets department and L&I would review the feasibility of the building permits.

#	Question	Asker Name	Answer
17.	is there still a residency requirement. (can someone who lives in a surrounding county apply)	joyce Smith	There is no residency requirement
18.	i did not get a response to my question, can some of these properties that have flood concerns be acquired by the federal government. they have a program to acquire and mitigate and preserve in perpetuity	a weiss	Answered live
19.	I have a nonprofit organization which houses homeless people and also trains them with life and educational skills. How do I find a list of vacant schools and buildings to purchase through the land banks	Lamar Montgomery	Please send an email explaining the type of property you are looking for so that we can determine whether there is anything in our inventory that fits the need. The Land Bank has mostly vacant land, but the City may own appropriate properties.
20.	Has there been an effort by the Philadelphia City or County government to encourage or assist municipal employees to purchase the multitude of current vacant (new construction) properties that already exist?	Ty Harrell	Answered live
21.	i guess i cannot speak again so i will enter in the q&a is there a plan for protection of mature trees that they not just be plowed down. then also for planting of trees and landscape. and in general preservation of green space while adding to it in these developments	a weiss	Answered live
22.	will this call be available to re -watch?	JD Walsh	Yes. You'll be able to see the recording in a few days at https://phdcphila.org/who-we-are/Boards/philadelphia-land-bank-Board/
23.	Are any of the inspectors certified or experienced in Philly watershed maintenance or EPA standards for developing on "wetlands"?	Dimka Braswell	Answered live
24	why are the photos not labeled with addresses.?	a weiss	Answered live
25.	why not hold aside those with flooding issues?	a weiss	Answered live

#	Question	Asker Name	Answer
26.	Hi. I also maintain a side yard on mechanic street and have tried to apply for side yard and to apply for the larger lot to be used as a community garden/community gathering space without much support in the process. I would like to make known that I am interested in pursuing this along with my neighbors.	Elby Kat	
27.	If no other property or land isnt taken out, that is they wont be another way to acquire them	jesus Rivera	
28.	i had my hand raised for a while. my questions are : is 111 and 112 E springer street still part of the proposal? how is the land bank factoring in the need for outdoor space in these neighborhoods considering that most homes dont have back yards and places for people to connect or children to play? since there arent path for the community to legally request use of these land what are our resources to get what we truly need for our neighborhoods?	Tamara Marshall	
29.	Its my support for unsolicited proposals that have a large degree (and documented) of community input and engagement that meets Land Bank criteria	joyce Smith	
30.	The water issues/ built over waterways that surround 316-334 e mechanic st also impact a LOT of parcels that are slated for conveyance today — I would state that all 70 parcels are tabled until they are considered for their water impacts ! I bet many of these parcels also had water damage issues in the past as that is rampant in germantown!	Jennifer Hombach	
31.	And that the proposals demonstrate a significant benefit for the community that the development is in	joyce Smith	
32.	How can my nonprofit organization attain housing and buildings to aid us in our mission?	Lamar Montgomery	Please send an email outlining the purpose for which you are seeking land and the location of your organization to andrea.saah@phdc.phila.gov

#	Question	Asker Name	Answer
33.	Also is it possible to give much greater notice to the public especially for unsolicited developments?? I saw this sign in my yard last week - if I was out of town I would have missed it!!!	Jennifer Hombach	
34.	Will we be able to ask questions or is the meeting over and this portion only relevant to the Land Bank Board? I have questions to ask.	Altrena Nixon	
35.	The community need developers who are willing to work with and engage neighborhood residents in a substantial way. Too often developers are single vision and dismissive of residents voices and concerns. If developers are going after public land they should demonstrate an earnest effort in their engagement. Transparency and mutual respect is an important ingredient in all exchanges. Community benefit should weigh significantly in this process	joyce Smith	

Exhibit A

Board Of Directors Meeting
06/11/2024

Page 1

CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK

- - - - -

BOARD OF DIRECTORS MEETING

DATE: Tuesday, June 11, 2024

LOCATION: Zoom Teleconference

REPORTED BY: John Kelly, Court Reporter

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

ALSO PRESENT: ANDREA IMREDY SAAH, Esquire, Board Counsel
ANGEL RODRIGUEZ, Executive Director

Pages 1 through 91

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Exhibit A

Board Of Directors Meeting 06/11/2024

AGENDA		Page 2		Page 4
	PAGE			
I. Roll Call	4		1	reviewed the agenda, and we also discussed a Board
II. Approval of Minutes of Meeting of	5		2	orientation and the election to occur at this meeting. And
III. Executive Director's Report	5		3	that's it.
IV. Administrative Matters			4	Now, for the roll call, let's see. Let me get my
A. Election of Board Officers and 11th Board Member	11		5	list. Darwin Beauvais?
V. Property Dispositions			6	(No response.)
A. Development - Affordable Housing (unsolicited)	15		7	MS. SAAH: Absent, but he said he would try to
423-27*, 429-39* (including 429-39 Rear) E. Ashmead Street;			8	join us later.
226*, 260*, 278*, 292*, 313* (aka 313-15) E. Bringham Street;			9	Cornelius Brown?
49* E. Earlham Street; 4635* Germantown Avenue; 30			10	MR. BROWN: Present.
Good Street; 5608*, 5618, 5619, 5642, 5669 Heiskell Street;			11	MS. SAAH: Nicholas Dema?
4946* Keyser Street; 316, 318-34*, 346* Mechanic Street;			12	MR. DEMA: Present.
5514*, 5515*, 5642* Morton Street; 6672*, 6674 Musgrave			13	MS. SAAH: Andrew Goodman?
Street; 53* E. Pastorius Street; 207* E. Penn Street; 248*			14	(No response.)
E. Phil Ellena Street; 35 E. Seymour Street; 227*, 261*,			15	MS. SAAH: Andrew?
263* E. Sharpnack Street; 111*, 112* E. Springer Street;			16	MR. GOODMAN: Microphone problems. I'm here.
4951*, 4957*, 4961*, 4975* Sheldon Street; 218, 326*, 342*,			17	MS. SAAH: Okay. Maria Gonzalez?
343-45 Shedaker Street; 4925*, 5222* Wakefield Street; 42*,			18	MS. GONZALEZ: Here.
44* Reger Street (*denotes properties being transferred by			19	MS. SAAH: Jenny Greenberg?
the City of Philadelphia and Philadelphia Redevelopment			20	MS. GREENBERG: Present.
Authority to the Land Bank)			21	MS. SAAH: Rebecca Lopez Kriss?
B. Side/Rear Yards	70		22	MS. LOPEZ KRISS: I'm here.
166 West Cumberland Street - Pura Garcia			23	MS. SAAH: Michael Johns?
2537 Mutter Street - Janet Hernandez			24	MR. JOHNS: Present.
1532 W. Loudon Street - Pablo A. Cortez				
VI. Public Comment (Old/New Business)	74			
VII. Adjournment	89			

P R O C E E D I N G S		Page 3		Page 5
1	CHAIR WETZEL: Andrea, would you take a roll call,		1	MS. SAAH: Majeedah Rashid?
2	please?		2	MS. RASHID: Present.
3	MS. SAAH: Yes. Good morning, Everyone. Let's		3	MS. SAAH: Herbert Wetzel?
4	see. Actually, first I have to make my announcements.		4	CHAIR WETZEL: Present.
5	Today's Board meeting is being held via an		5	MS. SAAH: We have a quorum and we may proceed.
6	authorized communication device and is being recorded.		6	CHAIR WETZEL: We have the minutes of May 14th.
7	Questions and comments may be made using the Q&A function or		7	May I have a motion to adopt the minutes?
8	by using the "raised hand" function.		8	MS. LOPEZ KRISS: I make a motion to adopt the
9	If you are calling in and not using the Zoom		9	minutes from the previous meeting.
10	webinar link, you may ask questions or make comments by		10	CHAIR WETZEL: May I get a second?
11	pressing star 9 on your phone or using the "raised hand"		11	MS. GONZALEZ: I second.
12	function. Please do not use the chat. If any member of the		12	CHAIR WETZEL: The motion has been made and
13	public has any issues submitting questions or comments,		13	properly seconded. All in favor, say aye.
14	please send an email to andrea.saah@phila.gov and that		14	(Chorus of ayes.)
15	will be posted in the chat shortly.		15	CHAIR WETZEL: Opposed, nay?
16	Please note that all questions and comments		16	MR. JOHNS: Mr. Chair --
17	received by email prior to this meeting or questions and		17	CHAIR WETZEL: Minutes have been adopted.
18	comments submitted through the Q&A function during the		18	MR. JOHNS: I abstain. I wasn't here.
19	meeting will be included in the minutes. All questions and		19	CHAIR WETZEL: One abstention?
20	comments received before this meeting were shared with the		20	MR. JOHNS: Yeah.
21	Board.		21	CHAIR WETZEL: Okay.
22	Also, prior to today's Public Session, the Board		22	MR. JOHNS: I wasn't at the meeting.
23	held an Executive Session during which Mr. Rodriguez		23	CHAIR WETZEL: Executive director's report?
24			24	MR. RODRIGUEZ: Good morning, Board and public.

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Exhibit A

Board Of Directors Meeting 06/11/2024

<p style="text-align: right;">Page 6</p> <p>1 Today I just have two items to report on. One, I 2 just wanted to talk about a block cleanup that was hosted by 3 staff and the Civetta Group on this Saturday, June 8, 2024 4 at the Jefferson and Marston site. 5 This is a site where the Board had approved a Turn 6 the Key development of 85 properties. It was well attended. 7 I think it was rather impactful. We do have photos. We 8 will make sure that the Board gets a chance to see what that 9 was. 10 We were joined by several block captains and 11 residents and I thought it was a good opportunity for the 12 staff to meet residents. 13 Second item I wanted to address with the Board and 14 with the public is just, this is more of a preview. We are 15 working on having reporting that will be on the PHDC web 16 site and also on the Planning web site. 17 And I will share my screen just to explain. So 18 just so the Board can be aware and the public, this 19 basically identifies where we're at and the first line is 20 properties that have gone to settlement and have been 21 conveyed. 22 And each category, this is housing units that were 23 done. We have 30 percent, 63; 80 percent, 100/120 percent 24 of AMI and then market rate units; also, side yards,</p>	<p style="text-align: right;">Page 8</p> <p>1 notice to the public for owners and allows them to request 2 -- as the Board may or may not know, the Land Bank has what 3 is considered a priority bid. 4 How that operates is where, if the Land Bank 5 identifies a property and it goes to sheriff's sale after 6 being duly noticed by the servicers, the Land Bank puts its 7 bid in and then there are no counterbids that are 8 entertained. 9 Because of the Supreme Court justice, Hennepin 10 versus Tyler, the Land Bank along with the city solicitor 11 and the administration submitted legislation to add 12 notification where a prospective property owner can select 13 to have that property removed from the Land Bank's 14 identification as a priority bid and go to the regular 15 sheriff's sale which would allow for counterbids. 16 The core issue with Hennepin versus Tyler is the 17 issue of the value of the properties, because if a municipal 18 lien is assigned and the value of the asset is higher than 19 that, the property owner is due the balance. With a 20 priority bid, that is not possible. 21 So this legislation allows that. We're working 22 with city law and revenue and the servicers to build in new 23 systems when addressing the platform that is going to be 24 utilized. And that concludes my report.</p>
<p style="text-align: right;">Page 7</p> <p>1 gardens, and business expansion. 2 So we have already received some feedback. We 3 will be updating this spreadsheet, but we plan to have this 4 existing on both web sites so that the public will be able 5 to see where we're at with each category in terms of 6 dispositions. 7 The second line is basically properties that have 8 already either received Board approval and Council approval 9 but has not gone to settlement because they're moving 10 through entitlements or there are certain types of 11 negotiations that are happening with the approved developer. 12 In the bottom, you'll see historical view, and 13 this is a closeout from June of each year, from '23 to 2017, 14 with a total. 15 Again, this is an aggregate report. We will be 16 working towards getting this posted on the web site so that 17 it is live and that people will be able to check in and just 18 see where the progress is. 19 We will be also putting something up regarding 20 acquisitions as well when sheriff's sales begin and the Land 21 Bank starts operating with the sheriff's sales. 22 One other thing for the Board to note is that the 23 ordinance that was passed amending the Land Bank section of 24 the Code, 16-700, was amended. It provides additional</p>	<p style="text-align: right;">Page 9</p> <p>1 CHAIR WETZEL: Thank you, Angel. 2 Andrea, will you -- 3 MR. GOODMAN: Mr. Chair, can I ask one follow-up 4 question on that? 5 CHAIR WETZEL: Yes, you may. 6 MR. GOODMAN: Thank you. Sorry. So with, now we 7 know tax sales are resuming in July, does the Land Bank have 8 the mechanisms now it needs, or does that mean that kind of 9 properties that the Land Bank is interested in submitting 10 priority bids on would be kind of postponed until a point 11 where the Land Bank actually can assert its priority bid? 12 MR. GOODMAN: We're working with the city to 13 postpone sales so that we have those in place. There's 14 still an issue of how the Land Bank will operate with the 15 new on-line platform so that has to be worked out, plus when 16 these properties are being brought to sheriff's sale. 17 So we're talking with, we have several meetings 18 that we're scheduling after this Board meeting with the 19 services, GRB and Linebarger, and conversations with the 20 city. 21 CHAIR WETZEL: Angel, I read the legislation, so 22 we have to give notice, I forgot, how many days -- 23 MR. RODRIGUEZ: Ten days. 24 CHAIR WETZEL: -- prior to the sheriff's sale?</p>

