

PHILADELPHIA LAND BANK

FEBRUARY 11, 2025 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, February 11, 2025, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given.

Call to Order

The meeting was called to order at 10:03 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the meeting agenda and reported on the status of the Land Bank's ability to acquire property at sheriff's sales and the application of Mixed-Income Neighborhood overlays to Turn the Key-eligible projects.

Item I **Roll Call**

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

Darwin Beauvais, Andrew Goodman, Maria Gonzalez, and Kelvin Jeremiah were absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Karen Anaya, Todd Hestand, Cristina Martinez, Mathen Pullukattu, Brian Romano, Ashley Stukes-Martin 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.

Ms. Imredy Saah reviewed the Board's public comment policy and requested that attendees sign up to make public comments and sign the attendance sheet.

Item II **Approval of Board Minutes**

Chair Wetzel called for questions or comments from the Board regarding the minutes of the Board meeting of January 14, 2025. There were none.

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

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

Upon motion made and duly seconded, the Board approved the January 14, 2025 Board Meeting minutes.

Item III **Executive Director's Report**

Mr. Rodriguez reported on approved home price increases for two more Turn the Key properties in BMK Properties' Scattered Site project in the 1st Council District due to significant lending and construction cost increases since the projects were first approved. He then provided status updates for all Turn the Key projects, including ones he had to rescind in the 3rd and the 5th Council Districts because the District Councilmember did not introduce an approval resolution in Council. He also announced Turn the Key ribbon-cutting events scheduled for March and April of this year. His complete report is attached to these minutes as **Exhibit A**.

Mr. Dema asked about the average household size of the homebuyers. Mr. Rodriguez responded that he will review the income certifications in order to provide a report about household size.

Ms. Lopez-Kriss asked if there were other disposition resolutions that are at risk of not being introduced or other projects that are risk of being rescinded. Mr. Rodriguez responded that there are several projects in the 7th Council District waiting for a Council resolution, and that he is waiting to hear back from the Council District since there was staff turnover.

Chair Wetzel asked how many homes were being built on the parcel at the corner of 10th Street and Cecil B. Moore Avenue. Mr. Rodriguez responded that fifteen (15) homes are being built.

Mr. Johns noted the difference between the 822 units of Turn the Key housing approved for development versus the 400 homes currently under construction and asked about the average amount of time that elapses between Land Bank Board approval and the beginning of construction. Mr. Rodriguez responded that many factors play a role in how quickly a project can get through the entitlements process after Board approval: whether a zoning variance is needed, whether properties need to be subdivided or consolidated before permits can be requested, how quickly properties can be transferred into the Land Bank and whether Geotech or other work requires a license agreement. The Land Bank is currently working with the Department of Planning and Development and the City's Department of Licenses & Inspections to speed up the process for obtaining zoning permits and construction permits. Board members asked if they could attend these meetings, and Mr. Rodriguez indicated he would request that any interested Board member be allowed to join the meetings. He also pointed out that once permits are in hand and the properties are conveyed to the developers, homes are being built quickly.

Item IV **Administrative Matters**

IV.A. Interagency Transfer

Mr. Rodriguez asked the Board to convey 923 West Butler Street in the 5th Councilmanic District to the City's Department of Public Property. The property will be used for the installation of stormwater infrastructure on a lot and expansion of the existing, adjacent playground.

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

No written comments were received prior to the Board meeting.

No one from the public signed up to speak on this board item.

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

Ms. Lopez-Kriss moved to approve the interagency transfer to the City of Philadelphia. Ms. Greenberg seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 923 West Butler Street to the City of Philadelphia** (attached to these minutes as **Exhibit B**).

IV. B. Amendment to Approved Disposition

Senior Development Specialist Mathen Pullukattu asked the Board to amend an already approved disposition to Mt. Vernon Manor Community Land Trust for the development of four (4) single-family homes at 708, 710, 714 and 723 North Shedwick Street in the 3rd Council District. The homes were to be sold to households at or below 80% AMI at a maximum price of \$155,000, with the land on which the homes are built to remain in the Community Land Trust. The developer has requested approval of a price increase to a maximum sale price of \$199,000 due to a 20% increase in the size of the homes and a similar increase in estimated development costs, specifically lending and construction costs.

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

Mr. Rodriguez clarified that the unit size will still be two (2) bedrooms and two (2) baths. There will be an increase in the square footage of each property.

Ms. Saah informed the Board that one email was received from Mt. Vernon Manor CDC (attached to these minutes as **Exhibit C**), explaining its reasons for the price increase request, including a delay in receiving the license agreement for the Geotech testing to be conducted on the properties.

