

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING

TUESDAY, JUNE 11, 2024 – 10:00 AM
THIS MEETING WILL BE HELD REMOTELY ON ZOOM AND IS OPEN TO THE PUBLIC.

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

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of May 14, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Election of Board Officers and 11th Board Member
- V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

The properties below are proposed for disposition to Civetta Property Group LLC to develop seventy (70) single-family homeownership units in the Eighth (8th) Councilmanic District. The units will be two stories, with finished basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,050 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.

- 423-27*, 429-39* (including 429-39 Rear) E. Ashmead Street; 226*, 260*, 278*, 292*, 313* (aka 313-15) E. Brighthurst Street; 49* E. Earlham Street; 4635* Germantown Avenue; 30 Good Street; 5608*, 5618, 5619, 5642, 5669 Heiskell Street; 4946* Keyser Street; 316, 318-34*, 346* Mechanic Street; 5514*, 5515*, 5642* Morton Street; 6672*, 6674 Musgrave Street; 53* E. Pastorius Street; 207* E. Penn Street; 248* E. Phil Ellena Street; 42*, 44* Reger Street; 35 E. Seymour Street; 227*, 261*, 263* E. Sharpnack Street; 4951*, 4957*, 4961*, 4975* Sheldon Street; 218, 326*, 342*, 343-45 Shedaker Street; 111*, 112* E. Springer Street; 4925*, 5222* Wakefield Street (*denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)

B. Side/Rear Yards

The properties below are proposed for conveyance to the following individual applicants as a side or rear yard. Each applicant owns and resides in the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.

- 166 W. Cumberland Street – Pura Garcia (CD 7)
- 2537 Mutter Street – Janet Hernandez (CD 7)
- 1532* W. Loudon Street – Pablo A. Cortez (CD 8) (*property being transferred by the City of Philadelphia to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank June 11, 2024, Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: May 31, 2024

The June 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, June 11, 2024, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M. or as soon as the Executive Session has ended. This meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

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

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

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

Webinar ID: 863 4196 8429; Passcode: 433530

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

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

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

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, June 11, 2024:

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

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

(continued on next page)

Public Comment DURING Board Meeting:

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

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

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

Rules of Conduct:

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

Recording of Board Meeting:

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

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

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

PHILADELPHIA LAND BANK

MAY 14, 2024 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, May 14, 2024, via Zoom webinar, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

Acting Board Chair Andrew Goodman called the meeting to order at 10:07 a.m.

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

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

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda and discussed the process for running the meeting and the election to occur at the next meeting.

Item I **Roll Call**

The following members of the Board of Directors reported present: Darwin Beauvais, Cornelius Brown, Nicholas Dema, Andrew Goodman, Maria Gonzalez, Jenny Greenberg, Rebecca Lopez Kriss, and Herbert Wetzel.

The following Board members were absent during roll call: Michael Johns and Majeedah Rashid.

Mr. Goodman welcomed and congratulated the newest slate of Land Bank Board members appointed by the Mayor and City Council. He also thanked the prior Board members who served for many years.

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

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

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

Item II
Approval of Board Minutes

Mr. Goodman called for questions or comments from the Board regarding the minutes of the Board meeting of April 9, 2024. There were none.

Following Mr. Goodman's call for a motion, Mr. Dema moved to approve the minutes. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the April 9, 2024 Board Meeting minutes.

Item III
Executive Director's Report

Mr. Rodriguez acknowledged the departure of Board members Alex Balloon and Rick Sauer and thanked them for their service.

Mr. Rodriguez then spoke about the Turn the Key (TTK) Open House held the previous week. Service providers, banks and developers who are building the houses were present. 1,600 people registered, and at least 300 people attended. Mr. Rodriguez's full comments about Turn the Key and the Open House can be found on pages 6 to 7 of the attached transcript.

Item IV
Administrative Matters

IV.A. Appointment of Board Chair

Mr. Rodriguez asked the Board to authorize the appointment of Herbert Wetzel as Board Chair until full elections can be held. Herbert Wetzel is replacing Anne Fadullon, who resigned as Board Chair in December of 2023.

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

Mr. Goodman called for questions or comments from the public and then recognized Jihad Ali, who praised the experience of the new members and thanked the departing members for their service.

Mr. Goodman recognized Patricia DeCarlo, who congratulated Herbert Wetzel on being nominated as Chair of the Land Bank Board. Ms. DeCarlo hopes the new Board members will focus on truly affordable housing.

Seeing no further comments from the public or the Board, Mr. Goodman called for a motion.

Ms. Gonzalez moved to approve the appointment of Herbert Wetzel as Chair of the Land Bank Board. Ms. Greenberg seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Appointing Herbert Wetzel as Board Chair** (attached to these minutes as **Exhibit B**).

Chair Wetzel thanked Mr. Goodman for the work he has done as Interim Chair and stated that he is looking forward to working with the Board and the staff to serve the citizens of Philadelphia.

Mr. Rodriguez then read the Land Bank Board's public comment policy governing public comment when requested by the Board Chair regarding specific agenda items.

Chair Wetzel announced that Agenda Item V.B.2. (disposition of 45 properties for affordable homeownership development in Council District 7) was tabled.

IV.B. Date for Election of Board Officers

Mr. Rodriguez presented a resolution to hold officer elections for all officer positions and for the position of the 11th Board Member at the meeting of the Board of Directors on June 11, 2024, with said officers and the 11th Member to serve until their successors are elected at the next annual meeting.

Chair Wetzel asked for confirmation that the next annual meeting will be in December of 2024. Mr. Rodriguez confirmed that is correct.

Mr. Lopez-Kriss requested that the Ms. Imredy Saah explain the election procedures. Ms. Imredy Saah explained the procedure, and the full explanation can be found on pages 14 to 15 of the attached transcript.

Chair Wetzel asked whether the nomination process will be repeated in November in advance of the annual meeting. Ms. Imredy Saah confirmed that is correct.

Ms. Lopez-Kriss asked if the nominations would be publicized prior to the next Board meeting. Ms. Imredy Saah stated the Land Bank has historically included the nominations in the published Board package prior to the meeting.

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

Mr. Dema moved to approve the date of June 11th as the date for the Board officer and 11th member elections. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Setting Date for Election of Board Officers and 11th Board Member** (attached to these minutes as **Exhibit C**).

IV.C. Amendments to Approved Dispositions

IV.C.1.

Mr. Rodriguez introduced the next item, an amendment to Resolution No. 2022-38 adopted by the Board on October 11, 2022, which amended Resolution No. 2020-25 adopted by the Board on December 8, 2020, which approved the development of twenty-nine (29) single-family homes by BMK Properties, LLC. The properties, 2037, 2039, 2047, 2050 and 2052 E. William Street in the 1st Council District, were already conveyed to the developer.

The developer is asking for approval to convert five (5) market rate units to five (5) Turn the Key-eligible homes to be sold to purchasers with a household income at or below 100% of AMI for a maximum price of \$280,000. The units will be subject to a Declaration of Restrictive Covenants ensuring affordable ownership, and an EOP will continue to apply to the project.

Chair Wetzel called for questions or comments from the Board.

Mr. Dema asked for the current status of the development. Mr. Rodriguez responded that the project is under construction, and that the previously approved TTK units in this development have all been sold.

Ms. Gonzalez asked if all other TTK units in the project are at 100% of AMI. Mr. Rodriguez responded that all other TTK units are at 100% of AMI.

Ms. Imredy Saah clarified that the units are sold to eligible buyers “at or below” the applicable AMI level, and it is not in any way limited to buyers “at” the AMI level. Ms. Imredy Saah also clarified that two of the previously approved affordable units in the development are being sold to purchasers with an income at or below 80% of AMI.

Ms. Gonzalez stated that she believes the Board needs to do work on improving affordability levels in project, and that the Board needs to clarify what “affordable” means.

Chair Wetzel called for questions or comments from the public.

Chair Wetzel recognized Jihad Ali, who asked if the five (5) subject units have been sold. Mr. Rodriguez responded that they have not been sold. Mr. Ali then praised the quality of BMK’s construction and encouraged the Board members to tour the units.

Chair Wetzel recognized Patricia DeCarlo, but she was unable to resolve her technical issues and therefore did not speak.

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

Mr. Dema moved to approve the requested modification to the project. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolutions 2022-38 and 2020-25 to Authorize Modification of Mixed-Income Homeownership Development to Convert Five (5) Market-Rate Homes to Turn the Key - Eligible Homes** (attached to these minutes as **Exhibit D**).

IV.C.2.

Mr. Rodriguez introduced the next item, an amendment to Resolution No. 2023-16 adopted by the Board on April 11, 2023, which amended Resolution No. 2022-30 adopted by the Board on September 13, 2022, which approved the renovation of six (6) single-family homes by West NoMa Revitalization Group LLC. The properties, 759, 761, 763, 773 and 783 Pallas Street and 4041 Cambridge Street in the 3rd Council District, were already conveyed to the developer.

After the conveyance to the developer and upon further inspection, the developer discovered substantial structural damage which rendered the homes on Pallas Street economically unviable for rehabilitation at the approved maximum price and maximum housing income level. The proposal is to allow the developer to return the five (5) homes on Pallas Street to the Land Bank and complete the renovation of the home on Cambridge Street. The remaining unit will be subject to a Declaration of Restrictive Covenants ensuring affordable ownership, and an EOP will continue to apply to the project.

Mr. Dema commented on the low sales price. Mr. Rodriguez responded that the maximum sales price and the household income level correspond with the project being a renovation and home prices for similar structures in that area.

Mr. Goodman spoke about the need to prioritize the sale of vacant structures in order to reach a deeper level of affordability and to maintain the fabric of the neighborhoods. Mr. Goodman would like to explore ways to expedite the interagency transfer process to avoid future similar situations.

Chair Wetzel asked if any emails were received prior to the Board meeting. There were none.

Chair Wetzel recognized Jihad Ali, who concurred with Mr. Goodman and expressed his disappointment with the time elapsed between initial Board approval and the time at which the developer could begin working on the properties.

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

Mr. Dema moved to approve the requested modification to the project. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolutions 2022-38 and 2020-25 to Reconvey Properties to Philadelphia Land Bank, Remove Said Properties from Project Scope, and Revise Project Unit Count** (attached to these minutes as **Exhibit E**).

IV.C.3.

Mr. Rodriguez introduced the next item, an amendment to Resolution No. 2019-35 adopted by the Board on May 15, 2019, which approved the development of twenty (20) homeownership units and twenty-eight (28) rental units by Mosaic Berks LP. The properties, 1901-09 and 1911-15 N. 33rd Street in the 5th Council District, were already conveyed to the developer,

The proposal is to allow the developer to (a) cure the Construction Completion Deadline default and (b) modify the proposed development and the completion deadlines to encompass twenty-seven (27) single-family homes to be built in three (3) phases, with fourteen (14) units to be sold to purchasers with an income at or below 100 % AMI at maximum sales prices ranging from \$270,000 to \$299,000, making them eligible for participation in the Turn the Key Program, and thirteen (13) units to be sold at market rate for approximately \$330,000 to \$349,000. The units will be subject to a Declaration of Restrictive Covenants ensuring affordable ownership, and an EOP will continue to apply to the project.

Chair Wetzel called for questions or comments from the Board.

Ms. Gonzalez asked what the previously approved affordability levels were. Mr. Rodriguez responded that all units in the previous version of the project were approved as market rate units. Ms. Imredy Saah added that the previous version of this project was approved pursuant to a previous disposition policy.

Ms. Gonzalez commented that the Land Bank should encourage developers to do greater due diligence prior to signing any agreements. Mr. Rodriguez responded that environmental reports were included in the RFP, and the environmental issues identified in the reports were factored into the purchase price.

Mr. Dema asked what the impetus was for phasing the project. Mr. Rodriguez responded that the phasing is associated with the developer's financing plans.

Chair Wetzel asked about questions or public comments prior to the Board meeting. Ms. Imredy Saah responded that none were received.

Chair Wetzel called for questions and comments from the public.

Chair Wetzel recognized Jihad Ali, who expressed his support for this development. Mr. Ali asked whether any units are condominium units, and Mr. Rodriguez responded that all units are condominium units, which Mr. Ali applauded.

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

Mr. Dema moved to adopt the requested modifications to the development. Ms. Greenberg seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution 2019-35 to Modify Project Plans and Unit Count and Qualify Units for Turn the Key Program** (attached to these minutes as **Exhibit F**).

IV.D. Interagency Transfers

Mr. Rodriguez presented the proposed transfer of the homes located at 1944 W. Westmoreland Street in the 8th Council District and 5019 N. Camac Street in the 9th Council District to the Philadelphia Housing Development Corporation to support the preservation of affordable housing.

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

Chair Wetzel asked if any questions or comments were received prior to the Board meeting. None were received.

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

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

Ms. Gonzalez moved to approve the interagency transfers. Mr. Dema seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1944 West Westmoreland Street to Philadelphia Housing Development Corporation** (attached to these minutes as **Exhibit G**) and **Resolution Authorizing Conveyance of 5019 North Camac Street to Philadelphia Housing Development Corporation** (attached to these minutes as **Exhibit H**).

Ms. Imredy Saah clarified that with this vote the Board approved two resolutions because the properties are in separate Council districts.

Item V **Property Dispositions**

V.A. Side/Rear Yards

Mr. Rodriguez requested that the Board authorize the conveyance of 2839 North Orianna Street in the 7th Council District to the adjacent owners, Pedro Alejandro Mencia Brito and Aryam Vargas Almonte, 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 asked if any questions or comments were received prior to the Board meeting. Ms. Imredy Saah responded that an adjacent neighbor wrote asking how they could acquire this property as a rear yard, but the property was not available to that applicant due to this prior application.

Chair Wetzel called for questions or comments from the public. Mr. Rodriguez recognized Aryam Vargas Almonte, one of the applicants. Ms. Vargas Almonte was confused by Ms. Imredy Saah's comment about the property being unavailable. Ms. Gonzalez translated for the applicant in Spanish and explained that the Board was discussing the approval of the sale of the property to Ms. Vargas Almonte and her husband.

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

Ms. Gonzalez moved to approve the disposition. Mr. Dema seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2839 North Orianna Street to Pedro Alejandro Mencia Brito and Aryam Vargas Almonte** (attached to these minutes as **Exhibit I**).

V.B. Development – Affordable Housing (unsolicited)

V.B.1.

Mr. Rodriguez requested the Board's approval to convey 2806, 2903, 2907, 2913, 2917-19, 2925 and 2937-39 Cecil B. Moore Avenue in the 5th Council District to Civetta Property Group LLC to develop nine (9) single-family homeownership units. All homes will be sold to households with incomes at or below 100% AMI with a maximum sale price of \$280,000, and homebuyers will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program. The units will be 3 stories, each approximately 1,200 square feet and containing 3 bedrooms and 2 baths. The homes

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.

Ms. Gonzalez asked for clarification on the price after Turn the Key. Mr. Rodriguez responded that, after including all subsidies, the net price will be approximately \$175,000 for the homebuyers, with the monthly mortgage payments averaging \$1,350. Mr. Rodriguez added that the average TTK homebuyer earns approximately \$45,000 annually and has a credit rating of approximately 600.

Mr. Dema asked about the maximum sales price. Mr. Rodriguez responded that the maximum sales price is \$280,000, but that developers can sell for less than \$280,000. After including the subsidies, the purchasers are only responsible for paying, on average, \$175,000 toward the sales price via their primary mortgage. Mr. Dema asked about other subsidies being utilized in addition to Turn the Key money. Mr. Rodriguez responded that up to \$75,000 is provided as a soft second mortgage via TTK, all TTK recipients are eligible for an additional \$10,000 grant from Philly First Home, and partner banks are providing additional downpayment assistance or subsidized loan products.

Ms. Greenberg commented that one property might be an active side yard. Mr. Rodriguez asked if Ms. Greenberg was referring to the property with a tent, which Ms. Greenberg confirmed. Mr. Rodriguez responded that temporarily occupying a Land Bank property is not a side yard use. He explained that the Land Bank checks the application addresses against pending side yard applications and stated that there are no pending side yard applications for any properties in this unsolicited application. Mr. Rodriguez added that Council members have also identified certain areas where they will only accept applications for housing and will not approve side yard dispositions.

Mr. Dema asked if the properties are located in the Philadelphia Housing Authority's Blumberg transformation plan. Mr. Rodriguez was not sure. Chair Wetzel commented that it may be at the upper end of the PHA's Sharswood Blumberg project.

Chair Wetzel asked if any questions or comments were received prior to the Board meeting. Ms. Imredy Saah stated that the Land Bank received a letter opposing the development from Gregory Portner, who identified himself as a neighborhood resident. Mr. Portner is concerned about affordable housing development in the area and believes affordable housing will exacerbate existing neighborhood challenges with crime, cleanliness, and strains on local resources. Mr. Porter also believes contractors do not sufficiently respect existing neighbors. The letter is attached to the minutes as **Exhibit J**.

Chair Wetzel called for questions or comments from the public.

