

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING

TUESDAY, October 8, 2024 – 10:00 AM

**THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM
AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.**

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call**
- II. Approval of Minutes of the Meeting of September 10, 2024**
- III. Executive Director's Report**
- IV. Administrative Matters**

A. Interagency Transfers

- 1.** The properties below are proposed for transfer to the **Philadelphia Housing Development Corporation** for disposition, reuse and/or management by the Philadelphia Housing Development Corporation, specifically for community open space preservation.
 - **5122-24 Harlan Street (CD 3)** (*property being transferred by the Department of Public Property to PHDC via the Land Bank*)
 - **5110 Harlan Street (CD 3)**

B. Amendment to Approved Disposition

- 1.** Amendment to Resolution No. 2021-44 adopted by the Board on September 14, 2021, which approved **Sepviva Lofts LLC** to develop **2201 E. Tioga Street** in the Sixth (6th) Council District (then the 1st Council District) as follows:
 - A non-LIHTC affordable residential rental project with 76 units: 7 studios, 54 1-BR units, 15 2-BR units, parking, storage, and common space, 51% of the units would be rented to occupants up to 80% AMI and 49% of the units to would be rented to market rate occupants.The developer is requesting approval for the conversion of the project to a LIHTC affordable rental development that will contain 51 units:
 - A mix of 25 1-BR, 13 2-BR, and 13 3-BR units.
 - 16 units will be designed for residents with physical disabilities.

- Common amenity spaces will include a lobby, community center and leasing / management office at the ground floor, elevator, computer lab, common laundry, and an outdoor playground for residents.
- Supportive services will be provided on site, and there will be 44 on-site parking spaces for residents.
- All units will serve residents at or below 50% of Area Median Income (AMI), with 6 units set aside for those at or below 20% AMI. 31% of units will serve special needs populations: formerly homeless and/or physically disabled households.

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. The properties below are proposed for disposition to **HOW Charities** to develop sixteen (16) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at an average of 1,028 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **3924* Cambridge Street; 3909* Pennsgrove Street; 1110*, 1112*, 1113*, 1118*, and 1128* State Street; 3900*, 3902*, 3904, 3906, 3911*, 3912*, 3919*, 3921, and 3926* Wyalusing Avenue (CD 3) (*denotes properties being transferred by the City of Philadelphia to the Land Bank)**
2. The properties below are proposed for disposition to **BKP Development Group LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,200 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **3842, 3844, 3851*, and 3855* Aspen Street; 3902*, 3903*, and 3906* Brown Street; 666* and 674* Union Street; 747* N. 39th Street (CD 3) (*denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)**

3. **TABLED** ~~The properties below are proposed for disposition to Burg Properties LLC to develop sixteen (16) single-family homeownership units in the Third (3rd) Council District. Fourteen of the units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. Two of the units will each be handicap-accessible, two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.~~

- ~~• **3912*, 3922*, and 3955 Brown Street; 3931 Folsom Street; 908* and 910* N. Holly Street; 3948* Parrish Street; 661-63*, 803*, 811*, 815, and 817-19* Union Street; 4117*, 4119*, 4121*, and 4146* Pennsgrove Street (CD 3)** (*denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)~~

4. The properties below are proposed for disposition to **Civetta Property Group LLC** to develop twenty-two (22) single-family homeownership units in the Eighth (8th) Council District. The units will each be two stories, without basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **1520-40 and 1600-20 W. Venango Street (CD 8)** (*denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank)

VI. Public Comment (Old & New Business)

VII. Adjournment



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

phdcphila.org

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank October 8, 2024 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: September 27, 2024

The October 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, October 8, 2024, with the Executive Session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

THIS MEETING WILL BE IN-PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

PLEASE NOTE: To participate in the meeting you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

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

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, October 7, 2024:

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

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

(continued on next page)

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

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

Rules of Conduct:

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

Minutes of Board Meeting:

The draft minutes of a Board meeting will be made publicly available when the Board package for the next Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

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

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

PHILADELPHIA LAND BANK

SEPTEMBER 10, 2024, BOARD OF DIRECTORS MEETING MINUTES

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

Call to Order

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

Andrea Imredy Saah, Senior Counsel, announced that this is the first in-person meeting since February 2020 and is being transcribed. Ms. Imredy Saah requested that the public stand up and speak clearly if they have any questions or comments to aid in the transcription process, and also reminded the public and Board members to state their full name when speaking.

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

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

Item I **Roll Call**

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

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

Maria Gonzalez was absent from today's Board meeting.

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

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

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

Item II
Approval of Board Minutes

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

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

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

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

Item IV
Executive Director's Report

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

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

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

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

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

Item III
Policy & Planning Committee Report

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

Item V
Administrative Matters

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

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

Item V. B.1 – Interagency Transfers

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

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

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

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

Chair Wetzel called for questions or comments from the Public.

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

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

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

Chair Wetzel called for a motion regarding the proposed transfer.

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

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

Item VI
Property Dispositions

VI.A. Development – Request for Proposals

Item VI.A.1

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

homeownership units. Five (5) of the units will be two stories, with a finished partial basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,224 square feet each. Sixteen (16) of the units will be two stories, without a basement, containing three (3) bedrooms and two (2) bathrooms averaging approximately 1,110 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

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

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

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

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

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

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

Chair Wetzel called for questions or comments from the Public.

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

Chair Wetzel called for a motion regarding the proposed disposition.

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

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

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

Item VI.B.1

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

basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

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

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

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

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

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

Chair Wetzel called for questions or comments from the Public.

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

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

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

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

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

Chair Wetzel called for a motion regarding the proposed disposition.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1212 South 17th Street; 1317 and 1511 South 20th Street; 1904 South 23rd Street; 1216 South 31st Street; 1911 Gerritt Street; and 1932 and 2044 Titan Street to Cheesecake Properties LLC** (attached to these minutes as **Exhibit H**).

Item VI.B.2

Mr. Hestand requested the Board's approval to convey 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445, and 2447 N. 6th Street in the Seventh (7th) Council District to The Prime Corporation of New Jersey, Inc. The applicant proposes to develop ten (10) single-family homeownership units. The units will each be two stories, with a finished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,300 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Chair Wetzel called for questions or comments from the Board. Mr. Johns praised the layouts of the units.

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

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

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

Chair Wetzel called for questions or comments from the Public.

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

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

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

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

Chair Wetzel called for a motion regarding the proposed disposition.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445 and 2447 North 6th Street to The Prime Corporation Of New Jersey, Inc.** (attached to these minutes as **Exhibit J**).

C. Side/Rear Yards

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

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

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

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

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

Chair Wetzel called for questions or comments from the Public.

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

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

Chair Wetzel called for a motion regarding the proposed disposition.

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

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

Item VII
Public Comment (Old & New Business)

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

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

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

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

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

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

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

Item VIII
Adjournment

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

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

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

SECRETARY TO THE BOARD

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

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

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

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

Page 2 of 2

Exhibit A

Board of Directors Meeting
09/10/2024

Page 1

CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS MEETING

DATE: Tuesday, September 10, 2024, 10:00 a.m.

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

REPORTED BY: Michele Murphy, Court Reporter

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

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

- - -

LEXITAS LEGAL/PHILADELPHIA
COURT REPORTERS - VIDEOGRAPHERS
1600 MARKET STREET, SUITE 1700
PHILADELPHIA, PENNSYLVANIA 19103
(215) 504-4622

www.lexitaslegal.com

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 2</p> <p>1 * * * * *</p> <p>2 P R O C E E D I N G S</p> <p>3 * * * * *</p> <p>4 MS. SAAH: Good morning,</p> <p>5 everyone. This meeting is being held in</p> <p>6 person, the first time in a long time,</p> <p>7 and it is being transcribed by a court</p> <p>8 reporter. So if you have any comments or</p> <p>9 questions, please be sure -- we would</p> <p>10 appreciate if you would stand up and</p> <p>11 speak clearly so that it's easy for our</p> <p>12 transcriptionist to get your comment in</p> <p>13 full. Please also state your name when</p> <p>14 you make a comment or have a question,</p> <p>15 and I'm asking the same of the Board.</p> <p>16 If you have any questions</p> <p>17 regarding the Board packet, you should</p> <p>18 all have received a Board packet outside.</p> <p>19 If any of you have not received one,</p> <p>20 please let us know and we will make more.</p> <p>21 Please do wait until the public</p> <p>22 comment section for each agenda item to</p> <p>23 speak to that agenda item so that we can</p> <p>24 address things in order.</p>	<p style="text-align: right;">Page 4</p> <p>1 So please respond present if</p> <p>2 you are here.</p> <p>3 Cornelius Brown.</p> <p>4 MR. BROWN: Present.</p> <p>5 MS. SAAH: Nick Dema.</p> <p>6 MR. DEMA: Present.</p> <p>7 MS. SAAH: Andrew Goodman.</p> <p>8 MR. GOODMAN: Present.</p> <p>9 MS. SAAH: Jenny Greenberg.</p> <p>10 MS. GREENBERG: Present.</p> <p>11 MS. SAAH: Rebecca Lopez Kriss.</p> <p>12 MS. LOPEZ KRISS: Present.</p> <p>13 MS. SAAH: Majeedah Rashid.</p> <p>14 MS. RASHID: Present.</p> <p>15 MS. SAAH: Herbert Wetzel.</p> <p>16 CHAIRMAN WETZEL: Present.</p> <p>17 MS. SAAH: Michael Johns.</p> <p>18 MR. JOHNS: Present.</p> <p>19 MS. SAAH: Darwin Beauvais.</p> <p>20 (No response.)</p> <p>21 MS. SAAH: Not here.</p> <p>22 Maria Gonzalez.</p> <p>23 (No response.)</p> <p>24 MS. SAAH: Also not here.</p>
<p style="text-align: right;">Page 3</p> <p>1 Prior to today's public</p> <p>2 session, the Board held an Executive</p> <p>3 Session during which Mr. Rodriguez</p> <p>4 reviewed the agenda. And that's it.</p> <p>5 I will then also go over rules</p> <p>6 of conduct for public comment.</p> <p>7 So please raise your hand if</p> <p>8 you wish to make a comment or state a</p> <p>9 question. Individuals will be allowed</p> <p>10 two minutes per public comment per person</p> <p>11 per agenda item. If more than one person</p> <p>12 or more than a certain number of people</p> <p>13 have the same comments on the same</p> <p>14 matter, the Chair reserves the right to</p> <p>15 limit comments. Comments must be related</p> <p>16 to the specific agenda item in question.</p> <p>17 And we ask that there be no</p> <p>18 personal attacks or hate speech against</p> <p>19 anyone, including applicants, staff</p> <p>20 members, Board members or members of the</p> <p>21 public.</p> <p>22 CHAIRMAN WETZEL: Want to do a</p> <p>23 roll call.</p> <p>24 MS. SAAH: Yes.</p>	<p style="text-align: right;">Page 5</p> <p>1 Oh, Kelvin, I apologize. I</p> <p>2 thought I said your name.</p> <p>3 Kelvin Jeremiah.</p> <p>4 MR. JEREMIAH: Present.</p> <p>5 MS. SAAH: Thank you.</p> <p>6 And we have a quorum and are</p> <p>7 able to proceed with business.</p> <p>8 CHAIRMAN WETZEL: Can we start</p> <p>9 with the Executive Director's report.</p> <p>10 MR. RODRIGUEZ: Do you want to</p> <p>11 approve the minutes first?</p> <p>12 CHAIRMAN WETZEL: Well, if you</p> <p>13 would like me to do it that way, let's do</p> <p>14 it.</p> <p>15 The minutes have been</p> <p>16 distributed to everyone. Can I get a</p> <p>17 motion to adopt?</p> <p>18 MR. JOHNS: Motion to adopt.</p> <p>19 Michael Johns.</p> <p>20 MR. GOODMAN: Second.</p> <p>21 Andrew Goodman.</p> <p>22 CHAIRMAN WETZEL: Motion has</p> <p>23 been made and properly seconded.</p> <p>24 Are there any questions?</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 09/10/2024

