

PHILADELPHIA LAND BANK

JANUARY 14, 2025 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 14, 2025, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:01 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 progress towards completion of homes eligible for PHDC's Turn the Key program that are being constructed on former Land Bank properties.

Item I **Roll Call**

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

Majeedah Rashid was absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Todd Hestand, Mathen Pullukattu, Brian Romano 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 also 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 December 10, 2024. There were none.

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

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

Upon motion made and duly seconded, the Board approved the December 10, 2024 Board Meeting minutes.

Item III **Executive Director's Report**

Mr. Rodriguez reported on the administrative approvals of increased sale prices for the following Turn the Key-eligible homeownership projects based on the sunk costs for lots that had to be returned to the Land Bank due to a Council request or higher carrying and construction costs:

- Hartranft RFP Phase 1 (CD 5) – from \$280,000 to \$280,500 (Civetta Property Group LLC)
- Martha Street RFP (CD 1) – from \$250,000 to \$265,000 (BMK Properties, LLC)
- Scattered Site Birch & William (CD 1) – from \$230,000 to \$265,000 (BMK Properties, LLC)
- Scattered Site Collins and William (CD 1) – from \$230,000 to \$265,000 (BMK Properties, LLC)

The approvals for the following projects were withdrawn due to lack of Council action for the Council resolutions:

- 5307 Market Street (CD 3) – Kifleye, LLC (assemblage for mixed-use project)
- 2806, 2903, 2907, 2913, 2917-19, 2925, 2937-39 Cecil B. Moore Avenue (CD 5) – Civetta Property Group LLC (TTK-eligible homeownership)
- 2605, 2607, 2608, 2610, 2622 N. 29th Street (CD 5) – JES Capital Investments LLC (TTK-eligible homeownership)
- 2502, 2503 2542, 2552, 2559 N. 28th Street (CD 5) – Soar City Development Co. (TTK-eligible homeownership)

Approval of the following project was withdrawn because the developers failed to move to settlement despite having all approvals:

- N. 3rd, N. 4th, N. 5th, Berks, Bodine, et al (CD 7) - Paseo de Jardines (APM and Urban Vision/Scannapieco Development Corporation) (mixed-income housing development)

Mr. Goodman asked whether this the first time Turn the Key properties will be sold at a price above \$280,000. Mr. Rodriguez responded that the price was increased above \$280,000 in a previous situation in which properties were removed at Council's request after the developer had invested substantial pre-development funds.

Mr. Jeremiah asked what happens when properties do not receive Council approval and the Land Bank withdraws its approval. Mr. Rodriguez responded that the lots are made available in LAMA. Mr. Dema asked if the units for which the price increases were approved are already under construction, and Mr. Rodriguez answered in the affirmative.

The Executive Director's report is attached to these minutes as **Exhibit B**.

Item IV **Administrative Matters**

Item IV.A. – Move of Annual Board Meeting from December to June of each calendar year

Ms. Saah requested that the Board approve the move of the Board's Annual Meeting from December of each year to June of each year. The reason for the request is to have the Annual Meeting coincide

with the end of the fiscal year, which extends from July 1 to June 30 of the following year. This will permit the Board to approve the next fiscal year's budget in a timely manner.

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

Ms. Greenberg moved to approve the move of the date of the Annual Meeting. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Moving Philadelphia Land Bank Annual Board Meeting from December to June of each Calendar Year** (attached to these minutes as **Exhibit C**).

Item V **Property Dispositions**

Item V.A. – Development – assemblage (unsolicited)

Mr. Rodriguez asked the Board to authorize the disposition of 2271 N. Philip Street in CD 7 to Philadelphia H.U.N.E., Inc ("HUNE"), a Pennsylvania non-profit organization and the owner of 2265, 2267, 2269, 2273 and 2275 N. Philip Street in the Seventh (7th) Council District. HUNE focuses on serving people with disabilities. The lot is needed to complete the assemblage for the development of a three-story building which will be used for the organization's offices and community spaces. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply for this project.

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. There were none.

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

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2271 North Philip Street to Philadelphia H.U.N.E., Inc.** (attached to these minutes as **Exhibit D**).

Item V.B. – Development – Affordable Housing (unsolicited)

Mr. Hestand asked the Board to authorize the disposition of 2406, 2434, 2440 and 2444 N. 6th Street; 2425 and 2427 N. 7th Street; and 2434, 2438, 2440 and 2445 N. Marshall Street to The Prime Corporation of New Jersey, Inc. to develop ten (10) single-family homeownership units in the Fifth (5th) Council District. The units will each be two stories, with finished basements, and contain three (3) bedrooms and two (2) bathrooms at an average of 1,300 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will

be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

Mr. Hestand explained further that this developer was a participant in PHDC's Minority Developer Program, and that this is the second housing development application from this developer that is being presented to the Board. The first, which is very similar but located across N. 6th Street in the Seventh (7th) Council District, was approved by the Board.

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. Ms. Imredy Saah indicated that a letter of support was received from David Langlieb, Executive Director of the Philadelphia Accelerator Fund, and then read the letter into the record. The letter is attached to these minutes as **Exhibit E**.

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

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2406, 2434, 2440 and 2444 North 6th Street; 2425 and 2427 North 7th Street; and 2434, 2438, 2440 and 2445 North Marshall Street to The Prime Corporation of New Jersey, Inc.** (attached to these minutes as **Exhibit F**).

Item V.C. – Development – Gardens/Open Space

Mr. Rodriguez asked the Board to authorize the disposition of 4701 Sansom Street to **Do Moore Good, Inc.**, a Pennsylvania non-profit organization, to be preserved as a community garden. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will not apply to this project.

Chair Wetzel asked if any comments were received prior to the Board meeting. Ms. Imredy Saah read a letter from Shuja Moore into the record and stated that a petition supporting the disposition, which was signed by fourteen (14) different residents on Sansom Street, was also received. The letter, the photos that were attached to it, and the petition are attached to these minutes as **Exhibit G**.

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 4701 Sansom Street to Do Moore Good, Inc.** (attached to these minutes as **Exhibit H**).

