

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MONTHLY MEETING**

TUESDAY, April 8, 2025 – 10:00 AM

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

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

**AGENDA**

- I. Roll Call
- II. Approval of Minutes of the Meeting of March 11, 2025
- III. Executive Director's Report
- IV. Administrative Matters

**A. Interagency Transfer**

The properties below are proposed for transfer to the **Philadelphia Housing Development Corporation** (PHCD) for disposition, reuse and/or management by the PHCD, specifically for the development of affordable housing through their Minority Developer Program (MDP) in the Fifth (5<sup>th</sup>) Council District.

- **1437 Ogden Street, 1438 Ogden Street, 1539 Ogden Street, 1544 Ogden Street, 1546 Ogden Street, 1610 Ogden Street, 1613 Ogden Street, 863 N. 15th Street, 841 N. 16th Street, 845 N. 16th Street, 851 N. 16th Street (CD 5)**

**B. Amendments to Approved Dispositions**

1. Amendment to Resolution No. 2024-21, adopted by the Board on June 11, 2024, to revise the maximum sales price and AMI level for fifty-eight (58) affordable homeownership units from \$250,000 at 80% AMI to \$280,000 at 100% AMI, due to rising construction costs and to increased compliance costs related to the recent implementation of new City regulations.
  - **423-27 and 429 E. Ashmead Street; 226, 260, 278 and 313 E. Bringhurst Street; 49 E. Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642 and 5669 Heiskell Street; 4946 Keyser Street; 5514, 5515 and 5642 Morton Street; 6672 and 6674 Musgrave Street; 53 E. Pastorius Street; 207 E. Penn Street; 248 E. Phil Ellena Street; 42 and 44 Reger Street; 35 E. Seymour Street; 227, 261 and 263 E. Sharpnack Street; 111 and 112 E. Springer Street; 4951, 4957, 4961 and 4975 Sheldon Street; 218, 326, 342 and 343 Shedaker Street; 4925 and 5222 Wakefield Street**

2. Amendment to Resolution No. 2024-48, adopted by the Board on October 8, 2024, to revise the maximum sales price and AMI level for twenty-two (22) affordable homeownership units from \$250,000 at 80% AMI to \$280,000 at 100% AMI, due to rising construction costs and compliance costs related to the recent implementation of new City regulations.
  - **1520-40 W. Venango Street, 1600-20 W. Venango Street**

## V. Property Dispositions

### A. Development – Mixed-Income Housing (unsolicited)

1. The properties below are proposed for disposition to **BVG S Philadelphia AH, LLC** for the development of three (3) affordable homeownership units and two (2) market-rate homes in the First (1st) Council District. The homes fit within the context of the neighborhood. The affordable units will consist of three (3) two-story single-family homes with a finished basement, containing three (3) bedrooms and two (2) bathrooms at 1,458 square feet each, and will be sold to households with an income at or below 100% of AMI for a maximum sales price of \$280,000. The affordable 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 two (2) market-rate units will be three stories with a finished basement, containing four (4) bedrooms and three (3) bathrooms at approximately 2,898 square feet each. The estimated sales price for the market-rate units will be \$495,000.  
The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
  - **100 Emily Street, 2315 S. Marshall Street\*, 518 Pierce Street\*, 2549 S. 3rd Street, 2117 S. 6th Street\* (CD 1)** (*\* denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank*)

### B. Development – Affordable Rental Housing (unsolicited)

1. The property below is proposed for disposition to **DMCV, LLC** for the renovation of one (1) duplex in the Third (3<sup>rd</sup>) Council District. The duplex consists of two (2) units, each of which will contain two (2) bedrooms and one (1) bathroom at approximately 1,050 square feet each. The home fits within the context of the neighborhood. The units will be rented to households with incomes at or below 80% of AMI for a maximum rent of \$2,066/ month. The development will be subject to a thirty (30) year Declaration of Restrictive Covenants.  
The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
  - **1610 S. 56<sup>th</sup> Street (CD 3)**
2. The properties below are proposed for disposition to **Cathedral Park Homes, LP**, to develop forty (40) Low Income Housing Tax Credit ("LIHTC") rental units to be leased to households earning between 20-50% AMI in the Fourth (4<sup>th</sup>) Council District. The units will be contained in three buildings:

**Building 1**, at 4979-4991½ W. Girard Avenue, will be a three-story building and contain twenty (20) units: thirteen (13) 1-bedroom/1-bathroom units, two (2) two-bedroom/1-bathroom units, and five (5) three-bedroom/1.5-bathroom units. Eight (8) of the units are ADA compliant for tenants with physical challenges, while (2) are for tenants with hearing and vision challenges tenants. The ground floor in Building 1 will include a lobby, meeting room, and a manager's office. The second floor will include a laundry room and a computer lab.