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<p style="text-align: right;">Page 10</p> <p>1 MR. RODRIGUEZ: Ten days in writing to the Land 2 Bank, in which case -- but again, it also goes right up to 3 the sheriff's sale. It's not, it's typical practice where a 4 property owner will reach out to a servicer and ask that the 5 property be pulled back. 6 The unique thing about the Land Bank's priority 7 bid is that once we identify a property for acquisition, the 8 property owner is not able to go into a payment plan. They 9 have to pay the full municipal lien or all liens to actually 10 remove it from sheriff's sale. 11 So they have ten days in writing to reach out to 12 the Land Bank, in which case we identify that that would go 13 to a regular sheriff's sale. It doesn't remove it from 14 sheriff's sale. 15 CHAIR WETZEL: I got you. 16 Are there any other questions from the Board? 17 (No response.) 18 CHAIR WETZEL: Hearing none, Andrea, do you want 19 to do the administrative matter, please? 20 MS. SAAH: Sorry, are you -- here we go. I 21 couldn't find my screen. 22 CHAIR WETZEL: Or Angel? 23 MR. RODRIGUEZ: Board elections, I can do it. 24 CHAIR WETZEL: You got it.</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. RODRIGUEZ: We have one raised hand from Jihad 2 Ali. 3 MR. ALI: Good morning, members of the Board. My 4 name is Jihad Ali. My question was, was this matter in the 5 minutes that was published before this Board, the director's 6 report? Was that included in the published minutes, the 7 chart, and was the item that you're going to select 8 officers, was that disbursed to the public prior to today's 9 meeting? 10 MR. RODRIGUEZ: So I'll take your second item 11 first. The chart was just presented to the Board. As I 12 stated in my narrative, this would be put, it will be made 13 live on line, in which case the public would be able to see 14 that. 15 Last month, we had the Board approve a resolution 16 for the election of officers. In May, we had a resolution 17 approved for an election happening today in June for 18 officers. 19 Andrea, I see your hand raised. 20 MS. SAAH: Yes. The Board package included the 21 resolution showing the list of Board members. It's on page 22 53 of the Board package. 23 MR. ALI: Andrea, was Kelvin Jeremiah's name on 24 that as the 11th Board member?</p>
<p style="text-align: right;">Page 11</p> <p>1 MS. SAAH: Oh, I thought you were going to, Angel, 2 sorry. 3 MR. RODRIGUEZ: No, I have it. Don't worry about 4 it. So the first item for the Board to consider today is an 5 administrative matter. It's the election of Board officers 6 and the 11th member. 7 We've submitted a resolution. Today we're asking 8 the Board of Directors to vote on the following individuals 9 to be elected to the position that I will outline appearing 10 opposite their name in the Board package, and to hold office 11 for one year or until their successors are elected and 12 qualified. 13 First we have Herb Wetzel as Board Chair. We have 14 Nicholas Dema as Vice Chair. We have Andrew Goodman as 15 Secretary. We have Rebecca Lopez Kriss as Treasurer, and we 16 have Kelvin Jeremiah as the 11th member. 17 CHAIR WETZEL: Are there any questions from the 18 Board? 19 (No response.) 20 CHAIR WETZEL: Andrea, has there been any written 21 comments submitted on this last item? 22 MS. SAAH: There have not. 23 CHAIR WETZEL: Are there any comments from the 24 public?</p>	<p style="text-align: right;">Page 13</p> <p>1 MS. SAAH: Yes, it was. 2 MR. ALI: Okay. Thank you. 3 CHAIR WETZEL: Thank you, Mr. Ali. 4 MR. RODRIGUEZ: There are no other hands raised. 5 CHAIR WETZEL: Can I get a motion to adopt? 6 MR. JOHNS: So moved -- 7 MS. GONZALEZ: I move to adopt. 8 MR. JOHNS: Second. 9 CHAIR WETZEL: A motion has been made and properly 10 seconded. All in favor, say aye. 11 (Chorus of ayes.) 12 CHAIR WETZEL: Opposed, nay. 13 (No response.) 14 CHAIR WETZEL: Property dispositions. Mr. 15 Rodriguez? 16 MR. RODRIGUEZ: Certainly. First, let me just 17 officially welcome Kelvin Jeremiah to the Board as the 11th 18 member. 19 MR. JEREMIAH: Thank you. 20 MR. RODRIGUEZ: Andrea, you have your hand up? 21 CHAIR WETZEL: Andrea, you have your hand up? 22 MS. SAAH: Yes. I just wanted to read the policy 23 regarding public comment. 24 CHAIR WETZEL: Please do.</p>

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<p style="text-align: right;">Page 14</p> <p>1 MS. SAAH: That was not covered earlier, so --</p> <p>2 CHAIR WETZEL: Please do.</p> <p>3 MS. SAAH: Thank you. The public comment policy</p> <p>4 during our Board meetings is, once the Board Chair requests</p> <p>5 public comment on an agenda item, please use the "raised</p> <p>6 hand" function at the bottom of your screen or you can also</p> <p>7 submit questions using the Q&A function or star 9 on your</p> <p>8 phone. All submissions, because this is being recorded and</p> <p>9 because we are required by the Sunshine Act to also</p> <p>10 summarize public comments, they will be included in the</p> <p>11 minutes of the meeting.</p> <p>12 Individuals will be allowed two minutes for public</p> <p>13 comment per person per agenda item. The Chair reserves the</p> <p>14 right to limit comments when more than a certain number of</p> <p>15 people have the same comments on the same matter.</p> <p>16 Staff will assist with timing and muting</p> <p>17 microphones as needed, that's our IT staff. Rules of</p> <p>18 conduct are that comments must be related to the specific</p> <p>19 agenda item in question. Any new matters or old matters can</p> <p>20 be brought up after all the agenda items have been voted on.</p> <p>21 Also, we ask that there be no personal attacks or</p> <p>22 hate speech against anyone, including applicants, staff</p> <p>23 members, Board members, or other members of the public.</p> <p>24 The Board video recording will be made available</p>	<p style="text-align: right;">Page 16</p> <p>1 required to be income certified. The application was</p> <p>2 unsolicited and evaluated pursuant to the disposition</p> <p>3 policy. An EOP plan will apply to the project. The EOP</p> <p>4 goals are 20 percent MBE and 20 percent WBE.</p> <p>5 The properties included in this are 423 to 27, 429</p> <p>6 to 39 including 429-39 Rear B. Ashmead Street; 226, 260,</p> <p>7 278, 292, and 313, also known as 313 to 15 East Bringhurst</p> <p>8 Street; 49 E. Earlham Street; 4635 Germantown Avenue; 30</p> <p>9 Good Street; 5608, 5618, 5619, 5642, 5669 Heiskell Street;</p> <p>10 4946 Keyser Street; 316, 318 to 334, and 346 Mechanic</p> <p>11 Street; 5514, 5515, 5642 Morton Street; 6672, 6674 Musgrave</p> <p>12 Street; 53 East Pastorius Street; 207 East Penn Street; 248</p> <p>13 East Phil Ellena Street; 35 East Seymour Street; 227, 261,</p> <p>14 263 East Sharpnack Street; 111, 112 East Springer Street;</p> <p>15 4951, 4957, 4961, 4975 Sheldon Street; 218, 326, 342, 343 to</p> <p>16 45 Shedaker Street; 4925 and 5222 Wakefield Street; 42, 44</p> <p>17 Reger Street.</p> <p>18 CHAIR WETZEL: Thank you. Are there any questions</p> <p>19 from the Board?</p> <p>20 VICE CHAIR DEMA: I just have one question. I</p> <p>21 know the package said that the homes will be sold up to</p> <p>22 \$250,000. Does that mean every property will be, or do they</p> <p>23 have a varying schedule that, you know, some may be sold at</p> <p>24 \$250,000 and some may be sold less than that?</p>
<p style="text-align: right;">Page 15</p> <p>1 publicly within a few days of the meeting, and you may also</p> <p>2 follow up to staff at the Land Bank with any questions.</p> <p>3 Thank you so much.</p> <p>4 CHAIR WETZEL: Thank you, Andrea.</p> <p>5 MR. RODRIGUEZ: Andrea, I'm going to ask that you</p> <p>6 lower your hand. Thank you.</p> <p>7 With that, I'll go into property dispositions,</p> <p>8 Item No. V.A, development. This is an unsolicited</p> <p>9 affordable housing application that was submitted.</p> <p>10 Today we are asking the Board to authorize the</p> <p>11 properties below for disposition to Civetta Property Group,</p> <p>12 LLC to develop 70 single-family homeownership units in the</p> <p>13 Eighth Councilmanic District.</p> <p>14 The units will be two stories, each approximately</p> <p>15 1,050 square feet, containing three bedrooms and two baths.</p> <p>16 They will be sold to households with incomes at or below 80</p> <p>17 percent of AMI with a maximum sales price of \$250,000. The</p> <p>18 homes will be eligible for the Neighborhood Preservation</p> <p>19 Initiative's Turn the Key Program. An irrevocable power of</p> <p>20 attorney will be placed on the properties along with a</p> <p>21 Declaration of Restrictive Covenants. The restrictive</p> <p>22 covenant for homebuyers will be in effect for a period of 15</p> <p>23 years after the initial homebuyer purchase.</p> <p>24 All purchasers of the affordable homes will be</p>	<p style="text-align: right;">Page 17</p> <p>1 MR. RODRIGUEZ: That's the cap, so the highest</p> <p>2 they can go is \$250,000. It would depend. They would have</p> <p>3 the latitude to lower it depending on the homebuyer.</p> <p>4 VICE CHAIR DEMA: Okay. But they don't provide</p> <p>5 you a schedule today that says this property is at \$250,000,</p> <p>6 this is at \$240,000?</p> <p>7 MR. RODRIGUEZ: What's being presented today is</p> <p>8 that all of them are at --</p> <p>9 VICE CHAIR DEMA: Just has a max, okay.</p> <p>10 MR. RODRIGUEZ: Right. We do have the developer's</p> <p>11 hand up, but we also have two Board members' hands up.</p> <p>12 Kelvin, first?</p> <p>13 MR. JEREMIAH: I have just a couple questions.</p> <p>14 Has there been any assessment of the contractor's previous</p> <p>15 performance and the financial capacity to perform?</p> <p>16 MR. RODRIGUEZ: Yes. So the developer is</p> <p>17 currently developing other projects for us. As part of our</p> <p>18 due diligence when we review that, we also look at what the</p> <p>19 developer's capacity, we review term sheets, LOIs, and also</p> <p>20 their balance, their bank balance to make sure they have</p> <p>21 enough equity to actually get to closing.</p> <p>22 We keep a running tally of each developer that</p> <p>23 comes to us if they have multiple projects so that we</p> <p>24 understand they have the financial capacity to do so.</p>

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<p style="text-align: right;">Page 18</p> <p>1 MR. JEREMIAH: Secondly -- thank you for that 2 response, Angel -- I think I heard you correctly that this 3 was an unsolicited proposal? 4 MR. RODRIGUEZ: Correct. 5 MR. JEREMIAH: Has there been any other 6 unsolicited proposals for any of the subject properties that 7 are being asked to be transferred to this developer? 8 MR. RODRIGUEZ: No, not qualified applications. 9 We haven't gotten any in the Eighth District. 10 MR. JEREMIAH: Thank you. 11 MR. RODRIGUEZ: We have Michael Johns. 12 MR. JOHNS: Couple of questions. Thank you. How 13 many parcels to date have the Land Bank disposed of to this 14 particular developer? 15 MR. RODRIGUEZ: I couldn't readily tell you off 16 the top of my head. I would have to follow up with you on 17 that question. 18 MR. JOHNS: And what is the rubric that is used to 19 review unsolicited proposals, and am I correct that it 20 includes project design, public purpose, offer price? 21 MR. RODRIGUEZ: Correct. We use the legislated 22 rubric. 23 MR. JOHNS: So that brings me to my concern with 24 this developer and -- not the developer but the number of</p>	<p style="text-align: right;">Page 20</p> <p>1 price. At this level, we do a pro rated soft second 2 mortgage. I believe the amount that they would get after 3 that I believe is \$65,000. 4 They automatically qualify for Philly First Homes, 5 so that takes it back up to \$70,000. So then what you have 6 is, we've taken it down to \$175,000. Our 13 partner banks 7 typically at a minimum put in an additional \$10,000, taking 8 it to \$165,000. 9 And then they also provide certain closing costs. 10 I will tell you that at the one end we have like a bank, 11 like a commercial bank like Bank of America that typically 12 will afford Turn the Key homebuyers, you know, \$17,500 for 13 assistance to get to closing, whereas you have other banks, 14 you know, typically giving \$10,000. There are others that 15 actually provide -- how they underwrite is different, where 16 they don't look at credit ratings. 17 So what I can tell you is that we're hitting 56 18 percent of AMI. The average homebuyer that's coming through 19 the Turn the Key program is making about, on average, 20 \$45,000 a year. The mortgage payment including taxes and 21 interest is around \$1,353 a month, which is cheaper than 22 rent in typical areas, definitely for a three bedroom, two 23 bath. 24 Also, the average interest rate is around 6.7</p>
<p style="text-align: right;">Page 19</p> <p>1 units that we've disposed of to this developer, and the 2 design is part of the rubric that's reviewed. 3 And we're presented with the same floor plan, the 4 same elevation, no matter what area the project is going in, 5 no matter what block it's going in. 6 And I would think that there should -- since this 7 developer in particular has received so many parcels from 8 the Land Bank over the past several years, I would think 9 that we want to make sure that what they provide in terms of 10 quality of contextual work is at its highest level and not 11 the same box at every location, because I think that does 12 the community a disfavor just in terms of new development. 13 We may be providing new housing and affordable 14 housing, but it really doesn't make the neighborhood better 15 in some situations. That's my comment. 16 MR. RODRIGUEZ: We have Maria Gonzalez's hand 17 raised. 18 MS. GONZALEZ: Hi, Angel. Just a question for 19 point of clarification. The maximum sales price is 20 \$250,000. Does that include the Turn the Key support, or 21 does the Turn the Key support lower the sales price even 22 further? 23 MR. RODRIGUEZ: Turn the Key support lowers the 24 sales price. So what you have is \$250,000 as a cap sales</p>	<p style="text-align: right;">Page 21</p> <p>1 percent on the mortgage, which if you took that client 2 persona of 600 or 640 credit rating, 45, and you put that 3 through a mortgage calculator, we'd be looking at 8.2 4 percent on the interest rate. 5 So the Turn the Key, the \$250,000 is just where it 6 starts at and then we buy it all the way down. 7 MS. GONZALEZ: So the developer included all the 8 those assumptions in their proposal? 9 MR. RODRIGUEZ: In terms of the sales price? 10 MS. GONZALEZ: In terms of, you know, partnering 11 with the banks and applying all those additional subsidies 12 into making the units more affordable. 13 MR. RODRIGUEZ: I think the developers en masse 14 across the board look at a pro forma as to what can they 15 build. They know what the sales price is. 16 So at closing, the sales price is \$250,000 and it 17 gets bought down, so can they build it at, you know, with a 18 sales price of \$250,000 knowing that the homebuyer is 19 getting the subsidy, not the developer. 20 MS. GONZALEZ: No, I know. Okay. Thank you. 21 CHAIR WETZEL: So these come in around, what did 22 you say, \$160,000, \$165,000? 23 MR. RODRIGUEZ: Correct. 24 CHAIR WETZEL: With all the subsidies?</p>