Item V. D. – Side/Rear Yards

Mr. Rodriguez asked the Board to authorize the disposition of 719 S. 51st Street in the Third (3rd) Council District for conveyance to Raymond Wing Shing Ng and Ching W. Sullivan as a side/rear yard. The applicants own and reside in the adjacent home. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a side/rear yard. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will not apply to this project.

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. There were none.

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

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

Ms. Gonzalez moved to approve the conveyance. Mr. Brown seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 719 S. 51st Street to Raymond Wing Shing Ng and Ching W. Sullivan** (attached to these minutes as **Exhibit I**).

Item VI
Public Comment (Old & New Business)

Chair Wetzel asked if there was anyone old or new business anyone wished to comment on. The first person signed up to speak is Jeremy Blatstein. Mr. Blatstein spoke on the three (3) projects that were pulled. Money was spent and then City Council did not approve the project. It is something that needs to be looked at further. It needs to be called out.

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. Jeremiah moved to adjourn the meeting. Mr. Brown seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:36 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, January 14, 2024, at 10:00 AM.

| User Name |
|-------------------|
| Leah Apgar |
| Keyon Whiting |
| Sloane Folks |
| Jeremy Blatstein |
| Shahmar Bensley |
| Conlan Crosley |
| Darren Coleman |
| Winnie Branton |
| Tyrae Green |
| Eleanor Hyun |
| Anthony Fullard |
| Margaret Guerra |
| Antonio Cerqueira |
| Malik Henry |
| David Langlieb |
| Shuja Moore |
| Mo Rushdy |
| Mike Tomasetti |

Exhibit A

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CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS MEETING

DATE: Tuesday, January 14, 2025 10:01 a.m.

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

REPORTED BY: Julie Kavanaugh, Court Reporter

BOARD MEMBERS:

HERBERT WETZEL, Board Chair
NICHOLAS DEMA, Vice Chair
ANDREW GOODMAN, Secretary
REBECCA LOPEZ KRISS, Treasurer
CORNELIUS BROWN, Member
KELVIN JEREMIAH, Member
DARWIN BEAUVAIS, Member
REBECCA LOPEZ KRIS, Member
MICHAEL JOHNS, Member
MARIA GONZALEZ, Member
JENNY GREENBERG, Member

ALSO PRESENT:

ANDREA IMREDY SAAH, ESQUIRE
ANGEL RODRIGUEZ, Executive Director
TODD HESTAND, Senior Development Specialist
MATHEN PULLUKATTU, Senior Development
Specialist
CAROLYN TERRY, Administrative Assistant II
BRIAN ROMANO, Project Manager II

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

**Philadelphia Land Bank Board of Directors Meeting
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| <p style="text-align: right;">Page 2</p> <p>1 - - - - - 2 CHAIRMAN WETZEL: Good morning, 3 everyone. Happy New Year and welcome to 4 the January 14th meeting of The 5 Philadelphia Land Bank. 6 Andrea? 7 MS. IMREDY: I have to make an 8 announcement. First, prior to today's 9 meeting, the Board held an executive 10 session at which they reviewed the 11 agenda and discussed progress with 12 completion of Turn The Key Homes. 13 Now, I'll call the roll. 14 Herb Wetzel? 15 CHAIRMAN WETZEL: Here. 16 MS. IMREDY: Darwin Beauvais? 17 MR. BEAUVAIS: Here. 18 MS. IMREDY: Cornelius Brown? 19 MR. BROWN: Here. 20 MS. IMREDY: Nicholas Dema? 21 MR. DEMA: Here. 22 MS. IMREDY: Rebecca Lopez Kris? 23 MS. LOPEZ KRIS: I'm here. 24 MS. IMREDY: Andrew Goodman?</p> | <p style="text-align: right;">Page 3</p> <p>1 MR. GOODMAN: Here. 2 MS. IMREDY: Jenny Greenberg? 3 MS. GREENBERG: Here. 4 MS. IMREDY: Kelvin Jeremiah? 5 MR. JEREMIAH: Present. 6 MS. IMREDY: Maria Gonzalez? 7 MS. GONZALEZ: Here. 8 MS. IMREDY: And Michael Johns? 9 MR. JOHNS: Present. 10 MS. IMREDY: And Majeedah Rashid, 11 who is absent today. 12 Thank you. We have a quorum and 13 may proceed. 14 CHAIRMAN WETZEL: Do you want to go 15 over the rules? 16 MS. IMREDY: Yes, I will go over 17 the public comment policy. Please, if 18 you have not yet signed up to give 19 comment on any of the action items today 20 or old and new business, there are 21 sign-up sheets over on that table. We 22 do ask that you do that so we can get 23 your name correct, because we do have to 24 include that in our minutes.</p> |
| <p style="text-align: right;">Page 4</p> <p>1 Also, if you have not signed the 2 attendance sheet, we ask that you also 3 do that before you leave today, because, 4 again, we're required by law to indicate 5 who attended the meeting. 6 We ask that you keep your comments 7 to two minutes. The Chair can reserve 8 the right to limit comments when more 9 than a certain number of people have 10 repeated the same comment. We will 11 assist with timing and identifying 12 commenters. Comments must be related to 13 the specific agenda item in question. 14 We ask that there be no personal attacks 15 or hate speech against anyone, including 16 applicant staff members, board members, 17 attendees or other members of the 18 public. 19 If you have a question about an 20 agenda item after the meeting concludes 21 that has not been answered to your 22 satisfaction, you can send it to me, and 23 that is on the second page of the memo 24 that's attached to the agenda and that's</p> | <p style="text-align: right;">Page 5</p> <p>1 in your packet. 2 CHAIRMAN WETZEL: Thank you, 3 Andrea. The minutes have been 4 distributed. Can I get a motion to 5 approve the minutes from the December 6 meeting? 7 MR. JOHNS: So moved. 8 MR. BEAUVAIS: Second. 9 CHAIRMAN WETZEL: The motion was 10 moved and properly seconded to approve 11 the minutes of the December 10, 2024 12 meeting. All in favor, say aye. 13 (Aye.) 14 CHAIRMAN WETZEL: Opposed, nay? 15 (No response.) 16 CHAIRMAN WETZEL: The minutes are 17 approved. 18 Next is the executive director's 19 report. 20 MR. RODRIGUEZ: Good morning, Board 21 members and public. I have quite a few 22 items to report out. First is approved 23 changes to approve projects issued by 24 the Board pursuant to resolution No.</p> |