**Building 2**, at 4967-4973 W. Girard Avenue, will be a three-story quadplex consisting of eight (8) units: four (4) two-bedroom/1-bathroom units and four (4) three-bedroom/1.5 bathroom units.

**Building 3**, at 4947-4957 W. Girard Avenue, will be a three-story quadplex consisting of twelve (12) units: six (6) two-bedroom/1-bathroom units and six (6) three-bedroom/1.5-bathroom units.

The application was unsolicited and is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

- **4947-49\*, 4951\*, 4953\*, 4955\*, 4957\*, 4967\*, 4969-73\*, 4979, 4981\*, 4983\*, 4985\*, 4987\*, 4989\*, 4989½\*, 4991\*, 4991½\* W. Girard Avenue (CD 4)** (\*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank)

3. The properties below are proposed for disposition to **Pathways Housing Wellness**

**Corporation** to develop forty (40) Low Income Housing Tax Credit ("LIHTC") rental units to be leased to households earning between 20-50% AMI in the Fifth (5<sup>th</sup>) Council District. The units will be contained in two buildings. The other properties that make up the assemblages are currently owned by PHA and will be conveyed to Pathways.

**Building A** will be a three-story building and contain nineteen (19) units consisting of 1-bedroom and 1- and 2-bedroom ADA-compliant units. The ground floor in Building A will contain a management office, community room, kitchen, and ADA-compliant bathrooms.

**Building B** will be a three-story building and contain twenty-one (21) units consisting of 1-bedroom and 1- and 2-bedroom ADA-compliant units. The ground floor in Building B will consist of a lobby and patio.

In addition, the project will include a surface parking lot with twelve (12) spaces. Each building will also have an elevator. All tenants will have full access to Pathways to Housing PA's acclaimed suite of services, including case management, medical clinics, and employment readiness.

The application was unsolicited and is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

- **1412\*, 1416\*, 1421\*, 1429, 1435\* N. 17th Street (CD 5)** (\* denotes properties being transferred by the City of Philadelphia to the Land Bank)

## VI. Public Comment (Old & New Business)

## VII. Adjournment

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**MEMORANDUM**

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel  
**RE:** **Philadelphia Land Bank April 8, 2025 Board Meeting**  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** March 28, 2025

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The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, April 8, 2025, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

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

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

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

**Public Comment BEFORE Board Meeting:**

Email the following information to [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, April 7, 2025:

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

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

**Public Comment DURING Board Meeting:**

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

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



**Rules of Conduct:**

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

**Minutes of Board Meeting:**

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

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

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

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

## **PHILADELPHIA LAND BANK**

### **MARCH 11, 2025 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)**

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, March 11, 2025, at 1234 Market Street, 17<sup>th</sup> 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 10:03 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, provided an update on the status of the Land Bank's discussions with the Sherrif's Office regarding the Land Bank's ability to exercise its priority bid to acquire properties at Sheriff's sales, and reported on the progress of the Land Bank's website.

#### **Item I** **Roll Call**

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

Majeedah Rashid arrived later, after the roll had been called.

Darwin Beauvais and Cornelius Brown 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 February 11, 2025. There were none.

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

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

Upon motion made and duly seconded, the Board approved the February 11, 2025 Board Meeting minutes.