Mr. Rodriguez clarified that license agreements can take time to provide because of the various insurance coverage requirements subcontractors must meet in order to enter onto and conduct testing on Land Bank-owned properties. Ms. Imredy Saah further explained that many properties are still in the Department of Public Property's or the Redevelopment Authority's ownership when the developers want to conduct the testing, and it takes time to transfer them into the Land Bank's inventory, especially if there are issues with the legal description or title issues.

Mr. Dema asked about the specific types of insurance coverage required, and Ms. Imredy Saah responded that Geotech testing requires general commercial liability, workers compensation, pollution liability and professional liability insurance policies.

No one from the public wished to comment on this agenda item.

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

Mr. Johns moved to approve the requested changes to the project. Mr. Dema seconded the motion.

Upon motion made and seconded, the Board unanimously approved the **Resolution Amending Resolution 2024-7 to Approve Increase in Square Footage and Increase in Maximum Sale Price for Four Homeownership Units in Mt. Vernon Community Land Trust** (attached to these minutes as **Exhibit D**).

Item V **Property Dispositions**

V.A.1. Development – Affordable Housing (unsolicited)

Senior Development Specialist Todd Hestand announced that the next project was tabled from the December Board meeting with a request to the developer to conduct another community meeting. He asked the Board to authorize the disposition of 705, 709 and 713 North 35th Street and 3518 and 3520 Wallace Street to Exclusive Property Group, LLC to develop five (5) single-family homeownership units in the 3rd Council District. Exclusive Property Group is a woman and minority business developer which is an alumnus of both JumpStart Philly and JumpStart Norristown. The units will be two (2) stories, without a basement, and contain three (3) bedrooms and two (2) bathrooms, at approximately 1,200 square feet each. They will be sold to purchasers with a household income at or below 100% of AMI for a maximum sale price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy, and an EOP plan will apply to this project.

Mr. Hestand noted that 708 North 34th Street was removed from the original proposal due to the legitimacy of an adverse possession case on the lot, which is owned by the Department of Public Property, so the project went from six (6) to five (5) units. Exclusive Property Group has followed all the same procedures as previously approved developments, they provided frontage-specific plans for the various lot widths, and they hosted two community meetings, the first of which had eight (8) participants and the second of which had thirty-seven (37) participants. At both meetings there was feedback about 3518 and 3520 Wallace Street as being previously conveyed, but it was confirmed that both parcels were available for disposition. Mr. Hestand confirmed that the developer was in attendance at this Board meeting with her team.

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

Chair Wetzel asked if any comments were received prior to the Board meeting. Mrs. Imredy Saah proceeded to read a letter of partial support from Councilmember Gauthier stating her opposition to the inclusion of the Wallace Street properties in the project, as well as letters of support from Nicole Purvy of Better Than Success Real Estate League, Jordan Ferrarini of Trades for a Difference, Troy Hartsfield of Aubri Construction, Prudence Brown of Jumpstart Germantown, Angie Williamson of Jumpstart Philly, and David Langlieb of Philadelphia Accelerator Fund. All letters received in reference to this disposition are attached to these minutes as **Exhibit E**.

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

Chair Wetzel informed Mr. Rodriguez that the Board was open to an amendment to the resolution.

Mr. Rodriguez informed the Board that the Board could amend the resolution to authorize Land Bank management to identify other publicly owned assets in the vicinity to replace 3518 and 3520 Wallace Street. Chair Wetzel asked if the Board could authorize staff to find three (3) parcels, since the originally proposed project has six (6) lots, of which three (3) were being removed, and Mr. Rodriguez responded affirmatively.

Mr. Rodriguez responded that staff would ensure the developer's new development budget would be feasible with the same household income target and maximum sales price. Ms. Imredy Saah stated that the Land Bank would have to post the proposed sale of the properties. Chair Wetzel indicated his preference to provide the staff with flexibility so that this approval could be completed at today's meeting. Mr. Rodriguez stated it should be noted that this amendment to the existing resolution would be approved in deference to the letter submitted by the Councilmember, given that the Councilmember may not introduce the resolution if the project were approved with the currently included properties.

Ms. Lopez-Kriss asked if staff received any public comments about 3518 and 3520 Wallace Street. Ms. Imredy Saah stated that the Land Bank received no other comments opposing the inclusion of the Wallace Street properties. She also stated her concern about potential public opposition to the three new properties to be included in the project, and how the Board would want to handle such opposition. Mr. Rodriguez added that the replacement properties would have to be owned and available properties in the vicinity with no existing applications, which is always the standard that is used when evaluating an unsolicited application. As Mr. Hestand mentioned when he presented to the Board, the community only has an anecdotal history that the Wallace Street properties belong to community members. The City had unique products and programs like Donor Taker and Dollar House in the past, and the former Vacant Property Review Committee (VPRC) was approving the disposition of properties. Many of those transactions were never completed, and after the revision to the disposition legislation which became effective in January 2020, all incomplete transactions were null and void. The assertion that somebody has a legitimate claim to the Wallace Street properties is unfounded. Mr. Rodriguez would like everyone to understand that the Land Bank knows what it owns and has clear title to the properties once they are in its inventory.