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| <p style="text-align: right;">Page 6</p> <p>1 2023-312, allowing the executive 2 director of the Land Bank from time to 3 time, on behalf of the Land Bank, to 4 improve an increase in the maximum price 5 of affordable homeownership units 6 constructed by a developer as part of a 7 Board-approved disposition. I have 8 approved the increase of the maximum 9 price for the following projects: 10 There was a request for a proposal 11 for 9th and Diamond Street, phase one. 12 This is in the 5th Councilmanic 13 District. This is Civetta Property 14 Group, LLC. The Board approved the 15 disposition in April of 2023. It was 16 settled in May of 2024. The project is 17 35 single family homes located on 9th 18 Street of -- the 900 block of Edgley, 19 2100 block of North Franklin, 2100 block 20 of North 7th and the 2100 block of North 21 Marshall, also 2100 block of North Percy 22 Street and the 900 block of West 23 Susquehanna and the 2200 block of North 24 8th Street.</p> | <p style="text-align: right;">Page 7</p> <p>1 The reason for the approval is due 2 to sunk costs related to the following 3 properties, which could not be conveyed 4 or needed to be rescinded from the 5 developer. Those properties were 2143 6 North Franklin, which was conveyed and 7 had to be conveyed back; 2132 North 9th 8 Street, which is in the second phase of 9 the project; and 2113 North 8th Street, 10 which was conveyed and had to be bought 11 back. 12 The second item was also a request 13 for proposal, this is on the Martha 14 Street, RFP that was issued in the 1st 15 Councilmanic District disposed to BMK 16 Properties, LLC. The Board approved 17 this in December of 2022, went to 18 settlement in March of 2024. The 19 project was for 19 single family homes, 20 located at 3013-3049 Martha Street. The 21 approval is moving the price from 22 \$250,000 a unit to \$265,000. The AMI 23 will remain at 80 percent of AMI. The 24 reason for the approval is due to</p> |
| <p style="text-align: right;">Page 8</p> <p>1 significant lending and construction 2 cost increase from the time of 3 submission to the Board approval and 4 receipt of permits for the project to 5 the current day. It should be noted 6 that this was a parking lot that had to 7 be subdivided and that's what took the 8 length of time to get to the 9 construction phase. As a result, the 10 homes are costing more to build than 11 what was originally forecasted, and 12 construction prices, that after looking 13 at them, have increased by 40 percent, 14 despite the fact that interest rates 15 are -- you see inflation on a downward 16 trend. So construction loan interest 17 rates, what we have seen it has also 18 gone up four to five percent. 19 Next, we have an unsolicited 20 application. This is for a scattered 21 site at Birch and William Street in the 22 1st Councilmanic District. This, again, 23 is BMK Properties, LLC. This one went 24 through several amendments to move</p> | <p style="text-align: right;">Page 9</p> <p>1 properties from a market rate. It was 2 mixed income market rate and 80 percent 3 affordability, so the Board had seen 4 this, where the developer has chosen to 5 make market rate units affordable. This 6 went to settlement in March of 2024, so 7 six -- of the project, six single family 8 homes, located at 2143, 2155, 2157 East 9 Birch Street and 2140, 2151, 2153 East 10 Orleans will also move from \$230,000 to 11 \$265,000. In terms of sales price, the 12 AMI remains at 80 percent of AMI. 13 Again, the reason for the approval was 14 due to significant lending and 15 construction increases. 16 Then, we have, again, a scattered 17 site project that was approved by the 18 Board at Collins and Williams Street in 19 the 1st Councilmanic District, again 20 with BMK Properties, LLC. The Board had 21 approved this. Again, several 22 approvals, moving market rate projects 23 to properties to affordable. What we're 24 looking -- what we did was, two single</p> |

