

## **Exhibit D**

**From:** HMC Squared RCO <[hmc2rco@gmail.com](mailto:hmc2rco@gmail.com)>  
**Sent:** Friday, July 12, 2024 5:24 PM  
**To:** Andrea Saah <[Andrea.Saah@phdc.phila.gov](mailto:Andrea.Saah@phdc.phila.gov)>  
**Cc:** Mathen Pullukattu <[Mathen.Pullukattu@phdc.phila.gov](mailto:Mathen.Pullukattu@phdc.phila.gov)>; ackie Ball Realtor <[3czons@gmail.com](mailto:3czons@gmail.com)>; Yosefye@me.com; Carolyn Terry <[Carolyn.Terry@phdc.phila.gov](mailto:Carolyn.Terry@phdc.phila.gov)>; Andrew Goodman <[Andrew.Goodman@phila.gov](mailto:Andrew.Goodman@phila.gov)>  
**Subject:** Letter of Support - July 16th Land Bank Board Meeting Agenda Item V.A

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

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**Name and group affiliation:** Eloise Young, RCO Facilitator for HMC Squared Community Association

**Contact information:** [hmc2rco@gmail.com](mailto:hmc2rco@gmail.com)

**Agenda item:** July 16, 2024, Land Bank Board Meeting Agenda Item V.A

**Comment:**

I am writing on behalf of the HMC Squared Community Association to express our strong support for Kifleye, LLC's application to purchase 5307 Market Street from the Philadelphia Land Bank. We are enthusiastic about the proposed development, which includes the creation of 10-12 apartment units and 4 new commercial spaces at this site.

Kifleye, LLC's ownership of the adjacent properties at 5301, 5303, and 5305 Market Street demonstrates a significant commitment to the revitalization of our community. The integration of these properties into a cohesive development project promises to enhance the block's aesthetic appeal and functional use. Importantly, this project does not require any zoning changes, ensuring a smooth transition from proposal to execution.

The addition of new residential units will provide much-needed housing options, and the commercial spaces will stimulate local economic growth by attracting businesses and services to our area. This development aligns with our community's goals of fostering economic development, improving housing availability, and enhancing the overall quality of life for residents.

We believe that Kifleye, LLC's project will be a valuable addition to our neighborhood, contributing to both the vibrancy and stability of the Market Street corridor. We urge you to approve their application and support this positive transformation for our community.

**Exhibit E**

**RESOLUTION NO. 2024 – 26**

**RESOLUTION AUTHORIZING CONVEYANCE OF 5307 MARKET STREET  
TO KIFLEYE LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 5307 Market Street (the “**Property**”) to Kifleye LLC (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Seventy-Five Thousand and 00/100 U.S. Dollars (\$75,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
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## **Exhibit F**

July 13, 2024

### **Via Certified Mail**

Board Chair  
Philadelphia Land Bank  
1234 Market Street, 16<sup>th</sup> Floor  
Philadelphia, PA 19107

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose why I will abstain from participating in section VB1-5 of the July 2024 Land Bank Board meeting agenda, pertaining to disposition of parcels in the Mantua section of West Philadelphia.

The Land Bank Board will discuss Property Dispositions in agenda section VB1-5 at its meeting to be held on Tuesday, July 16, 2024. In my day-to-day professional capacity as Director of Equitable Development for 3<sup>rd</sup> District City Councilmember Jamie R. Gauthier, I received advance information about the particulars of these applications and assisted with coordination of preliminary meetings to introduce applicants to civic association leaders.

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

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

Sincerely,

**Andrew P  
Goodman**

Andrew Goodman

Digitally signed by Andrew P  
Goodman  
DN: cn=Andrew P Goodman, o, ou,  
email=andrew.goodman@phila.go  
v, c=US  
Date: 2024.07.13 16:48:58 -04'00'

**Exhibit G**



**CITY OF PHILADELPHIA**  
**CITY COUNCIL**

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

COMMITTEES  
Chair  
Committee on Housing Neighborhood  
Development and the Homeless

Vice Chair  
Committee on Parks, Recreation, and  
Cultural Affairs

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

July 16, 2024

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

Dear Executive Director Rodriguez:

I am writing to express my support for the five homeownership proposals in the Mantua section of the 3<sup>rd</sup> Council District that is being considered by the Land Bank Board of Directors at this month's meeting.

Mantua is a community that has been overrun by multi-family new construction in recent years given its proximity to Drexel University. Neighbors are clamoring for more single-family homeownership development, and proposals like this are one way we can answer that call.

I see these proposals as one way that dispositions of City controlled land can achieve multiple benefits at once. These projects respond to a neighborhood need, they prioritize black and brown equity and ownership, and they improved by engaging community members well before it was required of them to do so. Other interested applicants should take note.

Though the maximum sales price is not on its face "affordable" for many, thanks to Turn the Key "soft second" mortgages, these proposals can generate a majority of its homes sold below \$200,000. These are uniquely accessible housing and wealth generation opportunities in this part of my District that very much wants it, and it's for this reason that I support this proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'J. Gauthier'.

Jamie R. Gauthier  
Councilmember, 3<sup>rd</sup> District



## **Exhibit H**

DocuSign Envelope ID: 9547658A-6661-4834-A056-72A6EB0701CA

Dear Land Bank board members,

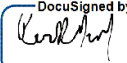
This letter is to express The Urban Developers Association / UDA Cohort's support for BLA Holdings LLC and their Land Bank proposal to develop 9 homes for affordable home buyers.

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

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

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

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

DocuSigned by:  
  
B5CF96AA3F53449...

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

## Exhibit H



July 12, 2024

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

RE: Support Letter | BLA Holdings LLC

I, David Langlieb, am writing to the Land Bank to support BLA Holdings LLC's application to acquire nine (9) residential lots in the 3<sup>rd</sup> councilmanic district from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this project, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, Black and Brown-owned development firms as well as nonprofits.

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

Respectfully,

A handwritten signature in dark ink, appearing to read "David M. Langlieb", is written over a light blue, wavy background line.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

## Exhibit H

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

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

Sincerely,

De'Wayne Drummond  
(Printed Name)  
De'Wayne Drummond  
(Signature)

President  
(Title)  
mrdrumm25@gmail.com  
(email/phone number)

Mantua Civic Association

## **Exhibit I**

### **RESOLUTION NO. 2024 – 27**

#### **RESOLUTION AUTHORIZING CONVEYANCE OF 3833 BROWN STREET, 3915 BROWN STREET, 735 N. DEKALB STREET, 3605 MELON STREET, 3517 MOUNT VERNON STREET, 524 N. 35<sup>TH</sup> STREET, 740 N. 38<sup>TH</sup> STREET, 765 N. 38<sup>TH</sup> STREET, AND 839 N. 39<sup>TH</sup> STREET TO BLA HOLDINGS LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3833 Brown Street, 3915 Brown Street 735 N. DeKalb Street, 3605 Melon Street, 3517 Mount Vernon Street, 524 N. 35th Street, 740 N. 38th Street, 765 N. 38th Street, and 839 N. 39th Street (collectively, the “**Property**”) to BLA Holdings LLC (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Nine Thousand and 00/100 U.S. Dollars (\$9,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

**Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.**

## Exhibit J



Dear: Land Bank board members

RE: 3914, 3917, 3927, 3931, 3935, 3936-38, 3937, 3940, 3946, 3948 Folsom St  
Philadelphia PA 19104

This letter is to show support for The Urban Developers Association / UDA Cohort and Gil Property Group LLC for the 10 lots Turn The Key HOME project.

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

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

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

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

A handwritten signature in black ink, appearing to read 'Rick Young', is written over a light blue horizontal line.

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

## **Exhibit J**



July 12, 2024

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

RE: Support Letter | Gil Property Group LLC

I, David Langlieb, am writing to the Land Bank to support Gil Property Group LLC's application to acquire ten (10) residential lots in the 3<sup>rd</sup> councilmanic district from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this project, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, Black and Brown-owned development firms as well as nonprofits.