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<p style="text-align: right;">Page 22</p> <p>1 MR. RODRIGUEZ: Correct.</p> <p>2 CHAIR WETZEL: Okay.</p> <p>3 MR. RODRIGUEZ: We have Jenny Greenberg with her</p> <p>4 hand raised.</p> <p>5 MS. GREENBERG: Thanks. So this is a lot of</p> <p>6 properties. Some are contiguous. Some are scattered sites,</p> <p>7 single lots. I was interested whether the project proposal</p> <p>8 includes phasing or what the time frame is.</p> <p>9 MR. RODRIGUEZ: The proposal typically would end</p> <p>10 up with phasing, yes. So they wouldn't be starting -- it's</p> <p>11 a large area.</p> <p>12 MS. GREENBERG: Yes.</p> <p>13 MR. RODRIGUEZ: But the developer is on the line.</p> <p>14 They can speak to that if you want to hear it. Are you okay</p> <p>15 with that, Herb, to have Mike Tomasetti --</p> <p>16 CHAIR WETZEL: Yes.</p> <p>17 MR. RODRIGUEZ: Okay. You can un-mute yourself.</p> <p>18 MS. TOMASETTI: Hi. Brenman Tomasetti, co-founder</p> <p>19 of Civetta Property -- (inaudible) -- okay?</p> <p>20 MR. RODRIGUEZ: We can hear you.</p> <p>21 MS. TOMASETTI: Hi. Brenman Tomasetti. Can you</p> <p>22 hear me okay?</p> <p>23 CHAIR WETZEL: Yes.</p> <p>24 MS. TOMASETTI: Okay. Hi. I'm co-founder of</p>	<p style="text-align: right;">Page 24</p> <p>1 MS. SAAH: Mr. Chair, yes, there has, and I will</p> <p>2 summarize them because I cannot read all of the letters that</p> <p>3 have been received.</p> <p>4 So we received letters, I'll start with one</p> <p>5 property first. This is 292 East Brighthurst Street, and</p> <p>6 LaKisha Richardson sent an email saying that her family has</p> <p>7 maintained it for 32 years, mowing the lawn and making sure</p> <p>8 it stays clean. It's next to her home, and she had hoped to</p> <p>9 acquire it as a side yard.</p> <p>10 Then we received probably a dozen letters from Jen</p> <p>11 Hombach, Abby Way, Amanda Gigante, Faith Hoke, Ferdinand</p> <p>12 Moroni, Greg Barnett, Karen Miller-Rousch, Mason Carter,</p> <p>13 Miranda Tisik, and Syd Daniels.</p> <p>14 And they all raised the same or similar points</p> <p>15 regarding four concerns, and these were the lots on 314 to</p> <p>16 334 Mechanic Street.</p> <p>17 Number one, they are concerned about flooding</p> <p>18 downhill. As mentioned in a recent magazine article,</p> <p>19 there's apparent major flooding problems in that area of</p> <p>20 Germantown, and they don't want there to be any construction</p> <p>21 on this street to contribute to that flooding to their</p> <p>22 downhill neighbors.</p> <p>23 Supposedly there's also some water table issues on</p> <p>24 this block that have caused water damage to basements in the</p>
<p style="text-align: right;">Page 23</p> <p>1 Civetta Property Group. My name is Brenman Tomasetti. I</p> <p>2 just wanted to comment on a few of the topics here.</p> <p>3 First, with regard to design, while you're see</p> <p>4 similar floor plans and design on some of these homes,</p> <p>5 please know that we do absolutely consider the fabric of the</p> <p>6 neighborhood.</p> <p>7 For example, if in the neighborhood or even on the</p> <p>8 block we've got homes with a front porch versus not, we</p> <p>9 modify to suit the surrounding situation.</p> <p>10 Likewise, if it's largely two-story homes, we go</p> <p>11 with two-story homes. If it's three-story homes, you know,</p> <p>12 we're doing everything we can to meet the fabric of the</p> <p>13 community. We work with a first class architect. We build</p> <p>14 all brick, you know, typical Philly rowhome style.</p> <p>15 And with regard to phasing, I did want to make it</p> <p>16 known that, yes, we intend to phase this project out in</p> <p>17 three phases. And our typical turnaround for construction</p> <p>18 is six months or less. That's start to finish,</p> <p>19 groundbreaking to ready for settlement.</p> <p>20 CHAIR WETZEL: Are there any more questions from</p> <p>21 the Board?</p> <p>22 (No response.)</p> <p>23 CHAIR WETZEL: Andrea, has there been written</p> <p>24 comments submitted on this item?</p>	<p style="text-align: right;">Page 25</p> <p>1 past. Fifty thousand is higher than the value of current</p> <p>2 homes on the block, as claimed by the letter writers.</p> <p>3 And four neighbors have started a community garden</p> <p>4 on these lots and would like to maintain it as a community</p> <p>5 resource.</p> <p>6 All of these letters will be attached to the</p> <p>7 minutes and have been provided to the Board prior to the</p> <p>8 meeting. Thank you.</p> <p>9 I forgot to mention that Jen Hombach had started a</p> <p>10 petition opposing the garden and that petition received 103</p> <p>11 signators.</p> <p>12 MR. RODRIGUEZ: Opposing development or the</p> <p>13 garden?</p> <p>14 MS. SAAH: Regarding opposing -- sorry, opposing</p> <p>15 the development. And then also, I shouldn't forget because</p> <p>16 it's important, we also received a petition that was</p> <p>17 circulated by Anthony Fullard who explained the proposed</p> <p>18 disposition to a lot of the neighbors and his neighbor in</p> <p>19 the Germantown area, and received 44 signatures supporting</p> <p>20 the disposition. That also was provided to the Board.</p> <p>21 CHAIR WETZEL: Thank you, Andrea.</p> <p>22 MS. SAAH: Thank you.</p> <p>23 CHAIR WETZEL: Thank you. Are there comments from</p> <p>24 the public?</p>

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<p style="text-align: right;">Page 26</p> <p>1 MR. RODRIGUEZ: We have Anthony Fullard with his 2 hand raised. 3 MR. FULLARD: Yes. Good morning, Board members. 4 How's everyone doing? My name is Anthony Fullard, actually 5 a developer myself but also work within the community in the 6 Eighth District with the Councilwoman, Cindy Bass. 7 A few things I want to point out is that we are in 8 support of development, especially housing development, and 9 this turnkey project has done wonders for the community, 10 done wonders for the middle class worker in the City of 11 Philadelphia making homeownership for a long time affordable 12 for those that are working. 13 And so that's why we support this development, 14 because as the conversation had went on, that houses start 15 at \$250,000 but we've seen Civetta and some other developers 16 that understand how this process works, that the end user 17 could be in a mortgage for about \$180,000 for a new three- 18 bedroom home. 19 We also was able to have a tour with the 20 councilwoman just to show her the product that was being 21 developed and also erected, and she was very, very happy 22 with the product. 23 But as Brennan Civetta shared, I know that Michael 24 Johns' concern, which is a very valid concern of how the</p>	<p style="text-align: right;">Page 28</p> <p>1 Thank you, Angel, for answering the questions I 2 put in the chat. I just have two more. I'd like to know 3 how many projects or applications are pending in the 4 pipeline, and if approved, those applications that are 5 pending, if approved, will there be I guess enough inventory 6 for those projects that go through, and if you can give me 7 an estimate of when this turnkey project will expire. 8 MR. RODRIGUEZ: Well, I'd have to follow up and we 9 can put this in the minutes as to what's in the pipeline and 10 number of applications that we are considering for Turn the 11 Key projects. 12 As far as inventory, applicants are submitting 13 applications for parcels that exist and are currently 14 available in the inventories. So it's not an issue of a 15 shortage of inventory. 16 As for the Turn the Key program, we have, 17 currently we're moving through that issue. There's still, 18 the bond issuance still exists. I know that both council 19 and the administration have committed to, they see the value 20 of the Turn the Key program. 21 There is legislative process to deal with closing 22 out this current bond issuance, and going through the 23 process of doing another one. 24 I think we're in the third year of the bond</p>
<p style="text-align: right;">Page 27</p> <p>1 projects are developed, that is uniformity with the 2 surrounding structures. And so that definitely will be 3 taken in account on all of the different blocks. 4 And then lastly, yes, we went around to the 5 community. Right now, I have an email from some of the 6 local people that we spoke to, a young lady named Tracy -- I 7 can't pronounce her last name -- but she has 20 homebuyers 8 already from our communication and our outreach to the 9 community, 20 homeowners that are interested in this turnkey 10 project to be homeowners in this process. 11 So in conclusion, I'm in support of this 12 particular project. I think that there is a concern of, I 13 thought I heard some concerns about the repeated developers. 14 I think those are valid points, but I think that the turnkey 15 project is something that needs to continue on, especially 16 within the Eighth District that sorely needs that type of 17 homeownership development. Thank you. 18 CHAIR WETZEL: Are there any other public 19 comments? 20 MR. RODRIGUEZ: We have Joyce Smith with her hand 21 raised. 22 MS. SMITH: Hello. Thank you. Yes, my name is 23 Joyce Smith. I'm a resident of East Parkside, and also 24 serve on the board of Centennial Parkside CDC.</p>	<p style="text-align: right;">Page 29</p> <p>1 issuance, if I'm correct. Is that correct, Nick? You would 2 know better than I do. 3 (Pause.) 4 MR. RODRIGUEZ: So that was a yes. So I hope I 5 answered your question. 6 MS. SMITH: Thank you. 7 MR. RODRIGUEZ: We have Jihad Ali. 8 MR. ALI: Hello. Can you hear me? 9 MR. RODRIGUEZ: Yes. 10 MR. ALI: Thank you, members of the Board. You 11 know, I want to pick up on Michael Johns' comment, but 12 first, before I begin, Mr. Jeremiah, I wanted to say I think 13 you are an excellent choice to be the 11th pick. 14 I think you really round this Board out. I have 15 complete faith in all of you. I think you are all 16 distinguished people. I think you all come here to do the 17 people's work. 18 One thing I did wonder was, do you all take an 19 oath? Is there an oath that you all take? Because I have 20 never seen you all do that in public. I don't want to count 21 to my two minutes, so I just wanted to make those comments 22 about Mr. Jeremiah and you can talk about the oath later. 23 But Mr. Jeremiah -- I wanted to pick up on Michael 24 Johns' comment. You know, this developer, I've attended</p>

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<p style="text-align: right;">Page 30</p> <p>1 these meetings for a while, so, you know, I think I've been 2 going to these meetings for almost ten years, you know. 3 I'm very familiar with most of you and all your 4 different capacities, including you, Mr. Jeremiah, 5 distinguished lawyer, Darwin Beauvais, you know. I battle 6 with him on many development issues. 7 So, but the issue that I have about, I agree with 8 everything that Anthony Fullard said about the turnkey 9 program. I think so far, before this Board got rounded out, 10 I think Mr. Rodriguez has done a tremendous job. This has 11 really been a force of one. 12 Mr. Rodriguez over the course of these years, he's 13 had a lot of things to deal with with developers and 14 contractors and my demand that there be equal access for 15 disadvantaged contractors as well as, you know, the general 16 public. So Mr. Rodriguez, you know, you've always tried to 17 do your best. 18 So everything that I want to say is about this 19 program. I just, this developer, Civetta, I think that he's 20 had a golden ride down here. 21 I think that there's been more times that we've 22 heard his name come up. And these are nice people. And Ms. 23 Brenda (sic), I know she's on the line, Ms. Brenda Sitavetti 24 (phonetic). She's a nice woman. She's always been kind.</p>	<p style="text-align: right;">Page 32</p> <p>1 And I think that this Board, I don't know how you 2 could award this 70 projects to this developer, to not have 3 a look, you Board members, looking at capacity, phasing, 4 lines of credit, you know, working capital and all that, as 5 well as his MBE/WBE participation. 6 Now, it's cute to say that he's at 50 percent, 20 7 percent, 25 percent MBE and 20 percent WBE, but I have yet 8 to see a document. 9 And those Board members that have been here, Mr. 10 Goodman, Michael Johns has been here for a while, and 11 Rebecca, you know, I have consistently asked about this 12 document. 13 And last month, Ms. Maria, she pointed out that 14 you all were supposed to start requesting to see those 15 documents. But I don't know if it's the same contractor, 16 although I do -- let me just back up. 17 I do know he has used the same contractor on 18 multiple projects. His electrician is the same electrician. 19 His plumber's the same plumber. His site guy's the same 20 site guy, one or two different HVAC guys. 21 And I work at the enterprise center. We have over 22 350 contractors. Only one of our contractors got to do some 23 site work on one of his jobs after I came down here and met 24 with Michael, but all the contractors that we sent down</p>
<p style="text-align: right;">Page 31</p> <p>1 Michael Tomasetti, he's been kind. He's a nice 2 guy. But really, the issue is deeper than that, because I 3 think where Mr. Jeremiah pointed out, we need to talk about 4 the past, you know. 5 When we get to these meetings, Angel, you've said 6 some things that we consider, you know, adequate, but I 7 wouldn't be comfortable as a person that's really invested 8 in this field until members of this Board had documents in 9 their hand and they could look over this stuff. They could 10 look at his capacity. They could look at his timeline, his 11 phasing. 12 One thing that I know because I'm in the 13 construction field is, I know that he was issued over 214 14 permits this year, I know -- since, well, actually since 15 2019. I know that 96 have been completed. I know that 101 16 have been issued and I know that 17 are ready for issue. 17 So, and I know that the last time that this Board, 18 a project that I'm calling West Philly, the Board gave him 19 some projects on 4/12/2022, gave him 32 lots off of Girard 20 Avenue, Pastor Jones project. That's under construction 21 now, two years out. 22 Ms. Tomasetti said that it takes her about, I 23 guess, six months, almost 180 days to get completed. So I 24 think timeline is very important.</p>	<p style="text-align: right;">Page 33</p> <p>1 there, they said they were only given an opportunity to do 2 one house and the prices they were quoted was wrong. 3 Now, if you look at it from a contractor's 4 perspective, if you told me I'm going to do 50 houses or 60 5 houses, my price is going to be a lot different. 6 So I'm asking this Board to table this for you, 7 Mr. Jeremiah or Herb, Nicholas, Andrew, Michael, to look at 8 some stuff. 9 And Michael, one thing I'd like to point out, when 10 you talked about the cookie cutter, cut and paste on the 11 architectural plan, I bet you there's still a line item in 12 that budget, over several hundred thousand dollars for new 13 plans, but they're using the same architect, it look like 14 the same plans. 15 So I just want you all to use some caution before 16 you award this. Thank you for allowing me to speak. 17 CHAIR WETZEL: Thank you, Mr. Ali. 18 Are there any more public comments? 19 MR. RODRIGUEZ: We have LaKisha Richardson. 20 MS. RICHARDSON: Good morning. I am LaKisha. 21 Andrea kind of let me, let you guys know about my concerns. 22 I am at 290 East Brighthurst Street in the Germantown section 23 of Philadelphia, and the property directly next to me, 24 pretty much adjacent to my side and back yard, is 292 East</p>