Exhibit A

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| <p style="text-align: right;">Page 10</p> <p>1 family homes located at 2066 and 2068 2 William Street, the Board approved the 3 disposition at \$230,000 which we changed 4 the price to \$265,000. The AMI will 5 stay at 80 percent of AMI. The reason 6 for that approval is due to significant 7 lending and construction cost increases. 8 Next, I would like to report on 9 withdraw of application approvals. 10 The approval of the following 11 projects has been withdrawn because the 12 transmitted counsel resolution was not 13 introduced. 14 The first one, unsolicited 15 application from Kifleye, LLC in the 3rd 16 Councilmanic District. This was for 17 5307 Market Street. It's part of an 18 assemblage for 12 market rate apartments 19 and for commercial spaces. Council 20 resolution was transmitted on 21 September 12, 2024, but has not been 22 introduced. 23 Next is an unsolicited application 24 from the Civetta Property Group, LLC, in</p> | <p style="text-align: right;">Page 11</p> <p>1 the 5th Councilmanic District. This was 2 for nine properties along the 2900 block 3 of Cecil B. Moore for nine single family 4 homes at 100 percent of AMI with a sales 5 price of \$280,000. This was a Turn the 6 Key eligible project. Council 7 resolution was transmitted to Council 8 and placed on file in May 30, 2024, but 9 has not been introduced. 10 Then, we next have an unsolicited 11 application from JES Capital 12 Investments, LLC in the 5th Councilmanic 13 District. This was for five single 14 family homes along the 2600 block of 15 North 29th Street. Again, this was for 16 100 percent of AMI, sales price at 280. 17 This was a Turn the Key eligible 18 project. Council resolution was 19 transmitted to Council on 20 September 2024, but had not been 21 introduced. 22 Finally, we have an unsolicited 23 application from Soar City Development 24 in the 5th Councilmanic District. This</p> |
| <p style="text-align: right;">Page 12</p> <p>1 was in the 2500 block of North 28th 2 Street. This was for five single family 3 homes at 100 percent of AMI, sales price 4 of 280. Again, a Turn the Key eligible 5 project. Council resolution was 6 transmitted in September of 2024, but 7 never introduced. These projects were 8 withdrawn -- approvals were withdrawn. 9 Finally, we have a project that was 10 withdrawn because the developers had 11 failed to move to settlement, despite 12 having all approvals and repeated 13 requests to move to settlement. This 14 was an unsolicited application. It was 15 labeled Paseo de Jardines, a partnership 16 between APM, Urban Vision/Scannapieco 17 Development Corporation, this including 18 assemblage with five PHA lots in the 7th 19 Councilmanic District. The Board had 20 initially approved the project in 2021, 21 November, and then we had an amendment 22 to that approval, which was approved in 23 August of 2022. It was for a mixed 24 income homeownership project, where you</p> | <p style="text-align: right;">Page 13</p> <p>1 had 14 at 80 percent of AMI, sales price 2 at \$150,000, 15 at 80 percent of AMI, 3 sales price at \$250,000, then \$280,000 4 at market rate. Again, there were 5 multiple requests to move to settlement. 6 It had all approvals. We did not 7 receive -- it didn't go to settlement, 8 so we just pulled it. 9 CHAIRMAN WETZEL: Thank you. 10 MR. GOODMAN: Going back to the 11 price changes, the first one. Is this 12 the first we're going over \$280,000 for 13 Turn the Key eligible homes? 14 MR. RODRIGUEZ: No, we have done it 15 before. We had a disposition in the 5th 16 District, where it was a large 17 consolidated lot that was approved then, 18 like, taken back, a significant amount 19 of money was done and put in there. We 20 actually had to -- to compensate the 21 developer, we had to allow an increase 22 to \$280,000. 23 MR. JEREMIAH: Regarding the 24 withdrawal of the applications, there</p> |

Exhibit A

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| <p style="text-align: right;">Page 14</p> <p>1 are -- by my count, there are three 2 withdrawn regarding the 5th District. 3 Do we know the reasons for that? What 4 happens to the property? 5 MR. RODRIGUEZ: They are made 6 available. Again, we can't compel 7 Council and Council cannot compel us. 8 We requested, we reminded. If it 9 doesn't happen, then we just 10 terminate the -- we withdraw the 11 application. 12 MR. DEMA: In terms of where we are 13 increasing, what's the current status 14 under construction or is the increase, 15 like, a prerequisite before they start? 16 MR. RODRIGUEZ: No, they are under 17 construction. 18 MS. GONZALEZ: Are they going to be 19 eligible for additional funds? 20 MR. RODRIGUEZ: No. 21 MS. GONZALEZ: So the burden would 22 fall fully on the buyer? 23 MR. RODRIGUEZ: Well, the buyer -- 24 remember, \$280,000 is usually the cap.</p> | <p style="text-align: right;">Page 15</p> <p>1 The buyer is really not going to be 2 impacted, because they are going to get 3 the full -- 4 MS. GONZALEZ: They are going to 5 get the full -- 6 MR. RODRIGUEZ: Yeah. 7 CHAIRMAN WETZEL: Any more 8 question? 9 (No response.) 10 CHAIRMAN WETZEL: Seeing none, 11 administrative matters? 12 MS. IMREDY: Yes. Today, we're 13 asking the Board to approve the move of 14 the annual meeting from December of each 15 year to June of each calendar year. The 16 reason for this is that the Board had 17 requested -- would prefer to have the 18 annual meeting coincide with the end of 19 the fiscal year and it would allow the 20 Board to adopt the next fiscal year's 21 budget in a timely matter. 22 CHAIRMAN WETZEL: Thank you, 23 Andrea. Can I get a motion to formally 24 move our annual meeting to June?</p> |
| <p style="text-align: right;">Page 16</p> <p>1 MS. GREENBERG: So moved. 2 MR. GOODMAN: Second. 3 CHAIRMAN WETZEL: It's been moved 4 and properly seconded that we move our 5 annual meeting from December to June 6 each calendar year. 7 All in favor, say aye. 8 (Aye.) 9 CHAIRMAN WETZEL: Opposed? 10 (No response.) 11 CHAIRMAN WETZEL: Angel? 12 MR. RODRIGUEZ: So property 13 dispositions, item 5-A, this is 14 development assemblance. It's 15 unsolicited. Today, we're asking the 16 Board to authorize the properties below 17 for disposition to Philadelphia H.U.N.E. 18 That is H-U-N-E, Inc. It's a nonprofit 19 and the owner of 2265, 2267, 2269, 2273 20 and 2275 North Phillips Street in 7th 21 Councilmanic District to develop a 22 three-story building, which will be used 23 for office and community space. 24 H.U.N.E. focuses on serving people with</p> | <p style="text-align: right;">Page 17</p> <p>1 disabilities. The application was 2 unsolicited and evaluated pursuant to 3 the disposition policy. The EOP plan 4 will apply for this project. The 5 property in question is 2271 North 6 Phillips Street in the 7th Councilmanic 7 District. It is currently owned by the 8 City of Philadelphia and in the process 9 of being transferred to the Land Bank. 10 CHAIRMAN WETZEL: They own 11 properties on both sides of this? 12 MR. RODRIGUEZ: Correct. 13 CHAIRMAN WETZEL: So this is the 14 missing piece? 15 MR. RODRIGUEZ: Correct. It will 16 be in a corner assemblage. We looked at 17 the assembly team, the development team. 18 It's a pretty smart plan. 19 CHAIRMAN WETZEL: Questions from 20 the Board? 21 (No response.) 22 CHAIRMAN WETZEL: Hearing none. Do 23 we have any written comments? 24 MS. IMREDY: We do not.</p> |