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

Respectfully,

A handwritten signature in dark ink, appearing to read "David M. Langlieb", is written over a light gray circular background.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

## Exhibit J

Dear: Land Bank Board Members

Project: 3914, 3917, 3927, 3931, 3935, 3936-38, 3937, 3940, 3946, 3948 Folsom St  
Philadelphia PA 19104

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

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

Sincerely,

DeWayne Drummond

(Printed Name)

DeWayne

(Signature)

President

(Title)

mdrumm25@gmail.com

(email/phone number)

Mantua Civic Association

**Exhibit K**

**RESOLUTION NO. 2024 – 28**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
3914, 3917, 3927, 3935, 3936-38, 3937, 3940, 3946 AND 3948 FOLSOM STREET  
TO GIL PROPERTY GROUP LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3914, 3917, 3927, 3935, 3936-38, 3937, 3940, 3946 and 3948 Folsom Street (collectively, the “**Property**”) to Gil Property Group LLC (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for One Hundred and 00/100 U.S. Dollars (\$100.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
---



## **Exhibit L**

Dear: Land Bank board members

This letter is to show support for The Urban Developers Association / UDA Cohort And there Company Northwest Development Group LLC for the 10 (Turn The Key HOME project: 3624 Brown St, 3539 Aspen St, 682 N 33rd St, 3405 Wallace St, 3832 Wallace St, 3830 Wallace St, 612 Shedwick St, 610 Shedwick St, 614 Shedwick St, 620 N 35th St.

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

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

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

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

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

## Exhibit L



July 12, 2024

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

RE: Support Letter | Northwest Development Group LLC

I, David Langlieb, am writing to the Land Bank to support Northwest Development Group LLC's application to acquire ten (10) residential lots in the 3<sup>rd</sup> councilmanic district from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this project, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, Black and Brown-owned development firms as well as nonprofits.

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

Respectfully,

A handwritten signature in dark ink, appearing to read "David M. Langlieb", is written over a light gray circular background.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

**Exhibit L**

RE: 10 Affordable Homes, MANTUA, Northwest Development Group LLC  
Date: 7/14/24

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

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

Sincerely,

*De'Wayne Drummond*  
(Printed Name)

*De'Wayne Drummond*  
(Signature)

*President*  
(Title)

*mrdrumm25@gmail.com*  
(email/phone number)

Mantua Civic Association

Project Sites:

3624 Brown St, 3539 Aspen St, 682 N 33rd St, 3405 Wallace St, 3832 Wallace St, 3830 Wallace St, 612 Shedwick St, 610 Shedwick St, 614 Shedwick St, 620 N 35th St.

**Exhibit M**

**RESOLUTION NO. 2024 – 29**

**RESOLUTION AUTHORIZING CONVEYANCE OF 3539 ASPEN STREET, 3624 BROWN STREET, 610 N. SHEDWICK STREET, 612 N. SHEDWICK STREET, 614 N. SHEDWICK STREET, 3405 WALLACE STREET, 3830 WALLACE STREET, 3832 WALLACE STREET, 682 N. 33<sup>RD</sup> STREET, AND 620 N. 35<sup>TH</sup> STREET TO NORTHWEST DEVELOPMENT GROUP LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3539 Aspen Street, 3624 Brown Street, 610 N. Shedwick Street, 612 N. Shedwick Street, 614 N. Shedwick Street, 3405 Wallace Street, 3830 Wallace Street, 3832 Wallace Street, 682 N. 33rd Street, and 620 N. 35th Street (collectively, the “**Property**”) to Northwest Development Group LLC (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Ten Thousand and 00/100 U.S. Dollars (\$10,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
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<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
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## Exhibit N

Docusign Envelope ID: 7EB87DF5-E1B6-4DB6-AF0B-0E35E343C906

Dear: Land Bank board members

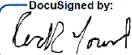
This letter is to show support The Urban Developers Association / UDA Cohort  
And there Company Project IV LLC for the 10 (Turn The Key HOME project )

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

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

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

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DocuSigned by:  
  
B0CF90A93F53449...

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

## Exhibit N

Mantua Civic Association Mantua Community Center  
3729 #1 Melon St  
Philadelphia, PA 19104  
July 11, 2024

Philadelphia Land Bank Board of Directors  
Philadelphia, PA

Dear Members of the Philadelphia Land Bank Board of Directors,

On behalf of the Mantua Civic Association, I am writing to express our enthusiastic support for Project IV Development's proposal to develop ten (10) single-family homeownership units in the Third (3rd) Council District. This project represents a significant step forward in addressing the housing needs of our community while promoting homeownership among households with incomes at or below 100% of the Area Median Income (AMI).

The proposed development will include the construction of ten two-story homes, each with an unfinished basement, three bedrooms, and two bathrooms, encompassing approximately 1,375 square feet per unit. The homes are planned to be sold at a maximum price of \$280,000, making them accessible to middle-income families and individuals striving for homeownership.

The specific addresses for this development are:

- 3841 and 3843 Melon Street
- 3858 Mount Vernon Street
- 642, 647, and 658 Union Street
- 3903, 3905, 3907, and 3930 Wallace Street

The Mantua Civic Association believes this project will bring numerous benefits to our community, including:

- **Affordable Homeownership Opportunities:** By providing quality homes at an attainable price point, this project will help bridge the gap for many families aspiring to own a home.
- **Community Revitalization:** The development of these new homes will enhance the aesthetic appeal of our neighborhood and contribute to the ongoing revitalization efforts in Mantua.
- **Economic Stability:** Homeownership is a critical component of financial stability. This project will empower families to build equity and invest in their futures, thereby fostering a more stable and resilient community.
- **Sustainable Growth:** The thoughtful design of these homes ensures they are not only affordable but also sustainable, promoting long-term growth and development in our area.

We commend Project IV Development for their commitment to creating affordable housing solutions that align with the needs and aspirations of our community. We are confident that this project will have a lasting positive impact on the Mantua neighborhood and its residents.

Exhibit N

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

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

Sincerely,

De'Wayne Drummond  
(Printed Name)

De'Wayne  
(Signature)

President  
(Title)

mdrumm25@gmail.com  
(email/phone number)

Mantua Civic Association

## Exhibit N

Docusign Envelope ID: 89CBBA18-2D59-4B1A-A02E-80C2ACA19BAB

Amira Coleman  
Realtor, Compass  
Philadelphia, PA  
amiracoleman@gmail.com  
267-334-0686

Andrea Saah  
Philadelphia Land Bank  
Philadelphia, PA  
andrea.saah@phdc.phila.gov

Dear Ms. Saah,

I am writing to express my strong support for Isaac Singleton, owner of Project IV Development Group, in their application to purchase the following lots: 3841 and 3843 Melon Street; 3858 Mount Vernon Street; 642, 647, and 658 Union Street; and 3903, 3905, 3907, and 3930 Wallace Street from the Philadelphia Land Bank.

As a realtor with Compass licensed in both Philadelphia and New Jersey, I have had the pleasure of working alongside Isaac Singleton for two years at BK Partners Development Group. With over five years of experience in the real estate market, I have developed a deep understanding of the Philadelphia market, particularly in helping first-time homebuyers find their dream homes.

Project IV Development Group's proposal to build ten single-family homeownership units, each featuring three bedrooms and two bathrooms, is a significant step towards addressing the housing needs in our city. By offering these homes at 100% of the Area Median Income (AMI) with a maximum sales price of \$280,000, Project IV is ensuring that homeownership remains accessible to a broad range of Philadelphia residents. This is crucial for fostering stability and growth within our communities.

As a minority woman with extensive experience in the real estate market, I can attest to the importance of inclusive and equitable development practices. Isaac Singleton and Project IV Development Group are committed to these values, which is evident in their dedication to providing opportunities for minority-owned and women-owned businesses. Additionally, I am excited about the potential to collaborate with Project IV to help first-time homebuyers find their perfect homes within this development.

The support of the Mantua Civic Association further underscores the positive impact this development will have on our neighborhood. Isaac Singleton's vision, leadership, and dedication to community-centric development make him an ideal candidate for this project. His work with Project IV Development Group exemplifies the kind of responsible and impactful development that our city needs.



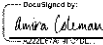
## Exhibit N

Docusign Envelope ID: 89CBBA18-2D59-4B1A-A02E-80C2ACA19BAB

I strongly urge the Philadelphia Land Bank to approve Project IV Development Group's application for the aforementioned lots. This project represents a valuable opportunity to provide quality housing and economic benefits to our community.

Thank you for your consideration. Please feel free to contact me if you require any further information or wish to discuss my endorsement in more detail.