### **Item III** **Executive Director's Report**

Mr. Rodriguez presented three items to the Board. First, Mr. Rodriguez reported on the approved changes to existing projects. Pursuant to Resolution No. 2023-32, the Executive Director of the Land Bank is authorized to, from time to time approve, on behalf of the Land Bank, increases in the Maximum Price of affordable homeownership units constructed by a developer as part of a Board-approved disposition. To that end, Mr. Rodriguez reported that he had approved increases in the Maximum Price for an unsolicited mixed-income development at Ludlow & 44<sup>th</sup> Street in the 3<sup>rd</sup> Council District. The project, led by developer Northern Libs Partners, LLC, which was approved by the Board on January 16, 2024 (Resolution 2024-1) and by City Council on February 29, 2024 (Resolution 240103), consists of nineteen (19) homeownership units:

- Four (4) condos at 60% AMI, sales price – \$199,990;
- One (1) condo at 80% AMI, sales price - \$250,000;
- Six (6) condos at 100% AMI, sales price - \$280,000, eligible for Turn the Key;
- Three (3) market rate condos; and
- Five (5) single-family market rate homes.

Due to the 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, Mr. Rodriguez approved increases to the sales prices for the four (4) condos at 60% AMI from \$199,990 to \$229,900 and the one (1) condo at 80% AMI from \$250,000 to \$265,000. The AMI limits of the Board-approved disposition remain at 60%, 80%, and 100% AMI.

Next, Mr. Rodriguez announced to the Board the withdrawal of a previously approved disposition to BMK Properties, LLC for the development of 43 Turn the Key homes at 100% AMI with a sales price of \$280,000 in the 5<sup>th</sup> Councilmanic District. Although a Council resolution was transmitted to Council and placed on file on November 21, 2024, it was never introduced. Since more than 60 days had passed without any action, the application award was withdrawn.

Finally, Mr. Rodriguez provided the Board with an update on previously held and upcoming Turn the Key events, including a well-attended ribbon-cutting on March 4, 2025 at 10<sup>th</sup> Street and Cecil B. Moore Avenue, which the mayor attended. The featured homeowner was the Chief of Staff for Councilmember Kendra Brooks, the second staff member in her office to purchase a TTK home. Upcoming ribbon cuttings are scheduled for March 25<sup>th</sup> at 3031 Martha Street and April 9<sup>th</sup> at 2141 N. Franklin Street.

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

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

**Item IV**  
**Administrative Matters**

**IV.A. Interagency Transfer**

Mr. Rodriguez asked the Board to authorize the transfer of 2444 Island Avenue and 7401 Wheeler Street to the City of Philadelphia Department of Public Property (DPP) for disposition, use and/or management by DPP, specifically for the expansion of the Schuylkill River Trail in the 2<sup>nd</sup> Councilmanic District.

Chair Wetzel called for questions from the Board.

Mr. Goodman asked if the properties would have trails built on them or whether they were part of a land swap to access water.

Mr. Rodriguez responded that the trail would be built on the properties. He explained that this falls under the Streets Department rather than the Department of Parks and Recreation and is part of the Mayor's Clean and Green initiative. The properties, currently owned by the Redevelopment Authority, will be transferred through the Land Bank to DPP.

Mr. Goodman requested that DPP provide a map to show how the trails will be built.

Mr. Wetzel asked whether the properties are on the east or west side of the Schuylkill River. Ms. Imredy Saah responded that they were on the east side.

No written comments were received prior to the Board meeting.

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

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

Ms. Lopez-Kriss moved to approve the interagency transfer to DPP. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2444 Island Avenue and 7401 Wheeler Street to the City of Philadelphia** (attached to these minutes as **Exhibit C**).

**Item V**  
**Property Dispositions**

**V.A.1. Development – Mixed-Income Housing (unsolicited) - REMOVED**

Chair Wetzel announced that this agenda item was removed from the agenda before the Board acted on the item, and asked the staff to revise the agenda to indicate that it was removed rather than tabled.

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

Senior Development Specialist Todd Hestand asked the Board to authorize the disposition of 5108 Chester Avenue, 6130 Ellsworth Street, and 4910 Kingsessing Avenue to C Schofield Finish Carpentry, LLC to develop three (3) single-family homeownership units in the 3<sup>rd</sup> Council District. Schofield is a

minority developer which has participated in a number of minority business development programs, including the City's Rebuild Ready Program, and has successfully completed work on Rebuild contracts. The units will consist of two (2) affordable single-family homes and one (1) market-rate single-family home. The homes fit within the context of the neighborhood.