Exhibit A

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| <p style="text-align: right;">Page 18</p> <p>1 CHAIRMAN WETZEL: Are there any 2 comments on this project from the 3 public? 4 (No response.) 5 CHAIRMAN WETZEL: Hearing none, can 6 I get a motion to adopt this resolution? 7 MS. GONZALEZ: I move to adopt the 8 resolution. 9 CHAIRMAN WETZEL: Can I get a 10 second? 11 MR. BEAUVAIS: Second. 12 CHAIRMAN WETZEL: Motion made and 13 properly seconded to adopt this 14 resolution. All in favor, say aye. 15 (Aye.) 16 CHAIRMAN WETZEL: Opposed, nay? 17 The resolution is adopted. 18 MR. RODRIGUEZ: The next item will 19 be presented by Todd Hestand, our senior 20 development specialist. That is item 21 5-B. 22 MR. HESTAND: Good morning, 23 Mr. Chair. Good morning, Board members 24 and the public. Thank you so much for</p> | <p style="text-align: right;">Page 19</p> <p>1 being here today. 2 My name is Todd Hestand. I'm the 3 senior development specialist with the 4 agenda item 5-A. Today we are asking 5 the Board to authorize properties for 6 disposition to the Prime Corporation of 7 New Jersey to develop ten single family 8 homeownership units in the 5th Council 9 District. 10 As for some background, the Prime 11 Corporation is a participant in PHDC's 12 Minority Development Program. This the 13 Prime's second development to be 14 presented to the Board, the first of 15 which was approved. It's important to 16 note this is the second minority 17 developer of 22 previously approved to 18 present multiple times to the Board, the 19 first of which was Dawud Bey from Finite 20 Construction, which demonstrates our 21 commitment and success in following the 22 mayor's directive to increase capacity 23 for minority developers here in the City 24 of Philadelphia.</p> |
| <p style="text-align: right;">Page 20</p> <p>1 The units will each be two stories 2 with finished basements and contain 3 three bedrooms and two bathrooms at an 4 average of 1,300 square feet each. They 5 will be sold to households with incomes 6 at or below 100 percent of AMI for a 7 maximum sales price of \$280,000. The 8 homes will be eligible for the 9 Neighborhood Preservation Initiative's 10 Turn the Key program and will be subject 11 to a Declaration of Restrictive 12 Covenants. The application was 13 unsolicited and evaluated pursuant to 14 the policy. An EOP plan will apply for 15 this project. 16 The addresses are as follows: 17 2406, 2434, 2440 and 2444 North 6th 18 Street; 2425 and 2427 North 7th Street; 19 and 2434, 2438, 2440 and 2445 North 20 Marshall Street. The Prime Corporation 21 followed all the same procedures as 22 previously approved developments. They 23 provided frontage-specific plans for all 24 the various lot widths as requested by</p> | <p style="text-align: right;">Page 21</p> <p>1 the Disposition Committee and they 2 hosted two community meetings, the first 3 in November with one participant. We 4 asked them to go back and host a second 5 community meeting, which they did 6 willingly and voluntarily, in December, 7 which had seven participants. Both 8 meetings, they received no objectionable 9 feedback. The Prime Corporation is 10 Edwin Pridgen and Darren Coleman. 11 Mr. Coleman is in here in attendance. 12 That's all. Thank you very much. 13 CHAIRMAN WETZEL: Are there any 14 questions about this resolution from the 15 Board? 16 (No response.) 17 CHAIRMAN WETZEL: Andrea, do we 18 have any written comments? 19 MS. IMREDY: Yes, we do have one 20 letter that was received. I will read 21 it briefly into the record. 22 I, David Langlieb, am writing to 23 the Land Bank to support the Prime 24 Corporation of New Jersey, Inc.'s</p> |

Exhibit A

**Philadelphia Land Bank Board of Directors Meeting
01/14/2025**

| | |
|---|---|
| <p style="text-align: right;">Page 22</p> <p>1 application to acquire ten lots along 2 North 6th Street, North 7th Street and 3 North Marshall Street from the City of 4 Philadelphia. 5 The Philadelphia Accelerator Fund 6 (PAF) is strongly supportive of this and 7 other Turn the Key projects, as we are 8 mission-focused on providing the 'but 9 for' financing into constructing 10 affordable homes for Philadelphia 11 residents built by small, MBE owned 12 development firms, as well as 13 nonprofits. 14 Our letter of interest for a 15 portion of the project financing has 16 been submitted and I write to reaffirm 17 our support. 18 This project will result in the 19 construction of new, quality housing, 20 eligible for Turn the Key and an 21 interest-free forgivable second mortgage 22 on each new, three bedroom home. 23 Respectfully, Daniel Langlieb, 24 Executive Director of the Philadelphia</p> | <p style="text-align: right;">Page 23</p> <p>1 Accelerator Fund. 2 That was the only public comment. 3 CHAIRMAN WETZEL: Thank you. 4 Are there comments from the public 5 today? 6 (No response.) 7 CHAIRMAN WETZEL: Hearing none, can 8 I get a motion to approve this 9 resolution? 10 MR. BEAUVAIS: So moved. 11 CHAIRMAN WETZEL: Can I get a 12 second? 13 MS. GREENBERG: Second. 14 CHAIRMAN WETZEL: All in favor, say 15 aye. 16 (Aye.) 17 CHAIRMAN WETZEL: Any nays? Ayes 18 have it. Next one. 19 MR. RODRIGUEZ: Today, we're asking 20 the Board to authorize the disposition 21 of 4701 Sansom Street to Do Moore Good, 22 Incorporated, a nonprofit organization, 23 to be stabilized as a community garden. 24 The property will be subject to a</p> |
| <p style="text-align: right;">Page 24</p> <p>1 30-year mortgage and permanently 2 deed-restricted for use as a community 3 garden. The application was unsolicited 4 and met all criteria. 5 CHAIRMAN WETZEL: Any questions 6 from the Board? 7 (No response.) 8 CHAIRMAN WETZEL: Hearing none, 9 Andrea, any written? 10 MS. IMREDY: Yes, we received a 11 letter from Shuja Moore, who is the 12 incorporator of Do Moore Good -- which 13 actually has two Os, not one. 14 On behalf of Do Moore Good, thank 15 you for the opportunity and 16 consideration to acquire the lot at 4701 17 Sansom Street. 18 As stated in the agenda, 19 acquisition will ensure that this lot -- 20 which has historically been a garden -- 21 will remain so and also ensures that it 22 will be continuously cared for and 23 maintained. 24 I'm part of a family that has</p> | <p style="text-align: right;">Page 25</p> <p>1 resided on the 4600-4700 block of Sansom 2 Street dating back to the 1950s. My 3 great-grandmother was a community leader 4 who founded the Walnut Hill Community 5 Playground, located across the street 6 from the lot at 4700 Sansom Street, and 7 my mother, as well as my brothers and I, 8 were raised on this block. 9 Despite a rich history of community 10 advocacy and deep roots in the 11 neighborhood, I made poor decisions in 12 my early adulthood causing me to go to 13 prison for 12 years. During that time, 14 I committed my life to service, and upon 15 my release, founded Do Moore Good to 16 provide people that have served time 17 and/or harmed their community with 18 opportunities to repair it by working 19 side-by-side with other community 20 members on service projects. 21 The Sansom Street Garden is one of 22 our first projects in that regard. By 23 2021, this lot was overrun with trash, 24 brush and a collapsed fence (see</p> |