Sincerely,

DocuSigned by:  
  
PHILADELPHIA, PA

Amira Coleman

Realtor, Compass

Philadelphia, PA

amiracoleman@gmail.com

267-334-0686

## Exhibit N

Docusign Envelope ID: F9F58EED-DFE3-4DDF-AD45-0846D4CD2120

Dilvany Arredondo  
Founder  
Connecting the Dots

Andrea Saah  
Philadelphia Land Bank  
Philadelphia, PA  
andrea.saah@phdc.phila.gov

Dear Ms. Saah,

I am writing to express my strong support for Isaac Singleton, owner of Project IV Development Group, in their application to purchase the following lots: 3841 and 3843 Melon Street; 3858 Mount Vernon Street; 642, 647, and 658 Union Street; and 3903, 3905, 3907, and 3930 Wallace Street from the Philadelphia Land Bank.

As the Founder of Connecting the Dots and a fellow Philadelphia real estate investor, I have witnessed firsthand the positive impact that responsible and community-focused development can have on our city. Isaac Singleton and Project IV Development Group exemplify this type of development. Since its inception in 2021, Project IV has demonstrated a strong commitment to improving our neighborhoods through thoughtful and inclusive real estate projects.

The proposed development of ten single-family homeownership units, each featuring three bedrooms and two bathrooms, is a much-needed addition to our housing stock. By offering these homes at 100% of the Area Median Income (AMI) with a maximum sales price of \$280,000, Project IV is ensuring that homeownership remains accessible to a broad range of Philadelphia residents. This aligns perfectly with the goals of the Philadelphia Land Bank and contributes to the ongoing efforts to stabilize and revitalize our communities.

Furthermore, I am particularly impressed with Project IV's dedication to equity and inclusion, as evidenced by their commitment to an Economic Opportunity Plan (EOP). This plan underscores their dedication to providing opportunities for minority-owned businesses and local labor, ensuring that the benefits of this development are felt widely within our community.

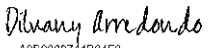
Given the proven track record of Project IV Development Group and the substantial benefits this project will bring, I strongly urge the Philadelphia Land Bank to approve their application for the aforementioned lots. Isaac Singleton's vision and leadership, combined with the support of the Mantua Civic Association, make this project a model for community-driven development.

Thank you for your attention to this matter. Please feel free to contact me if you require any further information or wish to discuss this endorsement in more detail.

**Exhibit N**

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Sincerely,

DocuSigned by:  
  
A9E2095744B94F0...

Dilvany Arredondo

Founder

Connecting the Dots

## Exhibit N

Docusign Envelope ID: BB530AEB-160F-4DE3-8453-3A4B6DFD5D2B



Kyle Easley  
Partner, BKP Development Group  
1429 Walnut Street, Suite 1101  
Philadelphia, PA 19102  
keasley@bkpdg.com  
215-778-6495  
7/15/2024

Andrea Saah  
Philadelphia Land Bank  
Philadelphia, PA  
andrea.saah@phdc.phila.gov

Dear Ms. Saah,

I am writing to express my enthusiastic support for Isaac Singleton, owner of Project IV Development Group, in their application to purchase the following lots: 3841 and 3843 Melon Street; 3858 Mount Vernon Street; 642, 647, and 658 Union Street; and 3903, 3905, 3907, and 3930 Wallace Street from the Philadelphia Land Bank.

As a partner at BKP Development Group, an established development firm with over ten years of experience in real estate development in Philadelphia, I have had the privilege of mentoring and partnering with Isaac Singleton and Project IV Development Group. Isaac was an invaluable member of our team at BKP for three years, during which time he demonstrated exceptional dedication, skill, and a strong commitment to community-focused development.

Project IV's proposal to build ten single-family homeownership units, each featuring three bedrooms and two bathrooms, is a significant step towards addressing the housing needs in our community. By offering these homes at 100% of the Area Median Income (AMI) with a maximum sales price of \$280,000, Project IV is making strides to ensure that homeownership remains accessible to a broad range of Philadelphia residents. This approach aligns with the Philadelphia Land Bank's mission and contributes to the revitalization and stabilization of our neighborhoods.

I am particularly impressed with Project IV's commitment to an Economic Opportunity Plan (EOP), which emphasizes the inclusion of minority-owned businesses and local labor. This dedication to equity and inclusivity not only supports the local economy but also fosters a sense of community empowerment and participation.

The support of the Mantua Civic Association further attests to the positive impact this development will have on our neighborhood. Isaac Singleton's vision, leadership, and dedication to community-centric development make him an ideal candidate for this project. His work with

## Exhibit N

Docusign Envelope ID: BB530AEB-160F-4DE3-8453-3A4B6DFD5D2B




Project IV Development Group exemplifies the kind of responsible and impactful development that our city needs.

I strongly urge the Philadelphia Land Bank to approve Project IV Development Group's application for the aforementioned lots. This project represents a valuable opportunity to provide quality housing and economic benefits to our community.

Thank you for your consideration. Please feel free to contact me if you require any further information or wish to discuss my endorsement in more detail.

Sincerely,

DocuSigned by:  
  
90C1A0500E12401

Kyle Easley

Partner, BKP Development Group

1429 Walnut Street, Suite 1101

Philadelphia, PA 19102

keasley@bkpdg.com

215-778-6495

## Exhibit N

Docusign Envelope ID: B50A4F24-7E90-46C2-BE2D-4201F602D801



Mike Gargiulo

President of Development, The HOW Group

720 Fayette Ave, Conshohocken PA 19428

mikeg@howgroup.com

215-264-4764

7/15/2024

Andrea Saah

Philadelphia Land Bank

Philadelphia, PA

andrea.saah@phdc.phila.gov

Dear Ms. Saah,

I am writing to express my enthusiastic support for Isaac Singleton, owner of Project IV Development Group, in their application to purchase the following lots: 3841 and 3843 Melon Street; 3858 Mount Vernon Street; 642, 647, and 658 Union Street; and 3903, 3905, 3907, and 3930 Wallace Street from the Philadelphia Land Bank.

As the President of Development for The HOW Group, an industry leader in real estate development with over 15 years of experience in Philadelphia and the surrounding area, I have had the distinct pleasure of working with Isaac Singleton for the past five years. During this time, Isaac has consistently demonstrated exceptional dedication, expertise, and a deep commitment to community-focused development.

The HOW Group has been responsible for over \$1 billion dollars in real estate development and construction in Philadelphia, and we recognize the significant potential and positive impact that Isaac's proposed development can have on the community. Project IV Development Group's plan to build ten single-family homeownership units, each featuring three bedrooms and two bathrooms, is a critical step towards addressing the housing needs in our city. By offering these homes at 100% of the Area Median Income (AMI) with a maximum sales price of \$280,000, Project IV is making homeownership more accessible to a diverse range of Philadelphia residents.

Moreover, Project IV's commitment to an Economic Opportunity Plan (EOP) is commendable. This plan emphasizes the inclusion of minority-owned businesses and local labor, ensuring that the benefits of this development are felt widely within our community. Such dedication to equity and inclusivity aligns with the values that The HOW Group upholds and fosters a sense of community empowerment and participation.

## Exhibit N

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The support of the Mantua Civic Association further attests to the positive impact this development will have on our neighborhood. Isaac Singleton's vision, leadership, and dedication to community-centric development make him an ideal candidate for this project. His work with Project IV Development Group exemplifies the kind of responsible and impactful development that our city needs.

I strongly urge the Philadelphia Land Bank to approve Project IV Development Group's application for the aforementioned lots. This project represents a valuable opportunity to provide quality housing and economic benefits to our community.

Thank you for your consideration. Please feel free to contact me if you require any further information or wish to discuss my endorsement in more detail.

Sincerely,

DocuSigned by:  
  
E07B06A46E30450

Mike Gargiulo

President of Development, The HOW Group

720 Fayette Ave, Conshohocken PA 19428

mikeg@howgroup.com

215-264-4764

## Exhibit N

Docusign Envelope ID: A706AC05-EC3C-47EC-BD71-0250878AD6FF

Shania Smith  
515 N 39th St.  
Philadelphia, PA 19014  
[Your Email Address] shania.s.smith1@gmail.com  
856-236-6708  
7/15/2024

Andrea Saah  
Philadelphia Land Bank  
Philadelphia, PA  
andrea.saah@phdc.phila.gov

Dear Ms. Saah,

I am writing to express my strong support for Isaac Singleton, owner of Project IV Development Group, in their application to purchase the following lots: 3841 and 3843 Melon Street; 3858 Mount Vernon Street; 642, 647, and 658 Union Street; and 3903, 3905, 3907, and 3930 Wallace Street from the Philadelphia Land Bank.

As a homeowner residing at 515 N 39th St. since 2021, I have witnessed the growth and changes within our community. I have a vested interest in seeing our neighborhood thrive, and I believe that the proposed development by Project IV Development Group will significantly contribute to this goal.