Mr. Hestand explained that the affordable single-family homes will be two stories, with an unfinished basement, and contain three (3) bedrooms and two (2) bathrooms at 1,100 square feet each. They will be sold to purchasers with a household income at or below 100% of AMI for a maximum sales price of \$280,000. The affordable 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 market-rate unit will be three (3) stories, with an unfinished basement, front porch and roof deck, and contain three (3) bedrooms and two and a half (2 ½) bathrooms at 1,400 square feet. The estimated sales price will be \$349,000. The application was unsolicited and evaluated pursuant to the disposition policy, and an EOP plan will apply to this project. The affordable units will be 4910 Kingessing Avenue and 6130 Ellsworth Street. The market rate unit will be 5108 Chester Ave.

Schofield followed all the same processes and procedures as previously approved developers. He provided frontage-specific plans for the various lot widths, and he hosted a community meeting on February 18, 2025, with a total of twenty-two (22) participants. Schofield is in attendance at today's Board meeting.

Chair Wetzel called for questions or comments from the Board.

Mr. Johns commented that he appreciates the fact that the developer worked hard to match the context with the neighborhood.

Chair Wetzel asked if any written communications were received.

Ms. Saah stated three (3) letters in opposition were received regarding this disposition. The first letter read was sent by Joanne E. McClinton, Speaker of the Pennsylvania House of Representatives. The second letter read was from 6100 Ellsworth Street – Cobbs Creek Parkway Block Association submitted by Co-Block Captains Paula Wright and Angie Johnson and the residents of Ellsworth Street. The third and last letter read was from Councilmember Jamie Gauthier. All letters are attached to these minutes as **Exhibit D**.

Chair Wetzel called for comments from the public in the order that each person signed up.

Ms. Sam Shepherd, a realtor, a committee person for the 3<sup>rd</sup> Ward, and a neighbor of the property located at 6130 Ellsworth Street, expressed concerns about the project's impact on the property values of neighboring homes. Ms. Shepherd proposed scheduling a second meeting to engage with the contractor to allow members of the community to express their concerns.

Mr. Isa Al-Muid, a resident of Ellsworth Street, raised concerns about the recent community meeting regarding the development project, specifically the location, timing, and duration of the meeting. He also expressed concerns regarding the project's design plans matching the context of the neighboring homes.

Mr. Jeremiah asked Mr. Calvin Schofield, the developer and owner of C Schofield Finish Carpentry, LLC, if he wanted to respond to letters from Councilmember Gauthier and House of Representative

Speaker McClinton and the comments from the public regarding the project. Mr. Schofield responded in the affirmative.

Mr. Schofield explained that he tried his best to match the size of the neighboring homes while keeping them affordable. As for community engagement, he stated that he tried to find meeting space as close as possible to the neighborhood, but the recreation centers and schools that he contacted were unavailable. He chose the best and nearest available location in light of the circumstances.

Mr. Rodriguez asked Mr. Schofield if he had thought about making the Ellsworth Street property market rate and the other two properties affordable units.

Mr. Schofield responded that the option was not feasible as the other two properties were three stories while the Ellsworth property is two stories to match the other homes in the Ellsworth neighborhood.

In response to the Board's inquiries regarding a second community meeting and the concerns expressed by the public, Mr. Schofield stated that the plans for the project had been updated since the last meeting, but the updated plans have not been shared with the community. Suggestions were made to hold a meeting virtually for better accessibility.

Ms. Karen McDaniel, a community member, expressed dissatisfaction with the location of previously held meeting. Ms. McDaniel commented that the design plans for the Ellsworth property do not conform to the existing neighboring homes, as the proposed home is too small when compared to other homes in the area. She also questioned the decision-making process concerning the property's classification as "neighborhood preservation" (i.e., affordable) instead of "market-rate," and voices concerns about adequate timing to review the plans.

Ms. Angie Johnson, Co-Block Captain of 6100 Ellsworth Street – Cobbs Creek Parkway Block Association, advocated for the need of community involvement in the decision-making regarding the development project.

Mr. Ronald Waters, the 3<sup>rd</sup> Ward leader, criticized the lack of meaningful engagement in the development, as well as the timing, location, and duration of the prior meeting. He supported a suggestion that the plans for the development be revised to make the Ellsworth property market value. Mr. Waters also emphasized the need for a second community meeting.

Ms. Sheila Quarrells, a resident of the Ellsworth block, emphasized that the 57 residents of Ellsworth Street have maintained the neighborhood for 20 years and urged the Board to either delay or reject the proposal for the development or provide them next steps on what they can do to protect their community.