Exhibit A

**Philadelphia Land Bank Board of Directors Meeting
01/14/2025**

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|--|---|
| <p style="text-align: right;">Page 26</p> <p>1 attached photos). I collaborated with 2 fellow legacy resident Carmen Campbell 3 and new-ish resident, Nina Ryser, to 4 galvanize the community, working closely 5 with the Walnut Hill Community 6 Association (WHCA) and the Philadelphia 7 Horticultural Society (PHS) to clean, 8 stabilize, and prepare the area for 9 gardening.</p> <p>10 Our dedication and hard work 11 transformed the lot into a beautiful and 12 functional garden for our neighbors and 13 inspired a renewed sense of community 14 spirit and collaboration among the 15 residents. The garden officially 16 started its first season in 2023, with a 17 variety of vegetables and local 18 pollinator flowers, which we grew in 19 raised beds built by the community and 20 we just completed our second year, 21 showcasing the power of unity and shared 22 purpose.</p> <p>23 The ultimate goal of the Sansom 24 Street Garden is to reduce blight and</p> | <p style="text-align: right;">Page 27</p> <p>1 crime in the community by establishing a 2 green space that enhances the overall 3 health and well-being of neighborhood 4 residents. This garden is envisioned as 5 a gathering spot, bringing together 6 diverse residents to foster unity and 7 teach the valuable skills and benefits 8 of growing your own food.</p> <p>9 Additionally, as a Black-led 10 organization, Do Moore Good is dedicated 11 to preserving land and fostering 12 community harmony in this rapidly 13 gentrifying area of West Philadelphia. 14 Through these efforts, the garden not 15 only beautifies the neighborhood, but 16 also cultivates a sense of pride and 17 collective well-being.</p> <p>18 Thank you for your consideration. 19 Best, Shuja Moore.</p> <p>20 I also received a petition that was 21 signed by 14 different residents of the 22 4700 block of Sansom Street that will 23 also be included in the minutes.</p> <p>24 CHAIRMAN WETZEL: Thank you,</p> |
| <p style="text-align: right;">Page 28</p> <p>1 Andrea. We have one person who signed 2 up for public comment, Shuja Moore.</p> <p>3 MR. MOORE: I don't need to speak. 4 That was my letter.</p> <p>5 CHAIRMAN WETZEL: By the way, she 6 wrote a beautiful letter.</p> <p>7 MR. MOORE: That's me.</p> <p>8 CHAIRMAN WETZEL: I have to get my 9 glasses checked. Can I get a motion to 10 adopt?</p> <p>11 MR. JEREMIAH: So moved.</p> <p>12 MR. JOHNS: Second.</p> <p>13 CHAIRMAN WETZEL: Motion is made 14 and properly seconded for the 15 disposition of 4701 Sansom Street for a 16 community garden.</p> <p>17 All in favor, say aye. 18 (Aye.)</p> <p>19 CHAIRMAN WETZEL: Opposed nay? 20 (No response.)</p> <p>21 CHAIRMAN WETZEL: Side rear yard?</p> <p>22 MR. RODRIGUEZ: Today we're asking 23 the Board to authorize the disposition 24 of 719 South 51st Street in the 3rd</p> | <p style="text-align: right;">Page 29</p> <p>1 Councilmanic District for conveyance to 2 Raymond Wing Shing Ng and Ching W. 3 Sullivan -- I hope I pronounced that 4 well -- as a side rear yard. The 5 applicants own and reside in the 6 adjacent home. The property will be 7 subject to a 30-year mortgage and 8 permanently deed-restricted for use as a 9 side and rear yard. The property is 10 currently in the city's inventory and in 11 the process of being transferred to the 12 Land Bank.</p> <p>13 CHAIRMAN WETZEL: Any questions 14 from the Board? 15 (No response.)</p> <p>16 CHAIRMAN WETZEL: Hearing none, 17 Andrea, do we have any written comment? 18 MS. IMREDY: We did not receive any 19 public comments.</p> <p>20 CHAIRMAN WETZEL: Are there any 21 comments from the public? 22 (No response.)</p> <p>23 CHAIRMAN WETZEL: Hearing none, can 24 I get a motion to adopt this resolution</p> |