Isaac Singleton and Project IV Development Group have a proven track record of responsible and community-focused development. Their proposal to build ten single-family homeownership units, each featuring three bedrooms and two bathrooms, is a welcome addition to our area. By pricing these homes at 100% of the Area Median Income (AMI) with a maximum sales price of \$280,000, Project IV is making homeownership accessible to more families in our community, which is essential for our neighborhood's stability and growth.

I am also encouraged by Project IV's commitment to an Economic Opportunity Plan (EOP), which ensures that local businesses, women owned businesses, and minority-owned enterprises are given opportunities to participate in the project. This commitment not only benefits the local economy but also fosters a sense of inclusivity and support within our community.

The support of the Mantua Civic Association further underscores the positive impact this development will have on our neighborhood. I have confidence in Isaac Singleton's vision and leadership, and I believe that this project will serve as a model for future community-driven development in Philadelphia.

I strongly urge the Philadelphia Land Bank to approve Project IV Development Group's application for the aforementioned lots. This project represents a significant step forward for our community, providing quality housing and economic opportunities for many residents.

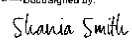


**Exhibit N**

Docusign Envelope ID: A706AC05-EC3C-47EC-BD71-0250878AD6FF

Thank you for your consideration. Please feel free to contact me if you require any further information or wish to discuss my endorsement in more detail.

Sincerely,

DocuSigned by:  
  
1575812531284FE

Shania Smith  
515 N 39th St.  
Philadelphia, PA

## Exhibit N

Docusign Envelope ID: C0ADC329-5B9E-4214-BE67-931899698902

Anthony Bright  
Partner, Seamless Pros LLC  
Philadelphia, PA  
(267) 368-9777  
7/15/2024

Andrea Saah  
Philadelphia Land Bank  
Philadelphia, PA  
andrea.saah@phdc.phila.gov

Dear Ms. Saah,

I am writing to express my enthusiastic support for Isaac Singleton, owner of Project IV Development Group, in their application to purchase the following lots: 3841 and 3843 Melon Street; 3858 Mount Vernon Street; 642, 647, and 658 Union Street; and 3903, 3905, 3907, and 3930 Wallace Street from the Philadelphia Land Bank.

As a partner at Seamless Pros LLC, a Minority Business Enterprise (MBE) General Contractor, I have had the pleasure of working with Isaac Singleton and Project IV Development Group on multiple projects. Over the course of our collaboration, we have developed a strong and productive relationship, underpinned by a shared commitment to quality and community-focused development.

Project IV's proposal to build ten single-family homeownership units, each featuring three bedrooms and two bathrooms, is a much-needed initiative that will significantly benefit our community. By offering these homes at 100% of the Area Median Income (AMI) with a maximum sales price of \$280,000, Project IV is making homeownership more accessible to a diverse range of Philadelphia residents. This approach not only addresses the housing needs in our city but also contributes to the stabilization and revitalization of our neighborhoods.

I am particularly impressed with Project IV's unwavering commitment to providing opportunities for MBE and WBE (Women Business Enterprise) companies. Seamless Pros LLC has firsthand experience with Isaac Singleton's dedication to inclusivity and equity in his projects. We are confident that this development will continue to foster economic opportunities for minority-owned and women-owned businesses, further strengthening the local economy and promoting community empowerment.

The support of the Mantua Civic Association highlights the positive impact this development will have on our neighborhood. Isaac Singleton's vision, leadership, and dedication to community-centric development make him an ideal candidate for this project. His work with Project IV Development Group exemplifies the kind of responsible and impactful development that our city needs.

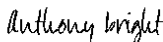
## Exhibit N

Docusign Envelope ID: C0ADC329-5B9E-4214-BE67-931899698902

I strongly urge the Philadelphia Land Bank to approve Project IV Development Group's application for the aforementioned lots. This project represents a valuable opportunity to provide quality housing and economic benefits to our community.

Thank you for your consideration. Please feel free to contact me if you require any further information or wish to discuss my endorsement in more detail.

Sincerely,

DocuSigned by:  
  
182401736AB1E9

Anthony Bright

Partner, Seamless Pros LLC

Philadelphia, PA

(267) 368-9777

## **Exhibit N**

July 14,2024

Re: 3930 Wallace St, 642,647,and 658 union St.

To: Whom it may concern:

I would like to request this committee consider allowing one of the spaces to be used as a green space. I am concerned about the loss of spaces we in the community have come to love. I am a long-time resident in my home and of this area. My family has been part of this area for 4 generations and 3 generations in my home, like many others in my neighborhood of those who have stayed.

Historically, two of these addresses were cared for and maintained by another long-standing community member, Mrs. Gary, for over 30 years before she passed, even now there is still a tree standing, as legacy of her community commitment and how these areas have been used by the community

I have also worked in my community for a long time, cleaning and maintaining areas long before the services for lots was developed. I paid for and participated in my blocks own clean up and maintenance. but I have watched my whole neighborhood change and be gentrified. I have tried to work with the Land Bank previously on the 3930 Wallace St. Adress and never received a response or follow up. I believe this is because of all the interest in our city.

I'm not confident this short letter will make a difference in your considerations for the areas mentioned on the notice, but I had to try. The residents in our neighborhoods are not wealthy, but we should be afforded opportunities to be a part of the changes we see.

I do hope this request is considered, with support and help a green space could serve many purposes. I realize my request next to financial gain or city planning may not be ideal, but maintaining a small area as a testament to the community members who have struggled in the community before all this feverish interest in our city would be an investment as well.

Thank you for your time,

Shari Gilyard

**Exhibit O**

**RESOLUTION NO. 2024 – 30**

**RESOLUTION AUTHORIZING CONVEYANCE OF 3841 MELON STREET, 3843 MELON STREET, 3858 MOUNT VERNON STREET, 642 UNION STREET, 647 UNION STREET, 658 UNION STREET, 3903 WALLACE STREET, 3905 WALLACE STREET, 3907 WALLACE STREET, AND 3930 WALLACE STREET TO PROJECT IV LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3841 Melon Street, 3843 Melon Street, 3858 Mount Vernon Street, 642 Union Street, 647 Union Street, 658 Union Street, 3903 Wallace Street, 3905 Wallace Street, 3907 Wallace Street, and 3930 Wallace Street (collectively, the “**Property**”) to Project IV LLC (the “**Purchaser**”);

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

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

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
---

## Exhibit P

Docusign Envelope ID: 8321E529-678A-485C-A522-DE25461C1CAA

Dear: Land Bank board members

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

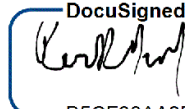
I am filled with an overwhelming sense of anticipation and excitement in regards to this project, as it holds the promise of delivering multiple positive impacts that have the potential to transform our communities.

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

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

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

DocuSigned by:



7/15/2024 | 06:42 PDT

B5CF96AA3F53449...

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

## Exhibit P



Access to Capital. Entry to Opportunity

July 12, 2024

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

RE: Support Letter | Rosario Estates LLC

I, David Langlieb, am writing to the Land Bank to support Rosario Estates LLC's application to acquire ten (10) residential lots in the 3<sup>rd</sup> councilmanic district from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this project, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, Black and Brown-owned development firms as well as nonprofits.

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

Respectfully,

A handwritten signature in dark ink, appearing to read "David M. Langlieb". The signature is fluid and cursive, written over a light blue horizontal line.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

**Exhibit P**

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

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

Sincerely,

De'Wayne Drummond

(Printed Name)

De'Wayne Drummond

(Signature)

President

(Title)

mdrumm25@gmail.com

(email/phone number)

Mantua Civic Association



**Exhibit P**

7/13/2024

Dear City,

I am writing to express my enthusiastic support for the proposed affordable housing development at Mantua. As a Business Owner, I am fortunate enough to have a stable business, but I know that many of my friends and colleagues are not as fortunate. They struggle to find affordable housing options in this neighborhood, which can lead to longer commutes, higher living costs, and reduced quality of life.

This development would provide much-needed relief for professionals like myself who want to stay in this neighborhood but can't afford it. It would also help attract new businesses and talent to the area, which would benefit everyone. I urge you to approve this proposal.

Sincerely,

*Anthony Rogers*

## **Exhibit P**

Dear Land Bank,

I am writing to express my strong support for the proposed affordable housing development at Mantua. As a long-time resident of this neighborhood, I have seen firsthand the impact that lack of affordable housing has on our community. Many of my friends and neighbors struggle to find a place to live due to the high cost of rent and housing prices. This development would be a huge relief to many families and individuals in our community who are working hard to make ends meet.