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

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 10</p> <p>1 point out is that these two projects that 2 will be the next ribbon cutting that we 3 have were a partnership with a Minority 4 Developer Program partnership with a 5 prime developer, Riverwards Group. So 6 it's Fine Print Construction and the 7 Riverwards Group to do that.</p> <p>8 So, again, we are really 9 excited about it, and I applaud my staff 10 for all the work they did on behalf of 11 the developers, and congratulate all the 12 homebuyers. So thank you.</p> <p>13 CHAIRMAN WETZEL: Thank you, 14 Angel.</p> <p>15 I just want to go back for a 16 second here. The Board adopted a charter 17 program, Policy and Planning Committee, 18 and, Andrew, you were chosen by the Board 19 members appointed to that committee. So 20 would you please give an update.</p> <p>21 MR. GOODMAN: Absolutely, 22 Mr. Chair, yes.</p> <p>23 My name is Andrew Goodman, 24 Chair of the Policy and Planning</p>	<p style="text-align: right;">Page 12</p> <p>1 MS. LOPEZ KRISS: Herb, I have 2 a question.</p> <p>3 Rebecca Lopez Kriss.</p> <p>4 I have a question. I just want 5 to get back to Angel's Executive 6 Director's report. Just for the room, I 7 want to confirm the change in price on 8 those units was from 250,000 to 265?</p> <p>9 MR. RODRIGUEZ: Correct.</p> <p>10 MS. LOPEZ KRISS: So just a 11 \$15,000 increase?</p> <p>12 MR. RODRIGUEZ: Correct.</p> <p>13 MS. LOPEZ KRISS: Okay. Thank 14 you.</p> <p>15 CHAIRMAN WETZEL: Thank you, 16 Rebecca.</p> <p>17 Angel.</p> <p>18 MR. RODRIGUEZ: Certainly.</p> <p>19 This is Agenda Item V, the interagency 20 transfers. So today we're asking the 21 Board to authorize the properties below 22 for transfer to the Philadelphia Housing 23 Development Corporation for disposition, 24 reuse, and management by the Philadelphia</p>
<p style="text-align: right;">Page 11</p> <p>1 Committee. So for those who participated 2 in the Board meeting a couple months ago, 3 the Board adopted a charter for a couple 4 committees, one being the Policy and 5 Planning Committee.</p> <p>6 We had a director's meeting a 7 couple weeks ago. It was very 8 preliminary, and no new substantive 9 topics were discussed. The main 10 functions were to elect a new chair, 11 which is myself, review the particulars 12 of the committee charter, and discuss the 13 various kind of ways that the roles and 14 responsibilities of the committee within 15 the Land Bank could be applied to 16 different topics, as well as setting 17 recurring meetings. So we'll be meeting 18 monthly starting next month.</p> <p>19 And that is my report, 20 Mr. Chair.</p> <p>21 CHAIRMAN WETZEL: Thank you, 22 Andrew.</p> <p>23 And so now we'll move to the 24 first agenda item.</p>	<p style="text-align: right;">Page 13</p> <p>1 Housing Development Corporation, 2 specifically for community open space 3 preservation. The properties are as 4 follows: 1105 North 41st Street in the 5 Third Councilmanic District. This 6 property is being transferred from the 7 Department of Public Property to the Land 8 Bank -- to PHDC via the Land Bank.</p> <p>9 Then we have 1218 North 41st 10 Street in the Third Councilmanic 11 District. That property is being 12 transferred from the Department of Public 13 Property to PHDC via the Land Bank.</p> <p>14 CHAIRMAN WETZEL: Are there any 15 questions from the Board?</p> <p>16 (No response.)</p> <p>17 CHAIRMAN WETZEL: Hearing none, 18 Andrea, were there any written comments 19 submitted?</p> <p>20 MS. SAAH: There were none.</p> <p>21 CHAIRMAN WETZEL: Are there any 22 public comments?</p> <p>23 Yes, ma'am.</p> <p>24 MS. SMITH: Hi. My name is</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 14</p> <p>1 Joyce Smith. I am a housing advocate. I 2 serve on the East Parkside Board of 3 Trustees. I work directly with the East 4 Parkside Residents Association, and I 5 just want to say since the early 1990s 6 East Parkside residents have worked 7 passionately and diligently to carve out 8 a much-needed play space for children in 9 our community.</p> <p>10 North Star Park has evolved 11 into -- to serve as a major community 12 event space in our community. We have 13 neighborhood meetings. We hold RCO 14 meetings there. And it's also a place 15 where residents have all kinds of 16 celebrations. And I can actually go on 17 with all the stuff that we do and have 18 been doing on this parcel for a really 19 long time.</p> <p>20 So securing space has been a 21 lifelong goal for our beloved community 22 and also for our legendary Calli Cousar, 23 who just turned 90 years old, and she 24 recently stepped down from East Parkside</p>	<p style="text-align: right;">Page 16</p> <p>1 Are there any other public 2 comments?</p> <p>3 MS. MAPP: Yes. My name is 4 Gail Mapp, Concerned Citizens of 5 Philadelphia.</p> <p>6 We're requesting the 7 withdraw/cancellations of the Land Bank 8 City property disposition for sale for 9 lower/market-rate development and hold 10 City properties for low/moderate-income 11 essential workers, families, homeowners, 12 and remove off the list 2210 Latona 13 Street for the green space neighborhood.</p> <p>14 Thank you.</p> <p>15 CHAIRMAN WETZEL: I'm sorry. 16 Let me do a little reminder. You need to 17 make public comment on the specific 18 resolution. This resolution has two 19 properties in the Third Council District.</p> <p>20 MS. MAPP: Okay.</p> <p>21 CHAIRMAN WETZEL: Thank you for 22 your comment, but you need to speak to 23 the resolution that's before the Board.</p> <p>24 MS. MAPP: Okay.</p>
<p style="text-align: right;">Page 15</p> <p>1 Residents Association, but she's still 2 serving the community.</p> <p>3 So on behalf of East Parkside 4 Residents Association, the Centennial 5 Parkside CDC, the residents and 6 stakeholders in Parkside, I want to thank 7 Councilman Johnson and Mr. Goodman for 8 helping community advocates like 9 ourselves and representatives of the 10 community to realize this long community 11 goal to have a healthy, active space in 12 our community. So thank you.</p> <p>13 CHAIRMAN WETZEL: Thank you.</p> <p>14 MS. SAAH: May I make a 15 comment, Mr. Chair.</p> <p>16 I just wanted to explain why 17 Mr. Goodman left the room. He is 18 recusing himself because he was involved 19 in helping -- he's involved in helping to 20 preserve this community open space, and 21 so he cannot either participate in or 22 vote on this matter.</p> <p>23 CHAIRMAN WETZEL: Thank you, 24 Andrea.</p>	<p style="text-align: right;">Page 17</p> <p>1 CHAIRMAN WETZEL: But thank you 2 so much.</p> <p>3 Are there any other public 4 comments on the current resolution?</p> <p>5 MR. ALI: Hello. My name is 6 Jihad Ali. I'm with the Enterprise 7 organization. I'm also a member of East 8 Parkside Residents Association.</p> <p>9 I'm here to give my support for 10 these two properties, 1105 and 1218 North 11 41st Street.</p> <p>12 I really just wanted to mention 13 and put into the record the woman 14 Ms. Calli Cousar. She's 90 years old. 15 She has been over in that neighborhood 16 since she was born, and she has made 17 something out of nothing her entire life.</p> <p>18 So in honor of her and that's 19 why we wanted to make this park, and she 20 is looking forward to the future. So we 21 thank you for making this resolution 22 possible.</p> <p>23 CHAIRMAN WETZEL: Any 24 additional public comments?</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 18</p> <p>1 (No response.)</p> <p>2 CHAIRMAN WETZEL: Can I get a</p> <p>3 motion to adopt?</p> <p>4 MR. JOHNS: Motion to approve.</p> <p>5 Michael Johns.</p> <p>6 Motion to approve.</p> <p>7 MS. GREENBERG: Second.</p> <p>8 Jenny Greenberg.</p> <p>9 CHAIRMAN WETZEL: A motion has</p> <p>10 been made and properly seconded.</p> <p>11 All in favor say aye.</p> <p>12 (Aye.)</p> <p>13 CHAIRMAN WETZEL: Opposed, nay.</p> <p>14 (No response.)</p> <p>15 CHAIRMAN WETZEL: The ayes have</p> <p>16 it.</p> <p>17 The next resolution.</p> <p>18 MR. PULLUKATTU: Good morning,</p> <p>19 members of the Board and members of the</p> <p>20 public. Thank you for being here. This</p> <p>21 morning we have a -- today we're asking</p> <p>22 the Board --</p> <p>23 COURT REPORTER: I'm sorry.</p> <p>24 Can I have your name?</p>	<p style="text-align: right;">Page 20</p> <p>1 The applications were solicited</p> <p>2 by a request for proposal for the</p> <p>3 properties, and the applicant was the</p> <p>4 most qualified bidder evaluated pursuant</p> <p>5 to the disposition policy.</p> <p>6 An EOP plan will apply to this</p> <p>7 project. The parcel list are 23, 24, 45,</p> <p>8 49, 51, 53, 55, 57, 59, 61, 62, 65, 63,</p> <p>9 73, 75, 77, 78, 89 to 91, and 106 East</p> <p>10 Ashmead Street. And these are all in</p> <p>11 Council District 3.</p> <p>12 CHAIRMAN WETZEL: Thank you.</p> <p>13 MR. PULLUKATTU: District 8.</p> <p>14 CHAIRMAN WETZEL: Are there any</p> <p>15 questions from the Board?</p> <p>16 (No response.)</p> <p>17 CHAIRMAN WETZEL: Andrea, were</p> <p>18 there any written comments submitted?</p> <p>19 MS. SAAH: Yes, there were,</p> <p>20 Mr. Chair. There were letters in support</p> <p>21 and letters in opposition.</p> <p>22 The first letter is from</p> <p>23 Suzanne Ponsen from West Central</p> <p>24 Germantown Neighbors. She's the</p>
<p style="text-align: right;">Page 19</p> <p>1 MR. PULLUKATTU: My name is</p> <p>2 Mathen Pullukattu. I'm with the Land</p> <p>3 Bank.</p> <p>4 Today we are asking the Board</p> <p>5 to authorize the properties below for the</p> <p>6 submission to HOW Affordable Housing LLC</p> <p>7 to develop 21 affordable homeownership</p> <p>8 units in the Eighth Council District.</p> <p>9 Five of the units will be two stories,</p> <p>10 with a finished partial basement,</p> <p>11 containing three bedrooms and two</p> <p>12 bathrooms and approximately 1,224 square</p> <p>13 feet each. Sixteen of the units will be</p> <p>14 two stories without a basement,</p> <p>15 containing three bedrooms and two</p> <p>16 bathrooms, averaging 1,110 square feet.</p> <p>17 They will be sold to households with</p> <p>18 incomes at or below 80 percent of AMI,</p> <p>19 for a maximum sales price of \$250,000.</p> <p>20 The homes will be eligible for</p> <p>21 the Neighborhood Preservation</p> <p>22 Initiative's Turn the Key program and</p> <p>23 will be subject to a declaration of</p> <p>24 restrictive covenants.</p>	<p style="text-align: right;">Page 21</p> <p>1 President of West Central Germantown</p> <p>2 Neighbors, and she asked that -- she said</p> <p>3 many neighbors of these properties have</p> <p>4 long asked to purchase those that adjoin</p> <p>5 theirs. Why aren't they being given that</p> <p>6 opportunity? They should be given the</p> <p>7 right of first refusal given their</p> <p>8 repeated attempts to acquire them. Also,</p> <p>9 many more near neighbors have expressed</p> <p>10 the need for community space to meet and</p> <p>11 to garden.</p> <p>12 Allison Weiss sent an e-mail</p> <p>13 this morning stating that they would like</p> <p>14 to -- excuse me. They would like to</p> <p>15 express support for the neighbors who</p> <p>16 would like the property adjacent to them</p> <p>17 withdrawn from the project and the</p> <p>18 longtime block garden withdrawn or</p> <p>19 spared. They also -- she would also like</p> <p>20 to further encourage the Land Bank to</p> <p>21 allow the developer to add a community</p> <p>22 space. Thank you for your attention to</p> <p>23 this matter.</p> <p>24 Next we have a letter of</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 22</p> <p>1 support from Clara Brown stating that she 2 lives in the neighborhood on Wakefield 3 Street. She's e-mailing regarding the 4 Turn the Key project in the Ashmead 5 Street area. Her entrance is located 6 directly on Ashmead Street about 200 feet 7 away from one of the proposed parcels 8 included in this project. She wishes to 9 express her gratitude and appreciation 10 for this project and how it will enhance 11 the Germantown area, providing not only 12 community revitalization but economic 13 stability, crime reduction, educational 14 outcomes, health benefits, cultural 15 preservation, social equity, and even 16 homelessness prevention.</p> <p>17 The one particular parcel, 106 18 Ashmead Street, has caused 19 dissatisfaction within the area even 20 beyond the block, and many individuals 21 have been affected by the nuisance of 22 that parcel and are very grateful to see 23 it transformed into something beautiful. 24 They're looking forward to these projects</p>	<p style="text-align: right;">Page 24</p> <p>1 meeting and will also be included in the 2 minutes which are posted on our website. 3 CHAIRMAN WETZEL: Thank you, 4 Andrea. 5 Public comment on this 6 resolution? 7 MS. LOPEZ KRISS: I have 8 questions. 9 CHAIRMAN WETZEL: Oh, sorry. 10 MS. LOPEZ KRISS: Rebecca Lopez 11 Kriss. 12 Andrea, what was the parcel 13 that the person wanted to maintain as a 14 garden? 15 MS. SAAH: I am not -- 16 MR. PULLUKATTU: It didn't 17 specify. 18 MS. SAAH: It didn't specify, 19 right, so I'm not sure. 20 MR. PULLUKATTU: We have the 21 developer here and they did make some 22 amendments. There are a couple of sites, 23 near parcels that are taken away from 24 this project.</p>