Exhibit A

**Philadelphia Land Bank Board of Directors Meeting
01/14/2025**

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|---|--|
| <p style="text-align: right;">Page 30</p> <p>1 to dispose 719 South 51st Street as a 2 side yard? 3 MS. GONZALEZ: I move for the 4 disposition. 5 MR. BEAUVAIS: Second. 6 CHAIRMAN WETZEL: All in favor, say 7 aye. 8 (Aye.) 9 CHAIRMAN WETZEL: All opposed, nay. 10 (No response.) 11 CHAIRMAN WETZEL: Ayes have it. So 12 we are going to move to the public 13 comment period. I have two people 14 signed up. 15 Jeremy Blatstein? 16 MR. BLATSTEIN: Hello, Board. My 17 name is Jeremy Blatstein. I'm talking 18 in regards about the three projects that 19 got pulled back. I am concerned that 20 money is going to be spent on projects 21 that are then not getting approved by 22 City Council. You are creating more 23 hoops for developers to jump through, 24 right? You are drawing out the process</p> | <p style="text-align: right;">Page 31</p> <p>1 right now by making sure that there is 2 more plans, making sure they go through 3 all these more community meetings, 4 holding two sometimes, for then not 5 having a guarantee that that project is 6 going to be approved. There is a 7 concern of what step in the process 8 these developers should be needing to 9 do, what needs to happen. It's a very 10 fine line of, okay, are we just 11 approving projects that meet the 12 qualifications of a Land Bank and Turn 13 the Key project or are we playing kind 14 of God. It's just something that really 15 needs to be looked at further because we 16 just saw it. We saw three developers, 17 their money went down the drain right 18 now. I'm not sure how -- I'm not sure 19 if it's fully the Land Bank's fault, but 20 it's a concern that needs to be 21 discussed further because of Councilman 22 Young and those 16 houses at least, 23 right, that are not being built in the 24 5th District because Councilman Young</p> |
| <p style="text-align: right;">Page 32</p> <p>1 decided not to introduce those projects. 2 It's something that needs to be called 3 out and it's something that needs to be 4 looked at further. 5 Thank you. 6 CHAIRMAN WETZEL: Thank you for 7 your comment. 8 I'm not sure I can say the first 9 name, but it looks like Bensley; is that 10 someone who signed up? 11 MR. BENSLEY: That was me. I don't 12 have any comments right now. 13 CHAIRMAN WETZEL: You are good? 14 MR. BENSLEY: Yes, I had a change 15 of heart. 16 CHAIRMAN WETZEL: Are there any 17 other public comments? 18 (No response.) 19 CHAIRMAN WETZEL: Thank you very 20 much. Can I get a motion to adjourn? 21 MR. BEAUVAIS: Second. 22 CHAIRMAN WETZEL: All in favor, say 23 aye. 24 (Aye.)</p> | <p style="text-align: right;">Page 33</p> <p>1 CHAIRMAN WETZEL: Happy New Year, 2 everyone. 3 - - - - - 4 (Hearing concluded at 5 10:36 a.m.) 6 - - - - - 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p> |

Exhibit A

Philadelphia Land Bank Board of Directors Meeting
01/14/2025

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|--|----------------|
| <p>1 C E R T I F I C A T I O N</p> <p>2</p> <p>3 I hereby certify that the</p> <p>4 proceedings and evidence noted are</p> <p>5 contained fully and accurately in the</p> <p>6 stenographic notes taken by me in the</p> <p>7 foregoing matter, and that this is a</p> <p>8 correct transcript of the same.</p> <p>9 </p> <p>10 _____</p> <p>11 Court Reporter - Notary Public</p> <p>12</p> <p>13</p> <p>14 (The foregoing certification of</p> <p>15 this transcript does not apply to any</p> <p>16 reproduction of the same by any means,</p> <p>17 unless under the direct control or</p> <p>18 supervision of the certifying reporter.)</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> | <p>Page 34</p> |
| | |

Lexitas Legal Philadelphia
215-504-4622

Exhibit B



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

MEMORANDUM

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: 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 \$280,500 per unit from \$280,000. 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 B

- **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 B

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 C

RESOLUTION NO. 2025 - 1

**RESOLUTION MOVING PHILADELPHIA LAND BANK ANNUAL BOARD MEETING
FROM DECEMBER TO JUNE OF EACH CALENDAR YEAR**

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

1. In calendar year 2025 and beyond, the required Annual Meeting of the Board (“Annual Meeting”) shall be held at 10:00 a.m. Eastern Prevailing Time on the date scheduled for the Board meeting in the month of June of each year, to coincide with the end of the fiscal year.
2. The Annual Board Meeting shall be held in person in the 17th Floor Boardroom at 1234 Market Street, Philadelphia, PA 19107.
3. Public notice of the Annual Meeting shall be given in accordance with the provisions of the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §§ 701, *et seq.*
4. A memorandum describing the attendance and comment procedures for members of the public will be published at least ten (10) days prior to each Annual Meeting with the meeting agenda on the Land Bank’s website.
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 January 14, 2025.

Exhibit D

RESOLUTION NO. 2025 – 2

**RESOLUTION AUTHORIZING CONVEYANCE OF
2271 NORTH PHILIP STREET
TO PHILADELPHIA H.U.N.E., INC.**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2271 North Philip Street (the “**Property**”) to Philadelphia H.U.N.E., Inc. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) 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 January 14, 2025.

Exhibit E



Access to Capital. Entry to Opportunity

January 5, 2025

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

RE: Support Letter | Prime Corporation of NJ Inc.

I, David Langlieb, am writing to the Land Bank to support Prime Corporation of NJ Inc.'s application to acquire 10 lots along N. 6th Street, N. 7th Street, and N. Marshall Street from the City of Philadelphia. The Philadelphia Accelerator Fund (PAF) is strongly supportive of this and other Turn the Key projects, as we are mission-focused on providing the 'but for' financing into constructing affordable homes for Philadelphia residents built by small, MBE-owned development firms as well as nonprofits.

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

Respectfully,

A handwritten signature in black ink, appearing to read "David Langlieb", written in a cursive style.

David Langlieb

Executive Director, Philadelphia Accelerator Fund

Exhibit F

**RESOLUTION AUTHORIZING CONVEYANCE OF
2406, 2434, 2440 AND 2444 NORTH 6TH STREET; 2425 AND 2427 NORTH 7TH STREET;
AND 2434, 2438, 2440 AND 2445 NORTH MARSHALL STREET
TO THE PRIME CORPORATION OF NEW JERSEY, INC.**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2406, 2434, 2440 and 2444 North 6th Street; 2425 and 2427 North 7th Street; and 2434, 2438, 2440 and 2445 North Marshall Street (collectively, the “**Property**”) to The Prime Corporation of New Jersey, Inc. (the “**Purchaser**”).