Chair Wetzel recognized Jihad Ali, who stated that he supports Turn the Key and the community wealth creation that it supports. Mr. Ali is concerned about the EOP Plan and frustrated that he does not get to review the actual EOP plans or the reports and their details. He would like the Board to be more involved in oversight of the EOP contractors. Mr. Rodriguez responded that the Land Bank does not set EOP goals or monitor EOP compliance, as those functions lie within the Division of Housing and Community Development (DHCD) and the Office of Economic Opportunity (OEO). Developers are required to meet with DHCD and OEO to establish EOP goals, and the departments monitor progress on a monthly basis. If developers are not compliant with EOP goals, the Land Bank has contractual rights to issue a stop work order until the developer can better comply with the goals.

Chair Wetzel asked for clarification regarding the monthly reports. Mr. Rodriguez responded that the Land Bank holds a construction start meeting with developers, and the Land Bank project manager explains the EOP goals and requirements in detail. If developers failed to meet or to make a good faith effort to meet their EOP goals, the Land Bank would not issue a Certificate of Completion, and the developer would be unable to sell the noncompliant property. Chair Wetzel asked if the reports are made public. Mr. Rodriguez responded that the reports are aggregated by DHCD and OEO, and reports with aggregated information are released to the public.

Mr. Rodriguez next recognized Adam Butler, who thinks it is unacceptable that EOP reporting is only done in the aggregate. Mr. Butler also believes the property with a tent is being used as a community space. Mr. Rodriguez responded that no one has permission to use the property, that the Council member has not made the land available for purchase as a side/rear yard, and therefore it cannot be currently in use as a side yard. Mr. Butler next asked how the public can identify areas where side yards are available for purchase. Mr. Rodriguez responded that the Land Bank website application will identify whether a property is available for disposition as a side or rear yard if an applicant resides next to it. Mr. Butler's full comments and exchange with Mr. Rodriguez can be found on pages 58 to 61 of the attached transcript.

Mr. Rodriguez recognized the developer, Brennan Tomasetti. Ms. Tomasetti stated that Civetta is committed to partnering with minority- and women-owned businesses and to providing full reporting to the appropriate City departments. As of its most recent reporting from April, while Civetta's goal was set at 25% for minority-owned businesses, the actual number was 30%. The target for women-owned businesses was 10%, and the actual number was 16%. Ms. Tomasetti added that Civetta is committed to continuing to meet and exceed their EOP goals.

Mr. Rodriguez recognized Patricia DeCarlo. Ms. DeCarlo expressed her opinion that the Land Bank is not concerned with neighborhood residents' use of Land Bank property and that the Land Bank will proceed to sell the property for development without consideration for the time and effort neighborhood residents had invested in the property.

Mr. Jeremy Blatstein was recognized next and stated this project is in line with the goals of the Turn the Key program. The goal is to build more affordable housing, and the project meets all guidelines. Mr. Blatstein encouraged the Land Bank Board to approve the project and allow it to move forward to Council for final approval.

Chair Wetzel called for questions or comments from the Board. Ms. Gonzalez said it would be beneficial if the staff would report regularly on EOP plan numbers for projects on Land Bank land, and to also report on the demographics of people buying the TTK homes. This information would serve to inform the Board and public about the great work being done by developers building homes on property sold by the Land Bank.

Mr. Rodriguez recognized Omaira Santiago, who expressed her concerns about the affordability levels and the reality that people on fixed incomes cannot afford Turn the Key properties. She would like to see more housing built for those on fixed and lower incomes.

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2806, 2903, 2907, 2913, 2917-19, 2925 and 2937-39 Cecil B. Moore Avenue to Civetta Property Group LLC** (attached to these minutes as **Exhibit K**).

Item VI
Public Comment (Old & New Business)

Mr. Rodriguez recognized Jihad Ali, who reiterated his request for more information regarding EOP compliance, so that all work is not concentrated with a small number of MBE and WBE contractors. Mr. Ali's full comments can be found on pages 69 to 71 of the attached transcript.

Mr. Rodriguez recognized Adam Butler. Mr. Butler believes the Land Bank Board meetings should revert to in-person meetings. Mr. Butler also expressed a desire to have translation services available at all meetings. Lastly, Mr. Butler is also a volunteer at Iglesias Garden, and he does not think it is fair that they have spent years negotiating to acquire the property and are still waiting on a final resolution. Mr. Butler's full comments can be found on pages 71 to 73 of the attached transcript.

Mr. Rodriguez recognized Mo Rushdy. Mr. Rushdy thanked the Land Bank for organizing the Turn the Key open house, and the opportunity to meet with potential homebuyers.

Mr. Rodriguez recognized Jeremy Blatstein. Mr. Blatstein wanted to reiterate that City Council had set the affordability levels in the Turn the Key legislation, and that it is not up to the developer or Land Bank to set or renegotiate those levels.

Chair Wetzel thanked staff for helping him get through his first meeting.

Item VII
Adjournment

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:49 am.

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

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, May 14, 2024, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Jamila Davis
Lawrence Macey
Abdul-Rahim Muhammad
Patricia De Carlo
Brennan Tomasetti
Jihad Ali
Wadia Gardiner
Mo Rushdy
Lawrence McKnight
Julian Rios
Omaira Santiago
Sloane Folks
Jeremy Blatstein
Manny Delgado
Tawny Koslowsky
Noemi Rivera
Carmella Vassor-Johnson
Mike Tomasetti
Ryan Gittler-Muniz
Suzanne Ponsen
Jake Blumgart
Antonio Cerqueira
Isabel Harner
Thom Webster
Daniel Galarraga
Roshan Basil (stanton)
Kiana Gonzalez
Gordon Cain
Kyra Lee
Leah Apgar
Aimee Thomson
Moussa Doumbouya
Gary Grube
Rodolfo Santos
Jessica Albright
Svitlana Tutova
Conlan Crosley

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, May 14, 2024, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Ubong Udoekwere
Leslie Fuentes
Shae Jackson
Aaron Turkson
Anne Nygard
Patricia Hawkins
Nayezge Heyer
To-Sheng Chen
Yesenia Velez
Lilly Lugo
Migdalia Mendez
Leon Buie
Pedro Mencia
Aryam A Vargas
John Childress
Austin Simone
Naamir Truesdale
Kristen Stenson
Montana Leaks
Laura Schwingel
Lydia Hurtado
Adam Butler
Zoom user
Valerie B
Alex B
Michael McIlhinney
Jessie Lawrence
Mara Henao
John Mondlak
Doug Fath
Leslie Smallwood
Marcus Barnes
Caller 1
Caller 2
Caller 3
Caller 4
Caller 5

Exhibit A

PUBLIC COMMENTS SUBMITTED IN Q&A

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING

Tuesday, May 14, 2024, at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	Please come and see the memorial for Jose in the vacant lots: OPA: 183335500, 183335401, 183335300, 183335200, 183335101. We want you to stop selling these lots for neighborhood community green space/memorial.	Kristen Stenson	
2	Vacant Land IDS OPA: 183335500, 183335401, 183335300, 183335200, 183335101 Please consider selling off these vacant lots in our neighborhood to protect community green space and a memorial to our neighbor Jose.	Austin Simone	
3	Please, we would love to build gardens/compost stations. Please in these lots specifically: OPA: 183335500, 183335401, 183335300, 183335200, 183335101! Congrats also Herbert!	Kristen Stenson	
4	Andrea can you please clarify the item that was tabled VB2. Does that mean it will NOT be addressed today?	Tawny Koslowsky	That is correct. The Board will not consider item V.B.2
5	Thank you	Tawny Koslowsky	
6	Why are we tabling Points V B 2? why was this tabled? is it because we are here to discuss those? are you aware that this is time we are taking off to be able to attend these meetings?	Mara Henao	
7	are bilingual translation services not provided on these land bank meetings?	kiana gonzalez	
8	Thank you for your service Ms. Gonzalez	kiana gonzalez	
9	Greetings, Have the ICPIC New Afreica Center CDC, 4215 thru 4221 Brown Street application been reviewed?	Abdul-Rahim Muhammad	It is in the process of being reviewed.
10	Thank you. Can we get a lettter from PLB to show to funders?	Abdul-Rahim Muhammad	

Exhibit A

Board of Directors Meeting
05/14/2024

Page 1

CITY OF PHILADELPHIA

PHILADELPHIA LAND BANK

- - - - -

BOARD OF DIRECTORS MEETING

DATE: Tuesday, May 14, 2024

LOCATION: Zoom Teleconference

REPORTED BY: John Kelly, Court Reporter

BOARD MEMBERS: ANDREW GOODMAN, Vice Chair
HERBERT WETZEL, Interim Board Chair
MARIA GONZALEZ, Board Member
NICHOLAS DEMA, Board Member
CORNELIUS BROWN, Board Member
JENNY GREENBERG, Board Member
DARWIN BEAUVAIS, Board Member
REBECCA LOPEZ KRISS, Board Member

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

Pages 1 through 77

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Exhibit A

Board of Directors Meeting 05/14/2024

AGENDA		Page 2	Page 4	
	PAGE			
I. Roll Call	4	1	be included in the minutes. All questions and comments	
II. Approval of Minutes of Meeting of	5	2	received before this meeting were shared with the Board.	
III. Executive Director's Report	6	3	Also, prior to today's Public Session, the Board	
IV. Administrative Matters		4	held an Executive Session during which the agenda was	
A. Administrative Matters Resolution - Appointment of	8	5	reviewed. We also spoke about the process for running the	
Herb Wetzel as Interim Board Chair Replacing		6	meeting and the elections to occur at the next Board	
Anne Padullon		7	meeting. And that was it. Thank you.	
B. Resolution - Setting Date for Election of	13	8	ACTING CHAIR GOODMAN: We'll now take the roll	
Board Officers and 11th Board Member		9	call as well.	
C. Amendments to Approved Dispositions		10	MS. SAAH: Cornelius Brown?	
1. Amendment to Resolution No. 2022-38	16	11	MR. BROWN: Here.	
2. Amendment to Resolution No. 2023-16	25	12	MS. SAAH: Nicholas Dema?	
3. Amendment to Resolution No. 2019-35	33	13	MR. DEMA: Here.	
D. Interagency Transfers	41	14	MS. SAAH: Jenny Greenberg?	
1944 W. Westmoreland Street (CD 8)		15	MS. GREENBERG: Here.	
5019 N. Camac Street (CD 9)		16	MS. SAAH: Herbert Wetzel?	
V. Property Dispositions		17	(No response.)	
A. Side/Rear Yards	42	18	ACTING CHAIR GOODMAN: You're muted, Herb.	
2839 N. Orianna Street (CD 7)		19	MR. WETZEL: Here.	
B. Development - Affordable Housing (unsolicited)		20	MS. SAAH: Thank you. Darwin Beauvais?	
1. 2806, 2903, 2907, 2913, 2917-19, 2925 and	47	21	MR. BEAUVAIS: Here.	
2937-39 Cecil B. Moore Avenue		22	MS. SAAH: Maria Gonzalez?	
VI. Public Comment (Old/New Business)	69	23	MS. GONZALEZ: Here.	
VII. Adjournment	76	24	MS. SAAH: Andrew Goodman?	

P R O C E E D I N G S		Page 3	Page 5	
1	ACTING CHAIR GOODMAN: Good morning, everyone.	1	ACTING CHAIR GOODMAN: Here.	
2	Thank you for joining us. Welcome to the May 2024 edition	2	MS. SAAH: Rebecca Lopez Kriss?	
3	of the Land Bank Board of Directors meeting. My name is	3	MS. LOPEZ KRISS: I'm here.	
4	Andrew Goodman. I'm currently serving as Vice Chair and	4	MS. SAAH: Michael Johns?	
5	Acting Chair of the Land Bank Board. Thank you all for	5	(No response.)	
6	joining us this morning.	6	MS. SAAH: Majeedah Rashid?	
7	We'll start with a brief note from our senior	7	(No response.)	
8	counsel about conducting virtual meetings.	8	MS. SAAH: So we have two absent but we have	
9	MS. SAAH: Good morning, everyone. Today's Board	9	sufficient numbers for a quorum and can proceed.	
10	meeting is being held via an authorized communication device	10	ACTING CHAIR GOODMAN: Let me be the first to	
11	and is being recorded. Questions and comments may be made	11	publicly welcome and congratulate our newest slate of Land	
12	using the Q&A function or by using the "raised hand"	12	Bank Board members as appointed by the mayor and City	
13	function during the public comment period.	13	Council.	
14	If you are calling in and not using the Zoom	14	I'll personally say we are grateful to have you,	
15	webinar link, you may ask questions or make comments by	15	and for those who are joining us again, looking forward to	
16	pressing star 9 on your phone or, again, using the "raised	16	working with you more, and also give a public thanks to our	
17	hand" function. Please do not use the chat. If any member	17	prior Board members who were serving under the last term.	
18	of the public has any issues submitting questions or	18	Thank you very much for so many years of service.	
19	comments, please send an email to andrea.saah@phdc.phila.gov	19	And with that, we'll go into the agenda with the	
20	and I will post that email address in the chat for you to	20	approval of the meeting minutes. Hopefully, Board members	
21	see. Please note that all questions and comments received by	21	had a chance to review the minutes from the last Board	
22	email prior to this meeting or questions and comments	22	meeting held on April 9, 2024.	
23	submitted through the Q&A function during the meeting will	23	Are there any questions? And if not, I will	
24		24	entertain a motion.	

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Exhibit A

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<p style="text-align: right;">Page 6</p> <p>1 MR. DEMA: I make a motion to approve the minutes.</p> <p>2 MS. LOPEZ KRISS: Second.</p> <p>3 ACTING CHAIR GOODMAN: Motion has been made and</p> <p>4 properly seconded to approve the minutes from the April 9,</p> <p>5 2024 Land Bank Board meeting. All in favor?</p> <p>6 (Chorus of ayes.)</p> <p>7 ACTING CHAIR GOODMAN: Any opposed, please say</p> <p>8 nay.</p> <p>9 (No response.)</p> <p>10 ACTING CHAIR GOODMAN: The ayes have it and the</p> <p>11 motion carries. We'll now go to our report from our</p> <p>12 executive director.</p> <p>13 MR. RODRIGUEZ: Thank you, Mr. Chair. Welcome,</p> <p>14 Board members and public. I just have two items. I want to</p> <p>15 echo what Mr. Goodman stated about past Board members.</p> <p>16 I want to acknowledge specifically Alex Balloon</p> <p>17 and Rick Sauer for their service and what they brought to</p> <p>18 the Board and their perspective in helping the city move</p> <p>19 forward and make the Land Bank function at the level that</p> <p>20 we've been able to do.</p> <p>21 Next item I wanted to notice the Board about is,</p> <p>22 last week we held an open house for Turn the Key. And the</p> <p>23 public may have heard this and some Board members have heard</p> <p>24 this. Turn the Key is a unique program that was started by</p>	<p style="text-align: right;">Page 8</p> <p>1 we'll move into the agenda item section No. IV,</p> <p>2 administrative matters, starting with a resolution to</p> <p>3 appoint a new Interim Board Chair.</p> <p>4 MR. RODRIGUEZ: Good morning, Board members.</p> <p>5 Today, for Item No. IV.A., today we're asking the Board to</p> <p>6 authorize the appointment of Herb Wetzel as Board Chair,</p> <p>7 replacing Anne Fadullon, in accordance with Section 201 of</p> <p>8 the bylaws of the Philadelphia Land Bank.</p> <p>9 Mr. Wetzel will be Chair of the Board until a full</p> <p>10 election of the officers of the Board is held in June.</p> <p>11 ACTING CHAIR GOODMAN: Thank you, Angel. Any</p> <p>12 questions or comments from the Board on this resolution?</p> <p>13 (No response.)</p> <p>14 ACTING CHAIR GOODMAN: Seeing none, are there any</p> <p>15 questions or comments from the virtual audience? If so,</p> <p>16 please raise your Zoom hand at this time, and please be</p> <p>17 mindful, public comment on this particular agenda item must</p> <p>18 be limited to the substance of the resolution at hand.</p> <p>19 All right, seeing first, we have Jihad Ali with</p> <p>20 his hand raised.</p> <p>21 MR. ALI: Thank you, Mr. Chairman. Good morning,</p> <p>22 members of the Board. I just wanted to say, I'm pleased to</p> <p>23 see some of the new members, especially Darwin Beauvais. It</p> <p>24 always feels like I owe Darwin -- I don't want to owe an</p>
<p style="text-align: right;">Page 7</p> <p>1 council as part of the Neighborhood Preservation Initiative,</p> <p>2 \$400 million bond issuance.</p> <p>3 Turn the Key is a soft second mortgage which</p> <p>4 allows homebuyers, qualified homebuyers to gain access to</p> <p>5 affordable homeownership.</p> <p>6 Last week we had service providers, banks,</p> <p>7 developers who are building housing that have been approved</p> <p>8 by this Board and by the Land Bank for development that are</p> <p>9 in various stages -- currently we have about 300 properties</p> <p>10 that are being developed across the city -- and we had great</p> <p>11 turnout.</p> <p>12 We had about 1,600 people registered. Over 300</p> <p>13 attended. Each of the service providers or vendors that we</p> <p>14 spoke to and had a table all spoke about having over 300,</p> <p>15 anywhere from 200 to 300 people asking for information.</p> <p>16 So it's a great product with great opportunity for</p> <p>17 people to have homeownership, especially in this climate</p> <p>18 with high interest rates. So it was a great project, and we</p> <p>19 keep building, so -- and that concludes my report.</p> <p>20 ACTING CHAIR GOODMAN: Thank you, Angel.</p> <p>21 Any questions or comments from Board members on</p> <p>22 the executive director's report?</p> <p>23 (No response.)</p> <p>24 ACTING CHAIR GOODMAN: All right. Seeing none,</p>	<p style="text-align: right;">Page 9</p> <p>1 apology, but I think you're an excellent choice for the</p> <p>2 Board.</p> <p>3 Ms. Greenberg, I've heard about you from other</p> <p>4 people on the Citywide Coalition. And of course, Mr.</p> <p>5 Wetzel, I go way back with him so much. I'm just proud to</p> <p>6 see him there, and also Mr. Dema. I know your expertise on</p> <p>7 this subject is really something that I think will</p> <p>8 absolutely benefit the Board.</p> <p>9 To the past Board members, I'd like to say</p> <p>10 goodbye, and thank you for your service. I think that the</p> <p>11 thing that I wanted to say for Mr. Wetzel, I just think</p> <p>12 you're an excellent choice. I think your stewardship, I</p> <p>13 think the expertise that you have in all the intricacies of</p> <p>14 PHDC and all that, that's something that we need.</p> <p>15 I think that's one of the only chinks in this</p> <p>16 armor, is this overall shadow that PHDC has on this that is</p> <p>17 not transparent. So hopefully, as we go forward, we can</p> <p>18 break that down. But I support you and I think you're going</p> <p>19 to be a great attribute to the Board on behalf of the</p> <p>20 citizens of Philadelphia. Thank you.</p> <p>21 ACTING CHAIR GOODMAN: Thank you, Mr. Ali. Next</p> <p>22 with hand raised we have Patricia DeCarlo. Please un-mute</p> <p>23 yourself and state your name and begin your question or</p> <p>24 comment.</p>