Mr. Wetzel stated his desire for the Board to support this developer who has an excellent track record. The project originally contained six (6) parcels, one was removed because of a lawsuit against the City of Philadelphia, and two (2) do not have the Councilmember's support. The goal is to make the project whole.

Chair Wetzel called for a motion to amend the resolution to remove the Wallace Street properties and authorize the Executive Director to substitute properties in the nearby community for the three (3) properties that were removed for a total of six (6) parcels.

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

Upon motion made and duly seconded, the Board voted unanimously to amend the resolution as stated.

Chair Wetzel then called for a motion regarding the amended resolution approving the disposition of the three properties on North 35th Street and authorizing the Executive Director to replace the three removed properties with other properties in the neighborhood that are available for disposition.

Mr. Johns 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 705 North 35th 709 North 35th Street, 713 North 35th Street, and Three Other Properties to be Selected in Substitution for 708 North 34th Street, 3518 Wallace Street and 3520 Wallace Street, to Exclusive Property Group, LLC** (attached to these minutes as **Exhibit F**).

Item V.A.2. Development – Affordable Housing (unsolicited)

Mr. Hestand asked the Board to authorize the disposition of 1124 South 56th Street to Number One Investments, LLC to rehabilitate one (1) single-family homeownership unit in the Third (3rd) Council District. Number One Investments is a woman owned business enterprise. The unit will be two stories, with a partially finished basement, and contain three (3) bedrooms and two and a half (2.5) bathrooms at approximately 1,800 square feet. It will be sold to a purchaser with a household income at or below 80% of AMI for a maximum sale price of \$250,000. The home 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.

Number One investments followed all the same procedures as previously approved developments, providing frontage specific plans and hosting two (2) community meetings. The first meeting was held in December and the meeting had one (1) participant. Because of the low turnout, the developer hosted a second community meeting, which was held in January. Five (5) participants attended the second meeting. There was no objectionable feedback at either community meeting. The developer is in attendance at today's Board meeting for any questions.

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

Ms. Imredy Saah confirmed that no public comments were received prior to the Board meeting. Chair Wetzel called for questions or comments from the public. There were none.

Chair Wetzel asked if the applicant wanted to speak.

Ms. Noelle Carter, the developer and owner of Number One Investments and a small business owner in Philadelphia, greeted the Board and attendees. Ms. Carter has lived in South Philadelphia for about eight (8) years and appreciates the opportunity to renovate this property. It is next door to a home a client purchased a few years ago, and its renovation will improve the neighborhood.

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

Ms. Rashid moved to approve the disposition. Ms. Lopez-Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1124 South 56th Street to Number One Investments, LLC** (attached to these minutes as **Exhibit G**).

Item VI
Public Comment (Old & New Business)

Chair Wetzel asked if there was any old or new business anyone wished to comment on. Two people signed up for public comments.

Ms. Lopez-Kriss asked how many properties in the surplus public property inventory are shells. Mr. Rodriguez responded the number is less than one hundred (100) and explained that the Land Bank only acquires vacant land because of liability insurance issues. The Land Bank owns a small portion of the total inventory of vacant structures, while the City, PHDC and the Philadelphia Redevelopment Authority own larger numbers of vacant structures. If the safety of a PHDC, PRA or Land Bank structure is questionable, it is demolished.

Chair Wetzel recognized Sari Bernstein, an attorney with the Public Interest Law Center (PILC). She works on PILC's housing initiative and environmental justice initiative, including the garden justice legal initiative. She asked about the status of the Land Bank's strategic planning process, which she stated was required by law to be completed on an annual basis and which provided the community with an important opportunity to help direct the Land Bank's strategic vision. Mr. Rodriguez clarified for the Board and attendees that the current Philadelphia Code (as revised by Council ordinance in November 2019 and effective January 2020) requires that the City's Department of Planning and Development conduct a strategic planning process every three years, and that the Land Bank is included in the process but not responsible for conducting it. He recommended that Ms. Bernstein reach out to Jessie Lawrence for more information about the status of this strategic planning process.

The second person who had signed up to speak no longer wished to comment.

Item VII
Adjournment

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

Mr. Johns moved to adjourn the meeting. Ms. Rashid seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:50 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, February 11, 2025, at 10:00 AM.