<p style="text-align: right;">Page 23</p> <p>1 starting and can't wait to see how it 2 will change Germantown. 3 And then the last letter is a 4 letter of support from Destiny Dobbins, 5 very similar letter, basically stating 6 that she is a homeowner in the 7 neighborhood. She is looking forward to 8 individuals residing in the Germantown 9 area the opportunity to build 10 generational wealth and significantly 11 diminish the current blight conditions of 12 the block. And she is -- the project 13 will also eliminate longstanding issues 14 of safety and sanitation issues by 15 including the parcel at 106 Ashmead 16 Street again, which has been controlled 17 by several individuals and which many 18 violent, unsafe, and unsanitary actions 19 have taken place. So she has a hope for 20 a better future for Germantown residents. 21 And just so everyone knows in 22 the public, all e-mails and letters 23 received prior to the Board meeting are 24 forwarded to the Board prior to the</p>	<p style="text-align: right;">Page 25</p> <p>1 MS. LOPEZ KRISS: Okay. 2 MR. PULLUKATTU: I'm sure he 3 can speak to it. 4 MS. LOPEZ KRISS: Because when 5 I look at the packet, none of the photos 6 seem to indicate that they're in current 7 use. 8 MR. RODRIGUEZ: Correct. 9 MS. LOPEZ KRISS: And so stuff 10 has already been removed? 11 MR. PULLUKATTU: Correct. 12 There have been two parcels that have 13 been removed. 14 MS. LOPEZ KRISS: Okay. 15 CHAIRMAN WETZEL: Public 16 comment? 17 MR. ALI: Hello. My name is 18 Jihad Ali, as I mentioned earlier. 19 One of the things I did not 20 mention, I'm an advocate for MBE/WBE 21 participation across the City. I just 22 wanted to inform the Board I've known HOW 23 Properties for a long time, particularly 24 the developer, Gary Jonas. Without</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 26</p> <p>1 them -- in my opinion, Gary Jonas is one 2 of the most honorable developers in the 3 City of Philadelphia. I've known him 4 when he started in North Philly working 5 along with Francisville, doing things 6 over there, working with the Guardian 7 Civic League. He does a lot.</p> <p>8 But really the real thing I 9 wanted to say to the Board is, he is a 10 developer that has gone beyond the effort 11 to include diversity. He has -- he's one 12 of the only developers that I'm aware of 13 that hired a young African American, who 14 is in this audience right now, a 15 phenomenal graduate from Drexel 16 University, and put him in a leadership 17 position at the organization.</p> <p>18 I haven't seen that, and that's 19 what I'm fighting for. I'm fighting for 20 that kind of diversity on those type of 21 staffs, some type of diversity in the 22 house and out in the field, and Gary and 23 HOW Properties does that.</p> <p>24 Gary is a phenomenal guy, and I</p>	<p style="text-align: right;">Page 28</p> <p>1 we are asking the Board to authorize the 2 properties below for disposition to 3 Cheesecake Properties LLC to develop 4 eight single-family homeownership units 5 in the Second Council District.</p> <p>6 The units will each be two 7 stories, without a basement, containing 8 three bedrooms and two bathrooms, at 9 approximately 1,100 square feet each. 10 They will be sold to households with 11 incomes at or below 80 percent AMI, for a 12 maximum sales price of \$250,000.</p> <p>13 The homes will be eligible for 14 the Neighborhood Preservation 15 Initiative's Turn the Key program and 16 will be subject to a declaration of 17 restrictive covenants. The application 18 was unsolicited and evaluated pursuant to 19 the disposition policy.</p> <p>20 An EOP plan will apply to this 21 project. The addresses are as follows: 22 1212 South 17th Street, 1317 and 1511 23 South 20th Street, 1904 South 23rd 24 Street, 1216 South 31st Street, 1911</p>
<p style="text-align: right;">Page 27</p> <p>1 just wanted to put that on the record.</p> <p>2 CHAIRMAN WETZEL: Thank you.</p> <p>3 Any other comments on this?</p> <p>4 (No response.)</p> <p>5 CHAIRMAN WETZEL: Seeing none, 6 can I get a resolution to adopt?</p> <p>7 MR. JEREMIAH: Motion to adopt. 8 Kelvin Jeremiah.</p> <p>9 MR. JOHNS: Second. 10 Michael Johns.</p> <p>11 CHAIRMAN WETZEL: Thank you. 12 Motion has been made and properly 13 seconded.</p> <p>14 All in favor say aye. 15 (Aye.)</p> <p>16 CHAIRMAN WETZEL: Opposed, nay. 17 (No response.)</p> <p>18 CHAIRMAN WETZEL: The ayes have 19 it.</p> <p>20 The next agenda item.</p> <p>21 MR. HESTAND: Todd Hestand, 22 Senior Development Specialist. 23 Board, Chair, public, thank 24 you. This is again Item VI.B.1. Today</p>	<p style="text-align: right;">Page 29</p> <p>1 Gerritt Street, and 1932 and 2044 Titan 2 Street.</p> <p>3 Thank you.</p> <p>4 CHAIRMAN WETZEL: Thank you.</p> <p>5 Are there any questions from 6 the Board?</p> <p>7 MS. SAAH: May I just have the 8 record reflect that Darwin Beauvais 9 arrived at 10:24, our Board member.</p> <p>10 CHAIRMAN WETZEL: Are there any 11 questions from the Board?</p> <p>12 (No response.)</p> <p>13 CHAIRMAN WETZEL: Hearing none, 14 Andrea, has there been any written 15 comments submitted?</p> <p>16 MS. SAAH: Yes, Mr. Chair. We 17 have -- I will start out with a request 18 from Sabrina and Gavin Tabor. They had 19 submitted an application to acquire this 20 property as a side yard in the Second 21 District, and although it had already 22 been set aside for affordable housing 23 development, that application was 24 initially processed to see if it was</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 30</p> <p>1 valid and then later rejected, because</p> <p>2 properties in this area are not available</p> <p>3 for side yard dispositions.</p> <p>4 However, they're asking that</p> <p>5 the property be withdrawn from this</p> <p>6 project and that they be allowed to</p> <p>7 acquire the property as a side yard and</p> <p>8 contribute to the neighborhood by</p> <p>9 maintaining and utilizing it as green</p> <p>10 space.</p> <p>11 The second is a letter from</p> <p>12 Isabela Alvarez, who had some concerns</p> <p>13 about the income level, and I clarified</p> <p>14 some of that for her, that this is not</p> <p>15 Section 8 housing but housing for</p> <p>16 homeownership for people at or below</p> <p>17 80 percent of AMI, area median income.</p> <p>18 And she was concerned about</p> <p>19 possible damage to the foundation of her</p> <p>20 home due to construction adjacent to it</p> <p>21 and wanted to know if there would be</p> <p>22 insurance and inspections and things like</p> <p>23 that, and I did respond to her and said</p> <p>24 that no construction can occur in the</p>	<p style="text-align: right;">Page 32</p> <p>1 his project. And they also have a</p> <p>2 location in Point Breeze.</p> <p>3 Jumpstart Philly -- this is</p> <p>4 hard for me to do without access to WiFi.</p> <p>5 So this is Executive Director Angie</p> <p>6 Williamson. She is supporting -- she's</p> <p>7 Executive Director of Jumpstart</p> <p>8 Germantown and Jumpstart Philly. She's</p> <p>9 supporting this project because</p> <p>10 Mr. Cerqueira completed their program in</p> <p>11 2019 and they have financed several of</p> <p>12 his projects, all of which he has</p> <p>13 completed on time and to high standards,</p> <p>14 and he has an excellent reputation for</p> <p>15 his work.</p> <p>16 Next we have Oren Pollak,</p> <p>17 resident of Point Breeze, who is a block</p> <p>18 captain and committee person in the</p> <p>19 neighborhood. One of these proposed</p> <p>20 locations is the corner of his block. He</p> <p>21 says none of the neighbors he's spoken to</p> <p>22 have expressed anything but support for</p> <p>23 the project.</p> <p>24 He was at the community</p>
<p style="text-align: right;">Page 31</p> <p>1 City without inspections, and throughout</p> <p>2 the project, it had become quite detailed</p> <p>3 and repetitive over the last year or two.</p> <p>4 So she's also concerned about disruption</p> <p>5 due to the construction, because she and</p> <p>6 her husband both work from home.</p> <p>7 And she wanted to know about</p> <p>8 why an outside developer who has no</p> <p>9 connection to our neighborhood would be</p> <p>10 given priority to purchase a property</p> <p>11 that directly touches the property they</p> <p>12 own and that they have tried to purchase,</p> <p>13 again, as a side yard.</p> <p>14 Next we have -- then we have</p> <p>15 multiple letters of support from</p> <p>16 Jumpstart Philly and LUHV Food supporting</p> <p>17 Antonio Cerqueira's applications of</p> <p>18 Cheesecake properties. They have owned a</p> <p>19 vegan deli and bistro at Reading Terminal</p> <p>20 Market, have hired Mr. Cerqueira's -- I'm</p> <p>21 not sure I'm pronouncing that</p> <p>22 correctly -- construction company to</p> <p>23 build a new restaurant. Very impressed</p> <p>24 with his performance, and they support</p>	<p style="text-align: right;">Page 33</p> <p>1 engagement meeting organized by the</p> <p>2 developer. It was clear from the meeting</p> <p>3 that they're committed to working with</p> <p>4 the neighborhood to promote</p> <p>5 affordability, and he wants to support</p> <p>6 this as a resident and neighbor who sees</p> <p>7 the need for more affordable housing in</p> <p>8 South Philadelphia.</p> <p>9 Next we have a letter of</p> <p>10 support from the Philadelphia Accelerator</p> <p>11 Fund, David Langlieb, who is supporting</p> <p>12 this project. They are helping to</p> <p>13 finance the project and that he's writing</p> <p>14 to reaffirm their support for the</p> <p>15 construction of new, quality housing</p> <p>16 that's eligible for Turn the Key, the</p> <p>17 Turn the Key program.</p> <p>18 Next we have TFAD, Trades for a</p> <p>19 Difference, which is a non-profit</p> <p>20 organization empowering individuals from</p> <p>21 underrepresented communities by providing</p> <p>22 them with the skills and opportunities</p> <p>23 needed to succeed in the trades. They</p> <p>24 are expressing their full support for</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 34</p> <p>1 this project and because the project 2 has -- the developer has consistently 3 demonstrated his commitment to serving 4 minority communities in the City. He can 5 attest to the exceptional quality and 6 attention to detail that the developer 7 brings to every project and by engaging 8 with the community and prioritizing 9 minority tradespeople.</p> <p>10 And then, lastly, Point Breeze 11 Community Development Corporation, which 12 is a registered CEO in the area, is 13 expressing their support for this 14 project. They're in favor of housing 15 that is affordable for working-class 16 people and are excited to see the 17 positive impact this development will 18 have on the community. And that is from 19 Albert Littlepage, Point Breeze Community 20 Development Coalition.</p> <p>21 Thank you.</p> <p>22 CHAIRMAN WETZEL: Thank you, 23 Andrea.</p> <p>24 Are there comments from the</p>	<p style="text-align: right;">Page 36</p> <p>1 The other and rentals, although this is 2 unbelievable, it is a reality concerning 3 large amounts of City-owned properties.</p> <p>4 Point Breeze wants to be back 5 in 2012, and this is why we are 6 advocating in allocating the remainder 50 7 more or less City-owned properties, 8 including the green space properties, for 9 a segment of voters who are 10 low/moderate-income residents 60 AMI or 11 below who do not include but have the 12 right and opportunity to obtain 13 homeownership subsidized by City 14 officials as well as providing for low 15 market-rate Turn the Key programs, which 16 Point Breeze should be included.</p> <p>17 Thank you.</p> <p>18 CHAIRMAN WETZEL: Thank you.</p> <p>19 Are there any other public 20 comments?</p> <p>21 (No response.)</p> <p>22 CHAIRMAN WETZEL: Seeing 23 none -- sorry. Please.</p> <p>24 MR. LANGLIEB: David Langlieb,</p>