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Exhibit A
Board of Directors Meeting
05/14/2024

<p style="text-align: right;">Page 10</p> <p>1 (Pause.)</p> <p>2 ACTING CHAIR GOODMAN: Hello, Patricia. Looks</p> <p>3 like you're still muted.</p> <p>4 MS. DeCARLO: So just wanted to congratulate and</p> <p>5 support Herb Wetzel as chair of the Land Bank Board. I</p> <p>6 agree with the gentleman before. He has a broad experience</p> <p>7 and ability to move things forward in a clear and supportive</p> <p>8 way of community, which is something that needs to be looked</p> <p>9 at in this process with the Land Bank, because my sense is</p> <p>10 that perhaps the Board members don't know the level of</p> <p>11 details that you need to know as to what the Land Bank is</p> <p>12 doing to our land, our communities, our seniors who maintain</p> <p>13 gardens for 30 years and the Land Bank goes in and takes the</p> <p>14 lot.</p> <p>15 So, congratulations, hope you have a great time,</p> <p>16 and let's really, really push for affordable housing for</p> <p>17 low-income and working class and stop using the term</p> <p>18 "affordable housing," because it may be affordable for</p> <p>19 Jackie Kennedy, but that does not mean it's affordable to</p> <p>20 low-income neighborhoods by the zoning, the ZIP Code, and</p> <p>21 19133. Thank you for your work and your dedication to the</p> <p>22 issue.</p> <p>23 ACTING CHAIR GOODMAN: With that, any last</p> <p>24 questions or comments from the Board?</p>	<p style="text-align: right;">Page 12</p> <p>1 And so, let's get going. The next resolution?</p> <p>2 MR. RODRIGUEZ: Herb, I just want to call</p> <p>3 attention, if we could read the rules of commentary.</p> <p>4 CHAIR WETZEL: Oh, could you read the public</p> <p>5 comment rules, please?</p> <p>6 MR. RODRIGUEZ: Sure. The Land Bank has adopted a</p> <p>7 Land Bank public comment policy during Board meetings. Just</p> <p>8 to reiterate, to submit questions or comments during the</p> <p>9 Board meeting when public comment on an agenda item is</p> <p>10 requested by the Board Chair, please use the "raised hand"</p> <p>11 function at the bottom of your screen. Questions may also</p> <p>12 be submitted using the Q&A function. Q&A submissions will</p> <p>13 be attached to the minutes of the meeting.</p> <p>14 Individuals will be allowed two minutes for public</p> <p>15 comment per person per agenda item. The Chair reserves the</p> <p>16 right to limit comments when more than a certain number of</p> <p>17 people have the same comments on the same matter.</p> <p>18 Staff will assist with timing and muting</p> <p>19 microphones as needed. Rules of conduct: Comments must</p> <p>20 related to the specific agenda item in question. There will</p> <p>21 be no personal attacks or hate speech against anyone,</p> <p>22 including applicants, staff members, Board members, or other</p> <p>23 members of the public.</p> <p>24 One other item, Herb. I think we need to talk</p>
<p style="text-align: right;">Page 11</p> <p>1 (No response.)</p> <p>2 ACTING CHAIR GOODMAN: If not, I will entertain a</p> <p>3 motion.</p> <p>4 MS. GONZALEZ: I make a motion to approve Herb</p> <p>5 Wetzel as Chair of the Land Bank Board.</p> <p>6 MS. GREENBERG: I second it.</p> <p>7 ACTING CHAIR GOODMAN: Motion has been made and</p> <p>8 properly seconded to approve the appointment of Herb Wetzel</p> <p>9 as Interim Board Chair of the Land Bank Board, replacing</p> <p>10 Anne Fadullon. All in favor?</p> <p>11 (Chorus of ayes.)</p> <p>12 ACTING CHAIR GOODMAN: Any opposed?</p> <p>13 (No response.)</p> <p>14 ACTING CHAIR GOODMAN: The ayes have it and the</p> <p>15 resolution is adopted. The floor is yours, Mr. Chair.</p> <p>16 CHAIR WETZEL: Thank you, Andrew, and thank you</p> <p>17 for the work that you did during this period. I want to</p> <p>18 thank those who commented. I know both of them really well</p> <p>19 and I respect their opinion.</p> <p>20 And I really am looking forward to working with</p> <p>21 all of you. Some of us have a lot to learn on how this</p> <p>22 operates and how the Land Bank can really serve the citizens</p> <p>23 of the City of Philadelphia, and it's my honor and my</p> <p>24 pleasure to serve in this role.</p>	<p style="text-align: right;">Page 13</p> <p>1 about the changes to the agenda.</p> <p>2 CHAIR WETZEL: Yes. For the record, V.B.2, that</p> <p>3 item has been tabled.</p> <p>4 MR. RODRIGUEZ: Thank you, Herb.</p> <p>5 CHAIR WETZEL: You're welcome.</p> <p>6 MR. RODRIGUEZ: So the next item for the Board to</p> <p>7 consider, today we are asking the Board to authorize the</p> <p>8 Philadelphia Land Bank to hold officer elections for all</p> <p>9 officer positions and for the position of the 11th member at</p> <p>10 the June 11, 2024 meeting of the Board of Directors, with</p> <p>11 the officers and 11th member to serve until their successors</p> <p>12 are elected, and that will be at the next annual meeting.</p> <p>13 CHAIR WETZEL: Just for clarification, that annual</p> <p>14 meeting will be in December of 2024?</p> <p>15 MR. RODRIGUEZ: Correct.</p> <p>16 CHAIR WETZEL: Thank you. May I get a motion to</p> <p>17 adopt?</p> <p>18 MS. LOPEZ KRISS: Chair, I have a quick question.</p> <p>19 CHAIR WETZEL: Go ahead. I'm sorry.</p> <p>20 MS. LOPEZ KRISS: Is it possible for Andrea to</p> <p>21 re-read the nomination procedures for the 11th member and</p> <p>22 for officers?</p> <p>23 MS. SAAH: You want me to explain it now?</p> <p>24 MS. LOPEZ KRISS: Whenever. I just want to make</p>

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Exhibit A

Board of Directors Meeting 05/14/2024

<p style="text-align: right;">Page 14</p> <p>1 sure that we do say it out loud so that the pub understands 2 it. 3 MS. SAAH: So the nominations, there is a 4 nomination committee which at this point is -- usually it's 5 the 11th member plus one officer, the highest ranking 6 officer from each of the council and administrative 7 appointees. In this case, we don't have an 11th member so 8 it will be Andrew Goodman and you, Rebecca, because you're 9 from the administrative side and Andrew is from the council 10 side. 11 So you will be requesting nominations from the 12 other Board members at least two weeks, but it's really 13 going to be four weeks prior to the next meeting, so that 14 will be this coming week. 15 Board members may nominate another Board member or 16 themselves. Also for the 11th member, of course that would 17 be somebody outside of the Board. 18 If they nominate another person on the Board, the 19 staff will request confirmation from that nominee that they 20 accept the nomination. 21 Then the slate will be presented at the next Board 22 meeting and if there are multiple nominees for a position, 23 there will be an open election and Board members will vote, 24 and that's it.</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. RODRIGUEZ: No hands are raised. 2 CHAIR WETZEL: Okay. Thank you. Let's get into 3 Item C -- 4 MR. RODRIGUEZ: We have to take the vote, Herb. 5 CHAIR WETZEL: Oh, I'm sorry. I've got to get 6 used to it. Do we do a roll call or an "aye?" 7 MR. RODRIGUEZ: Just all in favor. 8 CHAIR WETZEL: All in favor, say aye. 9 (Chorus of ayes.) 10 CHAIR WETZEL: All opposed, nay? 11 (No response.) 12 CHAIR WETZEL: The ayes have it. 13 MR. RODRIGUEZ: Thank you. 14 Moving on to the next agenda item, these are 15 amendments to approve dispositions. Just for clarification 16 for everybody, these are dispositions that have already been 17 approved. 18 What we're considering is changing the agreements 19 to the purchase development agreement with existing 20 developers that have already been selected by the Board. 21 So the first item, C.1, today we're asking the 22 Board to authorize an amendment to Resolution No. 2022-38 23 adopted by the Board on October 11, 2022 which amended 24 Resolution No. 2020-25, adopted by the Board on December 8,</p>
<p style="text-align: right;">Page 15</p> <p>1 And then once the elections are held, then those 2 individuals immediately take their positions. 3 CHAIR WETZEL: And Andrea, we will repeat that 4 like in November for the annual meeting? 5 MS. SAAH: Correct. 6 CHAIR WETZEL: And we will have the 11th member 7 then, so we'll be a three-person nominating committee? 8 MS. SAAH: That is correct. 9 CHAIR WETZEL: Okay. Rebecca, are you good? 10 MS. LOPEZ KRIS: Well, there was -- and I just 11 want to confirm that before the next meeting, we don't 12 publish the slate of candidates for the public to review? 13 MS. SAAH: In the past we have as part of the 14 Board package. 15 CHAIR WETZEL: Thank you. So do I have a motion 16 to adopt? 17 MR. DEMA: I make a motion to adopt. 18 CHAIR WETZEL: Is there a second? 19 MS. GONZALEZ: I second. 20 CHAIR WETZEL: Is there any comments from the 21 Board members? 22 (No response.) 23 CHAIR WETZEL: Angel, is there anybody for public 24 comment?</p>	<p style="text-align: right;">Page 17</p> <p>1 2020, approving the development of 28 single-family homes, 2 to approve EMK Properties, LLC to convert five market rate 3 units to five Turn the Key eligible homes to be sold at 100 4 percent of AMI for \$280,000. 5 There will be an irrevocable power of attorney and 6 an irrevocable power of attorney has been placed on the 7 properties and a declaration of restrictive covenants would 8 be placed on the five new affordable homes. The restrictive 9 covenant for homebuyers will be in effect for a period of at 10 least 15 years after the initial homebuyer purchase. All 11 purchases of the affordable homes would be required to be 12 income certified. 13 There are BOP goals that are assigned to this. 14 Those goals are 25 for MBE and 10 for WBE. The properties 15 in question are 2037, 2039, 2047, 2050 and 2052 East William 16 Street in the First Councilmanic District. 17 CHAIR WETZEL: Do I have a motion to adopt? 18 MR. RODRIGUEZ: Herb, just a point of order. 19 Typically we ask for questions from the Board and then the 20 public. 21 CHAIR WETZEL: Oh. 22 MR. RODRIGUEZ: Also we ask Andrea if she's 23 received any public comment, written public comment to be 24 read into the record.</p>

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Exhibit A

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<p style="text-align: right;">Page 18</p> <p>1 CHAIR WETZEL: Okay. Thank you for that 2 clarification. So is it comments from the Board first? 3 MR. RODRIGUEZ: Correct. 4 CHAIR WETZEL: Okay. Any comments from the Board 5 members? 6 MR. DEMA: Just a quick question, Angel. What is 7 the status of this development? Is it currently under 8 construction or -- 9 MR. RODRIGUEZ: Correct. 10 MR. DEMA: Currently under construction? 11 MR. RODRIGUEZ: They've already completed and sold 12 all of the affordable homes for Turn the Key, so they sold 13 out. They're moving to the market rate. That's where the 14 developer determined to change the five market rate units to 15 affordable. 16 CHAIR WETZEL: Are there any other Board member 17 comments? 18 MS. GONZALEZ: Yes. Angel, I have a question. 19 Out of the 29 units that are part of this project, are all 20 of them 100 percent of AMI or are there others, not these 21 five, that are designated for other income levels? 22 MR. RODRIGUEZ: This was a mixed income project 23 that was approved back in 2020 and then amended in 2022. 24 This was under the disposition policy, 51 percent</p>	<p style="text-align: right;">Page 20</p> <p>1 at 75 or 67 percent of AMI whose bankable -- in addition to 2 this, Turn the Key is going to reduce that price from 3 \$280,000, am I correct? 4 MR. RODRIGUEZ: Correct. Typically what it will 5 end up being is around \$175,000, will be the mortgage 6 amount. 7 CHAIR WETZEL: I got you. I got you. Thank you 8 so much. Any other questions from the Board? 9 MR. RODRIGUEZ: Andrea I think has a point of 10 clarification. 11 MS. SAAH: Yes. I just wanted to clarify two 12 things. One is that the resolution actually states that 13 it's an income at or below 100 percent of AMI, which is our 14 usual language, and that was unfortunately left off the 15 summary. But it is always at or below that AMI level. 16 The other thing is that this project also had two 17 properties at 80 percent of AMI, and those were already sold 18 as well. 19 CHAIR WETZEL: I got you. Yeah, that 20 clarification, when I looked at it, it looked like you had 21 to be 100 percent of AMI in order to buy, and so in the 22 future if it says at or below a particular AMI, I'm good 23 with that. 24 Any other questions or comments from the Board?</p>
<p style="text-align: right;">Page 19</p> <p>1 affordable, 49 percent market rate. What this is, is they 2 built the majority, the 51 percent affordable, and they are 3 not determining for the 49 percent, they're peeling off five 4 more to make them affordable. 5 MS. GONZALEZ: So when you say affordable -- 6 MR. RODRIGUEZ: That's at \$280,000 at 100 percent 7 of AMI. 8 MS. GONZALEZ: A hundred percent of AMI, so the 51 9 percent affordable are at 100 percent AMI, then you take an 10 additional five to be at a hundred as well? 11 MR. RODRIGUEZ: Correct. Andrea? 12 CHAIR WETZEL: Can I get a point of clarification, 13 though? Is that really supposed to say, to be sold to 14 households not exceeding 100 percent of AMI, and that a 15 household at 75 percent of AMI that can qualify to purchase 16 and get a mortgage would be eligible to buy the property? 17 MR. RODRIGUEZ: Correct. The typical buyers make 18 about \$45,000 and they're at 57 percent of AMI. 19 CHAIR WETZEL: Yeah. I think in the future, I 20 think we should be clear that the sale, the eligible 21 households cannot exceed 100 percent of AMI, rather than 22 being sold at 100 percent of AMI. 23 MR. RODRIGUEZ: Okay. 24 CHAIR WETZEL: That way it's clear that somebody</p>	<p style="text-align: right;">Page 21</p> <p>1 MS. GONZALEZ: I just have another comment. I 2 think that, you know, there's some work that I believe this 3 Board needs to think about as it relates to what we 4 determine affordable, because 100 percent of AMI, that's 5 more like middle income. 6 I mean, it is affordable but to a certain 7 population and not who we think, when we talk about 8 affordability. We're thinking about lower income 9 households. 10 So I think that there's something that we need to 11 discuss in the future to make sure that we clarify what 12 affordable means. 13 CHAIR WETZEL: I think that's a great suggestion, 14 and we'll find a way to figure out, how do we get trained 15 and then how do we have policy discussions as a new Board. 16 Thank you, Maria. 17 Any other comments from the Board? 18 (No response.) 19 CHAIR WETZEL: Anyone signed up for public 20 comment? 21 MR. RODRIGUEZ: We have a hand raised by Jihad 22 Ali. 23 MR. ALI: Hello. Can you hear me? 24 CHAIR WETZEL: Yes.</p>