User Name
Yulonda Paul
Mike Tomasetti
Noelle Carter
Sari Bernstein
Troy Hartsfield
Dion Forrest
Kayana Johnson
Perry Forrest

Exhibit A



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

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: January 14, 2025

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for:

- **Request for Proposal – Hartranft 9th & Diamond (Phase 1) (CD 5) – Civetta Property Group, LLC**
 - Land Bank Board approval - 4/11/2023; Resolution 2023-18; Settled 5/14/2024
 - Council approval – 6/15/2023; Resolution 230459
 - Thirty-five (35) single family homes, located at 924, 927, 928 Edgley St; 2106, 2112, 2140, 2141, 2142, 2143, 2151, 2166, 2170, 2172, 2215, 2217, 2219 N Franklin St; 2102, 2109, 2126, 2128, 2130, 2131, 2134, 2135, 2136, 2150, 2210 N 7th St; 2130 N Marshall St; 2105, 2113, 2133, 2150 N Percy St; 910, 912 W Susquehanna Ave; 2113, 2201 N 8th St; 2126 N 9th St of Board-approved disposition to \$265,000 per unit from \$250,000. The AMI of the Board-approved disposition remains at 100% AMI.
 - The reason for the approval is due to sunk costs related to the following properties which could not be conveyed or needed to be rescinded: 2143 N Franklin (conveyed); 2132 N 9th (2nd group); 2113 N 8th (conveyed)

- **Request for Proposal – Martha Street (CD 1) – BMK Properties, LLC**
 - Land Bank Board approval - 12/13/2022; Resolution 2022-57; Settled 3/26/2024
 - Council approval - 2/9/2023; Resolution 230046
 - Nineteen (19) single family homes, located at 3013-3049 Martha St (former 3001 Martha St) of Board-approved disposition to \$265,000 per unit from \$250,000. The AMI of the Board-approved disposition remains at 80% AMI.
 - The reason for the approval is due to significant lending and construction cost increases from the time of submission of the Board/Council approval and receipt of permits for the project to the current day. As a result, the homes are costing more to build than was originally forecasted. Specifically, construction prices have seen significant increases, with average products pricing rising 40%. Despite overall inflation on a downward trend, prices for residential construction building materials as a whole have accelerated since the beginning of 2024, leaving home builders to continue to deal with higher costs. The year-over-year price growth in June 2024 was the highest since February 2023. Also, construction loan Interest rates have risen 4-5%.

Exhibit A

- **Unsolicited Application – Scattered Site Birch & William Street (CD 1) – BMK Properties, LLC**
 - Land Bank Board approvals:
 - Resolution 2021-52; 11/9/2021
 - Resolution 2022-39; 10/11/2022
 - Resolution 2023-54; 12/12/2023
 - Resolution 2024-60; 12/10/2024
 - Council approvals:
 - Resolution 220757; 9/29/2022
 - Resolution 220823; 10/13/2022
 - Resolution 230503; 6/15/2023
 - Resolution 240586; 6/13/2024
 - Settled 3/26/2024
 - Six (6) single family homes, located at 2143, 2155, 2157 E Birch St; 2140, 2151, 2153 E Orleans St of Board-approved disposition to \$265,000 per unit from \$230,000. The AMI of the Board-approved disposition remains at 80% AMI.
 - The reason for the approval is due to significant lending and construction cost increases from the time of submission of the Board/Council approval and receipt of permits for the project to the current day. As a result, the homes are costing more to build than was originally forecasted. Specifically, construction prices have seen significant increases, with average products pricing rising 40%. Despite overall inflation on a downward trend, prices for residential construction building materials as a whole have accelerated since the beginning of 2024, leaving home builders to continue to deal with higher costs. The year-over-year price growth in June 2024 was the highest since February 2023. Also, construction loan Interest rates have risen 4-5%.

- **Unsolicited Application – Scattered Site Collins & William Street (CD 1) – BMK Properties, LLC**
 - Land Bank Board approvals:
 - Resolution 2020-25; 12/8/2020
 - Resolution 2022-38; 10/11/2022
 - Resolution 2024-13; 5/14/2024
 - Council approvals:
 - Resolution 210760; 9/30/2021
 - Resolution 220888; 11/3/2022
 - Settled 4/4/2023
 - Two (2) single family homes, located at 2066-68 William Street of Board-approved disposition to \$265,000 per unit from \$230,000. The AMI of the Board-approved disposition remains at 80% AMI.
 - The reason for the approval is due to significant lending and construction cost increases from the time of submission of the Board/Council approval and receipt of permits for the project to the current day. As a result, the homes are costing more to build than was originally forecasted. Specifically, construction prices have seen significant increases, with average products pricing rising 40%. Despite overall inflation on a downward trend, prices for residential construction building materials as a whole have accelerated since the beginning of 2024, leaving home builders to continue to deal with higher costs. The year-over-year price growth in June 2024 was the highest since February 2023. Also, construction loan Interest rates have risen 4-5%.