Mr. Jeremy Blatstein, a member of the public, commented in support of the project. He expressed that the developer followed the rules by holding a community meeting, adjusted the plans based on feedback, and should not be required to hold a second meeting, as such delays hinder affordable housing initiatives like TTK.

In light of the letter and public comments regarding the project, the Board noted the need for more meaningful community engagement, recognizing the need for the developer to revisit the community after adjusting the plans.

Chair Wetzel then called for a motion.

Mr. Jeremiah moved to postpone the matter to allow the developer and the community another opportunity for meaningful engagement. Ms. Gonzalez second the motion.

Upon motion made and duly seconded, the Board unanimously voted to postpone the matter.

Mr. Goodman highlighted the uniqueness of the application due to the properties' distance from each other and emphasized the need to clarify the distinction between developer presentations and Turn the Key informational sessions to ensure meetings remain focused on their intended purpose.

### **Item V.A.3. Development – Affordable Housing (unsolicited)**

Mr. Hestand asked the Board to authorize the disposition of 3323 W. Allegheny Avenue, 3216 N. Newkirk Street, 2942 and 2944 W. Wishart Street, and 3212 N. 33<sup>rd</sup> Street to ReNew, LLC to develop five (5) homeownership units in the Fourth (4th) Council District. The units will consist of three (3) affordable single-family homes and two (2) market-rate single-family homes. The homes fit within the context of the neighborhood. The three (3) affordable single-family homes will be two (2) stories, without a basement, and contain three (3) bedrooms and two (2) bathrooms at 1,000 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, will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program, and will be subject to a Declaration of Restrictive Covenants. The two (2) market-rate units will be three (3) stories, with a finished basement, and contain three (3) bedrooms and three and a half (3.5) bathrooms at 1,500 square feet each. They will be sold at an estimated sales price of \$400,000. The application was unsolicited and evaluated pursuant to the disposition policy, and an EOP plan will apply to this project.

Chair Wetzel called for questions from the Board.

Mr. Goodman asked whether the market rate price estimate was determined by Land Management staff or the applicant.

Mr. Rodriguez responded that the price of the market-rate homes will be determined by the market at the time of their sale. Those prices are not set in advance.

Chair Wetzel asked if any written communications were received. Ms. Saah indicated that a letter of support was received from Councilmember Curtis Jones, Jr., and then read the letter into the record. The letter is attached to these minutes as **Exhibit E**.

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

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2942 West Wishart Street, 2944 West Wishart Street, 3323 West Allegheny Avenue, 3212 North Newkirk Street, 3216 North Newkirk Street to ReNew, LLC** (attached to these minutes as **Exhibit F**).

**Item VI**  
**Public Comment (Old & New Business)**

Chair Wetzel noted that one person had signed up to comment on old or new business, namely Jeremy Blatstein. Mr. Blatstein expressed concern regarding the delayed construction of 43 Turn the Key homes due to the inaction of Council, flaws in the approval process, and the need to align policy with financial feasibility to achieve Mayor Parker's housing goals.

Chair Wetzel called for questions or comments from the public.

Ms. Karen McDaniel, a resident of Ellsworth Street, commented that developers are profiting from multi-unit home preservation projects while constructing unattractive homes that fail to conform to the existing homes in the neighborhood.

**Item VII**  
**Adjournment**

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:20 am.

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SECRETARY TO THE BOARD



## PUBLIC ATTENDANCE SHEET

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

User Name
Samantha Roehl
Antonio Cerqueira
Mike Tomasetti
Nicholas Cousineau
Anthony Fullard
Jeremy Blatstein
David Langlieb
Denise Whittaker
Darece Williford
Lisa Johnson
Susan Bagly
Keyon Whiting
Thomas Webster
Sheila Quarles
Conlan Crosley
Ted Allen
Linda Rivers
Mark Lawson
Ronald Waters
Sam Shepherd
Isa Al-Muid
Linda Rivers
Calvin Schofield
Karen McDaniel
Angie S Johnson
Mark Lawson

**Exhibit A**

Philadelphia Land Bank Board of Directors Meeting  
03/11/2025

Page 1

PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

PHILADELPHIA LAND BANK  
BOARD OF DIRECTORS MEETING

Tuesday, March 11, 2025

10:00 a.m.