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<p style="text-align: right;">Page 22</p> <p>1 MR. ALI: Thank you for allowing me to comment on 2 this. I wanted to just, I had a question on, the executive 3 director talked about these five houses. Are these five 4 sold? 5 MR. RODRIGUEZ: No. 6 MR. ALI: And so one thing I wanted to point out, 7 you know, I think, I have come to find out more about EMK 8 through this whole process and I've met with Mo Rushdy and I 9 toured the site down there. 10 You know, he's building a phenomenal neighborhood 11 down there, and I think the Board, these new Board members 12 that's coming in, how would you be able to see this project, 13 because you really need to see this project in the scope of 14 that neighborhood. 15 That is a phenomenal neighborhood and it's in an 16 area that is really going to just go straight to the top. 17 So I think, you know, for these opportunities to be 18 available -- I like these homes myself. 19 I've toured some of the other developers. All 20 your developers are not on the same level, even though 21 they're in the same program. But the attention to detail 22 that this developer is doing, I can see why his projects is 23 sold out. 24 So two things. I wanted to make sure that these</p>	<p style="text-align: right;">Page 24</p> <p>1 insight, and it's amazing. 2 I had a chance to walk through one and meet the 3 new homeowner, and the stories that you hear, you know, 4 about, you know, I never thought I'd ever own a home, and 5 suddenly this is my home, those are precious things that we 6 can make possible. 7 And let's figure out then a way that developers 8 can at least give us an open invitation and we can decide to 9 go see them or not see them. But I certainly would like to 10 visit some of these sites. 11 Any other public comment? 12 MR. RODRIGUEZ: We have one hand raised, Patricia 13 DeCarlo. 14 (Pause.) 15 MR. RODRIGUEZ: Please un-mute yourself. 16 (Pause.) 17 MR. RODRIGUEZ: You're un-muted. Can you please 18 address the Board? 19 (No response.) 20 MR. RODRIGUEZ: We currently lost Ms. DeCarlo. We 21 have no other comments on this item. 22 CHAIR WETZEL: Okay. So now can I get a motion to 23 adopt? 24 MR. DEMA: I make a motion to adopt.</p>
<p style="text-align: right;">Page 23</p> <p>1 are available, because you talk about the 1,600 people that 2 came to that event. I didn't even know about that event. 3 So, you know, I think that there needs to be more 4 marketing for these projects, especially for these 5 properties because this is a phenomenal project. 6 So, you know, I support more clarity on that. I 7 support the Board on asking for clarity on everything, 8 because a lot of things are not clear, but since we have 9 some new sheriffs in town, I'm confident things will get 10 better. 11 But I just wanted to say, I think this is 12 phenomenal, and I do think you, the new sheriffs in town, 13 need to be able to see more than just some documents on 14 paper. You need to see pictures and take some tours of 15 these sites, because some of these sites are phenomenal, and 16 some of these other developers, you all need to get rid of. 17 Thank you so much, and I think this is a great 18 developer. Thank you. 19 CHAIR WETZEL: Thank you, Mr. Ali, and I agree 20 that we need to find a way for opportunities for Board 21 members to actually go and walk through some of these 22 houses. 23 The old saying, a picture's worth a thousand 24 words, well, walking through these houses gives you the</p>	<p style="text-align: right;">Page 25</p> <p>1 CHAIR WETZEL: Is there a second? 2 MR. BRAUVAIS: Second. 3 CHAIR WETZEL: Any other comments from the Board? 4 (No response.) 5 CHAIR WETZEL: Hearing none, all in favor, say 6 aye. 7 (Chorus of ayes.) 8 CHAIR WETZEL: Those opposed, nay. 9 (No response.) 10 CHAIR WETZEL: Ayes have it. Next Board item? 11 MR. RODRIGUEZ: The next Board item is C.2. Today 12 we're asking the Board to authorize an amendment to 13 Resolution No.2023-16 adopted by the Board on April 11, 14 2023, which amended Resolution No. 2022-30, adopted by the 15 Board on September 13, 2022, approving the renovation of six 16 single-family homes. 17 As background, once the disposition was finalized 18 earlier this month, the applicant conducted a more thorough 19 examination of the properties. They discovered substantial 20 structural damage within the Pallas Street properties, 21 making them economically unviable for rehabilitation. 22 Consequently, the applicant has requested to 23 convey all the Pallas Street properties back to the Land 24 Bank. Today, we are asking the Board to authorize the</p>

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<p style="text-align: right;">Page 26</p> <p>1 return of the five homes to the Land Bank by West NoMa 2 Revitalization Group, LLC, and the renovation of one single- 3 family home at 4441 Cambridge Street. 4 An irrevocable power of attorney has been placed 5 on the properties and a declaration of restrictive covenants 6 which will be placed on the affordable home. The 7 restrictive covenant for the homebuyer will be in effect for 8 a period of at least 15 years after the initial homebuyer 9 purchase. All purchases of the affordable homes will be 10 required to be income certified. EOP goals do apply. The 11 levels are 67 percent MBE, 25 percent WBE. 12 The properties being returned are 759, 761, 763, 13 773 and 783 Pallas Street in the Third Councilmanic 14 District. 15 CHAIR WETZEL: Are there any questions or comments 16 from the Board? 17 MR. DEMA: Just one comment. Angel, on this 18 particular one, right, the sale price is substantially lower 19 than what we've been seeing of the \$280,000, correct? 20 MR. RODRIGUEZ: Yes, because it's a rehab, and the 21 location. 22 MR. DEMA: And this would still be eligible for 23 Turn the Key, so this will, you know, potentially really get 24 written down probably below \$150,000, right?</p>	<p style="text-align: right;">Page 28</p> <p>1 office, there were 95 vacant homes in the district that were 2 publicly controlled, and now there are 30, and I'm sure that 3 number will continue to go down incrementally. 4 This is not the first time where I've been told 5 that applicants are submitting applications to take over 6 these vacant houses but then the city ends up tearing them 7 down before the application could be realized. So I think 8 this is something we need to be more aware of. 9 But then also just more broadly, we're not taking 10 the opportunity to think creatively about how to stabilize 11 these structures while they are in city control so that they 12 can be saved for affordable housing, especially when viable 13 applications do come in. 14 These applicants are applying for these properties 15 sight unseen. They're not looking at the interiors before 16 they apply. And then by the time they get through a 17 disposition process that in this case lasted almost two 18 years, no work has been done in the house during that entire 19 time in the interim to further secure or stabilize the 20 properties, and so that wear and tear just continues and 21 gets worse. 22 In this particular instance, there was one of 23 these houses that we knew was particularly difficult, and 24 there was literally seven months where the applicant was</p>
<p style="text-align: right;">Page 27</p> <p>1 MR. RODRIGUEZ: Yeah. There's a sliding scale 2 that's applied to projects. 3 MR. DEMA: Okay. 4 MR. GOODMAN: I'd like to make a comment here as 5 well, because of that unique situation. The overwhelming 6 majority of land that the Land Bank has and just the 7 applications that we see are for redeveloping vacant lots, 8 but there is a not insignificant amount of vacant houses 9 that the city controls, and you know, when it is possible, 10 these renovations are a unique opportunity to get that sale 11 price down, as well as keeping the local kind of fabric 12 intact and it just being a more kind of environmentally 13 friendly way of developing. 14 So I do think there is a broader issue here that 15 benefits, you know, that the Board, that we should be kind 16 of edified on and aware of and keeping track of, because I 17 think there are steps here -- there were ways to avoid this 18 from happening and there are steps that we as a city could 19 be taking to actually, you know, try to benefit from these 20 opportunities to accomplish this goal of, you know, getting 21 even deeper affordable housing via these vacant homes. 22 So, you know, we are proactively demolishing a lot 23 of these to avoid the liability of having vacant structures, 24 so when I started my day job in the third district council</p>	<p style="text-align: right;">Page 29</p> <p>1 reaching out to the agency, asking for help to stabilize it, 2 to prevent demolition, and no help was offered. 3 So the result is that the viable application from 4 a minority developer at much lower sale prices and much 5 higher MBE participation rates, right -- Angel quoted 67 6 percent MBE participation -- fail before it even has a 7 chance to succeed. 8 And there are process issues here that we could be 9 looking more closely at to prevent these sorts of things 10 from continuing. 11 So, you know, I do support the amendment because, 12 you know, because the applicant doesn't have options in this 13 case, but I do think this Board could and should take a 14 keener interest in these vacant properties that are in the 15 city's control and what could be done to re-purpose these 16 for genuinely affordable homeownership opportunities. So 17 thank you, Mr. Chair. 18 CHAIR WETZEL: Just a quick question. You're 19 speaking about both the policies that the Land Bank may have 20 in place, but the broader issue of the various departments 21 that hold properties and how conveyance takes place; is that 22 correct? 23 MR. GOODMAN: Yes. In this case, I think all of 24 the Pallas Street properties were not owned by the Land Bank</p>

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<p style="text-align: right;">Page 30</p> <p>1 originally. They were owned by the Redevelopment Authority. 2 Every month the Board considers interagency 3 transfers, right, from one of the four agencies to another. 4 And that in itself is a huge loss of time, just the amount 5 of time that it takes for that paperwork to happen, and 6 especially in a situation like this, right? 7 A vacant lot remains a vacant lot, but a vacant 8 structure, like, that's a lot of time where no one's tending 9 to these properties and the project can very much go from 10 economically viable to not. 11 And yeah, we see this all the time, where the 12 length of time from Board approval to settlement is 13 incredibly elongated when interagency transfers are a step 14 in the process. 15 CHAIR WETZEL: Thank you. Any other questions or 16 comments from the Board? 17 (No response.) 18 CHAIR WETZEL: Seeing none, are there public 19 comments? 20 MR. RODRIGUEZ: Andrea, were there any written 21 comments on this item? 22 MS. SAAH: No, there were not. 23 MR. RODRIGUEZ: We have one hand raised by Jihad 24 Ali.</p>	<p style="text-align: right;">Page 32</p> <p>1 commodity none of us have is time, and tomorrow's not 2 promised to nobody. 3 And with housing the way it is, we need to be 4 stepping up, hitting a home run every time we can. And 5 things like knowledge and levels of expertise, maybe you 6 need to increase that. 7 There's developers that only specialize in make- 8 safe. Maybe if they came out from the beginning, you could 9 get them -- there's a few that I would recommend that are 10 not in the program, as well as some of your more 11 accomplished developers like, I talked earlier, BMK and all 12 these other guys that seem to be getting a lot of 13 properties. It just seems like you could do more. 14 So Andrew, I think you're spot on with that. You 15 know that neighborhood. That's another great neighborhood 16 that would have been ideal to put housing back the way that 17 that neighborhood is changing over there. So Andrew, I 18 think you hit the nail on the head. 19 CHAIR WETZEL: Thank you, Mr. Ali. Any other 20 public comments? 21 MR. RODRIGUEZ: There are no other hands raised. 22 CHAIR WETZEL: Okay. Can I get a motion to adopt? 23 MR. DEMA: I make a motion to adopt. 24 CHAIR WETZEL: Can I get a second?</p>
<p style="text-align: right;">Page 31</p> <p>1 MR. ALI: Hello. Thank you all, Mr. Chairman and 2 members of the Board. I want to agree with my council 3 representative, Andy Goodman, about Pallas Street, because 4 I'm very familiar with Pallas Street. It's over by 5 Enterprise Center, and Pallas Street is a unique block. 6 And it really does seem like a shame and an awful 7 waste of time, and it also talks about your program, because 8 it really is a testament to what I said earlier, that not 9 all of your developers are on the same level. Some are 10 Grade A, some are in 12th grade, some of them are kiddie- 11 garden. 12 But it does seem to think that that program, the 13 minority developers program, was a failure, because it's a 14 failure in my opinion because to lose two years worth of 15 time that more accomplished developers could have came out 16 there and had saw the need to do a make-safe assessment, 17 that we wouldn't have wasted that time. 18 It just seems like so much more could have been 19 done, and maybe there's more, even though you really don't 20 look at this minority developers program. That's something 21 new I guess you all found out about. There's a lot of non- 22 transparent things as far as I'm concerned. 23 But I do think, to Andrew's point, you need to do 24 more to make these things successful, because the one</p>	<p style="text-align: right;">Page 33</p> <p>1 MS. GONZALEZ: I second. 2 CHAIR WETZEL: The motion has been made and 3 seconded. All in favor, say aye. 4 (Chorus of ayes.) 5 CHAIR WETZEL: Opposed, nay? 6 (No response.) 7 CHAIR WETZEL: Ayes have it. Next item, please. 8 MR. RODRIGUEZ: Item C.3, today we're asking the 9 Board to authorize the amendment to Resolution No. 2019-35, 10 adopted by the Board on May 15, 2019 for the development of 11 20 homeownership units and 28 rental units by Mosaic Berks, 12 LP. This amendment would do several things: A, cure the 13 Construction Completion Deadline default that Mosaic Berks, 14 LP is currently experiencing; and then secondly, adopt and 15 approve the modification of the proposed development and 16 completion deadlines to encompass the development of 27 17 residential condominium units in seven buildings to be built 18 in three phases. 19 Fourteen will be sold to households with an income 20 at or below 100 percent of AMI for sales price ranging from 21 \$270,000 to \$299,000, and they will be eligible for Turn the 22 Key. Thirteen units will be sold at market rate, 23 approximately for \$330,000 to \$349,000. 24 This project does have EOP goals. Those goals are</p>

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<p style="text-align: right;">Page 34</p> <p>1 35 percent MBE and 10 percent WBE. The properties in 2 question are 1901-09 and 1911-15 North 33rd Street in the 3 Fifth Councilmanic District.</p> <p>4 By way of providing further background, this site 5 had initially been RFP'd by the Redevelopment Authority. It 6 was owned by the Redevelopment Authority. It has existing 7 environmental issues which kind of factored into the delay 8 in construction start.</p> <p>9 We had worked diligently with the developer to 10 come up with a plan. Mosaic is a known entity and we feel 11 confident that they will be able, under this current 12 structure, be able to complete the project.</p> <p>13 CHAIR WETZEL: For clarification, Angel, this is 14 an already approved project that has a default, and this 15 resolution will help cure the default?</p> <p>16 MR. RODRIGUEZ: Correct.</p> <p>17 CHAIR WETZEL: Got you. Any questions or comments 18 from the Board?</p> <p>19 MS. GONZALEZ: Yes. I have a question, Angel. 20 The original project, what were the income targeting 21 established by the developer originally?</p> <p>22 MR. RODRIGUEZ: Give me a second. I have too many 23 papers and projects here.</p> <p>24 (Pause.)</p>	<p style="text-align: right;">Page 36</p> <p>1 to really, first for the Land Bank to allow the developers 2 to have more time in going through properties so they can do 3 a more thorough assessment as they're putting together the 4 development performance and also getting financing so that 5 they're able to really ascertain what issues structurally 6 may be with properties or with projects, so that they can 7 incorporate those additional costs into the development of 8 the project, inclusive, like a phase one environmental 9 assessment, and also geotechnical, so that we have less of 10 these situations occur, and also developers know what the 11 true cost is for developing projects.</p> <p>12 I think Philadelphia overall, many sites have 13 environmental issues just because of former uses because it 14 was a highly industrial city, and we come across more and 15 more around those things. So I think it would be best 16 practice to see, really encourage developers to do more due 17 diligence.</p> <p>18 MR. RODRIGUEZ: So I just want to, for point of 19 fact, the PRA RFP list, there were environmentals. That was 20 known by the developer. We actually supplied the reports, 21 environmental reports, and that actually factored into the 22 sales price of the project. It was significantly discounted 23 because they knew they had to do an environmental cleanup. 24 So to your point, in this particular situation, it</p>
<p style="text-align: right;">Page 35</p> <p>1 MR. RODRIGUEZ: I believe they were -- correct me 2 if I'm wrong, Andrea -- I believe they were all market rate.</p> <p>3 MS. GONZALEZ: Okay. So they were all market rate 4 and now some --</p> <p>5 MR. RODRIGUEZ: Half, 51 percent will be 6 affordable. There was supposed to be a commercial component 7 on this. Because of the site, the environmental problem 8 with the site, they were planning to cap that site and build 9 a coffee shop or convenience shop on that corner. They were 10 not able to.</p> <p>11 And then as time went on, you know, the climate 12 for construction financing became difficult -- go ahead, 13 Andrea.</p> <p>14 MS. SAAH: That's all correct. And I just wanted 15 to add to that that it was a multi-family market rate 16 homeownership and rental project.</p> <p>17 This was submitted and approved prior to the 18 change in the disposition policy that was implemented as of 19 January 1, 2020. It was approved by the Land Bank Board in 20 May of 2019, so therefore it did not conform to what is now 21 the disposition policy for unsolicited applications.</p> <p>22 MS. GONZALEZ: And I just have another comment. I 23 think that given this project and the one that was discussed 24 before, I think it would be a good practice for developers</p>	<p style="text-align: right;">Page 37</p> <p>1 was a known entity. The developer was aware of it. We made 2 it public, and they accepted the properties with all of the 3 issues concerned.</p> <p>4 One other thing. Once the project is approved, we 5 do allow developers, prior to settlement, to get license 6 agreements to do their due diligence, geotechnical. We ask 7 them to do non-invasive phase one as well.</p> <p>8 CHAIR WETZEL: Any other questions or comments 9 from the Board?</p> <p>10 MR. DEMA: Just a quick question, Angel. Given 11 that this is being developed basically in a continuous 12 block, and it's 27 units and they're doing it over two 13 phases, is the --</p> <p>14 MR. RODRIGUEZ: Three phases.</p> <p>15 MR. DEMA: -- reason for the phasing more -- or 16 three phasing -- is it more of a lending requirement that, 17 you know, they can't get financing to develop all 27 spec, 18 so the construction lending is saying, you know, build a 19 third, build a third, build a third?</p> <p>20 MR. RODRIGUEZ: Correct. When we were looking to 21 restructuring this, we looked at their terms sheet. That's 22 what led to us having further conversations with the 23 Accelerator Fund to help them with the gap on the equity 24 side and also soft costs.</p>