Exhibit A

Withdrawal of Application Approvals:

The approval for following projects has been withdrawn because the transmitted council resolution was not introduced:

- **Unsolicited Application – Kifleye, LLC (CD3):**
 - 5307 Market St, part of assemblage for 12 mkt-rate apartments, 4 commercial space.
 - Council resolution was transmitted to Council and placed on file 9/12/2024 but not introduced.
- **Unsolicited Application – Civetta Property Group LLC (CD5):**
 - 2806, 2903, 2907, 2913, 2917-19, 2925, 2937-39 Cecil B. Moore Ave, 9 Single Family homes @100% AMI, sales price \$280,000 – Turn the Key eligible.
 - Council resolution was transmitted to Council and placed on file 5/30/2024 but not introduced.
- **Unsolicited Application – JES Capital Investments LLC (CD5):**
 - 2605, 2607, 2608, 2610, 2622 N 29th St
 - 5 single family homes @100% AMI, sales price \$280,000 – Turn the Key eligible.
 - Council resolution was transmitted to Council and placed on file 9/12/2024 but not introduced.
- **Unsolicited Application – Soar City Development Co. (CD5):**
 - 2502, 2503, 2542, 2552, 2559 N 28th St
 - 5 single family homes @100% AMI, sales price \$280,000 – Turn the Key eligible.
 - Council resolution was transmitted to Council and placed on file 9/12/2024 but not introduced.

The approval for following project has been withdrawn because the developers have failed to move to settlement despite having all approvals and repeated requests:

- **Unsolicited Application – Paseo de Jardines (APM & Urban Vision/Scannapieco Development Corporation (SDC)) - assemblage with 5 PHA lots (CD 7)**
 - Land Bank Board approvals:
 - Resolution 2021-54; 11/9/2021
 - Resolution 2022-22; 8/9/2022
 - Council approvals:
 - Resolution 210968; 12/9/2021
 - Resolution 220746; 9/29/2022
 - Mixed income homeownership project with 5 PHA lots (14@80% AMI, \$150,000; 15@80% AMI, \$250,000; 28@mkt rate)

Exhibit B

RESOLUTION NO. 2025 - 6

**RESOLUTION AUTHORIZING CONVEYANCE OF
923 WEST BUTLER STREET
TO CITY OF PHILADELPHIA**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 923 West Butler Street (the “**Property**”) to the City of Philadelphia (the “**City**”) for disposition, reuse and/or management as determined by the City.

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

1. The conveyance of the Property to the City 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 February 11, 2025.

Exhibit C

Andrea Saah

From: Andrea Saah
Sent: Monday, February 10, 2025 8:13 PM
To: 'Brown, Cornelius'; 'whpf93@gmail.com'; 'Herbert Wetzell'; 'Beauvais, Darwin'; Rebecca LopezKriess; 'Majeedah Rashid'; 'Michael Johns'; Andrew Goodman; 'Maria Gonzalez'; 'Jennifer Greenberg'; Nicholas Dema; 'Kelvin.Jeremiah@pha.phila.gov'
Cc: Angel B Rodriguez; Carolyn Terry
Subject: Email re MVM's Shedwick St Project

From: Emma Kahn <emma@mvmcdc.org>
Sent: Monday, February 10, 2025 7:47 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Re: [External] MVM's Shedwick St Project

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

Hi Andrea,

Here is the information I'd like the Board to receive.

Dear Philadelphia Land Bank Board Members:

Thank you so much for considering the proposed price increase for Mt. Vernon Manor's affordable homeownership project on Shedwick St. In anticipation of the meeting on February 11th, I am writing to share some more context for our request.

For starters, everything about this project--including its CLT program--was approved by the Land Bank in March of 2024. The only things that have changed are that the homes have gotten a little bigger (based on new architectural calculations), and the sale prices have increased (due to these larger sizes and generally increasing construction costs). Part of the reason our construction costs increased is that we did not get our license agreements from the Land Bank for our geotech reports until August, and with more time came higher costs.

Our \$199K price for all 4 homes is still way under the Land Bank's 80% AMI limit. We've calculated this price assuming a 7.00% mortgage rate, 30-year loan, and reliable estimates for taxes and insurance costs, and it comes out to being affordable for someone at 63% AMI. Further, because this sale price will not change again, it will likely be affordable to buyers in an even lower AMI bracket once the FY25 AMI brackets come out. Additionally, in the sample documents that the Land Bank sent us to help prepare for closing, HACE was used as a reference point-- and those homes were priced at \$195K.