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<p style="text-align: right;">Page 34</p> <p>1 Bringhurst Street.</p> <p>2 We have been maintain the property as Andrea has</p> <p>3 spoken about. There was a home that was there previously</p> <p>4 that was removed, and during that time when the city took</p> <p>5 that home down, it disrupted the foundation. It causes the</p> <p>6 houses to shift. There are three houses that are here now.</p> <p>7 My house is the one with the side yard, and then there's</p> <p>8 another home that's directly next to that one.</p> <p>9 In between that time, we have maintained, as she</p> <p>10 said, you know, the weeds, the trash, even extermination,</p> <p>11 and removal of snow over the years.</p> <p>12 So I have a few concerns with that and would like</p> <p>13 to oppose, actually, 292 East Bringhurst Street as it is</p> <p>14 almost part of our yard, and as I say, we have maintained</p> <p>15 it. I'm sure when you guys came around, maybe someone has</p> <p>16 seen. It is definitely not a lot.</p> <p>17 And if there are neighbors that are on, they would</p> <p>18 probably attest to that as well. But I definitely would</p> <p>19 like to see that be opposed, and if possible, that we can</p> <p>20 definitely purchase that.</p> <p>21 I personally didn't see anything, and I can't say</p> <p>22 that it wasn't distributed, but I have never seen anything</p> <p>23 about this property being here next to me available at any</p> <p>24 time. I did go on line once the letter came out and it was</p>	<p style="text-align: right;">Page 36</p> <p>1 so that they can remain as green spaces and prevent danger</p> <p>2 to homeowners' property. So I wonder if there has been some</p> <p>3 consideration to that.</p> <p>4 And in addition, I know that one of the</p> <p>5 properties, 217 East Perm Street, is adjacent to the</p> <p>6 Germantown Kitchen Garden, and I know at one time the garden</p> <p>7 had wanted to acquire that property but was unable to do so</p> <p>8 because they could never figure out how to. I don't know if</p> <p>9 they're still interested, but that would be a concern. So,</p> <p>10 thank you.</p> <p>11 CHAIR WETZEL: Thank you.</p> <p>12 Are there any other public comments?</p> <p>13 MR. RODRIGUEZ: We have Richard Parrella.</p> <p>14 MR. PARRELLA: Hi. Can you hear me?</p> <p>15 MR. RODRIGUEZ: Yes.</p> <p>16 CHAIR WETZEL: Yes.</p> <p>17 MR. PARRELLA: Hi. The land that we want to</p> <p>18 comment on today, we're over on Mechanic Street. We</p> <p>19 actually live here at 336.</p> <p>20 And I'm actually standing out in the space right</p> <p>21 now. I guess it's actually like ten parcels that, it's</p> <p>22 probably the largest of all the different spaces that are</p> <p>23 being asked to be conveyed. And yeah, what a beautiful</p> <p>24 piece of land this is right here.</p>
<p style="text-align: right;">Page 35</p> <p>1 available at that time, which I kind of talked to Andrea</p> <p>2 about, but it was, you know, taken down at that point and</p> <p>3 all, but we haven't seen anything.</p> <p>4 But the main thing is, I'd just like to see for</p> <p>5 the property to remain the way it is. And then parking is a</p> <p>6 big issue on our block as well, so you know, to add more to</p> <p>7 that would definitely be an issue.</p> <p>8 And I know a house was there previously, however</p> <p>9 that was at least 30 years ago, and there are more cars</p> <p>10 today. So I just want to put that in there. Thank you for</p> <p>11 your time.</p> <p>12 CHAIR WETZEL: Thank you, Ms. Richardson.</p> <p>13 Any more public comment?</p> <p>14 MR. RODRIGUEZ: We have Allison Weiss.</p> <p>15 MS. WEISS: Yes. Thank you. I feel like my</p> <p>16 concerns have been addressed, but I question the process</p> <p>17 about acquiring these properties and then allowing</p> <p>18 developers to develop on them, especially those that have</p> <p>19 flood issues.</p> <p>20 And I wondered if there has been a review of those</p> <p>21 properties and those properties that are in a flood zone and</p> <p>22 that do present a problem have been thought of, because I do</p> <p>23 believe the federal government has an acquisition program</p> <p>24 where they will acquire properties that are in a flood zone</p>	<p style="text-align: right;">Page 37</p> <p>1 We talked to one of the neighbors here and he,</p> <p>2 first off, said this served as a community garden for 30 or</p> <p>3 40 years, ever since the land here used to have houses on</p> <p>4 it, and I think he said they were actually all condemned</p> <p>5 because of water damage, and this is going back 50 or 60</p> <p>6 years ago.</p> <p>7 So the people that were living here, they started</p> <p>8 seeing spots, and eventually the water table was high here</p> <p>9 and started to damage all the houses and they ended up</p> <p>10 demolishing all the houses, and then they built the</p> <p>11 community garden once that happened because the water here</p> <p>12 is so, yeah, so flourishing.</p> <p>13 With that being said, you know, my question is,</p> <p>14 has this land been surveyed? Has it been checked out for</p> <p>15 that, especially being that the fact that all of these</p> <p>16 issues in Germantown have been around water damage and</p> <p>17 around flooding, and then adding more sewage into this space</p> <p>18 as well, now creating more of that.</p> <p>19 And again, there's a lot of trees here as I look</p> <p>20 around, so, you know, these trees are picking up water.</p> <p>21 They're absorbing it, and you know, also creating stability</p> <p>22 under the ground so that, you know, this land doesn't wash</p> <p>23 away, you know, stopping erosion.</p> <p>24 So you know, these are all things that you know,</p>

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<p style="text-align: right;">Page 38</p> <p>1 taken into consideration as well as the community impact, 2 wanting to create more community gardens in this space, and 3 with a lot of, I know people don't want to use the word 4 gentrification that's happening in this area. 5 But we want to be mindful that when we're taking 6 spaces away from community spaces for gathering and for, you 7 know, there's so many people here we've seen on the block 8 who are coming here to use this space for, the kids are 9 playing, there's people barbecuing, there are people 10 connecting and using this space as a really space to 11 connect, and you know, that keeps drugs down, that keeps 12 violence down in the neighborhood. 13 That keeps people actually feeling connected to 14 the land, to the nature here. So, you know, again, we want 15 to be mindful that this isn't just a money game and that 16 we're thinking about our children and our grandchildren and 17 our great-grandchildren, they're not living in just a 18 concrete jungle, that they have a beautiful place to play 19 and children have places to play and connect, and they're 20 not just sitting on their computers or on their phones and 21 they actually have somewhere to go that's local, right next 22 to their house. 23 So yeah, that's my position. I just want to offer 24 that, and thank you for listening.</p>	<p style="text-align: right;">Page 40</p> <p>1 would want. So that was a question that I asked, and maybe 2 you didn't get a chance yet to -- in the chat. 3 And then I was informed by Angel that the turnkey 4 program no longer gives preference to municipal employees, 5 which I think it either initially did or somehow was on its 6 web site. 7 But my final -- I mean, I'm in favor of getting 8 more affordable housing. I'm hoping that the Board will 9 consider plot by plot because of some of the things that 10 people have raised about specific plots. 11 I didn't do that work, but I'm hoping this 12 proposal doesn't depend on a mass transfer of all plots or 13 no plots, and if someone can answer that question also. 14 That's my comments. 15 MR. RODRIGUEZ: So that was a lot of questions. 16 I'll try to answer them one by one. 17 This is a proposal for affordable housing, all the 18 properties, so it would be considered 100 percent 19 affordable. All the properties are eligible for Turn the 20 Key mortgages. 21 Yes, we look for qualified homebuyers. Initially, 22 there was a preference when we first started the program 23 last year to enroll city employees because they have a 24 residency requirement, but right now what we're looking at</p>
<p style="text-align: right;">Page 39</p> <p>1 CHAIR WETZEL: Thank you. 2 MR. RODRIGUEZ: We have Dee Dee Risher. 3 MS. RISHER: Okay, I'm not sure if the Board can 4 -- can you hear me? 5 CHAIR WETZEL: Yes. 6 MS. RISHER: Okay. I'm not sure if everyone can 7 see the question and answer. Can you see that, Board 8 members? If you can, I said some of what I put in the 9 question and answer, and Angel, thank you for answering some 10 of that. 11 I was just pointing out as a neighbor in this area 12 where a lot of the properties are located, which I live in 13 the 4700 block of Pulaski, which is, you know -- mainly that 14 the median income for this program would be much -- it would 15 basically, with the median income at \$114,400, then families 16 who were at \$91,000 could buy these houses, but our average 17 median income around our neighborhood is really 41K. 18 And then Angel helpfully said, well, the turnkey 19 program average is \$45,000 a year, so that's kind of hitting 20 it. My question was, are all these properties then possibly 21 going to go for that or what percentage would you think 22 would go for that, because otherwise you have people who are 23 really at a higher level of income coming in to buy, you 24 know, potentially nicer homes that neighborhood residents</p>	<p style="text-align: right;">Page 41</p> <p>1 is, you know, qualifications for homebuyers that are in the 2 pipeline. 3 So if you have people who are interested, I would 4 suggest that they go to our web site and start the 5 application process. And these comments in the Q&A will be 6 a matter of the minutes and part of the public record, so 7 that will exist. 8 As for the question about approval en masse or 9 whether there can be a partial approval, that is at the, you 10 know, behest of the Board. 11 The Board has the latitude to amend the resolution 12 that is presented before them. As long as the amendment is 13 approved, the Board can basically determine what they're 14 disposing and what they are not, and also place conditions 15 on the disposition as well. 16 That would require a motion from a Board member. 17 It would have to be seconded and follow those procedures for 18 approval. I hope I answered all your questions. 19 CHAIR WETZEL: Any other public comment? 20 MR. RODRIGUEZ: We have Jennifer Hombach -- 21 Hombach, sorry. 22 MS. HOMBACH: Hi there. Hombach. Thank you for 23 taking my call. I have been organizing since I learned 24 about this a few days ago. It's definitely the most</p>