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<p style="text-align: right;">Page 38</p> <p>1 But yeah, the way it's structured now has</p> <p>2 everything to do with the financing so that this developer</p> <p>3 would be able to be successful.</p> <p>4 CHAIR WETZEL: Any other questions or comments</p> <p>5 from the Board?</p> <p>6 (No response.)</p> <p>7 CHAIR WETZEL: Hearing none, Andrea, are there</p> <p>8 anybody signed up for public comment?</p> <p>9 MS. SAAH: So I just wanted to say, we did not</p> <p>10 receive any public comments about this agenda item prior to</p> <p>11 the meeting. Angel, anyone?</p> <p>12 MR. RODRIGUEZ: Jihad Ali has his hand raised.</p> <p>13 MR. ALI: Thank you, members of the Board. You</p> <p>14 know, I'm very familiar with this project. One thing I</p> <p>15 didn't say when I did my introduction, as Mr. Wetzel knows</p> <p>16 and Mr. Dema, I regularly attend these meetings so I do have</p> <p>17 a lot of background information.</p> <p>18 But I think this proves the point I was saying</p> <p>19 earlier, for the Board to be aware of these sites. This is</p> <p>20 on 33rd Street across from the park, great location, 33rd</p> <p>21 Street, it's in Brewerytown. Area's coming back.</p> <p>22 This is a continuation of an effort -- well, not a</p> <p>23 continuation but this complements the effort that PHA came</p> <p>24 through and did all those units.</p>	<p style="text-align: right;">Page 40</p> <p>1 project. I support the developer, and I think they're doing</p> <p>2 a great job. Thank you.</p> <p>3 CHAIR WETZEL: Thank you, Mr. Ali. I'll tell you,</p> <p>4 my generation wants to own a home, but I have a Gen Z</p> <p>5 daughter who talks about condos all the time, not a house.</p> <p>6 So I agree with you, there needs to be more</p> <p>7 education because for some people, a condo is much more</p> <p>8 beneficial than owning a single-family home, but not for</p> <p>9 everyone.</p> <p>10 Any other public comments?</p> <p>11 MR. RODRIGUEZ: There are no hands raised.</p> <p>12 CHAIR WETZEL: All right. Can I get a motion to</p> <p>13 adopt?</p> <p>14 MR. DEMA: I make a motion to adopt.</p> <p>15 CHAIR WETZEL: Can I get a second, please?</p> <p>16 MS. GREENBERG: Second.</p> <p>17 CHAIR WETZEL: Motion has been made and properly</p> <p>18 seconded. All in favor, say aye.</p> <p>19 (Chorus of ayes.)</p> <p>20 CHAIR WETZEL: Opposed, nay?</p> <p>21 (No response.)</p> <p>22 CHAIR WETZEL: Ayes have it. Interagency</p> <p>23 transfers.</p> <p>24 MR. RODRIGUEZ: Thank you, Mr. Chair. Today we're</p>
<p style="text-align: right;">Page 39</p> <p>1 As Angel point out, one thing I could say about</p> <p>2 Angel and his team down there, they do put the information</p> <p>3 out. So I'm aware that this developer was aware.</p> <p>4 And another thing I wanted to point out about this</p> <p>5 developer, this is one of our most accomplished minority</p> <p>6 developers. They're doing great things out at the Navy</p> <p>7 Yard. There's no doubt that Mosaic will pull this off.</p> <p>8 They're committed to MBE participation. I just think it's</p> <p>9 an excellent opportunity.</p> <p>10 And a thought I wanted to add, the question I</p> <p>11 wanted to ask, Angel, are some of these condominium units?</p> <p>12 MR. RODRIGUEZ: Yeah, they're all condominium</p> <p>13 units.</p> <p>14 MR. ALI: Yeah, so that whole concept, and I'm</p> <p>15 sure Mr. Wetzel, Mr. Dema would agree, in the disadvantaged</p> <p>16 community, that's a new concept, that we want people to get</p> <p>17 acclimated to accepting and finding out -- our whole</p> <p>18 community has to learn that.</p> <p>19 Most of you come from accomplished development</p> <p>20 communities and development backgrounds. People in our</p> <p>21 neighborhood are historical, just think about simple</p> <p>22 ownership. They don't about condominium structures.</p> <p>23 And I think that's something more that we would</p> <p>24 like to see the agency move into. So I support this</p>	<p style="text-align: right;">Page 41</p> <p>1 asking the Board for Item D.1. We're asking the Board to</p> <p>2 authorize the transfer of the following properties to PHDC</p> <p>3 -- and I apologize, I hope in the package there isn't a typo</p> <p>4 on that -- to PHDC.</p> <p>5 This would be the disposition for reuse and</p> <p>6 management by PHDC specifically for affordable housing in</p> <p>7 the Eighth and Ninth Councilmanic Districts. Those</p> <p>8 properties are 1944 West Westmoreland Street and 5019 North</p> <p>9 Camac Street.</p> <p>10 CHAIR WETZEL: Are there any questions or comments</p> <p>11 from the Board?</p> <p>12 (No response.)</p> <p>13 CHAIR WETZEL: Hearing none, has there been any</p> <p>14 submission of public comment?</p> <p>15 MS. SAAH: No comments received prior to the Board</p> <p>16 meeting.</p> <p>17 CHAIR WETZEL: Anybody in the meeting?</p> <p>18 MR. RODRIGUEZ: There are no hands raised at this</p> <p>19 time.</p> <p>20 CHAIR WETZEL: No hands are raised, okay. Let's</p> <p>21 call the vote. May I get a motion to adopt?</p> <p>22 MS. GONZALEZ: I make a motion.</p> <p>23 MR. DEMA: Second.</p> <p>24 CHAIR WETZEL: Motion has been made and properly</p>

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<p style="text-align: right;">Page 42</p> <p>1 seconded to adopt the resolution. All in favor, please say 2 aye. 3 (Chorus of ayes.) 4 CHAIR WETZEL: Opposed, nay? 5 (No response.) 6 CHAIR WETZEL: The ayes have it. 7 MS. SAAH: Can I just clarify one thing? With 8 this vote, the Board actually approved two resolutions 9 because these are in two separate council districts. There 10 will be one resolution per property. 11 CHAIR WETZEL: Thank you for the clarification. 12 MR. RODRIGUEZ: Moving forward on the agenda, we 13 have Section V, property dispositions. V.A.1 will be side 14 yards/rear yards. Today we are asking the Board to 15 authorize 2839 North Orianna Street in the Seventh 16 Councilmanic District for conveyance to Pedro Alejandro 17 Mencia Brito and Aryam Vargas Almonte. 18 The following individuals are applicants for a 19 side yard. The applicants own and reside in the adjacent 20 home. This application is qualified in the disposition 21 policy. For the Board's edification, an irrevocable power 22 of attorney will be placed on the property and the property 23 will be subject to a 30-year mortgage and permanently 24 restricted use as a side yard.</p>	<p style="text-align: right;">Page 44</p> <p>1 You are on mute. There you go. Thank you. 2 (Pause.) 3 CHAIR WETZEL: Patricia, are you able to speak? 4 (No response.) 5 CHAIR WETZEL: Andrea, how much effort do we need 6 to continue to do this? I would really like to hear from 7 her. 8 MS. SAAH: I don't think we can technically -- I 9 mean, Toni, can you un-mute Ms. DeCarlo? It looked like she 10 was un-muted but her microphone may not have been working. 11 CHAIR WETZEL: She appears to be un-muted now. 12 MR. RODRIGUEZ: Her hand is down currently, but we 13 do have one of the applicants, Aryam Vargas, who has his 14 hand up or her hand up, apologize. 15 CHAIR WETZEL: Please allow -- 16 MS. VARGAS: Hello? 17 CHAIR WETZEL: Hello. 18 MS. VARGAS: My English is very, very bad, and my 19 question is for the Orianna property, Orianna Street. I 20 understand -- you say no disponabler (phonetic), so -- 21 MS. SAAH: It is available for disposition. We 22 are considering the side yard disposition now, and I believe 23 you are one of the applicants; is that correct? 24 MR. RODRIGUEZ: Correct.</p>
<p style="text-align: right;">Page 43</p> <p>1 CHAIR WETZEL: Are there any questions or comments 2 from the Board? 3 (No response.) 4 CHAIR WETZEL: Hearing none, Andrea, any public 5 comments submitted electronically? 6 MS. SAAH: There was one. It wasn't really a 7 public comment. I received an inquiry from an adjacent 8 neighbor after the agenda was posted and after the property 9 was posted, asking how he could acquire this parcel as a 10 rear yard, but since the property is not available 11 anymore -- 12 CHAIR WETZEL: I got you. Thank you. 13 Any request for public comment on this? 14 MR. RODRIGUEZ: We have one hand raised from 15 Patricia DeCarlo. Please un-mute yourself. 16 (Pause.) 17 CHAIR WETZEL: Patricia, do you want to make a 18 comment? 19 (No response.) 20 MR. GOODMAN: I can't hear anything. 21 CHAIR WETZEL: Oh, here we go. Patricia, you're 22 on mute. 23 (Pause.) 24 CHAIR WETZEL: Patricia, we want to hear from you.</p>	<p style="text-align: right;">Page 45</p> <p>1 MS. SAAH: Did you apply for this property as a 2 side yard? 3 (No response.) 4 MS. SAAH: Ms. Aryam? 5 MS. VARGAS: Yeah. Yes. Pedro Mencia is right 6 here. It is good. I -- (inaudible) -- Spanish, so -- 7 (inaudible) -- Pedro Mencia? No? 8 MR. RODRIGUEZ: Pedro Mencia -- 9 MS. VARGAS: Is here. 10 (Dialogue in Spanish.) 11 MS. VARGAS: One second. 12 (Pause.) 13 MS. VARGAS: One second. 14 MS. GONZALEZ: Mr. Chair, I don't know, if I was 15 permitted, maybe I could offer translation services. 16 CHAIR WETZEL: Please do. 17 (Dialogue in Spanish.) 18 MS. GONZALEZ: So she's asking that, she's 19 confused. She just wanted to clarify whether the property 20 was available for disposition. 21 (Dialogue in Spanish.) 22 MS. GONZALEZ: So I just explained to her that 23 what we were discussing was the disposition of the property, 24 that it was noted that someone else was interested in the</p>

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<p style="text-align: right;">Page 46</p> <p>1 property, but it's not available because the Land Bank is</p> <p>2 considering for disposition based on her application.</p> <p>3 CHAIR WETZEL: Great. Is she okay now?</p> <p>4 (Dialogue in Spanish.)</p> <p>5 MS. GONZALEZ: So she said yes, she's fine, that</p> <p>6 she just misunderstood.</p> <p>7 CHAIR WETZEL: Thank you, Maria. That was very</p> <p>8 helpful. Thank you very much.</p> <p>9 MS. GONZALEZ: You're welcome.</p> <p>10 CHAIR WETZEL: Any other comment?</p> <p>11 MR. RODRIGUEZ: There are no other hands raised.</p> <p>12 CHAIR WETZEL: All right. Can I get a motion to</p> <p>13 adopt this resolution?</p> <p>14 MS. GONZALEZ: I make a motion.</p> <p>15 CHAIR WETZEL: Can I get a second, please?</p> <p>16 MR. DEMA: I'll second --</p> <p>17 MR. BEAUVAIS: Second.</p> <p>18 CHAIR WETZEL: Motion has been made and properly</p> <p>19 seconded. All in favor, say aye.</p> <p>20 (Chorus of ayes.)</p> <p>21 CHAIR WETZEL: Those opposed, nay?</p> <p>22 (No response.)</p> <p>23 CHAIR WETZEL: Ayes have it. The last item today,</p> <p>24 I believe; am I correct?</p>	<p style="text-align: right;">Page 48</p> <p>1 2925, and 2937-39 Cecil B. Moore Avenue.</p> <p>2 To the earlier point that Mr. Goodman had raised,</p> <p>3 we do have several properties that are being transferred</p> <p>4 from the City of Philadelphia Redevelopment Authority to the</p> <p>5 Land Bank in this project.</p> <p>6 CHAIR WETZEL: Thank you, Angel.</p> <p>7 Any questions or comments from the Board?</p> <p>8 MS. GONZALEZ: So I have a question. Angel, with</p> <p>9 Turn the Key, how low would the sales price be to an income</p> <p>10 eligible household?</p> <p>11 MR. RODRIGUEZ: With all the subsidy to the</p> <p>12 homebuyer, it would drop to \$175,000.</p> <p>13 MS. GONZALEZ: Thank you.</p> <p>14 MR. RODRIGUEZ: Typical Turn the Key buyer, what</p> <p>15 we're seeing across the city, average income is \$45,000 a</p> <p>16 year. Credit rating is about 600, and the ending mortgage</p> <p>17 price, mortgage amount per month for the homebuyer is</p> <p>18 \$1,350.</p> <p>19 MS. GONZALEZ: So with an income of \$45,000 a</p> <p>20 year, they still can afford a \$175,000 mortgage?</p> <p>21 MR. RODRIGUEZ: Yeah. The monthly mortgage amount</p> <p>22 is \$1,350. What we're finding from homebuyers, it's</p> <p>23 dramatically lower than what they're paying for rent.</p> <p>24 MS. GONZALEZ: Right. And that's with 30 percent</p>
<p style="text-align: right;">Page 47</p> <p>1 MR. RODRIGUEZ: Correct. We're considering Item</p> <p>2 V.B.1, affordable housing. This is an unsolicited</p> <p>3 application. Today we are asking the Board to authorize the</p> <p>4 properties below for disposition to Civetta Property Group,</p> <p>5 LLC to develop nine single-family homeownership units in the</p> <p>6 Fifth Councilmanic District. The units will be three</p> <p>7 stories, each approximately 1,200 square feet, containing</p> <p>8 three bedrooms and two baths. They will be sold to</p> <p>9 households with incomes at or below 100 percent of AMI with</p> <p>10 a maximum sales price of \$280,000.</p> <p>11 The homes will be eligible for the Neighborhood</p> <p>12 Preservation Initiative's Turn the Key Program. An</p> <p>13 irrevocable power of attorney will be placed on the</p> <p>14 properties along with a Declaration of Restrictive</p> <p>15 Covenants. The restrictive covenant for homebuyers will be</p> <p>16 in effect for a period of at least 15 years after the</p> <p>17 initial homebuyer purchase.</p> <p>18 All purchasers of the affordable homes will be</p> <p>19 required to be income certified. The application was</p> <p>20 unsolicited and evaluated pursuant to the disposition</p> <p>21 policy. An EOP plan will apply to this project. EOP goals</p> <p>22 would be 20 percent MBE and 20 percent WBE.</p> <p>23 The properties in question in the Fifth</p> <p>24 Councilmanic District are 2806, 2903, 2907, 2913, 2917-19,</p>	<p style="text-align: right;">Page 49</p> <p>1 ratios or --</p> <p>2 MR. RODRIGUEZ: Yeah. So by legislation, we can't</p> <p>3 -- all homes have to be affordable. They cannot expend more</p> <p>4 than 30 percent of their annual income.</p> <p>5 MS. GONZALEZ: Thank you.</p> <p>6 CHAIR WETZEL: Any questions or comments from the</p> <p>7 Board?</p> <p>8 MR. RODRIGUEZ: We have a hand raised from Ms.</p> <p>9 Greenberg.</p> <p>10 MR. DEMA: I just have a quick question, Angel,</p> <p>11 just to clarify, because I think you said the maximum sales</p> <p>12 price is \$280,000, but you're saying the average is around</p> <p>13 \$175,000 once all the write-downs come in?</p> <p>14 MR. RODRIGUEZ: Yeah. So what I was saying is,</p> <p>15 the mortgage amount after the subsidy is \$175,000. The</p> <p>16 sales price maximum can be \$280,000. So they can sell it</p> <p>17 for lower than \$280,000.</p> <p>18 MR. DEMA: Okay.</p> <p>19 MR. RODRIGUEZ: Right, but the maximum sales price</p> <p>20 is \$280,000. What we've experienced is that the mortgage</p> <p>21 amount after all subsidies are applied is \$175,000.</p> <p>22 MR. DEMA: Right, and I guess that was the point</p> <p>23 that I wanted to kind of clarify. A lot of times in these</p> <p>24 transactions, right, the Turn the Key funding is also being</p>