<p style="text-align: right;">Page 35</p> <p>1 public?</p> <p>2 Yes, ma'am.</p> <p>3 MS. MAPP: Gail Mapp. This is 4 for Council President Johnson.</p> <p>5 Concerned Citizens of Point 6 Breeze and stakeholders request 7 disposition of the above City-owned 8 property due to -- for a lower 9 market-rate Turn the Key program project 10 with Dawn Council (ph).</p> <p>11 Point Breeze community 12 continues to struggle with financial from 13 the pandemic as well as being bombarded 14 with and by-right market-rate 15 developments from private developers.</p> <p>16 The above City properties' 17 unsolicited development project appears 18 to be handpicked and properties which 19 should not have been listed as available 20 on the Philadelphia Land Bank property 21 list due to extremely low-income 22 homeowners development since 2012. 23 Currently the low-income low-wage 24 affordable homeowners is the low amount.</p>	<p style="text-align: right;">Page 37</p> <p>1 Philadelphia Accelerator Fund.</p> <p>2 I just want to reaffirm my 3 support again for this project. And I 4 would say that the affordability question 5 that was raised by the last commenter 6 with the Turn the Key subsidy, as I think 7 has been discussed before, these units 8 are effectively affordable to folks 9 between 50 and 60 percent AMI. The 10 sticker price to the developer is one 11 thing, but second mortgage buy-down with 12 the 50 to 75,000 dollar subsidy 13 essentially gets these units down to 14 under \$200,000. And we're always happy 15 to support projects with deeper 16 affordability, but, you know, given the 17 resources and the programs available, we 18 think this is excellent.</p> <p>19 Thank you.</p> <p>20 CHAIRMAN WETZEL: Thank you.</p> <p>21 Mr. Rushdy.</p> <p>22 MR. RUSHDY: Thank you, Mr. 23 Chair. Mo Rushdy from BIA.</p> <p>24 I just want to mention that</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 38</p> <p>1 2042 Titan Street, which is one of the 2 homes right next to one of the 3 properties, just sold for 428,000. So 4 that tells you how much this program is 5 so great that the average buyer will have 6 \$195,000 mortgage right next to a 7 \$450,000 house. So I just want to put 8 that comment out there.</p> <p>9 MR. PARISS-FERRARINI: I'm 10 Jordan Parisse-Ferrarini, the Executive 11 Director of Trades for a Difference.</p> <p>12 I just wanted to just -- I'll 13 go on the record expressing my support 14 for this project and to speak to 15 Antonio's commitment to supporting 16 workforce development and educating our 17 young Black and brown people getting into 18 the trade space. He's been committed and 19 supportive of it for going on a half a 20 decade now.</p> <p>21 I also just want to speak to 22 his commitment to working with Black and 23 brown trades and supporting of pipelines 24 for minority participation from small</p>	<p style="text-align: right;">Page 40</p> <p>1 what he represents. He represents the 2 organization that trains young Black and 3 brown men and women into the trades.</p> <p>4 This Board is going to 5 authorize almost \$300 million worth of 6 work. I just think the Board should 7 consider maybe Mr. Ferrarini can do a 8 formal presentation to the Board, but 9 this program should be a part of 10 everything, because somebody is making 11 money and there's a pipeline for 12 somebody, but we have to fight for those 13 people in those communities that don't 14 have a chance.</p> <p>15 When this is all over for me, I 16 want to be able to rest and say I tried 17 my best, I spoke to power, I spoke to 18 power to look at things that you don't 19 look at, because you're looking at 20 getting this stuff done. You're looking 21 at the housing for people. We're looking 22 at careers for young people and those 23 jobs that subcontractors make.</p> <p>24 But Mr. Ferrarini has a great</p>
<p style="text-align: right;">Page 39</p> <p>1 subcontractors and general contractors in 2 the space and to speak and attest to the 3 quality of his work.</p> <p>4 We worked hand in hand with him 5 on some affordable housing projects in 6 the Brewerytown section of the City, and 7 it just came out with high quality, 8 precision, and he didn't spare any 9 amenity at the sake of just a price 10 point. Like he really wants to produce 11 quality projects and deliver on that 12 promise.</p> <p>13 So I just wanted to offer my 14 support on the record.</p> <p>15 CHAIRMAN WETZEL: Thank you for 16 your comments.</p> <p>17 Anyone else?</p> <p>18 MR. ALI: My name is Jihad Ali. 19 I'm currently a member of The Enterprise 20 Center.</p> <p>21 I'm happy to say Jordan 22 Parisse-Ferrarini, he's a member of The 23 Enterprise Center, one of our clients, 24 but I really wanted the Board to look at</p>	<p style="text-align: right;">Page 41</p> <p>1 organization. I'm a union contractor. I 2 still have my union card, but I can tell 3 you the union -- in a city of a million 4 people, African Americans are less than 5 one percent of all the trades. So we're 6 all sitting on getting employed, and 7 they're not employed on these by-right 8 jobs or non-union jobs. So we can change 9 the future by giving guys careers, but it 10 can only get better when you practice. 11 If we can give them continued work, they 12 will get better.</p> <p>13 Most apprentices go from zero 14 knowledge to four years apprentice 15 program. At the end of that, they're 16 licensed apprentices.</p> <p>17 So in the end of the day, I 18 think that this is a program that you 19 should also support.</p> <p>20 Thank you.</p> <p>21 CHAIRMAN WETZEL: Thank you. 22 Any other public comment? 23 (No response.) 24 CHAIRMAN WETZEL: Seeing none,</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 42</p> <p>1 can I get a motion?</p> <p>2 MR. JEREMIAH: Mr. Chair, I</p> <p>3 move for the adoption.</p> <p>4 MR. BEAUVAIS: Second.</p> <p>5 CHAIRMAN WETZEL: The motion</p> <p>6 has been made and properly seconded.</p> <p>7 All those in favor say aye.</p> <p>8 (Aye.)</p> <p>9 CHAIRMAN WETZEL: Those</p> <p>10 opposed, nay.</p> <p>11 (No response.)</p> <p>12 CHAIRMAN WETZEL: The ayes have</p> <p>13 it.</p> <p>14 The next agenda item, please.</p> <p>15 MR. HESTAND: Thank you,</p> <p>16 Mr. Chair. Todd Hestand.</p> <p>17 This is Agenda Item VI.B.2.</p> <p>18 Today we are asking the Board to</p> <p>19 authorize the properties below for</p> <p>20 disposition to the Prime Corporation of</p> <p>21 New Jersey to develop ten single-family</p> <p>22 homeownership units in the Seventh</p> <p>23 Council District. The units will be two</p> <p>24 stories, with finished basements,</p>	<p style="text-align: right;">Page 44</p> <p>1 comment. These are instantly laid out</p> <p>2 units. You know I always have comments</p> <p>3 about the units and the design. These</p> <p>4 are instantly laid out. I do recommend</p> <p>5 though that the developer raise those</p> <p>6 basements a little higher so that folks</p> <p>7 aren't sleeping physically underground.</p> <p>8 That's my only concern. Other</p> <p>9 than that, I think they are decent sized,</p> <p>10 livable units.</p> <p>11 CHAIRMAN WETZEL: Thank you.</p> <p>12 Andrea, any written comments?</p> <p>13 MS. SAAH: Yes, Mr. Chair. We</p> <p>14 received three letters of support and one</p> <p>15 opposition.</p> <p>16 Senior Pastor Glenn Dawson, Jr.</p> <p>17 of the Greater Impact Worship Center at</p> <p>18 2431 North 6th Street met with the Prime</p> <p>19 Corporation on Wednesday, May 22nd to</p> <p>20 discuss their proposed project. As</p> <p>21 Senior Pastor of this Worship Center,</p> <p>22 they pledge 100 percent support for this</p> <p>23 developer's ten units of single-family</p> <p>24 affordable housing.</p>
<p style="text-align: right;">Page 43</p> <p>1 containing three bedrooms and two</p> <p>2 bathrooms, at approximately 1,300 square</p> <p>3 feet each. They will be sold to</p> <p>4 households with incomes at or below</p> <p>5 100 percent of AMI, for a maximum sales</p> <p>6 price of \$280,000.</p> <p>7 The homes will be eligible for</p> <p>8 the Neighborhood Preservation</p> <p>9 Initiative's Turn the Key program and</p> <p>10 will be subject to a declaration of</p> <p>11 restrictive covenants. The application</p> <p>12 was unsolicited and evaluated pursuant to</p> <p>13 the disposition policy.</p> <p>14 An EOP plan will apply to this</p> <p>15 project. I also note that this is a</p> <p>16 member of the Philly Land Bank's Minority</p> <p>17 Developer Program. The addresses are as</p> <p>18 follows: 2407, 2409, 2411, 2413, 2415,</p> <p>19 2439, 2441, 2443, 2445, and 2447 North</p> <p>20 6th Street in the Seventh District.</p> <p>21 Thank you.</p> <p>22 CHAIRMAN WETZEL: Are there any</p> <p>23 questions from the Board?</p> <p>24 MR. JOHNS: I just have one</p>	<p style="text-align: right;">Page 45</p> <p>1 They feel that the project</p> <p>2 shares their values of social equity,</p> <p>3 diversity, and homeownership, which is</p> <p>4 needed in the community, and that it is</p> <p>5 the beginning of a positive change to the</p> <p>6 neighborhood, and they hope that the</p> <p>7 Prime Corporation continues to bring</p> <p>8 additional single-family affordable</p> <p>9 housing to the neighborhood.</p> <p>10 Secondly, it's a letter from</p> <p>11 Norris Square Community Alliance signed</p> <p>12 by Patricia DeCarlo, Chair of the RCO</p> <p>13 part of the Alliance. They also</p> <p>14 mentioned a meeting held with the RCO and</p> <p>15 they're proud to move forward with the</p> <p>16 overwhelming support of the neighborhood</p> <p>17 for the development of affordable housing</p> <p>18 by this developer.</p> <p>19 She describes the amount of</p> <p>20 outreach that was done for the housing,</p> <p>21 and they feel that the Prime</p> <p>22 Corporation's project aligns with their</p> <p>23 values of social equity, economic</p> <p>24 diversity, homeownership, and</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 46</p> <p>1 affordability.</p> <p>2 They commend the efforts of all</p> <p>3 parties involved and specifically Edward</p> <p>4 Pridgen and Darren Coleman for their</p> <p>5 willingness to share and listen to the</p> <p>6 needs of the community, and they are</p> <p>7 members of the Prime Corporation. And so</p> <p>8 they're asking the Land Bank Board to</p> <p>9 support this disposition.</p> <p>10 Then we have the Philadelphia</p> <p>11 Accelerator Fund by David Langlieb,</p> <p>12 Executive Director, supporting the Prime</p> <p>13 Corporation's application. They are</p> <p>14 again providing funding for this small</p> <p>15 minority-owned development firm, and they</p> <p>16 are supporting this project and ask the</p> <p>17 Board to do so as well.</p> <p>18 And then, lastly, we have an</p> <p>19 e-mail that was received from, I think,</p> <p>20 from Jerome Blount, if I'm pronouncing</p> <p>21 that correctly, who said -- I'll read the</p> <p>22 e-mail -- good afternoon. This is an</p> <p>23 objection to the proposed sale of the</p> <p>24 Philadelphia Land Bank parcels at 2407</p>	<p style="text-align: right;">Page 48</p> <p>1 MS. HENAO: So I live a block</p> <p>2 away from these properties.</p> <p>3 MR. RODRIGUEZ: Can you please</p> <p>4 state your name?</p> <p>5 MS. HENAO: My name is Mara</p> <p>6 Henao and I am a member of the community.</p> <p>7 So my only question is, the</p> <p>8 neighborhood is very heavy on PHA</p> <p>9 housing, and just a few months ago one of</p> <p>10 my neighbors was kicked out of her home</p> <p>11 and the house was condemned and closed</p> <p>12 down. For whatever reason, she was</p> <p>13 kicked out of the PHA house. That</p> <p>14 happened to her and happened to other</p> <p>15 people in the same neighborhood.</p> <p>16 So my question is, if we are</p> <p>17 putting so much effort into these</p> <p>18 affordable housing, why are we not</p> <p>19 supporting the PHA housing, the people</p> <p>20 who live in the PHA housing? Why are</p> <p>21 we -- why is that the focus, and who is</p> <p>22 this actually targeting? Because this is</p> <p>23 not going to benefit the people who live</p> <p>24 in these neighborhoods, I can tell you</p>
<p style="text-align: right;">Page 47</p> <p>1 through 2415 North 6th Street. The land</p> <p>2 has been occupied and maintained by an</p> <p>3 occupant. It was clearly visible,</p> <p>4 occupied, maintained and done in a</p> <p>5 hostile manner, continues to have</p> <p>6 continuous possession, actual and open</p> <p>7 and notorious possession, exclusive</p> <p>8 possession.</p> <p>9 He's listing some of the</p> <p>10 components of an adverse possession</p> <p>11 claim, which requires that he go to court</p> <p>12 to obtain title to a property, and under</p> <p>13 Pennsylvania law, adverse possession</p> <p>14 claims cannot be filed against the Land</p> <p>15 Bank.</p> <p>16 He also has a petition signed</p> <p>17 by about 18 people supporting this</p> <p>18 request to remove these properties from</p> <p>19 the project. And that's all in the Board</p> <p>20 package.</p> <p>21 CHAIRMAN WETZEL: Thank you,</p> <p>22 Andrea.</p> <p>23 Are there any comments from the</p> <p>24 public?</p>	<p style="text-align: right;">Page 49</p> <p>1 that.</p> <p>2 So I am opposing to the use of</p> <p>3 the parcels for this project</p> <p>4 specifically.</p> <p>5 CHAIRMAN WETZEL: Thank you.</p> <p>6 Yes, sir.</p> <p>7 MR. BLOUNT: How you doing?</p> <p>8 I'm Jerome Blount. I'm the one that's</p> <p>9 occupying the properties between 7 and</p> <p>10 15. It's been vacant for years, so I</p> <p>11 just been there occupying kind of -- I'm</p> <p>12 homeless, so I just took advantage of the</p> <p>13 situation to better my situation.</p> <p>14 I understand what's going on as</p> <p>15 far as production, and I don't have a</p> <p>16 problem with moving. I thought I might</p> <p>17 have a chance for adverse possession, but</p> <p>18 once I found out what was going on, I</p> <p>19 have no rights and no opportunity, no</p> <p>20 nothing.</p> <p>21 I'm just here to voice my</p> <p>22 opinion, want y'all to know that I</p> <p>23 apologize for any inconvenience or</p> <p>24 anything wrong I may have done, and I</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 50</p> <p>1 just want to ask for more time to move my 2 stuff, because I'm in the process of 3 moving, and I have no funding, I have 4 nothing to really help me. I have no 5 help. And if I -- I was told to move by 6 September 10th, which is today. So I 7 have about ten percent of my stuff moved 8 and I have five properties of stuff, and 9 I can't move it as fast as y'all would 10 like me to. So I'm just here to let 11 y'all know what's going on. 12 MR. RODRIGUEZ: So Mr. Blount, 13 we can work with you offline. Thank you 14 for coming to the meeting and 15 acknowledging our notice. We're more 16 than happy to work with you in terms of 17 helping you move, like giving you enough 18 time to move. 19 MR. BLOUNT: Yes. Thank you. 20 I really appreciate that. That's all. 21 CHAIRMAN WETZEL: Thank you so 22 much. 23 MR. BLOUNT: Thank you so much 24 too.</p>	<p style="text-align: right;">Page 52</p> <p>1 developer, and represents really how a 2 Black and brown developer can really rise 3 in the neighborhood, and I'm glad to hear 4 from Council, Council President, Quetcy 5 Lozada's office. I'm glad that Norris 6 Square Alliance is coming around and 7 doing \$280,000 homes. That means a lot 8 to me personally, so that's great. 9 Thank you. 10 CHAIRMAN WETZEL: Any other 11 comments? 12 MS. LOPEZ KRISS: I have a 13 question. 14 CHAIRMAN WETZEL: Question. 15 MS. LOPEZ KRISS: Angel -- 16 excuse me. Mr. Rodriguez. 17 MR. RODRIGUEZ: That's fine. 18 Everybody knows me as Angel. 19 MS. LOPEZ KRISS: It sounds 20 like you have had contact with Mr. Blount 21 directly prior -- 22 MR. RODRIGUEZ: No. This is 23 the first -- we noticed him. So 24 typically we do have issues with illegal</p>