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

6. The conveyance of the Property to the Purchaser for Five Thousand and 00/100 U.S. Dollars (\$5,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. 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.
8. 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.
9. 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.
10. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 14, 2025.

Exhibit G

Andrea Saah

From: shuja moore <shuja@domooregood.org>
Sent: Monday, January 13, 2025 12:08 PM
To: Andrea Saah
Cc: Nina Ryser
Subject: 4701 Sansom St. Land Bank Conveyance
Attachments: Carmen x Shuja x Nina.JPG.JPG; IMG_1013.JPG; IMG_3171 (1).JPG; image0.jpeg; image1.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Andrea,

On behalf of Do Moore Good, thank you for the opportunity and consideration to acquire the lot at 4701 Sansom St. As stated in the agenda, acquisition will ensure that this lot – which has historically been a garden – will remain so and also ensures that it will be continuously cared for and maintained.

I’m part of a family that has resided on the 4600-4700 block of Sansom Street dating back to the 1950s. My great-grandmother was a community leader who founded the Walnut Hill Community Playground (located across the street from the lot at 4700 Sansom St.) and my mother as well as my brothers and I were raised on this block. Despite a rich history of community advocacy and deep roots in the neighborhood, I made poor decisions in my early adulthood causing me to go to prison for 12 years. During that time, I committed my life to service and upon my release founded [Do Moore Good](#) to provide people that have served time and/or harmed their community with opportunities to repair it by working side-by-side with other community members on service projects. The Sansom St. Garden is one of our first projects in that regard.

By 2021, this lot was overrun with trash, bush and a collapsed fence (see attached photos). I collaborated with fellow legacy resident Carmen Campbell and new-ish resident Nina Ryser to galvanize the community, working closely with the Walnut Hill Community Association (WHCA) and the Philadelphia Horticultural Society (PHS) to clean, stabilize, and prepare the area for gardening. Our dedication and hard work transformed the lot into a beautiful and functional garden for our neighbors, and inspired a renewed sense of community spirit and collaboration among the residents. The garden officially started its first season in 2023, with a variety of vegetables and local pollinator flowers which we grew in raised beds built by the community, and we just completed our second year, showcasing the power of unity and shared purpose.

The ultimate goal of the Sansom Street Garden is to reduce blight and crime in the community by establishing a green space that enhances the overall health and well-being of neighborhood residents. This garden is envisioned as a gathering spot, bringing together diverse residents to foster unity and teach the valuable skills and benefits of growing your own food. Additionally, as a Black-led organization, Do Moore Good is dedicated to preserving land and fostering community harmony in this rapidly

Exhibit G

gentrifying area of West Philadelphia. Through these efforts, the garden not only beautifies the neighborhood but also cultivates a sense of pride and collective well-being.

Thank you for your consideration.

Best,
Shuja



Exhibit G

HELLO,

OVER THE LAST THREE YEARS SOME OF YOUR NEIGHBORS HAVE COLLABORATED TO TURN THE EMPTY LOT AT 4701 SANSOM ST BACK INTO THE GARDEN THAT IT WAS ONCE MANY YEARS AGO. WE ARE CLOSE TO REALIZING THIS VISION BUT TO MOVE FORWARD WE WANT TO MAKE SURE THAT THIS IS WHAT THIS COMMUNITY WANTS. BY SIGNING THIS PETITION YOU ARE IN SUPPORT OF A GARDEN BEING INSTALLED AT 4701 SANSOM ST.

DATE _____

| NO | NAME | ADDRESS | CONTACT |
|------|-------------------|------------------|--------------------------------------|
| 1 | Christine Jackson | 4741 Sansom St. | |
| 2 | Shuja Moore | 4642 Sansom St. | |
| 3 | Cynthia Mome | 4733 Sansom St | |
| 4 | Matthew Pan | 4735 Sansom St | |
| 5 | W. Sampson | 4719 Sansom | 215-472-1897 |
| 6 | Albert W. Charles | 4717 SANSOM | 484-614-7219 |
| 7 | Maurice Pabney | 19707 SANSOM | 267-978-0233 |
| 8 | Gabe Adels | 4712 Sansom | 215-694-2239 |
| 9 | Mina Ryser | 4712 Sansom | 347-248-6005 |
| 10 | En Kyooder bish | 4718 Sansom | 267-841-7903 |
| 11 | Shelby Lorenz | 4718 Sansom St | 478-368-5113 |
| 12 | Maerial Peadar | 4717 Sansom St | (215)982-0382 |
| * 13 | Katrina Simonsen | 4708 Chestnut St | Kmsimonsen@gmail.com 518-949-1620 |
| 14 | Robert Rubin | 4723 WALNUT ST | 715 626 5842 |

Exhibit G

“BEFORE” photos



Exhibit G

“AFTER” photos



Exhibit H

RESOLUTION NO. 2025 – 4

**RESOLUTION AUTHORIZING CONVEYANCE OF
4701 SANSOM STREET
TO DO MOORE GOOD**

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 4701 Sansom Street (the “**Property**”) to Do Moore Good, a Pennsylvania non-profit organization (the “**Purchaser**”).

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

11. The conveyance of the Property to the Purchaser for Thirty-Seven Thousand and 00/100 U.S. Dollars (\$37,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
12. 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.
13. 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.
14. 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.
15. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 14, 2025.

Exhibit I

RESOLUTION NO. 2025 - 5

**RESOLUTION AUTHORIZING CONVEYANCE OF
719 SOUTH 51ST STREET
TO RAYMOND WING SHING NG AND CHING W. SULLIVAN**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 719 South 51st Street (the “**Property**”) to Raymond Wing Shing Ng and Ching W. Sullivan (the “**Purchasers**”).

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

16. The conveyance of the Property to the Purchasers for Thirty Thousand and 00/100 U.S. Dollars (\$30,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
17. 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.
18. 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.
19. 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.
20. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 14, 2025.