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<p style="text-align: right;">Page 50</p> <p>1 leveraged by some other resources as well.</p> <p>2 So these sales are not necessarily limited just to</p> <p>3 the subsidy that's being provided by Turn the Key, right.</p> <p>4 There are other potential opportunities to even further</p> <p>5 increase the \$75,000, and that's how you're getting down to</p> <p>6 the average of one -- because I was just, you know, making</p> <p>7 sure that people are saying, you know, if you take \$280,000</p> <p>8 minus \$75,000, you know, that's a lot more than \$175,000.</p> <p>9 I just wanted to kind of make the point of, you</p> <p>10 know, there are other things that are being leveraged with</p> <p>11 Turn the Key.</p> <p>12 MR. RODRIGUEZ: So just to explain, we provide</p> <p>13 \$75,000 as a soft second. If you qualify for Turn the Key,</p> <p>14 you automatically get PhillyFirst Home. That's an</p> <p>15 additional \$10,000.</p> <p>16 We have 13 partner banks. Those banks have</p> <p>17 products and further assistance for homebuyers, but</p> <p>18 typically across the board there's an additional \$10,000.</p> <p>19 Some banks offer more, like \$17,500, which is a</p> <p>20 much better deal. They also have other products where they</p> <p>21 underwrite not based on credit or they offer assistance that</p> <p>22 they can provide which is more than \$10,000.</p> <p>23 I think we have a few lending banks that can</p> <p>24 provide up to \$24,000. So it depends on what bank the</p>	<p style="text-align: right;">Page 52</p> <p>1 there are certain districts where in certain areas they set</p> <p>2 the priority for affordable housing and will not, you know,</p> <p>3 basically won't accept or look at side yard or garden</p> <p>4 applications, so.</p> <p>5 MR. DEMA: Just one last question, and I don't</p> <p>6 know if you know this, Angel. Probably I should know this.</p> <p>7 Do you know, are these properties located in PHA's Blumberg</p> <p>8 transformation plan, the overall transformation plan?</p> <p>9 MR. RODRIGUEZ: I don't know that.</p> <p>10 MR. DEMA: Okay. I know it's extremely close, but</p> <p>11 again, you know, to your point of just building off, you</p> <p>12 know, what the Housing Authority is doing as well.</p> <p>13 CHAIR WETZEL: Yeah, Nick. I think it's at the</p> <p>14 upper end of the Sharswood-Blumberg transformation.</p> <p>15 MR. DEMA: Yeah, I think it is within, but I</p> <p>16 cannot say for certainty.</p> <p>17 CHAIR WETZEL: Yeah. Are there any more questions</p> <p>18 or comments from the Board?</p> <p>19 (No response.)</p> <p>20 CHAIR WETZEL: Andrea, any public comments</p> <p>21 submitted?</p> <p>22 MS. SAAH: We received one letter from a gentleman</p> <p>23 named Gregory Portner who wrote to express his concerns</p> <p>24 about the proposed development of affordable housing in this</p>
<p style="text-align: right;">Page 51</p> <p>1 homebuyer goes with. We offer and we put them in touch with</p> <p>2 these banks and explain what the products are.</p> <p>3 We have had, I know in one project in south</p> <p>4 Philadelphia, we had a homebuyer who has a monthly mortgage</p> <p>5 below \$1,000 a month because they went with a particular</p> <p>6 bank.</p> <p>7 I think Ms. Greenberg had her hand raised and she</p> <p>8 has a question.</p> <p>9 MS. GREENBERG: Yes. Thanks. In just looking at</p> <p>10 the images in the Board package, it looks like one of the</p> <p>11 properties may be an actively stewarded side yard. I'm just</p> <p>12 curious if you have any knowledge of that or there's been</p> <p>13 any interaction with the adjacent property owners about it.</p> <p>14 MR. RODRIGUEZ: Are you talking about the picture</p> <p>15 where they have the tent up?</p> <p>16 MS. GREENBERG: Yes.</p> <p>17 MR. RODRIGUEZ: Yeah, that's not really a side</p> <p>18 yard. They're just occupying it temporarily. We don't have</p> <p>19 a side yard application -- we do vet for side yard</p> <p>20 applications.</p> <p>21 MS. GONZALEZ: There is no pending side yard</p> <p>22 application? That's my question. Okay.</p> <p>23 MR. RODRIGUEZ: Yeah. I will state this for the</p> <p>24 record, that it's important for new Board members to know,</p>	<p style="text-align: right;">Page 53</p> <p>1 area.</p> <p>2 He's a resident of Brewerytown and has the</p> <p>3 following concerns. He believes that the neighborhood is</p> <p>4 already experiencing significant challenges related to</p> <p>5 crime, cleanliness and strain on local resources, and he's</p> <p>6 worried that the addition of these affordable homes will</p> <p>7 exacerbate the issues.</p> <p>8 He voices concern about contractors not behaving</p> <p>9 respectfully towards the neighbors and blocking off parking</p> <p>10 spaces for extended periods, leaving a lot of debris and</p> <p>11 construction materials lying around which presents not only</p> <p>12 an annoyance, a nuisance, but also safety hazards.</p> <p>13 He's concerned about the potential link between</p> <p>14 affordable housing developments and increased crime rates.</p> <p>15 He raises the issue of lack of green space in the</p> <p>16 neighborhood and lack of essential outdoor spaces for</p> <p>17 leisure and exercise.</p> <p>18 In addition, he believes that this might place a</p> <p>19 strain on local schools, health care facilities, and other</p> <p>20 public services which could result in higher taxes for</p> <p>21 residents and reduce funding for community programs, and</p> <p>22 then there's the issue of potential environmental impact and</p> <p>23 cleanliness with these developments often resulting in</p> <p>24 additional trash and litter in the community. And he</p>

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<p style="text-align: right;">Page 54</p> <p>1 respectfully requests that the Board halt the development of</p> <p>2 this -- not approve this disposition.</p> <p>3 CHAIR WETZEL: Thank you. Is there anybody in the</p> <p>4 meeting that wishes to speak on this resolution?</p> <p>5 MR. RODRIGUEZ: We have, Jihad Ali has his hand</p> <p>6 raised.</p> <p>7 MR. ALI: Thank you, Mr. Chairman, members of the</p> <p>8 Board. I wanted to say, I support the Turn the Key program.</p> <p>9 I think it's a tremendous opportunity for homeownership as</p> <p>10 well as wealth creation, because after all, people are</p> <p>11 leaving from being a tenant to being a homeowner. I just</p> <p>12 think it's a fantastic program.</p> <p>13 I am a thinking guy. I'm involved in the</p> <p>14 construction industry, you know. In my day job, I work with</p> <p>15 contractors all day long. Part of our effort is to increase</p> <p>16 contractor participation on these jobs.</p> <p>17 So my concern for this particular development and</p> <p>18 this developer is the BEOP plan. Now, all that is said is</p> <p>19 that there is an EOP plan. From my part of this</p> <p>20 transaction, I don't get to see that.</p> <p>21 You know, I know on your web site, I've been up,</p> <p>22 as I told you all earlier, I have years coming down here to</p> <p>23 this Land Bank. And for years, I have been talking about</p> <p>24 EOP plan, and I keep getting the reply that reports are</p>	<p style="text-align: right;">Page 56</p> <p>1 contractors that went before them. And that's unacceptable</p> <p>2 for small contractors, and so -- a blanket indemnification,</p> <p>3 which I think could be a limited indemnification.</p> <p>4 But I need to follow up later. I don't want to</p> <p>5 take too much time. But I really just need the new sheriffs</p> <p>6 in town to look at that process for the developers, the EOP</p> <p>7 plan. Thank you.</p> <p>8 CHAIR WETZEL: Thank you, Mr. Ali.</p> <p>9 MR. RODRIGUEZ: Just for clarification for the</p> <p>10 Board, the Land Bank does not set or monitor EOP. That is</p> <p>11 handled by the Division of Housing and Community Development</p> <p>12 or OBO.</p> <p>13 So when this is approved, they are required to</p> <p>14 meet with those two departments to establish EOP goals, and</p> <p>15 then that is monitored on a monthly basis by those two</p> <p>16 departments.</p> <p>17 We do have, if any one developer is not meeting</p> <p>18 their goals, we are alerted by those two departments as to</p> <p>19 what that is and gives us an opportunity during the</p> <p>20 construction phase, because compliance with EOP is a</p> <p>21 contractual obligation, to actually either put a stop order</p> <p>22 or to pull them in to address those issues so that they</p> <p>23 actually start addressing and doing their best efforts to</p> <p>24 comply with EOP.</p>
<p style="text-align: right;">Page 55</p> <p>1 available.</p> <p>2 But when I go to your web site, there are reports</p> <p>3 that contractors submit in, at least the last time I</p> <p>4 visited, but it was not for me to be able to see those</p> <p>5 reports. And it's in the reports or in the details of where</p> <p>6 I could be most effective, because what you just said, you</p> <p>7 went from five below the required percentage for MBEs, you</p> <p>8 requested the developer come for this unsolicited proposal</p> <p>9 for 20 percent and increase his DBE.</p> <p>10 Well, there's no need to decrease the MBE</p> <p>11 participation when most MBEs from experience are guys that</p> <p>12 are really making a difference out there, because they're</p> <p>13 giving the youth jobs.</p> <p>14 So I think -- and the other thing about this, the</p> <p>15 whole unsolicited proposal problem is issues with that, but</p> <p>16 on the contractors, there's really no oversight from your</p> <p>17 Board as the parent of this transaction to really ensure</p> <p>18 that there's a level playing field on the contractors that</p> <p>19 these developers use, particularly -- I'm in the business,</p> <p>20 so a lot of contractors come to me.</p> <p>21 And contractors have complained about something,</p> <p>22 and Darwin may understand that this comes up more, but just</p> <p>23 in summary, they asked him to sign a blanket, a blanket --</p> <p>24 oh, man -- it's a blanket release from all the other</p>	<p style="text-align: right;">Page 57</p> <p>1 I just wanted to just clarify that for the Board.</p> <p>2 It is true, Mr. Ali has raised this issue numerous times.</p> <p>3 Part of the issue is that we don't control that information.</p> <p>4 That is controlled by other departments.</p> <p>5 CHAIR WETZEL: Just for clarification, are</p> <p>6 developers, once they have an approved EOP, required -- I</p> <p>7 heard you say, required to submit monthly reports?</p> <p>8 MR. RODRIGUEZ: Correct. So during our</p> <p>9 construction start meeting, that meeting is with assigned</p> <p>10 project manager and then really it's an opportunity for</p> <p>11 compliance staff, EOP compliance staff to meet with the</p> <p>12 developer, explain what the reporting requirements are and</p> <p>13 what their goals are.</p> <p>14 So they have several requirements. They have</p> <p>15 residency requirements. They have personnel requirements.</p> <p>16 And then they also have contractual requirements. Those</p> <p>17 goals reach across all three areas, and they're required to</p> <p>18 report on all of that.</p> <p>19 Also, it should be noted for the Board that should</p> <p>20 a developer not comply and they not get a sign-off that</p> <p>21 they've complied appropriately by either department, we will</p> <p>22 not issue consent to sells or give them a release for a</p> <p>23 certificate of completion on the project.</p> <p>24 CHAIR WETZEL: To your knowledge, are those</p>

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<p style="text-align: right;">Page 58</p> <p>1 reports received by other entities public information?</p> <p>2 MR. RODRIGUEZ: I believe that the -- what I've</p> <p>3 heard from the city is that they aggregate them and issue</p> <p>4 aggregate reports by OBO, so DHCD will take that</p> <p>5 information. They're required to aggregate that information</p> <p>6 and forward it to OBO. And then OBO has to put out the</p> <p>7 reports.</p> <p>8 CHAIR WETZEL: Okay. Thank you for that</p> <p>9 clarification. Any other public comments on this item?</p> <p>10 MR. RODRIGUEZ: We have Adam Butler with his hand</p> <p>11 raised.</p> <p>12 MR. BUTLER: Can you hear me now?</p> <p>13 MR. RODRIGUEZ: Yes.</p> <p>14 MR. BUTLER: Thank you. I have a number of</p> <p>15 follow-up comments and questions regarding this one. First</p> <p>16 of all, a comment is that it seems unacceptable that the</p> <p>17 reporting on this would only be in an aggregated form.</p> <p>18 This is a really important topic, and to Mr. Ali's</p> <p>19 repeated questions, some transparency around this is</p> <p>20 happening is the only way to really be sure that there's</p> <p>21 accountability.</p> <p>22 My second comment is that, as Ms. Greenberg</p> <p>23 pointed out, one of these properties is clearly in use as a</p> <p>24 community space right now. You indicated that that's not</p>	<p style="text-align: right;">Page 60</p> <p>1 not be applied for.</p> <p>2 MR. BUTLER: Okay. So that's a rule in Council</p> <p>3 District 5 that side yards are not permissible?</p> <p>4 MR. RODRIGUEZ: In a certain area where affordable</p> <p>5 housing has been identified as a priority.</p> <p>6 MR. BUTLER: Are there other areas where that has</p> <p>7 been determined or is it like, is there a rule about that,</p> <p>8 or how is the public to understand where that may or may not</p> <p>9 be the case?</p> <p>10 MR. RODRIGUEZ: Typically if you go to our web</p> <p>11 site and you apply for a side yard, it will tell you what</p> <p>12 properties are available for side yard disposition.</p> <p>13 MR. BUTLER: Okay. But there is no way to</p> <p>14 determine, for example, certain districts won't allow it, or</p> <p>15 you just have to check on a property-by-property basis?</p> <p>16 MR. RODRIGUEZ: Correct. That's the way the web</p> <p>17 site is designed. So it depends on which homeowner is</p> <p>18 trying to -- once you put in your address, you have to be</p> <p>19 adjacent to it. It has to be owner occupied. You cannot be</p> <p>20 a renter. You have to be qualified, and you would go in</p> <p>21 there and see if the property is available for side yard</p> <p>22 disposition.</p> <p>23 MR. BUTLER: Sure. And what you're saying in this</p> <p>24 case is this particular parcel is not eligible for that</p>
<p style="text-align: right;">Page 59</p> <p>1 the case, Angel. Did someone from the staff talk to the</p> <p>2 people who are currently using that property?</p> <p>3 MR. RODRIGUEZ: No.</p> <p>4 MR. BUTLER: Okay. So how do you know that it's</p> <p>5 not in use as a side yard?</p> <p>6 MR. RODRIGUEZ: As I stated before, this is an</p> <p>7 area that side yard and garden applications were not being</p> <p>8 accepted, and that was worked through the council office.</p> <p>9 We have not heard any other direction from the council</p> <p>10 office to change that.</p> <p>11 MR. BUTLER: So you don't know if it's in use as a</p> <p>12 side yard or not. Instead, what you're saying is that it</p> <p>13 doesn't matter if it's in use as a side yard because it</p> <p>14 would not be permissible in this council district?</p> <p>15 MR. RODRIGUEZ: I think it's important to note,</p> <p>16 Mr. Butler, that you would have to have permission to access</p> <p>17 public land. So nobody has been authorized to occupy the</p> <p>18 land.</p> <p>19 MR. BUTLER: Well, that wasn't the question that</p> <p>20 Ms. Greenberg asked, so --</p> <p>21 MR. RODRIGUEZ: Well, side yard is a disposition</p> <p>22 thing. Someone would have to apply for it. What I'm trying</p> <p>23 to say is, the applications in this area is for, affordable</p> <p>24 housing is the priority. So therefore, a side yard could</p>	<p style="text-align: right;">Page 61</p> <p>1 under any circumstances?</p> <p>2 MR. RODRIGUEZ: I wouldn't say "under any</p> <p>3 circumstances." I'm saying that we know that you could not</p> <p>4 -- we don't have any side yard applications for these</p> <p>5 parcels.</p> <p>6 MR. BUTLER: It's been my frequent experience with</p> <p>7 the Land Bank that community spaces that are in use get put</p> <p>8 up for disposition by the Land Bank without previously</p> <p>9 confirming that somebody may have been using it or expecting</p> <p>10 to receive it as a side yard, or as another community owned</p> <p>11 space.</p> <p>12 If you haven't confirmed with the people who are</p> <p>13 currently using that property, it's impossible to know what</p> <p>14 the current status is.</p> <p>15 If you're saying it doesn't matter and that this</p> <p>16 property, there is no other alternative except to dispose of</p> <p>17 it for affordable housing, it seems premature to approve</p> <p>18 this resolution without finding out what the current use of</p> <p>19 the space is. That completes my comments.</p> <p>20 CHAIR WETZEL: Thank you.</p> <p>21 MR. RODRIGUEZ: We have the developer, Brennan</p> <p>22 Tomasetti, with her hand raised.</p> <p>23 MS. TOMASETTI: Good morning, and welcome to new</p> <p>24 Board members. I just wanted to comment on the BOP goals,</p>