Lexitas Legal Philadelphia  
215-504-4622

## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 2</p> <p>ATTENDANCE</p> <p>1 Rebecca Lopez Kriss, Philadelphia Department of Revenue</p> <p>2 Michael Johns, MDesigns</p> <p>3 Maria N. Gonzalez, HACE CDC</p> <p>4 Andrew Goodman, Council Member</p> <p>5 Majeedah Rashid, Nicetown CDC</p> <p>6 Nicholas Dema, Philadelphia Housing Authority</p> <p>7 Jennifer Greenberg, Pennsylvania Horticulture Society</p> <p>8 Herbert Wetzel, Philadelphia Land Bank</p> <p>9 Andrea Saah, Senior Counsel</p> <p>10 Angel Rodriguez, Senior Vice President</p> <p>11 Todd Hestand, Senior Development Specialist</p> <p>12 Brian Romano, Project Manager II</p> <p>13 Mathen Pullukattu, Senior Development Specialist</p> <p>14 Carolyn Terry, Administrative Assistant II</p> <p>15 Cristina Martinez, Development Specialist</p> <p>16 Ted Allen, Court Reporter</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 3</p> <p>1 THE CHAIRMAN: I call the meeting of the</p> <p>2 land bank board of directors to order. Thank</p> <p>3 you so much and welcome.</p> <p>4 Andrea, would you --</p> <p>5 MS. SAAH: Yes.</p> <p>6 THE CHAIRMAN: -- do the roll calls.</p> <p>7 MS. SAAH: Well, first I'd like to make an</p> <p>8 announcement. That prior to today's public</p> <p>9 session, the board had an executive session</p> <p>10 during which Mr. Rodriguez reviewed the agenda</p> <p>11 as well as providing an update on negotiations</p> <p>12 regarding the land bank's exercise of its prio-</p> <p>13 rity bid at sheriff's sales, and also on prog-</p> <p>14 ress to the revision to the land bank website.</p> <p>15 THE CHAIRMAN: You want to call out the --</p> <p>16 MS. SAAH: Okay. So I'm going to call the</p> <p>17 roll, Herb Wetzel.</p> <p>18 THE CHAIRMAN: Here.</p> <p>19 MS. SAAH: Cornelius Brown. Nick Dema.</p> <p>20 MR. DEMA: Here.</p> <p>21 MS. SAAH: Jenny Greenberg.</p> <p>22 MS. GREENBERG: Here.</p> <p>23 MS. SAAH: Michael Johns.</p> <p>24 MR. JOHNS: Present.</p> <p>25 MS. SAAH: Rebecca Lopez Kriss.</p>
<p style="text-align: right;">Page 4</p> <p>1 MS. KRISS: Here.</p> <p>2 MS. SAAH: Andrew Goodman.</p> <p>3 MR. GOODMAN: Here.</p> <p>4 MS. SAAH: Majeeda Rashid. Maria Gonza-</p> <p>5 lez.</p> <p>6 MS. GONZALEZ: Here.</p> <p>7 MS. SAAH: Kelvin Jeremiah.</p> <p>8 MR. JEREMIAH: Here.</p> <p>9 MS. SAAH: Darwin Beauvais. Okay. So we</p> <p>10 have a quorum and we can proceed.</p> <p>11 MS. GONZALEZ: Thank you, Andrea.</p> <p>12 THE CHAIRMAN: Andrea, would you go over</p> <p>13 the rules for public comment, please.</p> <p>14 MS. SAAH: Yes, and actually if I could</p> <p>15 ask everyone who would like to make a public</p> <p>16 comment during on any agenda item to please be</p> <p>17 sure to sign up if you haven't already, because</p> <p>18 that way our chair will be able to call on you</p> <p>19 at the appropriate time. And also if you have</p> <p>20 not yet signed just the attendance sheet, we</p> <p>21 also do need that, by law we are required to</p> <p>22 provide a list of who attended for the Sunshine</p> <p>23 Act. So our rules are that during the board</p> <p>24 meeting if you wish to comment on an agenda</p> <p>25 item, we ask that you sign up prior to -- prior</p>	<p style="text-align: right;">Page 5</p> <p>1 to the meeting.</p> <p>2 You will be allowed two minutes for public</p> <p>3 comment per agen -- per person, per agenda</p> <p>4 item. Our Chair reserves the right to any com-</p> <p>5 ments from no more than a certain amount of</p> <p>6 people who have similar comments on the same</p> <p>7 matter, staff will keep timing as needed. Com-</p> <p>8 ments must be related to the specific agenda</p> <p>9 item in question. There's always -- There's a</p> <p>10 time for old and new business at the end of the</p> <p>11 meeting. And we ask that there be no personal</p> <p>12 attacks or hate speech against anyone including</p> <p>13 applicants, staff members, board members or any</p> <p>14 other members of the public.