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<p style="text-align: right;">Page 42</p> <p>1 beautiful component of this neighborhood that we live in, 2 this land next to our house. 3 And it's weird that it's here, like, you know, if 4 you look at these 70 different lots that are up for grabs, 5 like, all of them are one or two. This is ten. 6 And I think it's for really good reason. I 7 interviewed the most elderly woman on my block last night, 8 and she moved here in 1971, and she said in 1971 this lot 9 was a fruit tree garden, and they grew like crazy because 10 the water underneath is so dense. 11 It looks like, honestly, there's a dam like built 12 behind the back of this block. There's like a cliff. So 13 there's definitely some huge waterway that's running through 14 this land, and that really needs to be addressed before this 15 land is conveyed. 16 I did read somewhere in the Q&A that that's what 17 happens after it's conveyed, which doesn't seem to make 18 sense because this land has a beautiful history of a 19 community garden. It's been rebooted by my neighbor on the 20 other side of the land a few years ago. They've started 21 putting veggie boxes and a shed. 22 But she has testimonial of elderly folks when she 23 lived there in 1971 saying that the houses, there's a well 24 underneath of them. There was huge water damage to homes</p> <p style="text-align: right;">Page 43</p> <p>1 that used to be here. 2 And the home that was at the first part of this 3 parcel, 314 or 316 East Mechanic, she said in the 2000s, 4 that had a giant sinkhole from water damage and was 5 demolished within three days. 6 So there's definitely something funky with the 7 water here in this land. The block is built different. The 8 street is super narrow right there. It's almost like 9 developers, when they first built this block, they knew that 10 and tried to restrict development here, just the way that 11 the sidewalk looks. 12 So parking would definitely be an issue. Human 13 health impacts, like people that would move into these homes 14 would ultimately be stuck holding that bag is her concern, 15 my elderly neighbor, and mine, because yes, I want 16 affordable housing, yes, I want like sustainable 17 development, but I do not want to hurt people in that 18 process by building in places that are going to get flooded 19 or cause mold. 20 So, yeah, we're really hoping that that can be 21 addressed and that there's hope for this city community 22 garden for years to come. 23 CHAIR WETZEL: Thank you. 24 MR. RODRIGUEZ: We have Joyce Smith. We also have</p>	<p style="text-align: right;">Page 44</p> <p>1 a hand up from our Board member, Kelvin Jeremiah. 2 MS. SMITH: I'm sorry, I forgot to put my hand 3 down. Thank you. 4 MR. RODRIGUEZ: Thank you. I think, Kelvin? 5 MR. JEREMIAH: Yes. Angel -- 6 MR. RODRIGUEZ: One thing, Kelvin. You have to 7 put your camera back on. Sorry. 8 MR. JEREMIAH: Sorry. Thank you. Mr. Chairman, 9 Angel, I just have another follow-up, quick follow-up 10 question. 11 Has the Land Bank conducted any review of how the 12 properties are currently being used, that is to say whether 13 or not they're being used as community gardens or side 14 yards? 15 And then secondly, has there been any review with 16 regard to any environmental concerns that could have been 17 raised? And I ask those questions frankly in light of the 18 comments that we've heard. Thank you. 19 MR. RODRIGUEZ: So we do inspect the sites. I 20 will tell you that there is no approved permission for 21 access to the property that's in question here. That 22 property is currently titled and owned by the PRA, so there 23 is no approved or legal access to that site. 24 We did do a review of the property to see if there</p> <p style="text-align: right;">Page 45</p> <p>1 were any existing easements or if there was a condemnation 2 based on that. 3 We've had this situation prior to this where the 4 DOR keeps records up to a certain point that are readily 5 available on line. After that, we would have to request 6 information. 7 So on the review, none of these items that's being 8 mentioned here about a condemnation, what the purpose of it 9 was, was readily available. 10 MR. JEREMIAH: I guess my question is -- so thank 11 you. I understand that there may not be a formal easement 12 or a formal -- somebody formally requesting to use the 13 property either as a side yard or as a community garden, but 14 that hasn't stopped folks across the city from doing exactly 15 that. 16 I'm asking, in a practical way, whether or not 17 there's been an inspection of the property, notwithstanding 18 the formal process that you alluded to, that indicates what 19 the current use is. 20 MR. RODRIGUEZ: As I stated, we do have inspectors 21 that go out and take photographs of the properties. We then 22 cross-reference that, whether there's an approved use of the 23 property. Given the inventory that we have, we have a lot 24 of people accessing sites without permission.</p>
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<p style="text-align: right;">Page 46</p> <p>1 MR. JEREMIAH: Did the inspection, the actual</p> <p>2 inspection by your inspectors show that any of the</p> <p>3 properties were being used as side yards or community</p> <p>4 gardens?</p> <p>5 MR. GOODMAN: Though the addresses aren't labeled,</p> <p>6 there are, in the Board package, the site photos, they</p> <p>7 weren't cross-checked by address but there are multiple</p> <p>8 sites that are fenced or that seem to have kind of garden</p> <p>9 sheds or things, and judging by public comment, I assume</p> <p>10 Mechanic Street is at least one of those, though the photos</p> <p>11 aren't labeled.</p> <p>12 MR. JEREMIAH: That's what I'm asking. I'm asking</p> <p>13 whether or not we have ascertained, whether it's formal or</p> <p>14 informal, any community gardens or side yards.</p> <p>15 I understand the legal process. PHA has similar</p> <p>16 issues, so I completely get it. That's why I'm asking the</p> <p>17 question.</p> <p>18 MR. RODRIGUEZ: And I'm stating that we do review</p> <p>19 to see if there's any applications or anybody has submitted</p> <p>20 trying to acquire the property. Other than that, then</p> <p>21 they're occupying the property without permission.</p> <p>22 MS. LOPEZ KRISS: Jennifer, just go ahead and jump</p> <p>23 in there.</p> <p>24 MS. GREENBERG: Thanks. I just had a comment in</p>	<p style="text-align: right;">Page 48</p> <p>1 properly seconded. Andrea, do I need to do the formal</p> <p>2 protocol and ask for public comment on motions to amend?</p> <p>3 MR. RODRIGUEZ: No.</p> <p>4 CHAIR WETZEL: Thank you.</p> <p>5 MS. SAAH: I'm sorry. No.</p> <p>6 CHAIR WETZEL: Okay. So a motion has been made</p> <p>7 and properly seconded.</p> <p>8 MS. LOPEZ KRISS: And so just to clarify, for</p> <p>9 folks who are listening, what we have done is we are pulling</p> <p>10 out two properties for further review. That doesn't</p> <p>11 necessarily mean that they're out of ever being developed by</p> <p>12 this developer. Is that correct?</p> <p>13 CHAIR WETZEL: That's correct.</p> <p>14 MS. LOPEZ KRISS: Right. So just so folks who are</p> <p>15 listening understand that this requires more conversation,</p> <p>16 and so if there's people who have vested interest, they need</p> <p>17 to make themselves known.</p> <p>18 CHAIR WETZEL: Yes. And if they want to continue</p> <p>19 the uses that they so describe, there's going to have to be</p> <p>20 a process by which they gain site control over those</p> <p>21 parcels.</p> <p>22 MR. JOHNS: Now, doesn't this, if they're taken</p> <p>23 out, doesn't this change the development deal? Doesn't this</p> <p>24 change his pro forma?</p>
<p style="text-align: right;">Page 47</p> <p>1 terms of using formal permission to use land as a threshold</p> <p>2 here. For a number of years, there has not been an</p> <p>3 application available to apply for an urban garden</p> <p>4 agreement. There are many people gardening on land who have</p> <p>5 tried to get legal access and have not found a pathway to do</p> <p>6 so.</p> <p>7 MR. JEREMIAH: Thanks, Jennifer. Exactly.</p> <p>8 MS. LOPEZ KRISS: Can I suggest that if the Board</p> <p>9 members have a motion around this proposal, that they make</p> <p>10 it? Like, if you don't agree with it or you want to have it</p> <p>11 changed, you should just go ahead and make that motion.</p> <p>12 CHAIR WETZEL: Yeah, my understanding is, we've</p> <p>13 heard from one neighbor who represents that they've</p> <p>14 maintained a side yard for many years, and the other parcel</p> <p>15 is the larger parcel -- which street is that one on,</p> <p>16 Mechanic?</p> <p>17 VICE CHAIR DEMA: Yeah, Mechanic Street.</p> <p>18 CHAIR WETZEL: Does the Board want to entertain a</p> <p>19 motion to set those two aside for further use but continue</p> <p>20 with the rest of the disposition?</p> <p>21 MR. JEREMIAH: So moved, Mr. Chair.</p> <p>22 CHAIR WETZEL: Is there a second to that?</p> <p>23 MS. GONZALEZ: I second.</p> <p>24 CHAIR WETZEL: The motion has been made and</p>	<p style="text-align: right;">Page 49</p> <p>1 MR. BEAUVAIS: That's exactly what I was thinking.</p> <p>2 CHAIR WETZEL: I'm not so sure that it does. It</p> <p>3 sounds to me like the Mechanic Street properties might be</p> <p>4 quite expensive to develop with the Water Department's</p> <p>5 requirements for stormwater runoff.</p> <p>6 I don't think it does and I don't think it should</p> <p>7 prevent us moving forward. So we have a motion to remove</p> <p>8 Mechanic Street, and what is the --</p> <p>9 MR. RODRIGUEZ: Herb?</p> <p>10 CHAIR WETZEL: Yes.</p> <p>11 MR. RODRIGUEZ: The Board can resolve, with the</p> <p>12 amendment, to ask for, prior to settlement, give provisional</p> <p>13 or conditional approval, provided that an updated set of pro</p> <p>14 forma be supplied.</p> <p>15 CHAIR WETZEL: So if we adopt this motion, an</p> <p>16 updated pro forma will have to be provided that meets our</p> <p>17 underwriting criteria without these properties in the</p> <p>18 project; is that correct?</p> <p>19 MR. RODRIGUEZ: Correct.</p> <p>20 CHAIR WETZEL: Okay.</p> <p>21 MR. JOHNS: Would that come back to the Board for</p> <p>22 approval?</p> <p>23 MR. RODRIGUEZ: No, not necessarily.</p> <p>24 CHAIR WETZEL: Only if it was a problem with</p>

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<p style="text-align: right;">Page 50</p> <p>1 meeting our criteria and it wouldn't move forward at that 2 point in time. 3 MR. RODRIGUEZ: Correct. 4 CHAIR WETZEL: Am I correct? 5 MR. RODRIGUEZ: Correct. 6 CHAIR WETZEL: Okay. So let's be specific. The 7 motion deals with 318-34 Mechanic Street; am I correct? 8 MR. RODRIGUEZ: Correct. 9 CHAIR WETZEL: And what was the single side yard? 10 MS. SAAH: 292 East Bringhurst Street. 11 CHAIR WETZEL: Okay. 12 MS. SAAH: And it's 316 to 334 East Mechanic. 13 CHAIR WETZEL: Motion has been made and properly 14 seconded. All in favor, say aye? 15 VICE CHAIR DEMA: Also, just a clarification, 16 though. It does include 346 as well, right, Mechanic? I 17 think you stopped at 34. 18 MS. SAAH: Right, I apologize. It's 316, 318 to 19 34, and 346. 20 VICE CHAIR DEMA: And 346, right, just to make 21 sure we have the record straight. 22 CHAIR WETZEL: Thank you, Nick, appreciate it. 23 All in favor, say aye. 24 (Chorus of ayes.)</p>	<p style="text-align: right;">Page 52</p> <p>1 CHAIR WETZEL: Okay. Motion's been made and 2 properly seconded to adopt this amended resolution. All in 3 favor, say aye? 4 (Chorus of ayes.) 5 CHAIR WETZEL: Those opposed, nay? 6 MR. JOHNS: Nay. 7 MS. GONZALEZ: Nay. 8 CHAIR WETZEL: Ayes have it. Side yards. 9 MS. GONZALEZ: Mr. Chair, if I may, I just wanted 10 to say that I think that I will recommend that we evaluate 11 the way how unsolicited applications are reviewed, just so 12 that there is less confusion at the Board meetings and we 13 know exactly, you know, what we're approving, so there are 14 less changes and also there's more clarity to the public and 15 doesn't, you know, put us in a bad position where we have to 16 make some tough decisions when we don't have all that 17 information. So I just make that recommendation for 18 unsolicited applications. 19 CHAIR WETZEL: I really appreciate it and I think 20 one of the things we're going to be -- we're a reconstituted 21 Board with some very talented people who have been here a 22 long time and new people. 23 We've got some work to do, and I'm working on 24 getting charters for three specific committees, and I think</p>
<p style="text-align: right;">Page 51</p> <p>1 CHAIR WETZEL: Opposed? 2 MR. JOHNS: One, nay. 3 CHAIR WETZEL: All right. So can I get a -- I 4 think we already have a motion on the disposition 5 resolution, correct? 6 MR. RODRIGUEZ: You have a motion and approval of 7 the amendment. So you've approved the amendment. 8 CHAIR WETZEL: All right. So now I need a motion 9 to approve the amended resolution. Can I get a motion to 10 adopt the amended resolution? 11 MS. LOPEZ KRISS: Motion to adopt the amended 12 resolution. 13 CHAIR WETZEL: Can I get a second? 14 MR. BEAUVAIS: Second. 15 CHAIR WETZEL: All right. Andrea, in terms of our 16 process, are we back to square one, or we're ready to 17 approve? 18 MS. SAAH: Yes -- 19 MR. BEAUVAIS: I think we're ready to approve. 20 There's a motion. 21 MS. SAAH: Ready to approve -- 22 CHAIR WETZEL: Got you. 23 MS. SAAH: You got a motion and you got it 24 seconded.</p>	<p style="text-align: right;">Page 53</p> <p>1 a lot of the work that folks are talking about today can be 2 done in that committee level in terms of what our policies 3 are, how are we disposing of properties in an unsolicited 4 way. Do we want to do more requests for proposals where we 5 frame what we're looking for rather than react to somebody's 6 proposal? 7 So we're working on that now, and hopefully we'll 8 have a charter for at least three committees that will be 9 circulated to the Board for your review and comment. 10 MS. GONZALEZ: Thank you. 11 MR. JOHNS: Thank you, and if also you can provide 12 an accounting of all of the unsolicited proposals and who 13 was awarded those unsolicited proposals and how many 14 properties they were awarded and how many properties were 15 developed out of those awards. 16 CHAIR WETZEL: Thank you, Michael. Angel, we can 17 get that together, right? 18 MR. RODRIGUEZ: Uh-huh. 19 CHAIR WETZEL: You got it, Michael. 20 MR. JEREMIAH: Mr. Chairman, in light of those 21 concerns and which I do share, do you want to instruct at 22 some point putting a hold on those unsolicited until we've 23 had an opportunity to review them and review the process and 24 procedures around it? I've got to tell you, it makes me</p>

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<p style="text-align: right;">Page 54</p> <p>1 incredibly uncomfortable to --</p> <p>2 (Pause.)</p> <p>3 CHAIR WETZEL: You froze.</p> <p>4 MR. BEAUVAIS: Kelvin, you froze. Can you repeat</p> <p>5 the last part?</p> <p>6 MR. JEREMIAH: Forgive me, forgive me. I was</p> <p>7 asking the Chair whether it makes sense for us to hold off</p> <p>8 for some period on awarded unsolicited proposals until we've</p> <p>9 had, this Board, this reconstituted Board has had an</p> <p>10 opportunity to review its policies, procedures and process</p> <p>11 around it, because frankly it makes me incredibly</p> <p>12 uncomfortable. And I wanted to put that on the record.</p> <p>13 (Pause.)</p> <p>14 MS. LOPEZ KRISS: You're muted.</p> <p>15 VICE CHAIR DEBA: Muted, Herb.</p> <p>16 MR. JEREMIAH: For some reason my --</p> <p>17 CHAIR WETZEL: No, no.</p> <p>18 MS. GONZALEZ: No, it's Herb. He's muted.</p> <p>19 CHAIR WETZEL: No, I share your concern, because</p> <p>20 you really sort of -- the power of the public ownership of</p> <p>21 these properties is the power to shape their reuse, and it</p> <p>22 should be a thoughtful process, not a reactive one.</p> <p>23 And I think this Board needs to consider what</p> <p>24 policies and the manner in which we implement those policies</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. LOPEZ KRISS: I think that --</p> <p>2 MR. RODRIGUEZ: -- and thirty-nine parcels.</p> <p>3 MS. LOPEZ KRISS: -- the regular Board process can</p> <p>4 work its way. Mr. Jeremiah, if you are concerned, we don't</p> <p>5 have to vote on it, right? We can -- you can make a motion</p> <p>6 to table the resolution if you feel like you'd like to get</p> <p>7 more information about that.</p> <p>8 So it's not like -- I don't think we need to put</p> <p>9 in the formal hold on moving forward with proposals. I</p> <p>10 think that we can take them as we go.</p> <p>11 CHAIR WETZEL: Yeah, we tabled a resolution last</p> <p>12 month on an unsolicited proposal.</p> <p>13 MS. GONZALEZ: I think that --</p> <p>14 MR. JEREMIAH: I wasn't --</p> <p>15 MS. GONZALEZ: Go ahead, Kelvin, I'm sorry.</p> <p>16 MR. JEREMIAH: Maria, go ahead. Ladies first.</p> <p>17 MS. GONZALEZ: Thank you. I think that, you know,</p> <p>18 it makes us feel uncomfortable, and I know this is something</p> <p>19 that we have expressed, at least some of us have expressed</p> <p>20 in the past.</p> <p>21 And I think one of the things is that we want to,</p> <p>22 you know, renew the public's trust in the Land Bank Board</p> <p>23 and not come to every meeting, not making decisions because</p> <p>24 we just don't have all the information and we feel pressured</p>
<p style="text-align: right;">Page 55</p> <p>1 get us to very thoughtful projects that we can all be proud</p> <p>2 of, that take into consideration the communities that we're</p> <p>3 doing this in, and the impact on those communities.</p> <p>4 I just want to ask, Angel, is there any major</p> <p>5 unsoliciteds expected in July?</p> <p>6 MR. RODRIGUEZ: We have several coming in in the</p> <p>7 Third District as part of the Urban Developers Association.</p> <p>8 These are minority developers. We've been working with them</p> <p>9 and I can say they're about ten, they average about ten</p> <p>10 properties.</p> <p>11 We've been working closely with the council office</p> <p>12 and the UDA group to get them through the process, and our</p> <p>13 goal and hope is to present them in July.</p> <p>14 CHAIR WETZEL: So Kelvin, I was aware that there's</p> <p>15 been an effort to work with minority developers to get them</p> <p>16 engaged. These are no more than, what, ten parcels each?</p> <p>17 MR. RODRIGUEZ: Some -- the average is ten, yes.</p> <p>18 CHAIR WETZEL: Yeah.</p> <p>19 MS. GONZALEZ: What's the total?</p> <p>20 CHAIR WETZEL: What was that?</p> <p>21 MS. GONZALEZ: What is the total?</p> <p>22 MR. RODRIGUEZ: I'd have to get you -- I don't</p> <p>23 have that readily available right here. I can get that for</p> <p>24 you. A hundred --</p>	<p style="text-align: right;">Page 57</p> <p>1 because we don't have that, you know, negative perception</p> <p>2 from the public that we were not functioning. So that is my</p> <p>3 concern.</p> <p>4 VICE CHAIR DEBA: And Herb, I think to your point,</p> <p>5 and I think maybe this is a common thread, maybe we don't</p> <p>6 feel like we're making informed decisions with the</p> <p>7 information that we're receiving, and that's why I think</p> <p>8 we're getting a lot of questions.</p> <p>9 So maybe, you know, in the interim, if there's a</p> <p>10 way that we can get more information to the Board before it</p> <p>11 actually gets there.</p> <p>12 In the interim, I know you're trying to create</p> <p>13 committees to address this, but maybe, even if there's a way</p> <p>14 that Board members could get more information about the</p> <p>15 proposed developments, that might be helpful as we kind of</p> <p>16 figure out how to fly the plane while we're flying the</p> <p>17 plane.</p> <p>18 CHAIR WETZEL: Yeah, that sort of makes sense to</p> <p>19 me, is -- Angel, I think that if these resolutions -- and I</p> <p>20 know you guys have been working with this group for a long</p> <p>21 time to get them involved in being able to become developers</p> <p>22 -- if you could put a package together that shows us what</p> <p>23 their, you know, what their intentions are, what their plans</p> <p>24 are, at least two weeks before the Board meeting, it would</p>