<p style="text-align: right;">Page 51</p> <p>1 CHAIRMAN WETZEL: Any other 2 public comment? 3 Yes, sir. 4 MR. ALI: My name is Jihad Ali. 5 I just wanted to say I know Prime 6 Corporation, Eddie Pridgen. He's been a 7 contractor for years, at least 20 years 8 I've known him. He's an excellent 9 contractor. I think this is one of the 10 developers that your organization wanted 11 to encourage to participate in this 12 program, and you did that through your 13 Minority Development Program. And Eddie 14 is one of the graduates, along with 15 Jordan and some others, Anthony Fullard, 16 but Eddie is somebody that we're looking 17 forward to do good things in the 18 community. I just think he's a great 19 guy. 20 CHAIRMAN WETZEL: Thank you. 21 Mo. 22 MR. RUSHDY: Mo Rushdy, BIA. 23 I just want to say that Anthony 24 Fullard is a great guy, a great</p>	<p style="text-align: right;">Page 53</p> <p>1 occupation of City-owned land. So when 2 it comes up for disposition, we do post 3 the properties. 4 MS. LOPEZ KRISS: Has 5 Mr. Blount been offered any connection to 6 homeless services from the City or is 7 that something that we can do as of 8 today? 9 MR. RODRIGUEZ: That would 10 happen afterwards, if Mr. Blount wants 11 services from OSH. 12 MS. LOPEZ KRISS: Great. Thank 13 you. 14 CHAIRMAN WETZEL: Thank you. 15 MR. RODRIGUEZ: Could I just 16 put a finer point just so the Board is 17 aware? There is no -- we have no way of 18 knowing if somebody is in need of 19 services. All we know, that there's an 20 occupation. If stuff is stored or on the 21 property, we notice, because the idea 22 being we would have to clear the property 23 and give the person enough chance. 24 So thank you for coming in, Mr.</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 54</p> <p>1 Blount, and for identifying the problem, 2 in which case once we're aware of it, 3 then we would put them. So I just want 4 you to know the process. 5 CHAIRMAN WETZEL: Thank you, 6 Angel. 7 MR. BLOUNT: Thank you so much. 8 CHAIRMAN WETZEL: Seeing no 9 more public comment, can I get a motion 10 to adopt? 11 MR. JOHNS: Motion to adopt. 12 MR. BROWN: Second. 13 MS. SAAH: Can you please state 14 who did the motion? 15 MR. JOHNS: Michael Johns. 16 MS. SAAH: Michael Johns. And 17 then? 18 MR. BROWN: Cornelius. 19 MS. SAAH: Thank you. 20 CHAIRMAN WETZEL: A motion has 21 been made and properly seconded. 22 All in favor say aye. 23 (Aye.) 24 CHAIRMAN WETZEL: Opposed, nay.</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. SAAH: Yes, Mr. Chair. 2 There was one e-mail from Bo James McCain 3 at Zulu Nation CDC, who stated that he 4 was informed about the potential 5 conveyance from family members and 6 neighbors. He objects to the conveyance 7 of public land for private ownership and 8 personal use. He would like public land 9 left for open space, public communities. 10 And he states that the owner requesting 11 conveyance of this lot acquired 528 West 12 Dauphin Street, which he states was a 13 vegetable garden for about two decades, 14 from the City, and that conveyance was 15 facilitated with the assistance from 16 Councilwoman -- former Councilwoman Maria 17 Quinones Sanchez. 18 He states that that property 19 now has an enclosed garage and has 20 eliminated one parking spot on the block. 21 He acknowledges that the property owner 22 has a right to use the property as he or 23 she sees fit and permitted by zoning, but 24 objects to the property owner eliminating</p>
<p style="text-align: right;">Page 55</p> <p>1 (No response.) 2 CHAIRMAN WETZEL: The ayes have 3 it. 4 Next item, please. 5 MR. RODRIGUEZ: Mr. Board 6 Chair, today -- Angel Rodriguez. 7 Today we're asking the Board to 8 authorize the properties below for 9 conveyance to the following applicants as 10 a side and/or rear yard. The applicants 11 own and reside in the adjacent home. The 12 property will be subject to a 30-year 13 mortgage and permanently deed restricted 14 for use as a side yard. The property is 15 532 West Dauphin Street in the Seventh 16 Councilmanic District. The conveyance 17 will be to Rufus F. and Elba I. Lovera. 18 CHAIRMAN WETZEL: Thank you, 19 Angel. 20 Are there any questions from 21 the Board? 22 (No response.) 23 CHAIRMAN WETZEL: Andrea, are 24 there any written comments?</p>	<p style="text-align: right;">Page 57</p> <p>1 a garden/open space, and he would like 2 the Board to not grant the property owner 3 the same privilege to purchase the land 4 for a side yard. 5 CHAIRMAN WETZEL: Let me ask a 6 question. The garden is not this 7 property. 8 MS. LOPEZ KRISS: Correct. 9 CHAIRMAN WETZEL: The garden 10 was on the other side of their -- 11 MS. SAAH: Correct. And it was 12 conveyed about a decade ago, I think. 13 MR. RODRIGUEZ: Yeah. This 14 was -- the property that the gentleman is 15 identifying is not the one that's in 16 question for the Board to consider. It 17 was conveyed about a decade ago through 18 VPRC. That was done with, as he 19 mentioned in his letter, the support of 20 former Councilwoman Maria Quinones 21 Sanchez. 22 So at that time, VPRC, which no 23 longer is in existence, would just simply 24 transfer properties with minimal deed</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 58</p> <p>1 restrictions. There were no use</p> <p>2 restrictions at that time when it was</p> <p>3 done. The zoning has changed since then.</p> <p>4 So there was a wide array of uses that</p> <p>5 community members could apply to open</p> <p>6 space vacant land once they received it</p> <p>7 from VPRC.</p> <p>8 So there is really no action</p> <p>9 item for this Board to consider on the</p> <p>10 previous disposition from VPRC. At this</p> <p>11 point, it is the Land Bank-owned land</p> <p>12 that they do qualify for a side yard</p> <p>13 disposition.</p> <p>14 MS. GREENBERG: And it would be</p> <p>15 use restricted this time?</p> <p>16 MR. RODRIGUEZ: Correct. It</p> <p>17 would be use restricted. They would be</p> <p>18 required to fence, and they have to</p> <p>19 adhere to what they propose in the</p> <p>20 package.</p> <p>21 MS. SAAH: It cannot be used to</p> <p>22 construct anything. It has to be used as</p> <p>23 a side yard.</p> <p>24 MR. RODRIGUEZ: And there will</p>	<p style="text-align: right;">Page 60</p> <p>1 directly applicable, but I saw there were</p> <p>2 no permits listed for the other property.</p> <p>3 So I just wanted to make sure a structure</p> <p>4 wasn't actually built without permits.</p> <p>5 MR. RODRIGUEZ: No. It was</p> <p>6 just a significantly tall gate with a</p> <p>7 roll-top. From aerial views and Atlas,</p> <p>8 there is a shed. There is no garage.</p> <p>9 But, you know, again, even if they did</p> <p>10 construct a building that had been</p> <p>11 done --</p> <p>12 MR. GOODMAN: They had the</p> <p>13 right to do that.</p> <p>14 MR. RODRIGUEZ: The Land Bank</p> <p>15 is not a compliance organization --</p> <p>16 MR. GOODMAN: I understand.</p> <p>17 MR. RODRIGUEZ: Well, I just</p> <p>18 want the public to understand. The Land</p> <p>19 Bank is not -- we don't enforce zoning</p> <p>20 laws or compliance. L&I does that. L&I</p> <p>21 has not cited it. It was done at a</p> <p>22 point, so therefore it was grandfathered</p> <p>23 in. I'm sure if they tried to do</p> <p>24 something, then all new applicable rules</p>
<p style="text-align: right;">Page 59</p> <p>1 be a mortgage lien placed on the</p> <p>2 property.</p> <p>3 CHAIRMAN WETZEL: Thank you.</p> <p>4 Just if we go back a second,</p> <p>5 are there any questions from the Board?</p> <p>6 MR. GOODMAN: Andrew Goodman.</p> <p>7 The photo in the package shows</p> <p>8 532. It doesn't show 528, which is the</p> <p>9 other part of -- the historic parcel that</p> <p>10 the other neighbor mentioned.</p> <p>11 MR. RODRIGUEZ: Correct.</p> <p>12 MR. GOODMAN: Do we -- I guess</p> <p>13 do we have a way of verifying that there</p> <p>14 is an enclosed garage on the other site?</p> <p>15 MR. RODRIGUEZ: We do have</p> <p>16 pictures of the -- there is a very tall</p> <p>17 roll-top gate. The question in place in</p> <p>18 terms of enforcement or disqualification</p> <p>19 given the fact that when it was disposed</p> <p>20 of and, you know, at the time when that</p> <p>21 installation was put in really isn't</p> <p>22 germane to this disposition. They're two</p> <p>23 separate --</p> <p>24 MR. GOODMAN: I mean, it's not</p>	<p style="text-align: right;">Page 61</p> <p>1 would apply, but this is a historic</p> <p>2 conveyance, and that's the issue here.</p> <p>3 CHAIRMAN WETZEL: Thank you,</p> <p>4 Angel.</p> <p>5 Any more questions from the</p> <p>6 Board?</p> <p>7 (No response.)</p> <p>8 CHAIRMAN WETZEL: Are there any</p> <p>9 public comments?</p> <p>10 Yes, sir.</p> <p>11 MR. LOVERA: My name is Rufus</p> <p>12 Lovera. I'm the person trying to get the</p> <p>13 lot as a side lot. I have children and</p> <p>14 grandchildren. It's somewhere where I</p> <p>15 would like them to be able to play and be</p> <p>16 outside, have like a little picnic with</p> <p>17 my own family.</p> <p>18 I have a business in that area.</p> <p>19 I also look to continue to build. I do a</p> <p>20 lot for the community as well as for the</p> <p>21 children in the community. And I've been</p> <p>22 in that actual residential over ten</p> <p>23 years. It's not something where I'm just</p> <p>24 new. Again, my business is in that same</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 62</p> <p>1 exact district. So I look to continue to</p> <p>2 try to help build that area as well. So</p> <p>3 I ask that you guys to please accept me</p> <p>4 to build the side yard.</p> <p>5 CHAIRMAN WETZEL: Thank you,</p> <p>6 sir.</p> <p>7 Any other public comments?</p> <p>8 Yes.</p> <p>9 MR. ALI: This is just -- I'm</p> <p>10 Jihad Ali.</p> <p>11 Just indirectly, I just felt I</p> <p>12 had an obligation to just say something</p> <p>13 to the Board and hopefully to the young</p> <p>14 man that needed help, and, that is, as</p> <p>15 Angel said, the Land Bank is not about --</p> <p>16 the Land Bank is about property. I think</p> <p>17 that just to make him aware, that he</p> <p>18 really should contact his Councilperson</p> <p>19 wherever he is, if someone could tell him</p> <p>20 who his Councilperson is, because some</p> <p>21 people are in government to help him.</p> <p>22 I just also want to say to him</p> <p>23 too, we all know -- we all have needs.</p> <p>24 We all have people that have need.</p>	<p style="text-align: right;">Page 64</p> <p>1 (Aye.)</p> <p>2 CHAIRMAN WETZEL: Those</p> <p>3 opposed, nay.</p> <p>4 (No response.)</p> <p>5 CHAIRMAN WETZEL: The ayes have</p> <p>6 it.</p> <p>7 That concludes our agenda for</p> <p>8 the day.</p> <p>9 MS. SAAH: Public comment.</p> <p>10 CHAIRMAN WETZEL: So the first</p> <p>11 part of this, is there any old business</p> <p>12 the Board or the public would like to</p> <p>13 discuss?</p> <p>14 Do you want to speak on old</p> <p>15 business?</p> <p>16 MR. MORAN: Yeah, I do.</p> <p>17 CHAIRMAN WETZEL: Please do.</p> <p>18 MR. MORAN: Oh, okay. I didn't</p> <p>19 realize the floor was mine.</p> <p>20 Good morning, everyone. My</p> <p>21 name is Michael Moran. We have a</p> <p>22 statement here.</p> <p>23 All right. So once again, my</p> <p>24 name is Michael Moran. I'm a lifelong</p>