The reality is that if our project gets delayed any further, it will not survive for two reasons. Firstly, due to the impending tariffs, supply prices are likely to skyrocket and wipe out our existing line items. Secondly, we will need to return the extremely competitive grant funds we were awarded from the National Fair Housing Alliance to repair histories of racial discrimination. They need to see our homes under

Exhibit C

construction by the spring or we will be in violation of our grant terms. It would be devastating for us and the city more broadly if we had to return these justice-oriented funds.

Again, we really appreciate your consideration of our request. While I am unable to attend the February 11th meeting, my colleague Keyana Johnson will be there. Please do not hesitate to email me at emma@mvmcdc.org with any additional questions.

Thanks again,
Emma Kahn on behalf of Mt. Vernon Manor CDC

--
Emma Kahn
Mt. Vernon Manor CDC
631 N. 39th St. | Philadelphia, PA | 19104
215-475-9492
www.mvmcdc.org



Exhibit D

RESOLUTION NO. 2025 - 7

RESOLUTION AMENDING RESOLUTION 2024-7 TO APPROVE INCREASE IN SQUARE FOOTAGE AND INCREASE IN MAXIMUM SALE PRICE FOR FOUR HOMEOWNERSHIP UNITS IN MT. VERNON MANOR COMMUNITY LAND TRUST

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**”), pursuant to Resolution 2024-7 adopted on March 12, 2024 (the “**Resolution**”), approved the conveyance of 708, 710, 714 and 723 North Shedwick Street (each, a “**Property**”, collectively, the “**Properties**”) to Mt. Vernon Manor Community Land Trust (the “**Developer**”) for the development of four (4) single-family homeownership units (each, a “**Unit**”) to be sold to purchasers with a household income at or below eight percent (80%) of Area Median Income (“**AMI**”) for a price not to exceed One Hundred Fifty-Five Thousand U.S. Dollars (\$155,000) (the “**Maximum Sale Price**”), with the Property underlying each Unit to remain in the Developer’s ownership under a 99-year lease to be granted to the Unit purchaser.

WHEREAS, subsequent to its acquisition of the Properties, the Developer decided to increase the area square footage within each unit by approximately twenty percent (20%).

WHEREAS, the Developer has requested an increase in the Maximum Sale Price for each Unit to One Hundred Ninety-Nine Thousand U.S. Dollars (\$199,000) to cover increased development costs due to the increase in square footage and the general increase in construction costs for the project.

WHEREAS, the requested increase in the Maximum Sale Price for the Units will not affect the household income eligibility limit of eighty percent (80%) of AMI.

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the proposed increase in area square footage and an increase in the Maximum Sale Price for each Unit to One Hundred Ninety-Nine Thousand U.S. Dollars (\$199,000).

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

1. An increase in the area square footage and in the Maximum Sale Price for each Unit to One Hundred Ninety-Nine Thousand U.S. Dollars (\$199,000) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The approved revision 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 purpose of this Resolution (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,

Exhibit D

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 February 11, 2025.

Exhibit E



**CITY OF PHILADELPHIA
CITY COUNCIL**

JAMIE R. GAUTHIER
ROOM 316, CITY HALL
Philadelphia, PA 19107
(215) 686-0460 or 0459
Fax 215-686-1929

COMMITTEES
Chair
Committee on Housing, Neighborhood
Development, and the Homeless
Committee on the Environment

February 11, 2025

Herbert Wetzel
Chair, Philadelphia Land Bank Board
1234 Market Street – 17th Floor
Philadelphia, PA 19107

Member
Committee on Appropriations
Committee on Rules
Committee on Public Safety
Committee on Education
Committee on Commerce and Economic
Development
Committee on Children and Youth
Committee on Public Property and
Public Works
Committee on Licenses and Inspections

RE: 705, 709 and 713 N. 35th Street; 3518 and 3520 Wallace Street

Dear Chairperson Wetzel,

I would like to express my thanks to the Land Bank Board for considering my request to table this agenda item in December to allow for more community engagement. I am pleased to report that the applicant held an additional meeting, attended by approximately 25-40 individuals, just two days after the Christmas holiday. I appreciate the applicant's commitment to genuine community engagement.

Today, I am partially in support of this proposal. I fully support the properties located at 705, 709, and 713 N. 35th Street to this applicant, but I oppose the disposition of 3518 and 3520 Wallace Street. Neighbors have expressed clear concerns about 3518 and 3520 Wallace Street, as they have historically been used as community space. Both the local RCO as well as my staff communicated these concerns after the community meeting in December, and the RCO even attempted to aid in identifying other potential parcels for consideration.

My support for Turn the Key is well-documented, as I continue to recognize the unique role that publicly-owned land plays in addressing our City's pressing affordable housing crisis. I also believe and agree with my constituents in the importance of preserving publicly-owned land, such as 3518 and 3520 Wallace Street, as a valuable resource for achieving complementary goals like community open spaces or urban gardening.