I believe that this development would not only provide much-needed affordable housing, but also help to revitalize our neighborhood by attracting new businesses and creating a more vibrant community. I urge you to approve this proposal and support the efforts of the developer in bringing affordable housing to our area.

Sincerely,

*Mari G.*

Maridalia Gonzalez

## **Exhibit P**

Docusign Envelope ID: D991E06B-24D9-4AF5-91E1-2E107C3CB350

To Whom It May Concern,

I am writing to express my strong support for the proposal to develop new affordable housing units in our community. As a concerned citizen and a resident of Philadelphia, I believe that this project is essential to addressing the pressing issue of housing affordability in our area.

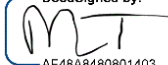
The lack of affordable housing options in our community is a pressing concern for many families and individuals who are struggling to make ends meet. The current market rates are skyrocketing, making it difficult for low- and moderate-income households to find affordable housing. This has resulted in overcrowding, homelessness, and a significant strain on our social services.

The proposed affordable housing development is a crucial step towards addressing this issue. The project will provide much-needed housing options for low-income families, seniors, and individuals with disabilities who are struggling to find affordable housing. The development will also inject new life into the local economy by creating jobs and stimulating local businesses.

I am particularly impressed by the proposed location of the development, which is easily accessible by public transportation and is close to essential services such as schools, healthcare facilities, and grocery stores. This will enable residents to access these services easily and reduce their reliance on expensive transportation options.

Thank you for considering my views on this important issue. I would be happy to discuss this proposal further and answer any questions you may have.

Sincerely,

DocuSigned by:  
  
AF48A8480801403...

7/15/2024 | 08:53 PDT

Matu Threatt

**Exhibit Q**

**RESOLUTION NO. 2024 – 31**

**RESOLUTION AUTHORIZING CONVEYANCE OF 3607 MELON STREET, 3830 MELON STREET, 3832 MELON STREET, 3837 MOUNT VERNON STREET, 3917 MOUNT VERNON STREET, 3938 MOUNT VERNON STREET, 3940 MOUNT VERNON STREET, 3944 MOUNT VERNON STREET, AND 612 UNION STREET TO ROSARIO ESTATES LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3607 Melon Street, 3830 Melon Street, 3832 Melon Street, 3837 Mount Vernon Street, 3917 Mount Vernon Street, 3938 Mount Vernon Street, 3940 Mount Vernon Street, 3944 Mount Vernon Street, and 612 Union Street (collectively, the “**Property**”) to Rosario Estates LLC (the “**Purchaser**”);

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

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

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
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## Exhibit R



## THE BARRA FOUNDATION

July 15, 2024

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

RE: Support Letter | JES Capital Investments LLC

On behalf of The Barra Foundation, I am writing to the Land Bank to support JES Capital Investments LLC's application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to JES Capital Investments LLC. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

Lauren Stebbins  
Program Officer

ADDRESS 1617 JOHN F KENNEDY BLVD., SUITE 2019, PHILADELPHIA, PA 19103  
WEB [BARRAFOUNDATION.ORG](http://BARRAFOUNDATION.ORG)  
PHONE 610.964.7601

## Exhibit R

**Andrea Saah**

---

**From:** Aubrielle Kituuma <kituumabcba@gmail.com>  
**Sent:** Monday, July 15, 2024 10:31 PM  
**To:** Andrea Saah  
**Subject:** Letter of Support for Justin Smith

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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To Whom It May Concern:

I am writing to offer my full support for Justin Smith and his proposed new construction project. I have had the privilege of collaborating with Justin and have consistently been impressed by his dedication, professionalism, and expertise in the field of construction.

Justin has a proven track record of successfully leading and delivering construction projects that meet the highest standards of quality and innovation. He brings a wealth of experience and has consistently demonstrated his ability to navigate challenges and achieve exceptional results.

The proposed construction project not only showcases Justin's visionary approach, but also reflects his commitment to sustainability, community development, and economic growth. He has a clear understanding of the local landscape and community needs, ensuring that the project will have a positive impact on the city.

I have no doubt that Justin's leadership and expertise will ensure the successful completion of this project, creating a landmark that will benefit the community for years to come. His ability to collaborate effectively with stakeholders and uphold the highest standards of integrity and professionalism make him an invaluable asset to this endeavor.

Thank you for considering this letter of support. I am confident that endorsing Justin and his new construction project will be a decision that brings significant benefits to the community for years to come.

Sincerely,

--

**Aubrielle Kituuma**

## Exhibit R

**Andrea Saah**

---

**From:** Brandy Ross <blynnross619@gmail.com>  
**Sent:** Monday, July 15, 2024 10:17 PM  
**To:** Andrea Saah  
**Subject:** Letter of Support for Justin Smith

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom It May Concern:

I am writing to express my strong support for Justin Smith's proposed new construction project. Having collaborated closely with Justin on previous projects, I have witnessed his exemplary skills in construction management and dedication to delivering outstanding results.

Justin brings a wealth of expertise to this project. He has a deep understanding of architectural design, engineering principles, and sustainable building practices, which are crucial for executing this new endeavor effectively.

The proposed construction project aligns perfectly with Justin's strategic goals and vision for community development. He has shown a commitment to creating spaces that not only meet but exceed industry standards while enhancing our urban landscape. His innovative approach and ability to navigate regulatory requirements ensure that projects under his leadership are completed with efficiency and excellence.

I am confident that supporting Justin in this venture will yield substantial benefits for our community. His collaborative spirit and proven leadership make him an ideal candidate to spearhead this initiative.

Sincerely,  
Brandy Ross

Sent from my iPhone

## Exhibit R



Date: July 11, 2024

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

RE: Support Letter | JES Capital Investments

I, Brian Murray, CEO of Shift Capital, am writing to the Land Bank to support JES Capital Investments' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to JES Capital Investments. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,



Brian Murray  
CEO, Shift Capital



## Exhibit R



Date: July 12, 2024

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

RE:Support Letter | JES Capital Investments LLC

I, Sang Phouansouvanh am writing to the Land Bank to support JES Capital Investments application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative “Philly RiSE,” a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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- Increase the capacity of Black and Brown CDFIs to meet the demand for needed capital
- An increase in the number of properties built by diverse developers
- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

I recommend approving the transfer of property to JES Capital Investments .This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

Sang Phouansouvanh

## Exhibit R



July 12, 2024

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

RE: Support Letter | JES Capital Investments LLC

I, David Langlieb, am writing to the Land Bank to support JES Capital Investments' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to JES Capital Investments LLC. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

A handwritten signature in dark ink, appearing to read "David M. Langlieb", is written over a light blue horizontal line.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

## Exhibit R



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

Date: 7/12/2024

RE: Support Letter | Seamless Pros

I, Damian Smith, am writing to the Land Bank to support JES Capital Investments application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to JES Capital Investment. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

**Exhibit R**

Respectfully,

Damian Smith

Smith Property Works

## Exhibit R



July 10, 2024

PHDC, Philadelphia Land Bank  
1234 Market St, 17<sup>th</sup> Floor.  
Philadelphia, PA 19107

### **RE: JES Capital Investments Support Letter**

Andrea Saah,

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

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

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

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | mark.lawson@diversifiedrealtysolutions.com

## Exhibit R



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

Respectfully,

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

Mark Lawson

President

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | [mark.lawson@diversifiedrealtysolutions.com](mailto:mark.lawson@diversifiedrealtysolutions.com)

## Exhibit R

### Andrea Saah

---

**From:** Kylah Smith <kylah.field@gmail.com>  
**Sent:** Monday, July 15, 2024 9:39 PM  
**To:** Andrea Saah  
**Subject:** Letter of Support for Justin Smith

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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To Whom It May Concern:

I am writing to provide my wholehearted support for Justin Smith of JES Capital Investments and his proposed new construction project. Having worked closely with him in the past, I am confident in his ability to successfully execute this ambitious endeavor.

Justin has a proven track record of delivering high-quality construction projects that not only meet but exceed expectations. He possesses a deep understanding of architectural design, construction methodologies, and project management, which are essential for the success of such a venture.

Justin has demonstrated his commitment to innovation, sustainability, and most importantly community, which are crucial aspects in today's construction industry. Moreover, his meticulous attention to detail and ability to navigate complex challenges make him an ideal candidate for spearheading this initiative.

I have no doubt that Justin's dedication, expertise, and passion will ensure the successful completion of this project. His collaborative approach and ability to foster positive relationships with stakeholders will also contribute to its overall success.