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<p style="text-align: right;">Page 58</p> <p>1 really -- I think it would be helpful, but I'll ask the 2 other Board members. Would that be helpful or is there some 3 other way that you want information so we can look at them 4 in advance? 5 MR. BEAUVAIS: I think that will be helpful, 6 because also, just -- I understand it's our job to ensure 7 that the property is going to the right project or the right 8 developer, and we should do that with all deliberate speed, 9 so to speak. 10 But I do feel a little bit remiss rescheduling 11 these agenda items constantly because for whatever reason we 12 don't have the information. 13 Now, we should have the information, but I'm also 14 thinking from the applicant who's seeking that property. 15 They're dealing with their own timelines. 16 If they have to put a pro forma together to 17 present it to a lender and they're relying -- they believe 18 that it's going to be on a July agenda, then everything can 19 fall apart. 20 Likewise, just with the example that Angel brought 21 up, we have ten minority developers, all with unsolicited. 22 If we were to reschedule them, that could jeopardize their 23 plans as well. 24 We should, you know, something like that, we</p>	<p style="text-align: right;">Page 60</p> <p>1 we're asked to vote on items. 2 MS. LOPEZ KRISS: I think there is something said 3 to be for the public process. I think there should be 4 further discussion about how we incorporate those questions 5 and comments into public, into the public record. 6 CHAIR WETZEL: But I do think that the operative 7 two words are, as a Board member, you want to make an 8 informed decision. And we need a process that informs us so 9 we can make that kind of decision. 10 And I'm going to ask staff to put together what 11 they believe is the type of information that they believe 12 they can present to the Board at least two weeks in advance 13 of a Board meeting. 14 We'll circulate that to all the Board members and 15 see, is this the information that you need or require to 16 understand the project, and we'll make modifications, but 17 we'll start doing that in the interim until we can get 18 deeper into the weeds of how we want to run the Land Bank. 19 Is that a fair representation? 20 MR. JEREMIAH: Yes. 21 MS. LOPEZ KRISS: Yes. 22 MR. BEAUVAIS: And just to Rebecca's point, you 23 know, I would always take my example from City Council. 24 City Council meets twice that day.</p>
<p style="text-align: right;">Page 59</p> <p>1 should rely on the work of the councilperson and of the 2 staff, and I guess we can question the staff on that, and I 3 think doing it two weeks prior might make sense as opposed 4 to doing it at the time for the vote. 5 MR. JEREMIAH: Herb, I entirely agree with Darwin. 6 I think I'm looking for a middle ground. 7 CHAIR WETZEL: Yes. 8 MR. JEREMIAH: Where we are right now, I got a 9 package asking me to make decisions late last night. I had 10 a ton of questions on it. I see that my colleagues have had 11 a lot of questions. 12 There are consequences to delay. We are in this 13 business, so I completely understand, but I think for my 14 comfort level, I think what I would need would be, as you 15 suggested and as Darwin suggested as well, getting 16 information well ahead of time so that I can do my own due 17 diligence, so that I can reasonably rely on the information 18 and ask questions, so that I can make an informed decision 19 when I come to these meetings. 20 I don't want contractors to be delayed. I don't 21 want their pro forma to be impacted. I get the consequences 22 of all of that. I think what I'm hearing from my colleagues 23 is, can we get information, can we ask questions well ahead 24 of time of staff so that we can make informed decisions when</p>	<p style="text-align: right;">Page 61</p> <p>1 They caucus. Everybody's there to watch them 2 caucus. No one is allowed to participate. And then they 3 have their stated meeting. 4 So if it means that, if the Board so chooses to 5 have -- we review the materials and then we have a point 6 where we can question the staff, then that could be done. 7 And then we can, the following day, we can come back for our 8 Board meeting. 9 MR. JEREMIAH: And Herb, that goes exactly to the 10 point I think you made earlier, which is constituting these 11 committees so that they have a jurisdiction over certain 12 matters. 13 I would rely on my colleagues' recommendation if 14 I'm not on a committee and they make such a recommendation 15 moving forward, and I think that would be permissible. We 16 do it here at PHA before any matter is brought to the Board. 17 CHAIR WETZEL: Andrea? 18 MS. SAAH: Yes. I would just like to point out 19 that we're subject to the Sunshine Act and therefore we 20 cannot have any kind of meetings with more than five Board 21 members present. 22 MR. JEREMIAH: Correct. 23 MS. SAAH: And we also cannot have committees 24 making recommendations because of that issue, because the</p>

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<p style="text-align: right;">Page 62</p> <p>1 meeting at which the committee comes to that recommendation 2 should then also therefore be subject, be open to the 3 public, is also subject to the Sunshine Act. 4 MR. BEAUVAIS: So we can still have the public 5 process in order to ask questions, I believe. 6 MR. JEREMIAH: Right, providing that it's less 7 than a quorum of the Board. 8 MR. BEAUVAIS: Yeah, I would say that we can't 9 make a decision. We can -- 10 MR. JEREMIAH: Right. 11 MR. BEAUVAIS: -- ask questions. 12 CHAIR WETZEL: Yes. 13 MR. BEAUVAIS: We're asking questions now, so on a 14 practical matter, forget the Sunshine Act, I'm just saying 15 let's take our questions, ask it another day. 16 MR. JEREMIAH: No, you're correct, Darwin. 17 MR. RODRIGUEZ: Can I get some clarity, just so, 18 as we move through this agenda item? So the disposition to 19 Civetta Properties was approved as an amended approval? 20 CHAIR WETZEL: Yes. 21 MR. RODRIGUEZ: With removal of those properties, 22 so that is passed. Was there a resolution to your 23 suggestion that Kelvin is making on the floor, and is that 24 adopted by the Board?</p>	<p style="text-align: right;">Page 64</p> <p>1 What I was interpreting your line of questioning 2 was, there should have been an action item, like if we 3 identify illegal occupation of a property which is rampant 4 in Philadelphia, you're just saying to identify so, that 5 issue in the Board package -- 6 CHAIR WETZEL: Yes. 7 MR. RODRIGUEZ: -- but you're not asking us to -- 8 CHAIR WETZEL: You're not opining on it. 9 MR. JEREMIAH: No, no. I'd like to know the 10 various -- that a property is being used, how it is being 11 used to the extent that you have observed it through an 12 inspection. I'm not asking you to do anything beyond that. 13 I think the larger question surrounds policies and 14 process, and I'm not making a resolution on that. I was 15 making a question, an inquiry of the Chair and of our 16 members. 17 CHAIR WETZEL: I think part of what you're 18 hearing, Angel and Andrea, is the Board is saying, what 19 creates uncomform is when you hear public comment from the 20 next door neighbor saying, "We've maintained this for 30 21 years." It causes pause in people's minds. 22 So if there's a photo of it but they don't have 23 any legal basis to occupy it, fine. It's on a line next to 24 that address, so that no one's sitting at a Board meeting</p>
<p style="text-align: right;">Page 63</p> <p>1 CHAIR WETZEL: No. 2 MR. JEREMIAH: No. No, no, no. No, it wasn't a 3 resolution. It was a -- 4 CHAIR WETZEL: We're basically, I think what we're 5 basically saying is a number of things. One is, when you're 6 out looking at the land, even though it's illegal or 7 unauthorized or whatever you want to do, if it looks like 8 it's a garden that's being maintained or a side yard, it 9 should be so noted. That doesn't matter whether they're 10 legally there or not. 11 Now, if it looks like a rundown something that 12 nobody's taken care of for years, that's different. And 13 then in terms of the project itself, the kind of information 14 that you think would help the Board make an informed 15 decision. 16 So if you put that together and we circulate it to 17 the Board, the Board members should give feedback as, yes, 18 this information will help me make an informed decision, or 19 I need this, or I need that to make an informed decision. 20 MR. RODRIGUEZ: So can I just clarify -- 21 CHAIR WETZEL: That's what we're saying. 22 MR. RODRIGUEZ: Can I ask -- this question is to 23 you, Kelvin, because it didn't seem that that was the point 24 you were trying to get it.</p>	<p style="text-align: right;">Page 65</p> <p>1 and hearing folks come forward saying, "Hey, you know, we've 2 kept this for 30 years, why are you taking this, why are you 3 building on it?" 4 Am I sort of, in that one thing, capturing what 5 people are talking about, to know that? 6 MR. JEREMIAH: Yes, sir. 7 MR. RODRIGUEZ: Can I just clarify the process? 8 When we do our inspections, we do check to see if there had 9 been an application or any kind of request. 10 I know that Ms. Greenberg had mentioned about, 11 there's a difference between disposition and transfer of 12 title and license agreements. 13 No, the Land Bank and PRA do not issue license 14 agreements for insurance issues because we are not self- 15 insured. So I don't want to lump them all together. 16 If it's about disposition, there is an avenue for 17 people to apply and to take title to the property. If we 18 get an application, we understand there's interest. I just 19 want to just point out that we do that due diligence. 20 If there is none, we don't hold up a proposal 21 because we will check with the district office to say, "Hey, 22 we have this occupation. Is it your desire that we approach 23 them to make it legal, or do you want to see affordable 24 housing?" Those conversations happen all the time.</p>

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<p style="text-align: right;">Page 66</p> <p>1 So prior to bringing any proposal to the Board, we</p> <p>2 do that level of due diligence. I just want to put that out</p> <p>3 there, that there are multiple conversations prior to</p> <p>4 presenting to the Board.</p> <p>5 CHAIR WETZEL: I know and I understand that,</p> <p>6 Angel. But I think what we're doing is, we've got to figure</p> <p>7 out a way to get information that is pertinent to making a</p> <p>8 decision to the Board, not hearing it in the Board meeting</p> <p>9 but understanding it in advance of it and being able to ask</p> <p>10 a question, not --</p> <p>11 MR. RODRIGUEZ: Understood.</p> <p>12 CHAIR WETZEL: -- vote, not make a policy, but ask</p> <p>13 the questions like, did you reach out to the district</p> <p>14 council person and do they want it to remain a garden? I</p> <p>15 mean, and your answer could be, yeah, they looked at it and</p> <p>16 said yes, so we're going to offer them to convey the</p> <p>17 property to them.</p> <p>18 MR. RODRIGUEZ: My point being, it would never</p> <p>19 come to the Board if that was the situation. We would pull</p> <p>20 it off of a proposal.</p> <p>21 CHAIR WETZEL: I got you, I got you.</p> <p>22 VICE CHAIR DEMA: And again, I think it's just</p> <p>23 like little things, right, because as Angel said, he is</p> <p>24 giving us the information.</p>	<p style="text-align: right;">Page 68</p> <p>1 MS. GREENBERG: Okay.</p> <p>2 MR. RODRIGUEZ: The Land Bank and PRA, which issue</p> <p>3 individual garden agreements, which has to go through a</p> <p>4 broker and acquire third party insurance, does not issue</p> <p>5 license agreements for one year.</p> <p>6 The reason for that is, our insurance company</p> <p>7 doctor is requiring that anybody who wishes to access our</p> <p>8 property, show up with a commercial policy and indemnify all</p> <p>9 the agencies, it is cost prohibitive.</p> <p>10 Also, at this point, the trend in insurance</p> <p>11 companies is to not allow activity on vacant land. They</p> <p>12 just want it as vacant land. If you are on that property,</p> <p>13 you are trespassing.</p> <p>14 So they don't want to see activities, whether it's</p> <p>15 passive as per the L&I Code of, you got a sitting area, or</p> <p>16 whether you have a jungle gym and a kaboom set. They don't</p> <p>17 want to see any of that.</p> <p>18 So we do not issue license agreements for one year</p> <p>19 because of insurance concerns and the losses that we would</p> <p>20 consider, all right. It's not just the vacant land but the</p> <p>21 sidewalk conditions and all of that.</p> <p>22 We do encourage people to, if you want to acquire</p> <p>23 property as a garden, get incorporated under the state,</p> <p>24 become a non-profit and you're more than welcome to acquire</p>
<p style="text-align: right;">Page 67</p> <p>1 But I think a good example is, hey, here's a</p> <p>2 picture of all the lots, but you know, just add, hey, this</p> <p>3 is the property address and the current use.</p> <p>4 So you already did all that. We know you did</p> <p>5 that. But from our perspective, you know, we're looking at</p> <p>6 a picture but it's just a really narrow picture of a</p> <p>7 property. The address and just the current use, I think</p> <p>8 that would really help a lot.</p> <p>9 And even if you wanted to add, you know, the</p> <p>10 current use, let's say it is a garden, or we could just say,</p> <p>11 there is no official agreement with the city, and I think</p> <p>12 that would address a lot of questions. The information is</p> <p>13 already there. You're just presenting it in a different</p> <p>14 format.</p> <p>15 CHAIR WETZEL: Thank you, Nick.</p> <p>16 MS. GREENBERG: I just want to ask for a quick</p> <p>17 clarification. Angel, did you just say it's not possible to</p> <p>18 get a license agreement for city held --</p> <p>19 MR. RODRIGUEZ: Insuring it.</p> <p>20 MS. GREENBERG: -- land anymore? What if the</p> <p>21 applicant has insurance?</p> <p>22 MR. RODRIGUEZ: You're saying city held land.</p> <p>23 There's a difference. The Department of Public Property is</p> <p>24 self-insured. They can issue urban garden agreements.</p>	<p style="text-align: right;">Page 69</p> <p>1 the property through that process, or go through the side</p> <p>2 yard process.</p> <p>3 We're more amenable to transferring the title. We</p> <p>4 want to dispose of the property. Having people access land</p> <p>5 while it's still entitled to us is a huge liability and a</p> <p>6 concern, because we do not -- you know, it's getting tougher</p> <p>7 and tougher to get insurance.</p> <p>8 MS. GREENBERG: So historically, if the</p> <p>9 leaseholder had a certificate of insurance and indemnified</p> <p>10 the Redevelopment Authority, that was acceptable. You're</p> <p>11 saying that's no longer acceptable?</p> <p>12 MR. RODRIGUEZ: We're talking about individual</p> <p>13 garden -- there's a big difference between the scope and</p> <p>14 scale of what NGT would do, where you may have ten parcels</p> <p>15 and a garden or whatever and you have the capacity to issue</p> <p>16 a dec sheet which indemnifies both the Land Bank and the PRA</p> <p>17 if there's mixed parcels in the bundle versus one person who</p> <p>18 wants to get an individual lot that's within a thousand</p> <p>19 square feet of their property.</p> <p>20 So I just want to also clarify for the Board that</p> <p>21 an individual garden license agreement, what's stipulated is</p> <p>22 that you don't have to live adjacent to the property.</p> <p>23 You can live across the street and up the block</p> <p>24 from that property, but you got a license agreement. You</p>