<p style="text-align: right;">Page 63</p> <p>1 There's no need for him to apologize, but</p> <p>2 there's a lot of people to help him. You</p> <p>3 got to just take the initiative.</p> <p>4 CHAIRMAN WETZEL: Thank you.</p> <p>5 MR. RODRIGUEZ: Just so the</p> <p>6 community is aware, a representative from</p> <p>7 the Seventh Councilmanic District is here</p> <p>8 and did provide information to</p> <p>9 Mr. Blount. We will follow up after this</p> <p>10 meeting as well.</p> <p>11 CHAIRMAN WETZEL: Thank you,</p> <p>12 Angel.</p> <p>13 Seeing no other public comment,</p> <p>14 can I get a motion to adopt?</p> <p>15 MS. GREENBERG: So moved.</p> <p>16 MR. JEREMIAH: Second.</p> <p>17 CHAIRMAN WETZEL: So it was</p> <p>18 approved by Jenny, and Jeremiah seconded.</p> <p>19 You've got to give your name.</p> <p>20 MS. GREENBERG: Jenny</p> <p>21 Greenberg.</p> <p>22 CHAIRMAN WETZEL: A motion has</p> <p>23 been made and properly seconded.</p> <p>24 All in favor say aye.</p>	<p style="text-align: right;">Page 65</p> <p>1 resident of North Philly and I'm also a</p> <p>2 member of the Iglesias non-profit</p> <p>3 community gardens. In 2021 -- tell you a</p> <p>4 little bit of backstory here.</p> <p>5 In 2021, City Council passed</p> <p>6 legislation directing the Land Bank</p> <p>7 dispose of 15 parcels in the Kensington</p> <p>8 area to Iglesias Community Garden. At</p> <p>9 the July Board meeting, a representative</p> <p>10 from our organization was present, and we</p> <p>11 have been for every other meeting. At</p> <p>12 that meeting, the question was asked,</p> <p>13 when will we receive mortgages to sign</p> <p>14 and complete the transfer process?</p> <p>15 Andrea Saah told us the process will be</p> <p>16 resolved, and I quote, by the end of July</p> <p>17 or mid August, end quote.</p> <p>18 We are back here today with our</p> <p>19 group, three of us here. It is now</p> <p>20 September 10th and we still have not</p> <p>21 received our mortgages.</p> <p>22 I'm noticing today that there</p> <p>23 have been a lot of quick development for</p> <p>24 developers, but very slow for community</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 66</p> <p>1 members and gardens and whatnot.</p> <p>2 In the meantime, one of our</p> <p>3 properties that we were waiting for in a</p> <p>4 sense to get our paperwork was destroyed</p> <p>5 by a neighboring construction. We have</p> <p>6 been restoring this lot for five years,</p> <p>7 which also served as a memorial for a</p> <p>8 neighbor who had passed away, but because</p> <p>9 we do not have yet title to this land, we</p> <p>10 have no recourse to prevent this from</p> <p>11 happening again.</p> <p>12 Clearly, we need the land that</p> <p>13 was promised to us, as so do dozens of</p> <p>14 other gardens and other community</p> <p>15 members, such as myself on a personal</p> <p>16 level. I've been waiting for a side lot</p> <p>17 for the same amount of time. Slow</p> <p>18 process, right?</p> <p>19 So the question ends with,</p> <p>20 where are the mortgages?</p> <p>21 Thank you.</p> <p>22 CHAIRMAN WETZEL: Thank you.</p> <p>23 Angel?</p> <p>24 MR. RODRIGUEZ: The mortgages</p>	<p style="text-align: right;">Page 68</p> <p>1 MS. HENAO: But it is not our</p> <p>2 case.</p> <p>3 MR. RODRIGUEZ: All right. So</p> <p>4 the issue is the valuation of the</p> <p>5 properties. So when we start doing this</p> <p>6 process, once we get it sorted out with</p> <p>7 PRA, we will be able to issue the</p> <p>8 mortgages, but we have to -- we can't be</p> <p>9 doing two separate issues. I can't have</p> <p>10 PRA trying to give gardeners fair market</p> <p>11 value mortgages while we're more amenable</p> <p>12 to reduced value. So that's really what</p> <p>13 the holdup is.</p> <p>14 I have been -- Ms. Greenberg is</p> <p>15 aware of this. We've been negotiating.</p> <p>16 I'm hoping to have this resolved by</p> <p>17 October, because that's when we're</p> <p>18 supposed to be addressing the PRA</p> <p>19 properties at the PRA Board.</p> <p>20 So I do apologize for the</p> <p>21 length of time, but this is the problem</p> <p>22 when we have to coordinate between two</p> <p>23 separate entities.</p> <p>24 MR. MORAN: Thank you for the</p>
<p style="text-align: right;">Page 67</p> <p>1 are -- we have mentioned this before --</p> <p>2 are a part of the negotiation with our</p> <p>3 sister organization, PRA. The question</p> <p>4 is what kind of mortgage will be issued.</p> <p>5 I've been working with the</p> <p>6 Board of the PRA. That question is do we</p> <p>7 issue -- do they issue, and then</p> <p>8 uniformly across the board, restrictive</p> <p>9 value mortgages.</p> <p>10 So PRA have properties that are</p> <p>11 considerably different from the Land</p> <p>12 Bank. So just for the Board, I'll</p> <p>13 reiterate this. The PRA has large swaths</p> <p>14 of land, like half a City block. They're</p> <p>15 condemnations. So the value is extremely</p> <p>16 high, versus what the Land Bank disposes</p> <p>17 of, which is scattered site in-fill, much</p> <p>18 like with Iglesias Gardens, I think</p> <p>19 they're all scattered, nothing is</p> <p>20 adjacent. So the values are totally --</p> <p>21 MS. HENAO: That's not true.</p> <p>22 That's not true.</p> <p>23 MR. RODRIGUEZ: I'm just saying</p> <p>24 some of them --</p>	<p style="text-align: right;">Page 69</p> <p>1 explanation, but where in all of that do</p> <p>2 we get reassurances, right? Because</p> <p>3 maybe in October, but maybe in October</p> <p>4 there's another motion to like --</p> <p>5 MR. RODRIGUEZ: Well, I got a</p> <p>6 commitment from the PRA Board that</p> <p>7 October is like we're -- this has been</p> <p>8 very long. I agree that it's been very</p> <p>9 long.</p> <p>10 MR. MORAN: We were here for</p> <p>11 the last meeting also, a little bit of</p> <p>12 backstory.</p> <p>13 MR. RODRIGUEZ: There is no</p> <p>14 disagreement with that. Again, the point</p> <p>15 of view of the Land Bank and what we</p> <p>16 advocate for is a little bit different.</p> <p>17 We don't have the inventory or the</p> <p>18 typology of the inventory that PRA does,</p> <p>19 so there's different issues at stake.</p> <p>20 Also PRA is a different type of agency.</p> <p>21 It's a state charter agency and have</p> <p>22 different rules in addition to the</p> <p>23 disposition policy. So there's a lot of</p> <p>24 things legally to consider with PRA.</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 70</p> <p>1 So we've been negotiating.</p> <p>2 Again, the Land Bank is the youngest</p> <p>3 agency out of the three land-holding</p> <p>4 agencies. So there are certain</p> <p>5 historical issues that we have to</p> <p>6 negotiate.</p> <p>7 CHAIRMAN WETZEL: So let me ask</p> <p>8 this question, Angel: Can we anticipate</p> <p>9 being able to resolve this before our</p> <p>10 next Board meeting?</p> <p>11 MR. RODRIGUEZ: It is my hope</p> <p>12 that that is the case. I can't say</p> <p>13 definitively, because I can't compel the</p> <p>14 PRA Board to do certain things.</p> <p>15 MS. LOPEZ KRISS: So what is</p> <p>16 the agenda item on the PRA Board</p> <p>17 specifically?</p> <p>18 MR. RODRIGUEZ: There are two</p> <p>19 large dispositions in the Third</p> <p>20 Councilmanic District. There's the</p> <p>21 Summer Winter Garden and Wiota Street</p> <p>22 Garden. There is also a Second District</p> <p>23 piece, Kenilworth. So the issue is the</p> <p>24 valuation of it and the structure of the</p>	<p style="text-align: right;">Page 72</p> <p>1 issues. The resolution, which is more</p> <p>2 operational of the mortgage, one site</p> <p>3 will happen before the October meeting.</p> <p>4 What we're discussing here is that all of</p> <p>5 the gardens that -- we have in excess of</p> <p>6 70. Once we have PRA stating, okay, this</p> <p>7 is the format, then we can start issuing</p> <p>8 out the mortgages.</p> <p>9 The Land Bank has already</p> <p>10 approved a certain number of gardens.</p> <p>11 The issue is the paperwork has to be the</p> <p>12 same. So once that -- that question as</p> <p>13 to the form of the mortgage and the note</p> <p>14 is the primary concern. Once that is</p> <p>15 resolved, we then can start issuing</p> <p>16 paper.</p> <p>17 MS. GREENBERG: Just to</p> <p>18 clarify, once the question on the Summer</p> <p>19 Winter and Wiota get clarified with the</p> <p>20 PRA Board, that will lead to the</p> <p>21 clarification you need to move forward --</p> <p>22 MR. RODRIGUEZ: Across the</p> <p>23 board.</p> <p>24 MS. GREENBERG: -- to issue the</p>
<p style="text-align: right;">Page 71</p> <p>1 mortgage.</p> <p>2 MS. LOPEZ KRISS: Okay.</p> <p>3 MR. RODRIGUEZ: And these are</p> <p>4 very valuable plots of land, so that's</p> <p>5 part of where we're going back and forth.</p> <p>6 Land Bank doesn't --</p> <p>7 MR. GOODMAN: PRA typically</p> <p>8 meets after the Land Bank Board, right?</p> <p>9 MR. RODRIGUEZ: Right. So</p> <p>10 tomorrow will be the PRA Board meeting.</p> <p>11 So it goes Tuesday. It's the second</p> <p>12 Tuesday for Land Bank, second Wednesday</p> <p>13 for the PRA.</p> <p>14 MS. LOPEZ KRISS: So they're</p> <p>15 not going to hear -- wait. What month is</p> <p>16 it?</p> <p>17 MR. GOODMAN: September.</p> <p>18 MR. RODRIGUEZ: It's September.</p> <p>19 MS. LOPEZ KRISS: So they're</p> <p>20 not going to hear this on the September</p> <p>21 agenda?</p> <p>22 MR. RODRIGUEZ: No. This will</p> <p>23 be -- the target was October. So that</p> <p>24 will be -- so there are two separate</p>	<p style="text-align: right;">Page 73</p> <p>1 mortgages?</p> <p>2 MR. RODRIGUEZ: Correct, and</p> <p>3 all the other gardens.</p> <p>4 MS. GREENBERG: So that can</p> <p>5 happen quickly, relatively quickly.</p> <p>6 MR. RODRIGUEZ: Well, we're</p> <p>7 going to issue them out once we get the</p> <p>8 language squared away.</p> <p>9 MS. GREENBERG: Okay.</p> <p>10 MR. GOODMAN: So November Land</p> <p>11 Bank Board, a lot of garden/open space</p> <p>12 applications.</p> <p>13 MR. RODRIGUEZ: There are no --</p> <p>14 these are all approved.</p> <p>15 MR. GOODMAN: No, no. I get</p> <p>16 that. These were approved years ago.</p> <p>17 MR. RODRIGUEZ: Right. So what</p> <p>18 you're going to have is that we'll be</p> <p>19 able to then move towards closing. It's</p> <p>20 not going to be consideration for the</p> <p>21 Board. Nothing is coming back to the</p> <p>22 Board.</p> <p>23 MR. GOODMAN: Right.</p> <p>24 MR. RODRIGUEZ: What it is is</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 74</p> <p>1 how do we get them to settlement, how do 2 we convey title. 3 The PRA is a different story, 4 because they have not considered the 5 disposition. So it will be a Board 6 agenda for PRA, not for Land Bank. 7 MR. GOODMAN: No. I understand 8 that. But these -- is this for kind of 9 consistency, best practice between 10 agencies or does PRA have any hook into 11 these specific properties? 12 MR. RODRIGUEZ: No. They don't 13 have any -- these were all approved by 14 the Land Bank Board. We're already 15 transferring them and all of that. 16 That's not the issue. The issue is the 17 format has to be uniform across land 18 agencies. 19 MR. GOODMAN: It has to be? 20 It's a requirement or a choice? 21 MR. RODRIGUEZ: Well, you can't 22 like dispose of it because then, as I've 23 mentioned before, the transfer of title, 24 if we don't get the City and PRA in line</p>	<p style="text-align: right;">Page 76</p> <p>1 meanwhile properties from all these other 2 agencies have gone to settlement for 3 development and these guys are still 4 waiting out in the atmosphere. So just 5 trying to figure out where the like 6 choices are that lead us to here. You 7 know what I mean? 8 MR. RODRIGUEZ: I think it's a 9 mix of both. I can't speak to what one 10 agency's legal opinion will be versus the 11 other. So it's lending me to believe 12 it's required, whereas you may opine that 13 it's a choice, but really I have to deal 14 with those legal departments. 15 MS. HENAO: I have a follow-up 16 question. As part of the deal that -- so 17 my name is Mara Henao. 18 Part of the deal that we had 19 initially done was that one of the 20 parcels was going to be swapped with a 21 developer that is across the street from 22 us. His name is Allan Nadav. So he 23 proceeded this week -- about two weeks 24 ago to fence up all of his -- all the</p>
<p style="text-align: right;">Page 75</p> <p>1 with what we're expecting and doing, they 2 then can challenge the deed transfer, and 3 they also don't have to agree to it. 4 This Board does not like -- the 5 PRA Board handles PRA assets. The City 6 handles their own assets. So there has 7 to be agreement when you do the deed 8 transfers for all legal considerations, 9 revestments and all of that. It has to 10 be uniform across the board. So there's 11 a very practical issue at hand. 12 MR. GOODMAN: No. I get that, 13 but if the Iglesias properties didn't 14 come via PRA, it is still good practice 15 for each agency to be consistent. 16 MR. RODRIGUEZ: Correct. 17 MR. GOODMAN: I'm just trying 18 to understand if it's a requirement or a 19 choice. That's all. Like a legal 20 requirement or a choice. Because 21 obviously there's a lot of properties 22 that have been approved years ago for 23 garden and open spaces, and I totally 24 understand the frustration, that</p>	<p style="text-align: right;">Page 77</p> <p>1 lots that he owns or the parcels that he 2 owns, including the one that is supposed 3 to be for a swap. So is he fencing it up 4 because there's a movement on the swap, 5 or what is the update on that? 6 MR. RODRIGUEZ: I don't know 7 what he's doing. He has a legal right to 8 do whatever he's doing on his land. Are 9 we proceeding with the swap? Yes. We -- 10 MS. HENAO: Well, one of the 11 lots is ours. 12 MR. RODRIGUEZ: Let me finish. 13 We are proceeding with the 14 swap. I am unaware of the fact that he 15 put up a fence. He can put up a fence. 16 It's his land. My point to you is we are 17 moving forward with the swap. He will 18 have to take that fence down once we 19 effect that swap. 20 MS. SAAH: No. I think he's 21 enclosed -- 22 MS. HENAO: No. The lot is 23 ours. 24 MS. SAAH: So I just wanted to</p>