Please feel free to reach out to me at 609-321-1373 or kylah.field@gmail.com if you require any further information or wish to discuss Justin's qualifications in more detail. I am confident that supporting his new construction project will be a wise decision, and I look forward to witnessing its positive impact.

Sincerely,  
Kylah Field

Sent from my iPhone

## Exhibit R



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

RE: Support Letter | JES Capital Investments

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

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

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

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

Respectfully,

Kevin Williams  
kevin@blacksquirrel.co  
Black Squirrel Collaborative

📞 267.223.7803  
✉ info@blacksquirrel.co

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



**Exhibit R**

Philadelphia Land Bank  
1234 Market St, 17<sup>th</sup> Floor  
Philadelphia PA 19107  
RE: Support Letter for JES Capital Investments LLC

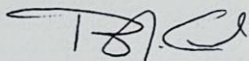
I am writing to express my support for JES Capital Investments and its owner, Justin Smith, in their endeavor to acquire five lots in the City of Philadelphia. Justin Smith has been successful real estate investor for over a decade, with a proven track record of transforming communities and providing affordable housing for families.

Justin's commitment to affordable housing is evident in every project he undertakes. He has a remarkable ability to identify properties with potential and transform them into safe, comfortable, and affordable homes for families in need. His dedication goes beyond mere investment; it is a mission to uplift communities and create lasting positive impacts.

Over the past ten years, Justin has consistently demonstrated his expertise in real estate investment. His projects have not only met but exceeded industry standards, reflecting his attention to detail and commitment to quality. His success is built on a foundation of integrity, transparency, and a genuine passion for helping others achieve the dream of homeownership. Justin's approach to real estate is holistic, considering the needs of the community and ensuring that his developments are sustainable and beneficial to the broader neighborhood. By acquiring these five lots in Philadelphia, JES Capital Investments plans to continue this tradition of excellence, providing much-needed affordable housing options that will enhance the lives of countless families.

I have no doubt that Justin Smith and JES Capital Investments will bring significant value to the City of Philadelphia. His vision, combined with his extensive experience and unwavering commitment to affordable housing, make him the ideal candidate for this acquisition. I wholeheartedly support his efforts and strongly encourage the approval of this acquisition. Thank you for considering this letter of support. Please feel free to contact me if you require any additional information or if I can be of further assistance.

Sincerely,  
Bryan Collins  
Owner of 610 CARS  
610carsPa@gmail.com



## Exhibit R

### **Andrea Saah**

---

**From:** Nadirah Riley <nadirahriley@yahoo.com>  
**Sent:** Monday, July 15, 2024 9:54 PM  
**To:** Andrea Saah  
**Subject:** Letter of support for Justin Smith

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom It May Concern

I am writing to express my enthusiastic support for Justin Smith and his proposed new construction project. Having collaborated closely with Justin on previous projects, I am confident in his ability to successfully undertake and complete this ambitious venture.

Justin has consistently demonstrated his exceptional expertise and dedication in the field of construction. He possesses a deep understanding of architectural design, project management, and regulatory compliance, which are essential for executing a project of this scale and complexity.

The proposed construction project not only aligns with Justin's vision but also reflects his commitment to sustainable development and community enhancement. He has a track record of delivering projects that not only meet but exceed expectations, contributing positively to the built environment and local economy.

Justin's leadership skills and ability to collaborate effectively with diverse stakeholders make him an ideal candidate to lead this initiative. He has a proven ability to navigate challenges and deliver results that are both innovative and practical.

I am confident that supporting Justin in this endeavor will yield significant benefits for our community, fostering economic growth and enhancing our infrastructure.

Thank you for considering Justin and his new construction project. I am eager to see the positive impact that his expertise and vision will bring to our community.

Sincerely,  
Nadirah Brown

## Exhibit R



July 12, 2024

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

RE: Support Letter JES Capital Investments LLC (Justin Smith)

We write in support of JES Capital Investments LLCs application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

We support approval of the transfer of property to JES Capital Investments LLC. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Truly,

A handwritten signature in blue ink, appearing to read "Varsovia Fernandez".

Varsovia Fernandez, CEO

50 S. 16<sup>th</sup> Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19102  
717.725.6356 • [www.pacdfinetwork.org](http://www.pacdfinetwork.org)

## **Exhibit R**

Philadelphia Land Bank

1234 Market St, 17<sup>th</sup> Floor

Philadelphia PA 19107

RE: Support Letter for JES Capital Investments LLC

Dear Sir/Madam, I am delighted to offer my full support for JES Capital Investments LLC and its proprietor, Justin Smith, in their pursuit of acquiring five parcels of land within the City of Philadelphia.

Justin Smith's extensive experience as a dedicated real estate investor spanning over a decade speaks volumes about his commitment to transforming neighborhoods and providing affordable housing options for families in our community.

Justin Smith's passion for creating affordable housing is evident in his projects, where he consistently identifies properties with potential and turns them into safe, welcoming, and affordable homes for families in need. He approaches his work with a dedication that transcends mere financial investment, striving to uplift communities and leave a lasting positive impact.

Throughout his illustrious career, Justin has showcased unparalleled expertise in real estate investment. His projects consistently surpass industry standards, highlighting his meticulous attention to detail and steadfast dedication to delivering quality results. His success rests on a bedrock of integrity, transparency, and a genuine desire to help individuals achieve the dream of homeownership.

Justin's holistic approach to real estate development considers the community's needs, ensuring that his projects are sustainable and beneficial to the broader neighborhood.

By acquiring the five lots in Philadelphia, JES Capital Investments aims to continue its legacy of excellence by offering much-needed affordable housing solutions that will enhance the lives of numerous families.

I am confident that Justin Smith and JES Capital Investments will bring immense value to the City of Philadelphia. With his visionary leadership, extensive experience, and unwavering commitment to affordable housing, Justin is the perfect candidate for this acquisition.

I lend my wholehearted support to his endeavors and urge you to approve this acquisition without hesitation. Thank you for considering this letter of endorsement.

Please do not hesitate to reach out if you require further information or if I can assist you in any way.

Warm regards,  
Charles Owo



## **Exhibit R**

Philadelphia Land Bank

1234 Market St, 17<sup>th</sup> Floor

Philadelphia PA 19107

RE: Support Letter for JES Capital Investments LLC

I am writing to express my enthusiastic support for JES Capital Investments and its owner, Justin Smith, in their endeavor to acquire five lots in the City of Philadelphia. Justin Smith has been a dedicated and successful real estate investor for over a decade, with a proven track record of transforming communities and providing affordable housing for families.

Justin's commitment to affordable housing is evident in every project he undertakes. He has a remarkable ability to identify properties with potential and transform them into safe, comfortable, and affordable homes for families in need. His dedication goes beyond mere investment; it is a mission to uplift communities and create lasting positive impacts.

Over the past ten years, Justin has consistently demonstrated his expertise in real estate investment. His projects have not only met but exceeded industry standards, reflecting his meticulous attention to detail and unwavering commitment to quality. His success is built on a foundation of integrity, transparency, and a genuine passion for helping others achieve the dream of homeownership.

Justin's approach to real estate is holistic, considering the needs of the community and ensuring that his developments are sustainable and beneficial to the broader neighborhood. By acquiring these five lots in Philadelphia, JES Capital Investments plans to continue this tradition of excellence, providing much-needed affordable housing options that will enhance the lives of countless families.

I have no doubt that Justin Smith and JES Capital Investments will bring significant value to the City of Philadelphia. His vision, combined with his extensive experience and unwavering commitment to affordable housing, make him the ideal candidate for this acquisition. I wholeheartedly support his efforts and strongly encourage the approval of this acquisition.

Thank you for considering this letter of support. Please feel free to contact me if you require any additional information or if I can be of further assistance.