As an urban planner, I have understood that these goals are not contradictory but, rather, complementary. They contribute to building stronger, greener, and safer communities. Thank you for this consideration.

Sincerely,

A handwritten signature in cursive script that reads "J. Gauthier".

Jamie R. Gauthier
Councilmember, Third District

Exhibit E

Troy Hartsfield
Principal
Aubri Construction LLC.
1548 S. Opal St.
Philadelphia, PA 19146

December 1, 2024

Philadelphia Landbank
1234 Market St.
Philadelphia, PA 19107

Dear Land Bank Board Members;

As a minority contractor and advocate for equitable community development, I am honored to express my full support for Exclusive Property Group LLC's application to acquire six lots through the Philadelphia Landbank. As a certified minority woman-owned business enterprise, Exclusive Property Group has consistently demonstrated a commitment to fostering diversity and inclusion within the real estate sector. Their proposal to build affordable housing in partnership with the Turn the Key program exemplifies their dedication to addressing one of the most pressing issues facing our city: the lack of affordable housing.

The need for diverse perspectives and equitable opportunities in real estate development cannot be overstated. Their commitment to building homes that align with the mayor's agenda to tackle housing affordability in Philadelphia is not only admirable but also critical to ensuring sustainable growth and equity in our city.

Exclusive Property Group's partnership with The Turn the Key Program offers a vital pathway to homeownership for Philadelphia residents who have long been priced out of the market, while helping to create generational wealth and stability for families, many of whom come from underserved communities. This collaboration underscores the importance of leveraging partnerships to address systemic challenges in housing.

As a minority contractor, I have witnessed firsthand the transformative impact of inclusive development practices. Projects like the one proposed by Exclusive Property Group not only provide much-needed housing but also create economic

Exhibit E

opportunities for local businesses and contractors, particularly those from minority and underrepresented groups. Their approach ensures that the benefits of development are shared equitably across the community.

I wholeheartedly support Exclusive Property Group's application for these six lots and their vision to bring affordable housing to Philadelphia. Their proposal aligns with the city's goals and represents a crucial step toward creating a more inclusive and equitable future for all Philadelphians.

Thank you for your consideration, and I urge you to approve their application.

Sincerely,

A handwritten signature in black ink that reads "T. Hartsfield". The signature is written in a cursive style with a large, sweeping initial "T".

Aubri Construction LLC

Troy Hartsfield/ Principal

Exhibit E

February 8, 2025

Philadelphia Land Bank Board
Philadelphia, PA

Dear Members of the Land Bank Selection Committee, please accept this Letter of Support endorsing Exclusive Property Group LLC's proposal to build 6 new units to be sold to income-restricted homebuyers through your Philadelphia Land Bank program. I write this letter as the Director of Jumpstart Norristown, where individuals are trained to rehabilitate blighted land and properties and to help develop communities in the process. Yulonda Paul of Exclusive Property Group LLC graduated from Jumpstart Norristown 3 years ago. It was evident then that Yulonda was already an active developer, running multiple projects at the time. She brought a wealth of experience into the classroom and provided insight to her fellow developers on how to successfully rehabilitant blighted properties in the city of Philadelphia.

I have every confidence in Yulonda Paul and Exclusive Property Group LLC's ability to successfully complete the proposed project. Yulonda Paul's real estate development track record speaks volumes. She is a critical thinker and very resourceful in her investment practices. Yulonda goes into each of her project armed with the resources (capital, contractors and private money lenders) successful developers need to complete their projects. Additionally, I've always known her to be ethical in all her dealings. She reflects on best practices in real estate investing and community development and grounds each project in sound business principles to ensure her projects come in on time and on budget.

I hope this letter provides insight to Yulonda Paul's real estate investing and community development work. Please feel free to contact me with any further questions you may have.

Sincerely,

Prudence Browne
Jumpstart Norristown
484-686-0037
prudence@jumpstartnorristown.com

Exhibit E

Andrea Saah

From: Nicole Purvy <npurvy@gmail.com>
Sent: Wednesday, December 4, 2024 5:28 PM
To: Andrea Saah
Subject: Endorsement for Exclusive Property Group LLC's Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Members of the Philadelphia Land Bank,

I am writing to express my support for Exclusive Property Group LLC's application to acquire six vacant properties through the Philadelphia Land Bank. Their plan to develop these lots into affordable homes is a vital initiative that promises significant benefits for the Mantua neighborhood.

Since 2018, Exclusive Property Group LLC, has been a leader in transforming neglected and distressed properties in Philadelphia and other urban areas. Their extensive experience in redevelopment, coupled with their commitment to equitable housing solutions, makes them exceptionally qualified to carry out this project.