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<p style="text-align: right;">Page 70</p> <p>1 don't have eyes on it. In inclement weather, you have to 2 shovel, you have to clear the pathways. There's a lot of 3 things that go into it while it is titled to the agencies. 4 CHAIR WETZEL: So let me move this along a little 5 bit. And thank you, thank you, thank you, all the Board 6 members. You're raising really good issues that we need to 7 walk through, not in a Board meeting but in our committees, 8 and get a full understanding of this. 9 Unless there's something else to add, I would like 10 to move to actually making decisions on giving people a side 11 yard. Is everybody okay with that? 12 MR. JEREMIAH: Yeah. 13 CHAIR WETZEL: Okay. Let's go with the side 14 yards. 15 MR. RODRIGUEZ: All right. Today we're asking the 16 Board to authorize 166 West Cumberland Street for conveyance 17 to Pura Garcia in the Seventh Councilmanic District as a 18 side yard. 19 The applicant owns and resides in the adjacent 20 home. An irrevocable power of attorney will be placed on 21 the property and the property will be subject to a 30 year 22 mortgage and permanently restricted use, deed restriction 23 for use as a side yard. That property has been appraised at 24 a value of \$15,000.</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. RODRIGUEZ: It was a little out of order? 2 CHAIR WETZEL: Yes. 3 MR. RODRIGUEZ: Sorry, I got thrown by that. 4 Okay. 5 CHAIR WETZEL: Next side yard? 6 MR. RODRIGUEZ: Today we're asking the Board to 7 authorize 2537 Mitter Street for conveyance to Janet 8 Hernandez in the Seventh Councilmanic District as a side 9 yard. 10 The applicant owns and resides in the adjacent 11 home. An irrevocable power of attorney will be placed on 12 the property and the property will be subject to a 30 year 13 mortgage and permanently restricted for use as a side yard. 14 This property has been appraised at a value of \$20,000. 15 CHAIR WETZEL: Any questions from the Board? 16 (No response.) 17 CHAIR WETZEL: Are there any written comments 18 submitted? 19 MS. SAAH: No. 20 CHAIR WETZEL: Are there any public comments on 21 this resolution? 22 (No response.) 23 CHAIR WETZEL: Hearing none, can I get a motion to 24 adopt?</p>
<p style="text-align: right;">Page 71</p> <p>1 CHAIR WETZEL: Can I get a motion? 2 MR. JEREMIAH: So moved. 3 CHAIR WETZEL: Second? 4 MR. BROWN: Seconded. 5 CHAIR WETZEL: The motion has been made and 6 properly seconded to dispose of 166 West Cumberland Street 7 to Pura Garcia under the terms and conditions that were 8 outlined. 9 Are there any written comments, Andrea? 10 MS. SAAH: There have been none. 11 CHAIR WETZEL: Are there any comments from the 12 public? 13 MR. RODRIGUEZ: On this item? 14 CHAIR WETZEL: That's correct. 15 (No response.) 16 CHAIR WETZEL: Hearing none, all in favor, say 17 aye. 18 (Chorus of ayes.) 19 CHAIR WETZEL: Opposed, nay? 20 MR. RODRIGUEZ: Point of order. We need a motion 21 and a second. 22 CHAIR WETZEL: There was, I believe. 23 MR. RODRIGUEZ: Oh, we did? Sorry. 24 MR. JEREMIAH: It just got --</p>	<p style="text-align: right;">Page 73</p> <p>1 MS. GONZALEZ: I move to adopt. 2 CHAIR WETZEL: Second? 3 MR. JOHNS: Second. 4 CHAIR WETZEL: The motion has been made and 5 properly seconded. All in favor of the disposition of 2537 6 Mitter Street under the terms and conditions outlined, say 7 aye. 8 (Chorus of ayes.) 9 CHAIR WETZEL: Opposed, nay? 10 (No response.) 11 CHAIR WETZEL: Ayes have it. 12 1532 West Loudon? 13 MR. RODRIGUEZ: Today we are asking the Board to 14 authorize 1532 West Loudon Street for conveyance as a side 15 yard to Pablo A. Cortez in the Eighth Councilmanic District. 16 The applicant owns and resides in the adjacent 17 home. An irrevocable power of attorney will be placed on 18 the property and the property will be subject to a 30 year 19 mortgage and permanently restricted for use as a side yard. 20 This property was appraised at a value of \$20,000. 21 CHAIR WETZEL: Are there any questions from the 22 Board? 23 (No response.) 24 CHAIR WETZEL: Hearing none, Andrea, are there any</p>

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<p style="text-align: right;">Page 74</p> <p>1 written comments submitted?</p> <p>2 MS. SAAH: No.</p> <p>3 CHAIR WETZEL: Are there any comments from the</p> <p>4 public?</p> <p>5 (No response.)</p> <p>6 CHAIR WETZEL: Hearing none, can I get a motion to</p> <p>7 adopt the resolution to convey 1532 West Loudon Street under</p> <p>8 the terms and conditions outlined?</p> <p>9 MR. JEREMIAH: So moved.</p> <p>10 CHAIR WETZEL: Can I get a second?</p> <p>11 MS. GREENBERG: Second.</p> <p>12 CHAIR WETZEL: Thank you. All in favor of the</p> <p>13 motion, say aye.</p> <p>14 (Chorus of ayes.)</p> <p>15 CHAIR WETZEL: Those opposed, nay?</p> <p>16 (No response.)</p> <p>17 CHAIR WETZEL: The ayes have it.</p> <p>18 Now we're at the broader public comment, so is</p> <p>19 there any old business the Board and the public would like</p> <p>20 to discuss?</p> <p>21 (Pause.)</p> <p>22 CHAIR WETZEL: None?</p> <p>23 MR. RODRIGUEZ: We have several hands raised.</p> <p>24 CHAIR WETZEL: Who?</p>	<p style="text-align: right;">Page 76</p> <p>1 think I email and email and I get maybe one response to four</p> <p>2 or five emails, and that's been consistent actually for a</p> <p>3 few years.</p> <p>4 But basically I'm just trying to get this resolved</p> <p>5 as quickly as possible. I could come downtown in person.</p> <p>6 It's not an issue, but I would like to get this addressed</p> <p>7 quickly.</p> <p>8 CHAIR WETZEL: Angel, who should she direct her</p> <p>9 email to?</p> <p>10 MR. RODRIGUEZ: I think I'm aware of the</p> <p>11 properties. We're trying to investigate whether we have an</p> <p>12 active application.</p> <p>13 So the public needs to know, with all unsolicited</p> <p>14 applications, if we get a qualified application, the</p> <p>15 property would become unavailable, meaning that they've</p> <p>16 given us a complete application that meets threshold and</p> <p>17 qualitative review, in which case then that property would</p> <p>18 be going to a community meeting.</p> <p>19 So I'm waiting to hear back from our project</p> <p>20 manager, but you'll hear something today.</p> <p>21 CHAIR WETZEL: Thank you.</p> <p>22 MS. NIXON: Thank you.</p> <p>23 CHAIR WETZEL: Thank you. Anyone else?</p> <p>24 MR. RODRIGUEZ: We have Winnie Branton.</p>
<p style="text-align: right;">Page 75</p> <p>1 MR. RODRIGUEZ: We have several hands raised from</p> <p>2 the public.</p> <p>3 CHAIR WETZEL: Okay.</p> <p>4 MR. RODRIGUEZ: We have Altrena Nixon.</p> <p>5 MS. NIXON: Hello. Can you hear me?</p> <p>6 CHAIR WETZEL: Yes, we can.</p> <p>7 MS. NIXON: Hi. Thank you for taking my call.</p> <p>8 Question for you. So I have some plots that's adjacent to</p> <p>9 the property which I own. I was told that I can purchase</p> <p>10 those lots and I think I'm using the word "unsolicited"</p> <p>11 correctly. They were pulled -- (inaudible) -- however you</p> <p>12 say it.</p> <p>13 So when I went to go look a couple weeks ago to</p> <p>14 get them, I didn't see them on the Land Bank's -- on the</p> <p>15 site anymore to purchase, but the lots are still there.</p> <p>16 So I'm trying to figure out, what do I do about</p> <p>17 that, because I have it in writing that I can get those from</p> <p>18 my council person unsolicited, I wouldn't have to compete</p> <p>19 with anybody else.</p> <p>20 I've been emailing and emailing and emailing and I</p> <p>21 can't really get any traction, so I know you guys only meet</p> <p>22 once a month, so I don't know if I can come down to the Land</p> <p>23 Bank or how can I get my situation resolved quickly.</p> <p>24 And I, you know, keep emailing and -- because I</p>	<p style="text-align: right;">Page 77</p> <p>1 MS. BRANTON: Hi. Thank you for taking my</p> <p>2 question. I am speaking to urge you to consider returning</p> <p>3 to in-person meetings of the Board and have a hybrid</p> <p>4 component.</p> <p>5 I really believe that in-person meetings add to</p> <p>6 the transparency and accountability of the Board members and</p> <p>7 give an opportunity to those interested in this to speak</p> <p>8 directly to Board members and to staff. That's number one.</p> <p>9 And number two would be, when you form the</p> <p>10 committees, will there be an opportunity for the public to</p> <p>11 comment on whatever that committee structure looks like? I</p> <p>12 guess it would be through a bylaws change or some other</p> <p>13 documentation. I'd be curious to see how you proceed with</p> <p>14 that. Thank you.</p> <p>15 CHAIR WETZEL: Yes. I think what you'll see is,</p> <p>16 if the charters are drafted and ready for the Board, they'll</p> <p>17 be part of the Board package that would allow you to comment</p> <p>18 on them.</p> <p>19 And thank you for your suggestion regarding in-</p> <p>20 person meetings. That's something we are going to be</p> <p>21 discussing in the next several months.</p> <p>22 Anyone else?</p> <p>23 MR. RODRIGUEZ: We have Jihad Ali.</p> <p>24 MR. ALI: Hello. Can you hear me?</p>

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<p style="text-align: right;">Page 78</p> <p>1 CHAIR WETZEL: Yes.</p> <p>2 MR. ALI: Thank you for allowing me to speak. I</p> <p>3 just wanted to follow up on Mr. Jeremiah's point. And to</p> <p>4 me, what I heard you all acknowledge was that you haven't</p> <p>5 been making informed decisions.</p> <p>6 And I know that as a participant in all these</p> <p>7 meetings and I think Michael Johns was -- he's been, Michael</p> <p>8 and Andrew and -- has been on the forefront of always trying</p> <p>9 to, you know, see what was going on in these developers like</p> <p>10 Civetta was coming up, because, you know, he really just hit</p> <p>11 a home run when he came to this.</p> <p>12 And I guarantee that, Jeremiah, when you check in</p> <p>13 and see about these unsolicited proposals, that you will</p> <p>14 regret the decision that you made passing this forward.</p> <p>15 But I'm a team player and I believe in you all, so</p> <p>16 I know going forward it will be better. But I did want to</p> <p>17 comment on what I talked to you earlier about.</p> <p>18 You have developers letting millions of dollars in</p> <p>19 contracts go out, and to Angel's point, he had given some</p> <p>20 testimony a while back that said you do an aggregate form</p> <p>21 reporting out.</p> <p>22 We wanted more clarity on that, and I think Maria</p> <p>23 had asked for that. So I think going forward, we'd like to</p> <p>24 see more clarity on the contractors and the subcontractors</p>	<p style="text-align: right;">Page 80</p> <p>1 the Riverwards Group that reached out to do these developers</p> <p>2 you're talking about.</p> <p>3 It's really his initiative that came out to get</p> <p>4 these small, ten guys, that's going to be doing some, and he</p> <p>5 did an additional four.</p> <p>6 But these other guys, they're not helping anybody.</p> <p>7 They're just going to the bottom line. So in that sense,</p> <p>8 the program's good. It's a good program. We just need more</p> <p>9 oversight of the developers.</p> <p>10 And those developers that are making a difference</p> <p>11 like Mo Rushdy, Gary Jonas from the HOW Group, we need to</p> <p>12 help them.</p> <p>13 And then in 30 seconds, Andrew, Anthony Fullard is</p> <p>14 a developer. He's an African-American developer that went</p> <p>15 through that program.</p> <p>16 Those developers like Anthony and Lavar Burton,</p> <p>17 Lavar, they need additional help. So that program is not</p> <p>18 helping them.</p> <p>19 So I think maybe you should have a meeting with</p> <p>20 Anthony and Lavar, even though he's no longer affiliated</p> <p>21 with the minority developers program under Rick and them,</p> <p>22 Angel, so you know. So I think you should have a meeting</p> <p>23 with them going forward. Thank you for allowing me to</p> <p>24 speak.</p>
<p style="text-align: right;">Page 79</p> <p>1 being used on this job, because most of you all know, I work</p> <p>2 for Della Clark.</p> <p>3 Della Clark has been on the forefront of making</p> <p>4 sure that we have a level playing field and trying to ensure</p> <p>5 that African-Americans are given opportunities to compete.</p> <p>6 And in closing, I wanted to say that that minority</p> <p>7 developers program is unique. To me, in my opinion, it was</p> <p>8 a failure as really came out.</p> <p>9 I think the small contractors you're talking</p> <p>10 about, you're talking about two different type of</p> <p>11 contractors, because we're talking these large contractors</p> <p>12 like Civetta that's getting seventy, a hundred, two hundred,</p> <p>13 six hundred properties. That's one group of developers.</p> <p>14 These small minority developers that Angel's</p> <p>15 talking about, they're ten, twenty, at the most seventy</p> <p>16 properties across ten people. That's small.</p> <p>17 You have some non-profits coming in like</p> <p>18 Parkside's coming for unsolicited proposals. That's small,</p> <p>19 ten units.</p> <p>20 But it's really those two different types of</p> <p>21 developers. The big developers are getting these massive</p> <p>22 amounts and the little -- and just in closing, all these</p> <p>23 developers are not bad.</p> <p>24 I'd like to point out that it was Mo Rushdy from</p>	<p style="text-align: right;">Page 81</p> <p>1 CHAIR WETZEL: Thank you, Jihad. We're getting</p> <p>2 our feet on the ground and we're walking, and we will</p> <p>3 continue to work until we start running and running fast.</p> <p>4 Appreciate your comments.</p> <p>5 Any other public comments?</p> <p>6 MR. RODRIGUEZ: We have Mo Rushdy.</p> <p>7 MR. RUSHDY: Chair Wetzel, thank you so much, and</p> <p>8 all the honorable members. I just wanted to -- I'm</p> <p>9 representing both as president of the BIA and as the chair</p> <p>10 of the Philadelphia Accelerator Fund and co-chairing the</p> <p>11 training committee on the UDA, the Urban Development</p> <p>12 Association, for bringing a lot of black and brown</p> <p>13 developers with a goal of 50 to 60 black and brown</p> <p>14 developers that actually access public land, and doing more</p> <p>15 on the Turn the Key projects.</p> <p>16 I would say that today is one of these</p> <p>17 conversations that, you know, for the first time in a long</p> <p>18 time, that I've seen a really kind of like a, you know,</p> <p>19 let's actually find out what's happening here and why, you</p> <p>20 know, why things are not moving.</p> <p>21 And you know, part of what's happening here is a</p> <p>22 lot of politics. Developers are very simple, you know. You</p> <p>23 give me a legislation, you give me a process, I follow it, I</p> <p>24 expect an outcome if I am successful in presenting exactly</p>