Sincerely,

Kyle Schell  
CEO  
Homes Beyond Luxury LLC  
Kschell@hbeyond.com

## Exhibit R



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

July 12, 2024

RE: Support Letter | JES Capital Investments LLC

I, Maleda Berhane, am writing to the Land Bank to support JES Capital Investments LLC's application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced, diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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- An increase in the number of properties built by diverse developers
- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

I recommend approving the transfer of property to JES Capital Investments LLC. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

**REAL ESTATE**  
6020 Greene Street  
Philadelphia, PA 19144  
215.925.8410  
arspruce.com

**Exhibit R**



Letter of Support - JES Capital Investments LLC  
July 12, 2024  
Page 2

Respectfully,

Maleda Berhane  
Principal & CEO  
AR Spruce LLC  
Email: [maleda@arspruce.com](mailto:maleda@arspruce.com)

## **Exhibit R**

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

RE: Support Letter | JES Capital Investments

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

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

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

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

Respectfully,

Ibraheim Campbell  
[ibraheim@soarcity.com](mailto:ibraheim@soarcity.com)  
Soar City Development/ Philly Rise/ Black Squirrel



## **Exhibit R**

Philadelphia Land Bank

1234 Market St, 17<sup>th</sup> Floor

Philadelphia PA 19107

RE: Support Letter for JES Capital Investments LLC

I am writing to express my enthusiastic support for JES Capital Investments and its owner, Justin Smith, in their endeavor to acquire five lots in the City of Philadelphia. Justin Smith has been a dedicated and successful real estate investor for over a decade, with a proven track record of transforming communities and providing affordable housing for families.

Justin's commitment to affordable housing is evident in every project he undertakes. He has a remarkable ability to identify properties with potential and transform them into safe, comfortable, and affordable homes for families in need. His dedication goes beyond mere investment; it is a mission to uplift communities and create lasting positive impacts.

Over the past ten years, Justin has consistently demonstrated his expertise in real estate investment. His projects have not only met but exceeded industry standards, reflecting his meticulous attention to detail and unwavering commitment to quality. His success is built on a foundation of integrity, transparency, and a genuine passion for helping others achieve the dream of homeownership.

Justin's approach to real estate is holistic, considering the needs of the community and ensuring that his developments are sustainable and beneficial to the broader neighborhood. By acquiring these five lots in Philadelphia, JES Capital Investments plans to continue this tradition of excellence, providing much-needed affordable housing options that will enhance the lives of countless families.

I have no doubt that Justin Smith and JES Capital Investments will bring significant value to the City of Philadelphia. His vision, combined with his extensive experience and unwavering commitment to affordable housing, make him the ideal candidate for this acquisition. I wholeheartedly support his efforts and strongly encourage the approval of this acquisition.

Thank you for considering this letter of support. Please feel free to contact me if you require any additional information or if I can be of further assistance.

Sincerely,

Armond E. Mosley



armond.mosley@gmail.com

## Exhibit R

Docusign Envelope ID: B1456EDC-1CDE-4317-A1A5-7A72F61D7A13

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

RE: Support Letter | JES Capital Investments

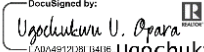
I Ugochukwu U. Opara am writing the Land Bank to support JES Capital Investments LLC application to acquire five residential lots from the City of Philadelphia. The owner Justin Smith has been a participant in the Black Squirrel Collaborative initiative "Philly RiSE". Philly Rise is a real estate accelerator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

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

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

Respectfully,

DocuSigned by:  
  
1.330.227.7738 16416  
Your Name Ugochukwu U. Opara  
Your Email Build@215DevCo.com  
Your Organization (If applicable)  
215 Development Corporation

## Exhibit R



1818 Market Street  
Suite 3300  
Philadelphia, PA 19103

215-845-8997  
philadelphia@uli.org

philadelphia.uli.org

Date: July 14, 2024

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

RE: Support Letter | JES Capital Investments LLC

I, Kevin Moran, am writing to the Land Bank to support JES Capital Investments' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

I recommend approving the transfer of property to JES Capital Investments LLC. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

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

Kevin Moran  
Executive Director  
ULI Philadelphia

## **Exhibit R**

Philadelphia Land Bank  
1234 Market St, 17<sup>th</sup> Floor  
Philadelphia PA 19107  
RE: Support Letter for JES Capital Investments LLC

I am writing to offer my enthusiastic support for JES Capital Investments and its owner, Justin Smith, in their plan to acquire five lots in the City of Philadelphia. For over a decade, Justin has been a dedicated and successful real estate investor with a proven history of transforming communities and providing affordable housing for families.

Justin's dedication to affordable housing is clear in every project he undertakes. He excels at identifying properties with potential and turning them into safe, comfortable, and affordable homes for families in need. His mission extends beyond mere investment; it is about uplifting communities and making lasting positive impacts.

Over the past ten years, Justin has consistently showcased his expertise in real estate investment. His projects have not only met but exceeded industry standards, highlighting his meticulous attention to detail and unwavering commitment to quality. His success is founded on integrity, transparency, and a genuine passion for helping others achieve homeownership.

Justin's approach to real estate is holistic, considering the needs of the community and ensuring that his developments are sustainable and beneficial to the broader neighborhood. By acquiring these five lots in Philadelphia, JES Capital Investments intends to continue this tradition of excellence, providing much-needed affordable housing options that will enhance the lives of countless families.

I am confident that Justin Smith and JES Capital Investments will bring significant value to the City of Philadelphia. His vision, extensive experience, and unwavering commitment to affordable housing make him the ideal candidate for this acquisition. I fully support his efforts and strongly encourage the approval of this acquisition.

Thank you for considering this letter of support. Please feel free to contact me if you need any additional information or if I can be of further assistance.

Sincerely,

Ariel Brown, A2B Consultant Group

[Ariel.brown1913@gmail.com](mailto:Ariel.brown1913@gmail.com)

## **Exhibit R**

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

RE: Support Letter for JES Capital Investments LLC

I am writing to express my enthusiastic support for JES Capital Investments and its owner, Justin Smith, in their endeavor to acquire five lots in the City of Philadelphia. Justin Smith has been a dedicated and successful real estate investor for over a decade, with a proven track record of transforming communities and providing affordable housing for families.

Justin's commitment to affordable housing is evident in every project he undertakes. He has a remarkable ability to identify properties with potential and transform them into safe, comfortable, and affordable homes for families in need. His dedication goes beyond mere investment; it is a mission to uplift communities and create lasting positive impacts.

Over the past ten years, Justin has consistently demonstrated his expertise in real estate investment. His projects have not only met but exceeded industry standards, reflecting his meticulous attention to detail and unwavering commitment to quality. His success is built on a foundation of integrity, transparency, and a genuine passion for helping others achieve the dream of homeownership.

Justin's approach to real estate is holistic, considering the needs of the community and ensuring that his developments are sustainable and beneficial to the broader neighborhood. By acquiring these five lots in Philadelphia, JES Capital Investments plans to continue this tradition of excellence, providing much-needed affordable housing options that will enhance the lives of countless families.

I have no doubt that Justin Smith and JES Capital Investments will bring significant value to the City of Philadelphia. His vision, combined with his extensive experience and unwavering commitment to affordable housing, make him the ideal candidate for this acquisition. I wholeheartedly support his efforts and strongly encourage the approval of this acquisition.

Thank you for considering this letter of support. Please feel free to contact me if you require any additional information or if I can be of further assistance.

Sincerely,

Kyle Moore  
Moore Management Group LLC  
Mmgleasing@gmail.com

## Exhibit R

To Whom It May Concern,

I am writing to express my enthusiastic support for JES Capital Investments and its owner, Justin Smith, in their endeavor to acquire five lots in the City of Philadelphia. As a community leader and advocate for affordable housing, I have had the privilege of witnessing Justin's remarkable contributions to our community over the past decade.

Justin Smith has been a dedicated and successful real estate investor with a proven track record of transforming communities and providing affordable housing for families. His commitment to affordable housing is evident in every project he undertakes. He has a remarkable ability to identify properties with potential and transform them into safe, comfortable, and affordable homes for families in need. His dedication goes beyond mere investment; it is a mission to uplift communities and create lasting positive impacts.

Over the past ten years, Justin has consistently demonstrated his expertise in real estate investment. His projects have not only met but exceeded industry standards, reflecting his meticulous attention to detail and unwavering commitment to quality. His success is built on a foundation of integrity, transparency, and a genuine passion for helping others achieve the dream of homeownership.

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I have no doubt that Justin Smith and JES Capital Investments will bring significant value to the City of Philadelphia. His vision, combined with his extensive experience and unwavering commitment to affordable housing, make him the ideal candidate for this acquisition. I wholeheartedly support his efforts and strongly encourage the approval of this acquisition.

Thank you for considering this letter of support. Please feel free to contact me if you require any additional information or if I can be of further assistance.

Sincerely,

  
Rashod Minor

## Exhibit R

**Andrea Saah**

---

**From:** shl851@aol.com  
**Sent:** Tuesday, July 16, 2024 10:12 AM  
**To:** Andrea Saah  
**Subject:** 2605, 2607, 2608, 2610, 2622 N 29th St

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

---

Greetings Ms. Saah:

The meeting on June 24, 2024, regarding the above referenced addresses, with Justin Smith, ended with the understanding that we would meet again as the proposed plan did not meet with our concerns.