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<p style="text-align: right;">Page 62</p> <p>1 and thanks to those who continue to champion the importance</p> <p>2 of this effort.</p> <p>3 We are in full agreement and work really hard to</p> <p>4 both partner with minority and women owned businesses and to</p> <p>5 do the intense recordkeeping that it takes to collaborate</p> <p>6 with the appropriate city run departments to provide</p> <p>7 reporting and make sure that it's transparent.</p> <p>8 I wanted to share that on our most recently closed</p> <p>9 project, with the exception of two homes that are still in</p> <p>10 the works, our April stats which would close out the month</p> <p>11 of March are that for minority business partnerships, we're</p> <p>12 at 30 percent. The target there is 25. And for women owned</p> <p>13 business partnerships, we're at 16 percent and the target</p> <p>14 there is 10.</p> <p>15 And so we continue to push, you know, and to</p> <p>16 achieve as many partnerships as we can in this space. It's</p> <p>17 very important to us as a company. We know it's important</p> <p>18 to our city. I just wanted to share that data, and we're</p> <p>19 happy to share all data that we have and continue to track</p> <p>20 in this space. Thank you.</p> <p>21 CHAIR WETZEL: Thank you. Any additional</p> <p>22 comments?</p> <p>23 MR. RODRIGUEZ: There's Rudolfo Santos has his</p> <p>24 hand --</p>	<p style="text-align: right;">Page 64</p> <p>1 So just wanted to raise that issue because it's a</p> <p>2 big concern of mine that my neighbors, my residents use it</p> <p>3 as driveways, as side yards, as gardens, and they've been</p> <p>4 doing that for decades, and the Land Bank doesn't care, goes</p> <p>5 to court, gets it over, takes it over -- (inaudible) -- and</p> <p>6 then they decide to do what to do. Thank you.</p> <p>7 CHAIR WETZEL: Thank you, Patricia. Any other</p> <p>8 comments?</p> <p>9 MR. RODRIGUEZ: We have Jeremy Blatstein with his</p> <p>10 hand raised.</p> <p>11 MR. BLATSTEIN: Hello. Can you hear me?</p> <p>12 MR. RODRIGUEZ: Yes.</p> <p>13 MR. BLATSTEIN: Welcome to the new Board members.</p> <p>14 I just want to say that this project goes in line with what</p> <p>15 the Turn the Key program is all about, and that the role and</p> <p>16 the purpose of the Land Bank Board is to analyze and approve</p> <p>17 projects that fall in line with the guidelines of Turn the</p> <p>18 Key, and that's just something to keep in mind as we move</p> <p>19 forward because the goal is to build more affordable housing</p> <p>20 through this Turn the Key program and the land disposition</p> <p>21 policy was proposed and was approved by City Council, and</p> <p>22 it's the job of the Land Bank to approve projects that fall</p> <p>23 in line with what was approved by City Council, and then at</p> <p>24 that point in time it is up to City Council to introduce and</p>
<p style="text-align: right;">Page 63</p> <p>1 MR. BRAUVAIS: I'm sorry, Mr. Chairman. Who just</p> <p>2 made those comments? What organization is she with?</p> <p>3 MR. RODRIGUEZ: That's Brennan Tomasetti. She is</p> <p>4 co-owner of Civetta Property Group. They are the developer.</p> <p>5 So we have Rudolfo Santos.</p> <p>6 MS. DeCARLO: So this is Patricia DeCarlo. I want</p> <p>7 to apologize first for trying to get through and getting</p> <p>8 knocked out twice, so I moved from my home and walked over</p> <p>9 to Norris Square because I don't know whether it's my</p> <p>10 computer or my wi-fi or me. So, so sorry.</p> <p>11 But one of the things that I wanted to raise and</p> <p>12 will raise later is that there are lots where the resident</p> <p>13 has fixed it, used it, built it, planted it, and you can</p> <p>14 tell from the garden and the plants, it's over 15 years old,</p> <p>15 and the Land Bank has taken it over and it doesn't care</p> <p>16 because they take it over and it doesn't matter that there's</p> <p>17 a garden there.</p> <p>18 So one of the things that I would like to ask the</p> <p>19 Board and the Land Bank, that somebody make sure before</p> <p>20 these things get presented and these lots get given away to</p> <p>21 developers, that we do not take over lots where a senior</p> <p>22 citizen has for 20 years maintained four lots and they take</p> <p>23 one in the middle and destroy the garden in order to, quote,</p> <p>24 affordable housing that isn't affordable.</p>	<p style="text-align: right;">Page 65</p> <p>1 move forward on projects.</p> <p>2 And it's just something to keep in mind that has</p> <p>3 been an issue in the past when projects have been getting</p> <p>4 analyzed, and Mr. Goodman brought up a very good point when</p> <p>5 it comes to timeliness, that the delay of these different</p> <p>6 projects because of attendance issues or quorum, it's</p> <p>7 something just to keep in mind because it makes projects</p> <p>8 more expensive and harder, and that is just something to</p> <p>9 keep in mind. Thank you.</p> <p>10 MR. RODRIGUEZ: No other hands are raised.</p> <p>11 CHAIR WETZEL: Are there any questions or comments</p> <p>12 from the Board?</p> <p>13 MS. GONZALEZ: Yes, Mr. Chair. I have another</p> <p>14 comment. I think it would be great, Angel, if we are able</p> <p>15 to, although the Land Bank is not required to collect this</p> <p>16 information as it relates to MBE/WBE, to be able to get</p> <p>17 reports from OEO or DHCD in order to bring back and analyze</p> <p>18 the amazing work that's being done by the different</p> <p>19 developments in city owned land. That's number one.</p> <p>20 Number two, also, it would be great, we hear so</p> <p>21 many great stories about the Turn the Key program, and I</p> <p>22 know that many of the parcels that are being transferred are</p> <p>23 at or below 100 percent of AMI, and mind you, AMI for</p> <p>24 Philadelphia is very high, \$144,000 a year or \$114,000 a</p>

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<p style="text-align: right;">Page 66</p> <p>1 year.</p> <p>2 So, but I know that most of these parcels, most of</p> <p>3 these properties are being sold to lower-income households,</p> <p>4 and it would be a great way to have some type of report that</p> <p>5 aggregates the information as to, you know, who is buying</p> <p>6 these properties.</p> <p>7 And I'm sure the majority would fall well below</p> <p>8 100 percent of AMI, and I think that would be beneficial to</p> <p>9 inform the Board and also the public about the amazing work</p> <p>10 that the Land Bank is doing.</p> <p>11 MR. RODRIGUEZ: Thank you. We can provide that.</p> <p>12 CHAIR WETZEL: Any other comments or questions</p> <p>13 from the Board?</p> <p>14 MR. RODRIGUEZ: We do not have any -- we have one</p> <p>15 hand raised from an Onaira Santiago, from the public.</p> <p>16 MS. SANTIAGO: Good morning, everyone. I want to</p> <p>17 thank everyone for this opportunity to speak and for you</p> <p>18 having these meetings via Zoom.</p> <p>19 My concern is more overall, everything that was</p> <p>20 spoken. I do like the Turn the Key program. I've looked at</p> <p>21 it through your web site.</p> <p>22 And unfortunately, some of it is not affordable to</p> <p>23 anyone that has fixed income or low, low income. So I hear</p> <p>24 the word affordable, affordable, affordable, but affordable</p>	<p style="text-align: right;">Page 68</p> <p>1 really, really look at how to decrease and stop the</p> <p>2 homelessness that's going on and the gentrification. And I</p> <p>3 know you're not speaking about that right now, but I just</p> <p>4 wanted to bring it to your attention that the word</p> <p>5 "affordable," I go to a lot of community meetings. It's</p> <p>6 really not affordable to the low-income or the fixed-income.</p> <p>7 Some people in my community do not make \$45,000 a</p> <p>8 year, and they're working, some people are working full-time</p> <p>9 jobs. Some people are working two jobs and won't be able to</p> <p>10 afford this.</p> <p>11 And my last comment about the Turn the Key program</p> <p>12 is that on your web site, it says that you look at municipal</p> <p>13 employees first. You give them first option.</p> <p>14 So if I applied and an employee applied and our</p> <p>15 applications are stamped the same date, that municipal</p> <p>16 application would be looked at before mine.</p> <p>17 The wording is discouraging to an applicant. So</p> <p>18 if I see that, oh, they're going to look at city employees</p> <p>19 first before me, it might discourage me to apply for the</p> <p>20 Turn the Key program. So I don't know if that wording can</p> <p>21 be changed. And that's all I have for today. I thank you.</p> <p>22 CHAIR WETZEL: Thank you for your comments.</p> <p>23 MR. RODRIGUEZ: We would definitely change that</p> <p>24 wording. There are no other hands raised, Herb.</p>
<p style="text-align: right;">Page 67</p> <p>1 to who. It's not affordable.</p> <p>2 I live in the north part of Philadelphia, and</p> <p>3 unfortunately even \$1,300 is not affordable to some of our</p> <p>4 low-income residents, and homelessness is increasing in our</p> <p>5 area.</p> <p>6 So besides the Turn the Key program, I think that</p> <p>7 the Board and even the city should look at different ways</p> <p>8 and how we can start building affordable houses for your</p> <p>9 low-income or fixed-income residents of this community.</p> <p>10 Some of us unfortunately cannot afford that type</p> <p>11 of mortgage each month in addition to bills, in addition to</p> <p>12 the grocery bill being bigger because everything has</p> <p>13 increased except people's salaries.</p> <p>14 I just wanted to mention that, and maybe make it</p> <p>15 more public. In the beginning of the meeting, the gentleman</p> <p>16 on your Board stated that there was an event for Turn the</p> <p>17 Key. I wasn't aware of it.</p> <p>18 So maybe, I don't know if it can go on the news,</p> <p>19 maybe make it more public, have more public meetings so that</p> <p>20 all the communities of Philadelphia are aware of these</p> <p>21 opportunities and are aware of these open houses that are</p> <p>22 going on and they can take advantage of the opportunity if</p> <p>23 it's afforded to them.</p> <p>24 But I think that the Board and the city needs to</p>	<p style="text-align: right;">Page 69</p> <p>1 CHAIR WETZEL: Thank you. Any additional</p> <p>2 questions or comments from the Board?</p> <p>3 (No response.)</p> <p>4 CHAIR WETZEL: Hearing none, may I have a motion</p> <p>5 to adopt?</p> <p>6 MR. BEAUVAIS: So moved.</p> <p>7 CHAIR WETZEL: May I get a second, please?</p> <p>8 MR. DEMA: Second.</p> <p>9 CHAIR WETZEL: The motion has been made and</p> <p>10 properly seconded. All in favor, say aye.</p> <p>11 (Chorus of ayes.)</p> <p>12 CHAIR WETZEL: Those opposed, nay?</p> <p>13 (No response.)</p> <p>14 CHAIR WETZEL: The motion passes.</p> <p>15 I guess we're on the old business/new business.</p> <p>16 MR. RODRIGUEZ: We have one hand up, Jihad Ali.</p> <p>17 MR. ALI: Thank you, Mr. Chairman, and thank you</p> <p>18 -- I wanted to just thank Board member Maria Gonzalez. I'd</p> <p>19 like to thank Angel for your honesty regarding my comments.</p> <p>20 I'd like to thank Ms. Tomasetti for her honesty about my</p> <p>21 comments.</p> <p>22 And I think it was just as easy as what Maria did,</p> <p>23 I mean, because when you look at it, it's really a</p> <p>24 disconnect, because on your Board, your web site, you have a</p>

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<p style="text-align: right;">Page 70</p> <p>1 portal for contractors to put information or participating 2 developers to put in information.</p> <p>3 So it would just make sense that you would share 4 it because at the end of the day, there's going to be 5 engineers, architect, lawyers. You need to be able to look 6 at these reports and say, wait a minute, we see the same 7 name over a thousand homes.</p> <p>8 So that's what I'm really trying to fight, that we 9 see more transparency, there's more spreading those dollars 10 around to people that are qualified.</p> <p>11 Nobody's asking for anything free or unqualified. 12 We just want to make sure that we are all speaking the same 13 language, we're just not being manipulated because we hear 14 the right words.</p> <p>15 So I do think that the Turn the Key is a 16 phenomenal program because it's talking about homeownership. 17 All I want to do is make sure that that wealth is going 18 around, because at the end of the day, the mayor, look, 19 she's the one that said she's about economic leveling the 20 field and she's about increasing these homes. We're at a 21 thousand. She might go up to three thousand, and it would 22 be a travesty of economic justice to not see that that money 23 is being well spent.</p> <p>24 And you need advocates like me to bring your</p>	<p style="text-align: right;">Page 72</p> <p>1 Bank liens problem, and it wouldn't have got done without 2 both of them, and so it's great to see them represented here 3 on this Board.</p> <p>4 And a couple comments about the conduct of these 5 meetings. We should revert these meetings to in-person, 6 because this format is not great.</p> <p>7 And Mayor Parker has already asked for everyone to 8 get back to the office and get back to work, and these 9 meetings used to be in-person and I think they should return 10 to in-person. It will make accommodation, and for many 11 community members it will be a much easier way to 12 participate.</p> <p>13 And in addition to that, we have seen numerous 14 times at this meeting where people need translation services 15 and they are not provided, and it should not happen anymore.</p> <p>16 And we frequently have citizens who are before the 17 Board with business who speak Spanish and there are no 18 translation services available by default, and that's not a 19 good accommodation for us to be doing at these meetings.</p> <p>20 And I would like to recommend that the Board 21 contemplate doing something different. And Angel, you've 22 mentioned in the past that this has been discussed 23 internally. It should really be a priority of the Board.</p> <p>24 Now, finally, I have a comment on some old</p>
<p style="text-align: right;">Page 71</p> <p>1 attention to stuff as well as your own eyes. There's no 2 doubt in my mind that Nick Dema, Herb can see something on 3 paper, oh, the questions are coming.</p> <p>4 I've been in the arena too long with all these 5 agencies. I know you are thinkers and I know all you guys 6 are trying to do the right thing.</p> <p>7 In closing, I wanted to say, I didn't mention it 8 first. I wanted to thank Arne Fadullon for her previous 9 leadership. I want to thank you, Andrew, and also to your 10 counsel, Andrea, because you all have given upbeat -- people 11 like myself, the boots on the ground, come and spit stutter 12 and speak the truth, and I really appreciate that, and I 13 think you guys have done a wonderful job, and I'm looking 14 forward to working with you all in the future. Thank you.</p> <p>15 CHAIR WETZEL: Thank you, Mr. Ali. Any other? 16 MR. RODRIGUEZ: We have Mr. Butler. 17 MR. BUTLER: Thank you, Angel. I have a couple of 18 general comments and then a comment on some old business. 19 Some generic comments, I want to affirm some of the earlier 20 comments about Mr. Wetzel and Ms. Greenberg joining the 21 Board.</p> <p>22 It's really great to see both of them there, and 23 these are two people how also provided really essential 24 support and knowledge when we were trying to solve the U.S.</p>	<p style="text-align: right;">Page 73</p> <p>1 business. I am also a volunteer at the Iglesias Garden who 2 have been waiting many, many, many years to get some vacant 3 parcels from the Land Bank Board. And our dispositions were 4 approved years ago, and council passed legislation in 2021 5 approving the dispositions to Iglesias Garden under the 6 disposition policy that was in place at the time.</p> <p>7 We have subsequently spent years negotiating with 8 the Land Bank Board and the Land Bank office to finalize the 9 process to get the mortgages in place, and we're still 10 waiting, and just want to say to everyone and the new Board 11 and the new Chair that there is a large group of community 12 members still waiting for this to be resolved.</p> <p>13 And it feels unfair that we're waiting years and 14 years and years for internal processes to be completed so 15 that we can get our properties. Thank you.</p> <p>16 CHAIR WETZEL: Thank you, Mr. Butler. 17 MR. RODRIGUEZ: Did you have your hand up, Andrea? 18 MS. SAAH: No. Thank you. 19 MR. RODRIGUEZ: We have Mo Rushdy. 20 MR. RUSHDY: Hello, Angel. Hello, Board. 21 Congratulations. I just wanted to thank the Land Bank for 22 the open house that happened last week. We were there, a 23 lot of us were there. We met with a lot of potential 24 homeowners, you know, mainly people of color that were</p>