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

Exhibit A

Board of Directors Meeting 09/10/2024

<p style="text-align: right;">Page 78</p> <p>1 clarify, he owns three lots on one block 2 and the Land Bank owns one in the middle 3 of those three, and that is the property 4 that is being proposed for the swap, 425 5 Arlington Street. 6 MS. HENAO: That is correct. 7 MS. SAAH: Which is what you're 8 occupying. That's his land, right. 9 MS. HENAO: That is correct. 10 So that's why I'm asking why is he 11 fencing it up if that technically, that 12 is the lot -- that is the parcel that we 13 are swapping with. 14 MR. RODRIGUEZ: We're moving 15 forward with the swap. I was unaware 16 that he was fencing our parcel. 17 MS. SAAH: I apologize. He is 18 supposed to get that land in exchange for 19 giving us -- 20 MS. HENAO: I understand what a 21 swap is. 22 MS. SAAH: So I'm just 23 saying -- we are not aware that he put up 24 a fence.</p>	<p style="text-align: right;">Page 80</p> <p>1 It is my hope and my prayer 2 that you don't have to come back here 3 again asking for mortgages. You know, 4 I'm asking staff to work diligently to 5 get this done, and hopefully you don't 6 have to come back again and we'll take 7 care of the swap properly. 8 Thank you. 9 MR. MORAN: Thank you for that. 10 It's something that -- it's true. I 11 mean, we can be grateful once it's 12 finished to the point, but the reality is 13 that an effort is the main thing that 14 seems that have been lacking for us here. 15 As I made -- as I said in the 16 statement, there's been a lot of 17 development for developers. Meanwhile, 18 community members are sitting here 19 waiting around because of whatever other 20 stipulation. 21 CHAIRMAN WETZEL: I hear you. 22 MR. MORAN: Being in real 23 estate myself, I begin to wonder about 24 property values and the modus behind all</p>
<p style="text-align: right;">Page 79</p> <p>1 MS. HENAO: Well, I'm letting 2 you know that he is doing this. So we 3 wanted to know -- well, from our 4 perspective is, he's moving on to 5 something because he might know something 6 that we don't know. So we haven't heard 7 if we're going to get these parcels and 8 we haven't heard about the swap. So I am 9 asking. So you have an answer for me? 10 You don't have an answer for me? 11 MR. RODRIGUEZ: We're moving 12 forward with the swap. I was unaware 13 that he started fencing them. 14 CHAIRMAN WETZEL: Angel, can we 15 send someone out and verify -- 16 MR. RODRIGUEZ: Certainly. 17 CHAIRMAN WETZEL: -- our land 18 is being fenced and notify them to not 19 fence there or take the fence down so 20 that isn't an issue. 21 MR. RODRIGUEZ: Yeah. 22 CHAIRMAN WETZEL: And let me 23 sort of try to bring a little bit of 24 closure to this.</p>	<p style="text-align: right;">Page 81</p> <p>1 of that stuff. 2 CHAIRMAN WETZEL: I get you. 3 Thank you for the comments. 4 MR. MORAN: Thank you. 5 CHAIRMAN WETZEL: Any other old 6 business? 7 (No response.) 8 CHAIRMAN WETZEL: Any new 9 business? 10 MR. GOODMAN: I have one I 11 guess that's kind of old. A couple 12 months ago we had a proposed 13 homeownership disposition of a series of 14 vacant houses. It's typically vacant 15 lots, but in this case, it was vacant 16 houses, and they had to reduce their 17 disposition down significantly because 18 some of the properties were deemed to be 19 unsafe or in such bad condition that they 20 had to be removed. 21 So we recently found out about 22 another situation where there were 23 applications that were viable for 24 renovating an existing vacant City house,</p>