We are surprised that this matter is proposed to be conveyed on Tuesday, July 14, 2024. We would ask that you not convey these parcels and that the applicant honor the community concerns and further discuss with us these concerns as stated.

We look forward to your response.

Best regards,  
Bonita Cummings  
Strawberry Mansion Community Concern & RCO

**Exhibit S**

**RESOLUTION NO. 2024 – 32**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2605, 2607, 2608, 2610 AND 2622 N. 29<sup>TH</sup> STREET  
TO JES CAPITAL INVESTMENTS LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2605, 2607, 2608, 2610 and 2622 N. 29th Street (collectively, the “**Property**”) to JES Capital Investments LLC (the “**Purchaser**”);

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

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

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
---



## Exhibit T



## THE BARRA FOUNDATION

July 15, 2024

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

RE: Support Letter | Seamless Pros

On behalf of The Barra Foundation, I am writing to the Land Bank to support Seamless Pros' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

Lauren Stebbins  
Program Officer

ADDRESS 1617 JOHN F KENNEDY BLVD., SUITE 2019, PHILADELPHIA, PA 19103  
WEB [BARRAFoundation.org](http://BARRAFoundation.org)  
PHONE 610.964.7601

## Exhibit T

Docusign Envelope ID: E1DACC3E-AA3B-41E2-9F37-D1E2552E2ED6

Date: 7/15/2024

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

RE: Support Letter | Seamless Pros Development

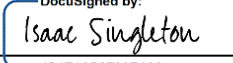
I, Isaac Singleton, Project IV LLC, am writing to the Land Bank to support Seamless Pros Development's application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

I recommend approving the transfer of property to Seamless Pros Development. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

DocuSigned by:  
  
4B4E4CB2F20E4C8...

## Exhibit T



Date: July 15, 2024

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

RE: Support Letter | Seamless Pros

I, Kevin Williams, am writing to the Land Bank to support Seamless Pros' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

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I recommend approving the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

Kevin Williams,  
CEO, Black Squirrel

📞 267.223.7803

✉️ info@blacksquirrel.co

📍 3401 Market St., 2nd Floor, Philadelphia

🌐 www.blacksquirrel.co

## Exhibit T



July 12, 2024

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

RE: Support Letter Seamless Pros (Anthony Bright & Khalief Evans)

We write in support of Seamless Pros 's application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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- An increase in the number of properties built by diverse developers
- Reduce blight, and improve neighborhood beautification, and
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

We support approval of the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Truly,

A handwritten signature in blue ink, appearing to read "Varsovia Fernandez".

Varsovia Fernandez, CEO

50 S. 16<sup>th</sup> Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19102  
717.725.6356 • [www.pacdfinetwork.org](http://www.pacdfinetwork.org)



## **Exhibit T**



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

July 12, 2024

RE: Support Letter | Seamless Pros

I, Maleda Berhane, am writing to the Land Bank to support Seamless Pros' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced, diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

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I recommend approving the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

**REAL ESTATE**  
6020 Greene Street  
Philadelphia, PA 19144  
215.925.8410  
arspruce.com

## Exhibit T



Letter of Support - Seamless Pros  
July 12, 2024  
Page 2

Respectfully,

Maleda Berhane  
Principal & CEO  
AR Spruce LLC  
Email: [maleda@arspruce.com](mailto:maleda@arspruce.com)

## Exhibit T



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

Date: 7/12/2024

RE: Support Letter | Seamless Pros

I, Damian Smith, am writing to the Land Bank to support JES Capital Investments application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

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I recommend approving the transfer of property to JES Capital Investment. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

## **Exhibit T**

Respectfully,

Damian Smith

Smith Property Works



## Exhibit T

Place on Letterhead

Date: July 12, 2024

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

RE: Support Letter | Seamless Pros, LLC

I, Ibraheim Campbell, am writing to the Land Bank to support Seamless Pros, LLC 's application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

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I recommend approving the transfer of property to Seamless Pros, LLC. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

Ibraheim Campbell  
Ibraheim@soarcity.com  
Soar City Development/ Philly Rise/ Black Squirrel

## Exhibit T



Date: July 11, 2024

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

RE: Support Letter | Seamless Pros

I, Brian Murray, CEO of Shift Capital, am writing to the Land Bank to support Seamless Pros' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

Brian Murray  
CEO, Shift Capital

## Exhibit T



July 12, 2024

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

RE: Support Letter | Seamless Pros

I, David Langlieb, am writing to the Land Bank to support Seamless Pros' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

A handwritten signature in dark ink, appearing to read "David M. Langlieb", is written over a light blue horizontal line.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

## Exhibit T



Date: July 12, 2024

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

RE: Support Letter | Seamless Pros

I, Sang Phouansouvanh am writing to the Land Bank to support Seamless Pro's application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to Seamless Pros This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

A handwritten signature in blue ink, appearing to read "Sangkham Phouansouvanh".

Sangkham Phouansouvanh

## **Exhibit T**



July 11, 2024

PHDC, Philadelphia Land Bank  
1234 Market St, 17<sup>th</sup> Floor.  
Philadelphia, PA 19107

### **RE: Seamless Pros Support Letter**

Andrea Saah,

I am writing to the Land Bank in support of Seamless Pros application to acquire residential lots from the City of Philadelphia. The owners Anthony Bright & Khalief Evans have been participants in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

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

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

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | [mark.lawson@diversifiedrealtysolutions.com](mailto:mark.lawson@diversifiedrealtysolutions.com)

## **Exhibit T**



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

Respectfully,

A handwritten signature in black ink, appearing to be "Mark Lawson", is positioned above the printed name.

Mark Lawson

President

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | [mark.lawson@diversifiedrealtysolutions.com](mailto:mark.lawson@diversifiedrealtysolutions.com)

## Exhibit T



1818 Market Street  
Suite 3300  
Philadelphia, PA 19103

215-845-8997  
philadelphia@uli.org

philadelphia.uli.org

Date: July 14, 2024

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

RE: Support Letter | Seamless Pros

I, Kevin Moran, am writing to the Land Bank to support Seamless Pros' application to acquire residential lots from the City of Philadelphia. This company has been an active participant in the Black Squirrel Collaborative initiative "Philly RiSE," a real estate accelerator designed for Black and Brown developers in Philadelphia. Philly RiSE is the first program aimed at leveraging the talent of experienced diverse developers to foster a more equitable real estate ecosystem within communities. The program offers training, networking, and access to property and capital, all to increase the number of homes built by diverse developers, contractors, and workers.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers with the resources and support needed to build a sustainable and thriving community ecosystem. By using Black Squirrel as the central hub for multi-site development across the city, a dedicated team of project managers, CDFIs, certified trainers, and seasoned real estate developers will provide a high-touch, systematic approach to:

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

I recommend approving the transfer of property to Seamless Pros. This will facilitate the improvement of vacant lots in Philadelphia, create new affordable housing, and empower Black developers, contractors, and other diverse real estate stakeholders, contributing to a more equitable real estate ecosystem.

Respectfully,

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

Kevin Moran  
Executive Director  
ULI Philadelphia

**Exhibit U**

**RESOLUTION NO. 2024 – 33**

**RESOLUTION AUTHORIZING CONVEYANCE OF 1766 N. BODINE STREET, 1768 N. BODINE STREET, 1770 N. BODINE STREET, 1772 N. BODINE STREET, 218 CECIL B. MOORE AVENUE, 2244 HOPE STREET AND 2246 HOPE STREET  
TO SEAMLESS DEVELOPMENT LLC**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1766 N. Bodine Street, 1768 N. Bodine Street, 1770 N. Bodine Street, 1772 N. Bodine Street, 218 Cecil B. Moore Avenue, 2244 Hope Street, and 2246 Hope Street (collectively, the “**Property**”) to Seamless Development LLC (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for Seven Thousand and 00/100 U.S. Dollars (\$7,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
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**Exhibit U**

**RESOLUTION NO. 2024 – 34**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1900 E. LEHIGH AVENUE TO QUAY PHONG AND MUI A. PHONG**

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

**WHEREAS**, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1900 E. Lehigh Avenue (the “**Property**”) to Quay Phong and Mui A. Phong (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Seventy-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$74,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

<b>Adopted by Philadelphia Land Bank Board of Directors on July 16, 2024.</b>
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