I strongly encourage the Philadelphia Land Bank to approve this proposal. Exclusive Property Group LLC's track record and partnerships make them an invaluable partner in the effort to expand affordable housing options in our city.

Thank you for considering this proposal.

Sincerely,
Nicole Purvy
CEO of Better Than Success Real Estate League

Exhibit E



12/9/24

Dear Members of the Philadelphia Land Bank,

I am writing to support Yulonda Paul and Exclusive Property Group's application for six vacant parcels of land in Mantua to construct 6 new Turn the Key eligible affordable homes. This proposal represents a vital opportunity to address the critical housing shortage for workforce housing in our city while also promoting the growth and expansion of black and women-owned businesses.

Exclusive Property Group LLC has a proven track record of successful projects and meaningful partnerships. I have worked directly with Ms. Paul over the years. I can attest to her commitment to delivering a quality product, employing minority trades, and always keeping her developments community-minded.

I strongly encourage the Land Bank to approve this proposal, as it represents a critical step in addressing our city's housing challenges while promoting neighborhood growth, equity, diversity, and inclusion for woman minority developers.

Thank you for your attention to this matter.

Sincerely,

Jordan P Ferrarini
Jordan Parisse

Founder
Trades for a Difference

Exhibit E



Access to Capital. Entry to Opportunity

December 2, 2024

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

RE: Support Letter | Exclusive Property Group LLC

I, David Langlieb, am writing to the Land Bank to support Exclusive Property Group LLC's application to acquire six (6) residential lots in the Mantua section of West Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this project, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, Black and Brown-owned development firms as well as nonprofits.

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

Respectfully,

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

David Langlieb

Executive Director, Philadelphia Accelerator Fund

Exhibit E



Philadelphia Land Bank
1234 Market Pl. 17th Fl
Philadelphia, PA 19107

Dear Members of the Philadelphia Land Bank,

I am writing to express my full support for Exclusive Property Group LLC's proposal to acquire six vacant lots through the Philadelphia Land Bank. I believe in their plan to develop these lots into affordable homes, thus aligning closely with the Mayor's initiative to construct 30,000 affordable housing units across Philadelphia.

Yulonda Paul, sole member of Exclusive Property Group LLC, graduated from Jumpstart Germantown in 2022 and has successfully completed two projects using Jumpstart Philly financing. Jumpstart is an award-winning community development initiative that revitalizes the city by training, mentoring, networking, and providing financial resources to aspiring developers. Our graduates are dedicated to eliminating blight, creating quality affordable housing, and improving the quality of life in Philadelphia.

Exclusive Property Group LLC, as a certified Minority Women Business Enterprise (MWBE), exemplifies the principles of diversity and inclusion that are crucial to fostering equitable development in our city. The firm has demonstrated a strong commitment to redeveloping distressed and neglected properties in Philadelphia. Their experience, dedication, and ability to deliver high-quality affordable housing make them a vital partner in advancing the city's housing priorities.

I strongly encourage the Philadelphia Land Bank to approve Exclusive Property Group LLC's proposal.

Thank you for your consideration. If you have any questions or require further information, please feel free to contact me at 215-247-5555 x211 or Angie@PhillyOfficeRetail.com.

Sincerely,

A handwritten signature in black ink that reads "Angie Williamson".

Angie Williamson
Executive Director
Jumpstart Philly

Exhibit F

RESOLUTION NO. 2025 – 8

RESOLUTION AUTHORIZING CONVEYANCE OF 705 NORTH 35TH STREET, 709 NORTH 35TH STREET, 713 NORTH 35TH STREET, AND THREE OTHER PROPERTIES TO BE SELECTED IN SUBSTITUTION FOR 708 NORTH 34TH STREET, 3518 WALLACE STREET AND 3520 WALLACE STREET, TO EXCLUSIVE 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 705 North 35th Street, 709 North 35th Street, 713 North 35th Street, and three (3) additional Third (3rd) Council District properties to be selected by the Executive Director of the Land Bank in substitution for the properties known as 708 North 34th Street, 3518 Wallace Street and 3520 Wallace Street, which were originally included in the disposition but removed at the Board’s behest, (collectively, the “**Property**”), to Exclusive Property Group, LLC (the “**Purchaser**”).

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

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

Adopted by Philadelphia Land Bank Board of Directors on February 11, 2025.

Exhibit G

RESOLUTION NO. 2025 – 9

**RESOLUTION AUTHORIZING CONVEYANCE OF
1124 SOUTH 56TH STREET
TO NUMBER ONE INVESTMENTS, LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1124 South 56th Street (the “**Property**”) to Number One Investments, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Two Thousand Five Hundred and 00/100 U.S. Dollars (\$2,500.00) 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 February 11, 2025.