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Exhibit A

Board of Directors Meeting 05/14/2024

<p>Page 74</p> <p>1 really hungry for these homes. I've heard many stories, and</p> <p>2 I just wanted to take the opportunity to thank Angel and the</p> <p>3 team for organizing this and getting a lot of that interest</p> <p>4 out there in public, and anything we can do to help, please</p> <p>5 let us know. Thank you very much.</p> <p>6 CHAIR WETZEL: Thank you, Mr. Rushdy.</p> <p>7 MR. RODRIGUEZ: We have Jeremy Blatstein.</p> <p>8 MR. BLATSTEIN: Hello. I just wanted to make one</p> <p>9 additional point of clarity when it comes to the Turn the</p> <p>10 Key program and the definition of affordability and just</p> <p>11 really re-clarify that that verbiage and the AMI levels are</p> <p>12 set by City Council, so that again, when that is being</p> <p>13 portrayed or kind of communicated to the public that, it is</p> <p>14 not kind of -- that's what it's being analyzed on.</p> <p>15 And the Turn the Key program is set by City</p> <p>16 Council and that is what the goal of that program is, is to</p> <p>17 serve that population along with that first option of who</p> <p>18 the homes are made available to for the first 60 days, is to</p> <p>19 the city employees per the resolution that was passed by</p> <p>20 City Council, and that is not something that's up to a</p> <p>21 developer or to the Land Bank to decide. That was the</p> <p>22 policy that was set by City Council.</p> <p>23 And it's just another thing to be said that when</p> <p>24 we're going through these kinds of processes, that you're</p>	<p>Page 76</p> <p>1</p> <p>2 work to figure out, how do we organize ourselves so that all</p> <p>3 this expertise and experience can be applied to the best</p> <p>4 interest of the city and to the Land Bank.</p> <p>5 Does anybody have any final comments or questions</p> <p>6 before we adjourn?</p> <p>7 (No response.)</p> <p>8 CHAIR WETZEL: Can I get a motion to adjourn?</p> <p>9 MR. DEMA: So moved --</p> <p>10 MS. GONZALEZ: So moved.</p> <p>11 CHAIR WETZEL: Second?</p> <p>12 MR. BEAUVAIS: Second.</p> <p>13 CHAIR WETZEL: All in favor?</p> <p>14 (Chorus of ayes.)</p> <p>15 CHAIR WETZEL: Opposed, nay? I doubt it. Hearing</p> <p>16 none, the motion passes. Thank you guys so much. I'm</p> <p>17 really excited about being able to work with all of you, and</p> <p>18 thank you for agreeing to serve our city, and for those who</p> <p>19 have been serving, thanks again for staying with us. And</p> <p>20 for the new Board members, thank you for your willingness to</p> <p>21 be part of this. So thank you very much.</p> <p>22 (Whereupon, at 11:49 a.m., the proceedings were</p> <p>23 concluded.)</p> <p>24</p>
<p>Page 75</p> <p>1 evaluating the project based on what was passed by City</p> <p>2 Council, and if there is a need or want for other programs</p> <p>3 to serve different AMI and population levels, that can be</p> <p>4 put on City Council to really push to set the plan, because</p> <p>5 as you also know, there right now are probably ten different</p> <p>6 sets of kind of guidelines that are set by each of the</p> <p>7 individual City Council members, and that has led to a</p> <p>8 system that's not clear to anybody, and that's something</p> <p>9 that should be worked on so that the Land Bank can work more</p> <p>10 efficiently and effectively. Thank you.</p> <p>11 CHAIR WETZEL: Thank you, Mr. Blatstein.</p> <p>12 Any other?</p> <p>13 MR. RODRIGUEZ: There are no other hands raised.</p> <p>14 CHAIR WETZEL: So we're going to move to</p> <p>15 adjournment, but thank you guys for helping me and us get</p> <p>16 through our first meeting together. I'm looking at some</p> <p>17 things that are interesting, and we now have somebody who is</p> <p>18 a community garden and green space expert on the Board.</p> <p>19 We have Darwin Beauvais, who is an excellent real</p> <p>20 estate lawyer. Cornelius, are you an engineer?</p> <p>21 MR. BROWN: Yes. I'm a civil engineer.</p> <p>22 CHAIR WETZEL: All right. That's good stuff. And</p> <p>23 Nick Dema, who we know knows how to analyze a deal. So I</p> <p>24 want to thank all of you, and we're going to be doing some</p>	<p>Page 77</p> <p>1</p> <p>2</p> <p>3 C E R T I F I C A T I O N</p> <p>4</p> <p>5 I hereby certify that the foregoing proceedings, the</p> <p>6 Philadelphia Land Bank Board of Directors Meeting, were</p> <p>7 reported by me on May 14, 2024, and that I, John A. Kelly,</p> <p>8 read this transcript and attest that this transcript is a</p> <p>9 true and accurate record of the proceedings.</p> <p>10 By: <i>John A. Kelly</i></p> <p>11 John A. Kelly</p> <p>12 Court Reporter</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>

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Exhibit B

RESOLUTION NO. 2024 – 11

RESOLUTION APPOINTING HERBERT WETZEL AS BOARD CHAIR

WHEREAS, former Deputy Mayor of the Department of Planning and Development of the City of Philadelphia Anne Fadullon was appointed by the Mayor of Philadelphia to serve on the Philadelphia Land Bank Board of Directors (the “**Board**”) on January 27, 2020 and served as Chair of the Board from May 12, 2020 until her resignation on December 13, 2023;

WHEREAS, on April 24, 2024, Cherelle Parker, Mayor of Philadelphia, appointed Herbert Wetzel to fill the Board of Directors vacancy created by Anne Fadullon’s resignation;

WHEREAS, Section 201 of the Bylaws of the Philadelphia Land Bank (as amended) states “If an office is vacated, the position may be filled during a regular meeting of the Board;”

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that, in accordance with Section 201 of the Bylaws of the Philadelphia Land Bank, Herbert Wetzel is elected Chair of the Board until a full election of the officers of the Board of Directors is held.

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

Adopted by Philadelphia Land Bank Board of Directors on May 14, 2024.
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Exhibit C

RESOLUTION NO. 2024 – 12

**RESOLUTION SETTING DATE FOR ELECTION OF BOARD OFFICERS AND 11TH
BOARD MEMBER**

WHEREAS, the Philadelphia Land Bank Board of Directors did not hold officer elections at its Fiscal Year 2024 Annual Meeting on December 12, 2023, as the newly elected appointing authorities had not yet assumed office; and

WHEREAS, the Philadelphia Land Bank Board of Directors, being newly appointed by the appointing authorities, now desires to elect its officers and appoint the 11th Member of the Board in accordance with its bylaws;

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that the Board will hold officer elections for all officer positions and for the position of the 11th Board Member at the meeting of the Board of Directors on June 11, 2024, with said officers and 11th Member to serve until their successors are elected.

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

Adopted by Philadelphia Land Bank Board of Directors on May 14, 2024.
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Exhibit D

RESOLUTION NO. 2024 – 13

RESOLUTION AMENDING RESOLUTIONS 2022-38 AND 2020-25 TO AUTHORIZE MODIFICATION OF MIXED-INCOME HOMEOWNERSHIP DEVELOPMENT TO CONVERT FIVE (5) MARKET-RATE HOMES TO TURN THE KEY - ELIGIBLE HOMES

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

WHEREAS, pursuant to Resolution 2020-25 adopted on December 8, 2020 and Resolution 2022-38 adopted on October 11, 2022, the Board of Directors (the “**Board**”) approved the conveyance of 2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, and 2201-29 East William Street and 2306 Collins Street (collectively, the “**Property**”) to BMK Properties, LLC (the “**Developer**”) for the development of twenty-nine (29) single-family homes, including thirteen (13) homes to be sold to households with an income at or below one hundred percent (100%) of Area Median Income (“**AMI**”), two (2) homes to be sold to households with an income at or below eighty percent (80%) of AMI, and fourteen (14) homes to be sold at market rate; and

WHEREAS, the Developer has requested a modification of the development plans to convert 5 (five) of the fourteen (14) market-rate homes, located at 2037, 2039, 2047, 2050 and 2052 East William Street, into homes to be sold to households with an income at or below one hundred percent (100%) of AMI, and to record a Declaration of Restrictive Covenants against the five (5) homes, permitting the homes to be eligible for participation in the Turn the Key program; and

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

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

1. The requested modification of the development plans is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The requested modification complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or

Exhibit D

appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on May 14, 2024.

Philadelphia City Council Resolution No. _____ dated _____

Exhibit E

RESOLUTION NO. 2024 – 14

RESOLUTION AMENDING RESOLUTIONS 2022-38 AND 2020-25 TO RECONVEY PROPERTIES TO PHILADELPHIA LAND BANK, REMOVE SAID PROPERTIES FROM PROJECT SCOPE, AND REVISE PROJECT UNIT COUNT

WHEREAS, Section 16-706 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; and

WHEREAS, pursuant to Resolution 2022-30 adopted on September 13, 2022 and Resolution 2023-16 adopted on April 11, 2023, the Board of Directors (the “**Board**”) approved the conveyance of 759, 761, 763, 773, 779 and 783 Pallas Street and 4041 Cambridge Street (collectively, the “**Properties**”) to West NoMa Revitalization Group LLC (the “**Developer**”) for the renovation of seven (7) affordable homeownership units (each, a “**Home**”) to be sold to households with an income at or below eighty percent (80%) of Area Median Income (“**AMI**”); and

WHEREAS, the Land Bank conveyed 759, 761, 763, 773 and 783 Pallas Street and 4041 Cambridge Street to the Developer, the structure on 779 Pallas Street having been demolished prior to the conveyance and therefore being excluded from the conveyance;

WHEREAS, subsequent to the conveyance, the Developer determined that the structures on the remaining Pallas Street properties were in such poor condition that their renovation was financially not feasible;

WHEREAS, the Developer has requested permission to reconvey 759, 761, 763, 773 and 783 Pallas Street to the Land Bank, to retain 4041 Cambridge Street for renovation under the terms of the Purchase and Development Agreement, and to amend the Purchase and Development Agreement to exclude the Pallas Street properties from the project scope, thereby reducing the project scope to the renovation of one home at 4041 Cambridge Street; and

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

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

1. The requested reconveyance of 759, 761, 763, 773 and 783 Pallas Street to the Land Bank and the modification of the development plans to reduce the project scope to the renovation of one home at 4041 Cambridge Street is in the best interests of the Land Bank and hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Pallas Street properties and the modification of the project scope complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

Exhibit E

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 May 14, 2024.

Philadelphia City Council Resolution No. _____ dated _____

Exhibit F

RESOLUTION NO. 2024 – 15

**RESOLUTION AMENDING RESOLUTION 2019-35 TO MODIFY PROJECT PLANS
AND UNIT COUNT AND QUALIFY UNITS FOR TURN THE KEY PROGRAM**

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

WHEREAS, pursuant to Resolution 2019-35 adopted on May 15, 2019, the Board of Directors (the “**Board**”) approved the conveyance of 1901-09 North 33rd Street and 1911-15 North 33rd Street (collectively, the “**Property**”) to Mosaic Berks, LP (the “**Developer**”) for the development of twenty (20) homeownership (condominium) units and a maximum of thirty-five (35) rental units along with commercial space (the “**Project**”); and

WHEREAS, the Developer was required by the Purchase and Development Agreement, as amended by an addendum (the “**Agreement**”) to complete construction by twenty-four months following the conveyance of the Property to the Developer, the date of which conveyance was March 3, 2021;

WHEREAS, the Developer has not commenced construction on the Project, and the Developer’s failure to timely complete construction constitutes an Event of Default under the Agreement; and

WHEREAS, the Developer has requested a modification of the Project to encompass a total of twenty-seven (27) residential condominium units, of which fourteen (14) units are to be sold to households with an income at or below one hundred percent (100%) of Area Median Income at a sale price that qualifies the units for participation in the Turn the Key program, while thirteen (13) units are to be sold at market rate, with no commercial space included in the Project; and

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

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

1. The Developer is permitted to cure the Event of Default existing under the prior Purchase and Development Agreement, as amended.
2. The requested modification of the Project is in the best interests of the Land Bank and hereby approved, subject to approval by resolution of Philadelphia City Council.
3. 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.

Exhibit F

4. 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.
5. 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.
6. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on May 14, 2024.

Philadelphia City Council Resolution No. _____ dated _____

Exhibit G

RESOLUTION NO. 2024 – 16

RESOLUTION AUTHORIZING CONVEYANCE OF 1944 WEST WESTMORELAND 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 interests of the Land Bank to convey 1944 West Westmoreland Street (the “**Property**”) to the Philadelphia Housing Development Corporation (the “**PHDC**”) for disposition, reuse and/or management as determined by the PHDC;

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

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

1. The conveyance of the Property to the 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 May 14, 2024.
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Exhibit H

RESOLUTION NO. 2024 – 17

**RESOLUTION AUTHORIZING CONVEYANCE OF 5019 NORTH CAMAC 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 interests of the Land Bank to convey 5019 North Camac Street (the “**Property**”) to the Philadelphia Housing Development Corporation (the “**PHDC**”) for disposition, reuse and/or management as determined by the PHDC;

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

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

1. The conveyance of the Property to the 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 May 14, 2024.
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Exhibit I

RESOLUTION NO. 2024 – 18

**RESOLUTION AUTHORIZING CONVEYANCE OF 2839 NORTH ORIANNA STREET
TO PEDRO ALEJANDRO MENCIA BRITO AND ARYAM VARGAS ALMONTE**

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 2839 North Orianna Street (the “**Property**”) to Pedro Alejandro Mencía Brito and Aryam Vargas Almonte (collectively, the “**Purchaser**”).

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

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Twelve Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$12,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on May 14, 2024.

Philadelphia City Council Resolution No. _____ dated _____

Exhibit J

**Subject: Urgent Request to Halt Affordable Housing Development in Our Neighborhood –
2913, 2917-19*, 2925* and 2937-39* Cecil B. Moore Avenue**

May 5th 2024

Andrea Imredy Saah, Senior Counsel
Philadelphia Housing Development Corporation / Philadelphia Land Bank
1234 Market Street
16th Floor
Philadelphia, PA 19107

Dear PHDC Board Members,

I am writing to express my deep concern regarding the proposed development of affordable housing in our neighborhood. As a resident of Brewery Town, I strongly oppose this project and urge the Philadelphia Housing Development Corporation (PHDC) to reconsider its plans.

While I understand the importance of affordable housing initiatives in addressing the housing needs of our community, I believe that the proposed location for this development is highly inappropriate. Our neighborhood is already experiencing significant challenges related to crime, cleanliness, and strain on local resources. The addition of 2913, 2917-19*, 2925*, and 2937-39* Cecil B. Moore Avenue multiple single-family affordable housing homes will only exacerbate these issues.

Furthermore, there are serious concerns about the conduct of contractors involved in such developments. Past experiences have shown that contractors often block off parking spaces for extended periods, making it extremely difficult for residents to find parking near their homes. Additionally, construction sites frequently become eyesores, with debris and construction materials strewn across our streets. This not only disrupts the daily lives of residents but also poses safety hazards.

Moreover, there is a growing concern about the potential link between affordable housing developments and crime rates. While affordable housing is essential, it is crucial to consider the potential impact on the safety and security of our neighborhood. Studies have shown that areas with concentrated low-income housing often experience higher crime rates, which could further endanger the well-being of our community members. I do not walk my dog past 10 PM due to the concern that I could become a victim of a crime.

Another significant issue is the lack of green space in our neighborhood. The proposed development offers little to no provisions for parks or recreational areas, depriving residents,

Exhibit J

especially children, of essential outdoor spaces for leisure and exercise. Access to green spaces is vital for the physical and mental health of our community, and any development should prioritize the creation of such spaces.

Additionally, I am concerned about the financial implications of this project for our community. With limited resources already stretched thin, the influx of additional residents from the affordable housing proposed will place further strain on local schools, healthcare facilities, and other public services. This could result in higher taxes for residents and reduced funding for essential community programs.

Lastly, there is a pressing issue of environmental impact and cleanliness. Too often, affordable housing developments result in increased trash and litter in our communities. Without proper management and oversight, these developments can contribute to environmental degradation and diminish the overall quality of life for residents.

I respectfully request that PHDC halt the development of affordable housing of 2913, 2917-19*, 2925* and 2937-39* Cecil B. Moore Avenue and explore alternative locations that are better suited to accommodate such initiatives. I urge you to engage in meaningful dialogue with community members to identify solutions that address the need for affordable housing while preserving the integrity and well-being of our neighborhood.

Thank you for considering my concerns. I look forward to your prompt response and action on this matter.

Sincerely,

Gregory Portner

Cecil B Moore Resident



Exhibit K

RESOLUTION NO. 2024 – 19

**RESOLUTION AUTHORIZING CONVEYANCE OF 2806, 2903, 2907, 2913, 2917-19, 2925
AND 2937-39 CECIL B. MOORE AVENUE TO CIVETTA PROPERTY GROUP LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2806, 2903, 2907, 2913, 2917-19, 2925 and 2937-39 Cecil B. Moore Avenue (the “**Property**”) to Civetta Property Group LLC (the “**Purchaser**”);

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

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

1. The conveyance of the Property to the Purchaser for Nine Hundred and 00/100 U.S. Dollars (\$900.00) 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 May 14, 2024.

Philadelphia City Council Resolution No. _____ dated _____