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<p style="text-align: right;">Page 82</p> <p>1 as a developer what is required.</p> <p>2 It is presented in a specific fashion. A deposit</p> <p>3 is paid in a specific fashion, you know. Staff evaluates</p> <p>4 it, goes to the Board, it gets a yea or a nay, we move on,</p> <p>5 right, and we deliver homes to the people, right.</p> <p>6 The people are out there. We have done an open</p> <p>7 house that saw hundreds. I have a list of 500, okay, mostly</p> <p>8 -- not mostly, all African-American buyers for Turn the Key</p> <p>9 homes. Average buyer is making \$20.00 and \$21.00 an hour.</p> <p>10 So again, this is not about the who is building</p> <p>11 them. And I want to take this out of the calculations</p> <p>12 because whether it's the media, whether it's inside these</p> <p>13 community groups, we have been pitted against each other,</p> <p>14 non-profits, for profits.</p> <p>15 And excuse me for taking some time here, but at</p> <p>16 the end of the day, we are serving the people. We are</p> <p>17 delivering homes to the people. The end result is what's</p> <p>18 important.</p> <p>19 Yes, the UDA is going to be delivering 90 homes,</p> <p>20 give or take, next month. Civetta, Michael Tomasetti, is</p> <p>21 one of the people who are actually training four out of the</p> <p>22 nine that are going in next month.</p> <p>23 And I'm talking today about his personality as a</p> <p>24 person that really wants to see change in stuff that's</p>	<p style="text-align: right;">Page 84</p> <p>1 three thousand dollar down payment and \$1,100 payment, there</p> <p>2 is not a program for homeownership that's like that in the</p> <p>3 nation. I'd like to hear if there's anything like it.</p> <p>4 And so to get developers encouraged, okay, and I</p> <p>5 say developers whether they're for profit or non-profit, the</p> <p>6 process has to be streamlined, okay.</p> <p>7 We've got to remove the roadblocks. We've got to</p> <p>8 remove the roadblocks to encourage people to come in because</p> <p>9 these developers at the end of the day leverage private</p> <p>10 money, okay, to build these affordable homes. Thank you</p> <p>11 very much.</p> <p>12 CHAIR WETZEL: Thank you, Mo.</p> <p>13 MR. RODRIGUEZ: We have Jesus Rivera.</p> <p>14 MR. RIVERA: Good morning. This is my first time</p> <p>15 being on the meeting right now. I've been here a few years.</p> <p>16 What my understanding is that you lot properties that you're</p> <p>17 going to concede to a private developer so he can make</p> <p>18 affordable housing. It's not that you're selling the</p> <p>19 property. It's just that you're conceding.</p> <p>20 MR. RODRIGUEZ: What we were considering was</p> <p>21 disposition of the land. They would have a contract and</p> <p>22 requirement to develop. What the Board was considering was</p> <p>23 what type of housing. This is affordable housing,</p> <p>24 considering what the sales price would be and the AMI.</p>
<p style="text-align: right;">Page 83</p> <p>1 happening on the ground.</p> <p>2 The last thing I'm going to mention here is, if we</p> <p>3 are going to be talking transparency, and transparency is</p> <p>4 extremely important so that people can understand exactly</p> <p>5 where the bottlenecks are, okay, and some of you will</p> <p>6 understand what I mean here, where the bottlenecks are,</p> <p>7 okay, we have to also be transparent together and see how</p> <p>8 much -- and me as a member of the public here, I am</p> <p>9 questioning here and asking the question to Angel's staff</p> <p>10 and the Board, can we have a list of all the land that has</p> <p>11 been booked on the side for different organizations, whether</p> <p>12 they're for profit or non-profit, for over five years and</p> <p>13 seven years.</p> <p>14 I would like to see that list because I know that</p> <p>15 it's in the hundreds. It's in the hundreds, and nothing is</p> <p>16 being done, okay.</p> <p>17 So if we are going to be transparent, let's be</p> <p>18 transparent across the board. And at the end of the day,</p> <p>19 the transparency will only serve the end user.</p> <p>20 That twenty, twenty-one dollar single mother or</p> <p>21 small family that's trying to get a single-family home with</p> <p>22 the most amazing program that a lot of people are saying in</p> <p>23 the nation that is offering a \$75,000 non-payable soft</p> <p>24 second, okay, for people to buy homes for less than two or</p>	<p style="text-align: right;">Page 85</p> <p>1 In the application, they have to provide schematic</p> <p>2 plans, also show financial feasibility and the wherewithal</p> <p>3 to actually complete the project.</p> <p>4 So the application is a bit more extensive, but</p> <p>5 that was what the Board was considering when we talked about</p> <p>6 this development.</p> <p>7 MR. RIVERA: So in order to acquire any of the</p> <p>8 properties, a private citizen could go through a certain</p> <p>9 kind of protocol to try to acquire the property. And you</p> <p>10 mentioned earlier that, I thought it was only assessing the</p> <p>11 web site either -- (inaudible) -- side garden, but you</p> <p>12 mentioned earlier that if you're within the 10,000 feet, you</p> <p>13 can bid on the property or at least try to acquire it or</p> <p>14 something like it. Is that correct?</p> <p>15 MR. RODRIGUEZ: There aren't any bids unless we</p> <p>16 post a request for proposal or a competitive sale. If you</p> <p>17 are trying -- each one of these, we follow the disposition</p> <p>18 policy guidelines.</p> <p>19 So depending on what your end use is going to be,</p> <p>20 if you're proposing an affordable housing project, you would</p> <p>21 follow those requirements. If it's mixed income, you would</p> <p>22 follow that. There are certain things called unsolicited</p> <p>23 that would be mixed income. You can do gardens and open</p> <p>24 space. You can do a side yard application.</p>

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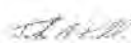
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<p style="text-align: right;">Page 86</p> <p>1 Each one of those uses, or a community benefiting</p> <p>2 use, each one of those uses comes with its own stipulations</p> <p>3 of requirements and has its own application.</p> <p>4 So on our web site, you would pick the end use and</p> <p>5 apply for that property if it is available for disposition.</p> <p>6 MR. RIVERA: But it's only for developers?</p> <p>7 MR. RODRIGUEZ: Side yards are for residents. If</p> <p>8 you have a parcel that's city owned or agency owned, I</p> <p>9 should say, that's adjacent to your property, meaning either</p> <p>10 side or rear, you are eligible to apply for that if you're</p> <p>11 the owner-occupant.</p> <p>12 If you are looking to have a garden, you have to</p> <p>13 be considered a non-profit. It's not a 501(c)(3) but you</p> <p>14 can get non-profit status through the state. It's fairly</p> <p>15 low threshold to get that, in which case then we can convey</p> <p>16 the property.</p> <p>17 What we were talking earlier about was, we don't</p> <p>18 provide license agreements for open spaces for insurance</p> <p>19 consideration. But we will transfer title, meaning we will</p> <p>20 sell the property if it's an allowable use.</p> <p>21 MR. JOHNS: Angel, weren't you doing like</p> <p>22 trainings at one point, some public sort of webinars?</p> <p>23 MR. RODRIGUEZ: Yeah, we're trying to finalize, we</p> <p>24 have videos that we're trying to edit and place up on the</p>	<p style="text-align: right;">Page 88</p> <p>1 For the Land Bank Board to then insert their own</p> <p>2 personal opinions into the process needs to be reexamined.</p> <p>3 Additionally, one of the main things that kind of is said is</p> <p>4 whether or not the City Council members is willing to move</p> <p>5 the land that is being proposed.</p> <p>6 And as Mo mentioned, having that list of</p> <p>7 properties that is earmarked would be helpful for everybody</p> <p>8 so that there is a clear and transparent process.</p> <p>9 And the last piece I will say is, if the process</p> <p>10 isn't streamlined and we are going to be allowing illegally</p> <p>11 occupied lots to not be moved, no land will be moved and</p> <p>12 you'll continue to see this backlog that was laid out in the</p> <p>13 Inquirer article today.</p> <p>14 And I really just encourage each person on the</p> <p>15 Land Bank Board to understand what the goal of the Land Bank</p> <p>16 is and follow through on the goal of creating as much</p> <p>17 affordable housing as possible.</p> <p>18 And that's from the direction of City Council and</p> <p>19 it's not up to the Land Bank Board to decide whether or not</p> <p>20 it meets these different thresholds of affordability. That</p> <p>21 should be left up to the City Council members and it should</p> <p>22 really be a yes or no vote, and let them move along to the</p> <p>23 City Council person, and the Land Bank Board shouldn't hold</p> <p>24 up a vote if a City Council member is not on board, allow</p>
<p style="text-align: right;">Page 87</p> <p>1 Board. That's also one of the projects that we have in the</p> <p>2 next couple of months where people can watch videos as to</p> <p>3 which proposed use to access and learn the process.</p> <p>4 MR. RIVERA: So --</p> <p>5 CHAIR WETZEL: Thank you, Mr. Rivera.</p> <p>6 MR. RIVERA: Just one last question. So the</p> <p>7 properties today are approved, that means they're going to</p> <p>8 be already in the key program that you were talking about?</p> <p>9 MR. RODRIGUEZ: For the development that was</p> <p>10 approved today, those properties are all affordable and they</p> <p>11 will be eligible for the Turn the Key program.</p> <p>12 CHAIR WETZEL: Thank you.</p> <p>13 MR. RODRIGUEZ: We have Jeremy Blatstein.</p> <p>14 MR. BLATSTEIN: Hello, Chair Wetzel, Land Bank</p> <p>15 Board. Thanks for taking time to hear my thoughts.</p> <p>16 First off, it's alarming when you talk about</p> <p>17 transparency to say, forget the Sunshine Act. It's very</p> <p>18 important. The Sunshine Act is a very important thing, so I</p> <p>19 just want to make that clear, that that is slightly</p> <p>20 problematic.</p> <p>21 Secondly, the goal and the kind of direction that</p> <p>22 the Land Bank Board is voting on for a project that is</p> <p>23 unsolicited is, if it meets the standards of the Land Bank,</p> <p>24 and that's the 5149 which was voted on by City Council.</p>	<p style="text-align: right;">Page 89</p> <p>1 that to move along in the process and allow that to stop at</p> <p>2 the City Council member. Thank you.</p> <p>3 MR. RODRIGUEZ: Darwin has his hand up.</p> <p>4 MR. BEAUVAIS: I just want the record to reflect,</p> <p>5 nobody said, "Do not follow the Sunshine Act." We said that</p> <p>6 we should model ourselves as City Council. They have two</p> <p>7 meetings. They have caucus where they ask one another, the</p> <p>8 president asks about agendas. No decisions are being made.</p> <p>9 And then they have their stated meeting where they actually</p> <p>10 vote.</p> <p>11 CHAIR WETZEL: And just for clarity purposes,</p> <p>12 because I notice not all the comments are about old business</p> <p>13 or new business, I'm not sure there's a definition for that,</p> <p>14 but I'd like to work with staff to get some clarity on that</p> <p>15 as we receive comments.</p> <p>16 Is there anybody else to publicly comment?</p> <p>17 MR. RODRIGUEZ: There are no hands raised.</p> <p>18 CHAIR WETZEL: None?</p> <p>19 MR. RODRIGUEZ: None.</p> <p>20 CHAIR WETZEL: None. Who wants to make a motion</p> <p>21 to adjourn?</p> <p>22 MR. JEREMIAH: I do, I do.</p> <p>23 MR. BEAUVAIS: So moved.</p> <p>24 MR. JEREMIAH: So moved.</p>

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Exhibit A

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27	Page 90 MR. BEAUVAIS. Second CHAIR METZEL: I'm not even sure I have to call a vote on this one. Guys, thank you for your patience and thank you for your insights and the quality that you've added to today's meeting. I really appreciate it. We've got a lot of stuff to figure out, but we've got to find a way to do this in the most expeditious manner, while being transparent and sensitive to the communities we're disposing land into. So I thank you, and I'm going to go get something to eat. I'm hungry. (Whereupon, at 12:07 p.m., the proceedings were concluded.)	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Page 91 C E R T I F I C A T I O N I hereby certify that the foregoing proceedings, the Philadelphia Land Bank Board of Directors Meeting, were reported by me on June 11, 2024, and that I, John A. Kelly, read this transcript and attest that this transcript is a true and accurate record of the proceedings. By:  John A. Kelly Court Reporter	

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