Exhibit A

Board of Directors Meeting 09/10/2024

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

Lexitas Legal Philadelphia
215-504-4622

Exhibit B



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

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: September 10, 2024

Dispositions for FY2025:

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

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for the following Board-approved dispositions to \$265,000 per unit. The increase is due to increased construction costs due to soil conditions, and the inclusion of finished basements to both projects and was done in consultation with the District Council office. The AMI of both Board-approved dispositions remains at 80% AMI.

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

TURN the KEY

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

Exhibit C

September 10, 2024

Via Certified Mail

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

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

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

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

Re: Conflict Disclosure Letter

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 VB of the September 2024 Land Bank Board meeting agenda as posted on the PHDC website on August 30.

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

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

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

Sincerely,

Andrew P
Goodman

Andrew Goodman

Digitally signed by Andrew P
Goodman
DN: cn=Andrew P Goodman, o, ou,
email=andrew.goodman@phila.gov,
c=US
Date: 2024.09.09 16:15:48 -0400

Exhibit D

RESOLUTION AUTHORIZING CONVEYANCE OF 1105 NORTH 41ST STREET AND 1218 NORTH 41ST STREET TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1104 North 41st Street and 1218 North 41st Street (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (“**PHDC**”) for disposition, reuse and/or management as determined by PHDC.

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

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

Adopted by Philadelphia Land Bank Board of Directors on September 10, 2024.

Exhibit E

Andrea Saah

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,

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

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

Thank you,
Clara Brown

Exhibit E

Andrea Saah

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom it May Concern,

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

Sincerely,
Destiny Dobbins

Preferred email: dd3269@drexel.edu

Drexel University, '21
University of Virginia, '17

Exhibit E

Andrea Saah

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Please address these issues:

1. Many neighbors of these properties have long asked to purchase those that adjoin theirs. Why aren't they being given that opportunity? They should be given the right of first refusal given their repeated attempts to acquire them.
2. Also, many more near neighbors have expressed the need for community space to meet and to garden.

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

Exhibit E

Andrea Saah

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

From: aw/SoLo <awfromhh8@gmail.com>
Sent: Tuesday, September 10, 2024 8:44 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Cc: David S. Thomas <Dave.Thomas@phdc.phila.gov>; Angel B Rodriguez <Angel.B.Rodriguez@phdc.phila.gov>
Subject: Re: please respond/landbank Fwd: we would like to see a hybrid meeting offered

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

i know this is late however, due to circumstances will be unable to attend today. we would like to express support for the neighbors who would like the property adjacent to them withdrawn and the longtime block garden withdrawn/spared.
we would further like to encourage landbank to allow developer to add a community space. thank you for your attention to this matter. stay healthy and safe, regards -allison weiss 215 843 5555 SoLo

Exhibit F

**RESOLUTION AUTHORIZING CONVEYANCE OF 23, 24, 45, 49, 51, 53, 55, 57, 59,
61, 62, 65, 67, 73, 75, 77, 78, 89-91 AND 106 EAST ASHMEAD STREET TO
HOW AFFORDABLE HOUSING LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 23, 24, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91 and 106 East Ashmead Street (collectively, the “**Property**”) to HOW Affordable Housing LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Twenty-One Thousand and 00/100 U.S. Dollars (\$21,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 10, 2024.

Philadelphia City Council Resolution No. _____ dated _____

Exhibit G

Andrea Saah

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

Dear CCPB,

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

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

Kind regards,
Andrea

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

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

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

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

To: Philadelphia Landbank Board
From: Concerned Citizens of Point Breeze, RCO
Date: September 10, 2024

Exhibit G

**Re: Opposing Landbank City properties
disposition for Sale for Cheesecake
Lower Market-rate Development
and hold City properties for low - moderate income, Essential worker
fa
and REMOVE OFF LIST 2210 Latona Street for (Green Space) Neighbors' request**

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

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

Applicant: Cheesecake Properties

Property Addresses in Point Breeze

1212 S 17th St; 1317 and 1511 S 20th St; 1904 S 23rd St; ; 1911 Gerritt St; 1932 and 2044 Titan St,

1216 S 31st St- Graysferry

Project Description:

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

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

Opposing Point Breeze Cheesecake Properties Project

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

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

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

Exhibit G

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

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

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

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

Thank you for your consideration in this matter.

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

Exhibit G

Andrea Saah

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

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

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

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

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

This message is from an external sender.

Dear Ms. Alvarez,

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

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

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

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

Exhibit G

Sincerely,
Andrea

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

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

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

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

Good Morning Ms. Saah,

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

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

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

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

Exhibit G

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

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

Please let me know if you have any questions.

Thank you,
Isabela

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

Exhibit G



August 30, 2024

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

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

Dear Philadelphia Land Bank Board Members,

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

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

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

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

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

Angie Williamson

Executive Director,
Jumpstart Germantown & Jumpstart Philly

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

Exhibit G



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

Philadelphia, September 4th 2024

Dear Members of the Philadelphia Land Bank,

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

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

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

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

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

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

Warm regards,

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

Exhibit G

September 3, 2024

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

RE: Support Letter for affordable housing development by Cheesecake Properties

Dear Philadelphia Land Bank Board Members,

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

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

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

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

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

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

Sincerely,



Oren Pollak
Resident of Point Breeze

Exhibit G



September 3, 2024

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

RE: Support Letter | Cheesecake Properties LLC

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

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

Respectfully,

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

David Langlieb

Executive Director, Philadelphia Accelerator Fund

Exhibit G



pbcdezc zoning@gmail.com ~ Philadelphia, PA 19146 ~ Phone: (267)240-1855

September 5, 2024

To the board members of the Philadelphia Land Bank:

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

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

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

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

Exhibit G



Philadelphia, September 3rd, 2024

Dear Land Bank board members,

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

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

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

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

Jordan Parisse-Ferrarini

Founding Executive Director TFAD

O: 484-899-0905

C: 267-474-2219

Exhibit G

Andrea Saah

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Philadelphia LandBank Board,,

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

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

Thanks,
Gavin and Sabrina Tabor

----- Forwarded message -----

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

Dear Philadelphia LandBank Board,

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

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

Exhibit G

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

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

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

Sincerely,
Sabrina & Gavin Tabor
[1909 Gerritt St Philadelphia PA 19146](mailto:sabrina.r.gordon@gmail.com)
sabrina.r.gordon@gmail.com
339 223-6081

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

Exhibit H

**RESOLUTION AUTHORIZING CONVEYANCE OF 1212 SOUTH 17TH STREET;
1317 AND 1511 SOUTH 20TH STREET; 1904 SOUTH 23RD STREET; 1216 SOUTH 31ST
STREET; 1911 GERRITT STREET; AND 1932 AND 2044 TITAN STREET
TO CHEESECAKE PROPERTIES LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1212 South 17th Street; 1317 and 1511 South 20th Street; 1904 South 23rd Street; 1216 South 31st Street; 1911 Gerritt Street; and 1932 and 2044 Titan Street (collectively, the “**Property**”) to Cheesecake Properties LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Eight Hundred and 00/100 U.S. Dollars (\$800.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 10, 2024.

Philadelphia City Council Resolution No. _____ dated _____

Exhibit I



NORRIS SQUARE COMMUNITY ALLIANCE

174 Diamond Street • Philadelphia, PA 19122 • Main: 215-426-8734 • Fax: 215-426-5822 • www.nscaonline.org

June 12, 2024

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

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

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

Dear David Thomas, Angel Rodriguez, and Andrew Goodman,

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

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

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

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

Exhibit I



NORRIS SQUARE COMMUNITY ALLIANCE

174 Diamond Street • Philadelphia, PA 19122 • Main: 215-426-8734 • Fax: 215-426-5822 • www.nascaonline.org

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

Thank you for your attention to this matter.

Sincerely,

NSCA RCO
Patricia De Carlo
Chair

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

Exhibit I



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

August 1, 2024

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

Re: Letter of Support

Dear Mr. Pridgen:

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

Sincerely,

Pastor Glenn Dawson Jr

Senior Pastor Glenn Dawson Jr

Exhibit I



September 3, 2024

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

RE: Support Letter | Prime Corporation of NJ Inc.

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

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

Respectfully,

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

David Langlieb

Executive Director, Philadelphia Accelerator Fund

Exhibit I

"WE THE PEOPLE"

WE ARE IN SUPPORT OF THE CLAIMS BEING MADE IN RE: 2407-15 N 6th Street

WE ATTEST THAT THE ONCE VACANT PROPERTY HAS BEEN MAINTAINED, OCCUPIED, AND UPKEPT BY

Jerome Blount

SINCE 2019-CURRENT

1. Mariluz Matías 38 yrs. cell - 267-318-8085
- 2.
3. Pedro Vasquez 42 yrs. cell - 207 257 6684
- 4.
5. Solomon Smith III 40 yrs
6. Christopher Foreman 38 215-828-0298
7. Christine Foreman 55 267-746-5623
8. Chantay Foreman 36
9. Natalie Jefferson 856-379-5322
10. Marvin Verleen 207 283 5273
11. Barrie Barkley 1 YEAR 732-541-0219
12. Jim A. Cunningham 1 YEAR 732 541-1117
13. Stanley Upchurch 35 267-506-4598
- * 14. Keshon Davis 50 267-886-5085 - Block captain
15. Raymond Davis 39 215 934 0946
16. Sergio Vazquez YR 34 267 577 2215
17. Tremaine R. 2
18. Daniel Seabrook 34 yrs. 215-820-8867
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.

Exhibit I

August 12, 2024 at 12:55 PM

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

Exhibit J

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

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445 and 2447 North 6th Street (collectively, the “**Property**”) to The Prime Corporation of New Jersey, Inc. (the “**Purchaser**”).

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

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

Adopted by Philadelphia Land Bank Board of Directors on September 10, 2024.

Philadelphia City Council Resolution No. _____ dated _____.

Exhibit K

Andrea Saah

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Andrea, PHDC and Land Bank Board Members.

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

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

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

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

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

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

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

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

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

Please acknowledge receipt,

Respectfully Submitted,
Bo
Zulu Nation

Exhibit L

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

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 532 West Dauphin Street (the “**Property**”) to Rufus F. Lovera and Elba I. Lovera (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for Fifty Thousand and 00/100 U.S. Dollars (\$50,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 10, 2024.

Philadelphia City Council Resolution No. _____ dated _____.