</p> <p>15 Also any comments made during this meet-</p> <p>16 ing, please identify yourself when you speak.</p> <p>17 And we will summarize comments in the minutes</p> <p>18 and also attach any previously sent in comments</p> <p>19 or emails which the board has been provided,</p> <p>20 and we will append those to the minutes. Thank</p> <p>21 you.</p> <p>22 THE CHAIRMAN: Thank you, Andrea. The</p> <p>23 minutes of the February 11th meeting were dist-</p> <p>24 ributed to the board, can I get a motion to</p> <p>25 adopt those minutes.</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 6</p> <p>1 MS. GREENBERG: So moved. 2 THE CHAIRMAN: Can I get a second. 3 MR. JOHNS: Seconded. 4 THE CHAIRMAN: The motion's made and prop- 5 erly seconded to adopt the minutes of the land 6 bank board meeting of February 11, 2025. All 7 in favor say aye. 8 MR. DEMA: Aye. 9 MS. GREENBERG: Aye. 10 MR. JOHNS: Aye. 11 MS. KRISS: Aye. 12 MR. GOODMAN: Aye. 13 MS. GONZALEZ: Aye. 14 MR. JEREMIAH: Aye. 15 THE CHAIRMAN: Aye. Opposed nay? The 16 ayes have it. The executive director's report. 17 MR. RODRIGUEZ: Good morning, board chair 18 and board, members of the public. Today I have 19 three items I'd like to present to the board, 20 first are approved changes to approved proj- 21 ects. So pursuant, pursuant to Resolution No. 22 2023-32 allowing the executive director of the 23 land bank from time to time on behalf of the 24 land bank to approve an increase in the maximum 25 price of affordable ownership units constructed</p>	<p style="text-align: right;">Page 7</p> <p>1 by a developer. 2 As part of the board approved disposition, 3 I have approved the increase of the maximum 4 price for an unsolicited application for mixed 5 income at Ludlow &amp; 44th Street in the 3rd Coun- 6 cilmanic District. The developer is No Libs -- 7 Northern Libs Partners, LLC. The land bank 8 board approved this with Resolution 2024-1 on 9 January 16th, 2024, council approved this Dis- 10 position Resolution 240103 February 29, 2024. 11 The board approved the disposition of 12 nineteen mixed income homeownership units where 13 four condos were to be developed at 60 percent 14 of AMI through the sales price of 199,999.90. 15 One condo at 80 percent of AMI with the sales 16 price of 250,000, six condos at a hundred thou- 17 sand -- sorry, at 100 percent of AMI of 18 \$280,000. They're all eligible for Turn the 19 Key, three market rate condominiums and five 20 single family market rate homes. This project 21 is located at 4422 and 4426 through 30 Ludlow 22 Street and 18-20, 24 to 28, 30, 34-36 South 23 44th Street. 24 The approved change was for four condos at 25 60 percent of AMI increasing the sales price to</p>
<p style="text-align: right;">Page 8</p> <p>1 199,990 to 229,900 for the single condo at 80 2 percent of AMI, the sales price would go from 3 250,000 to 265. The AMI of, of the board ap- 4 proved disposition remains at 60, 80 and 100 5 percent of AMI. 6 The reason for this approval is due to 7 significant lending and construction increases, 8 cost increases from the time of submission and 9 the board and council approval and receiving, 10 receiving of permits to current debt. So as 11 a -- as a result home pricing, development pri- 12 cing has gone up as originally estimated. I 13 would say that this is a consistent process, 14 problem that we're seeing across the board. 15 We're looking at construction prices across the 16 board and trying to see how we can address 17 that, but lumber prices are going up, insurance 18 prices are going up. The new regulatory re- 19 quirements in Philadelphia have increased the 20 unit prices as well so we're, we're assessing 21 all of that. 22 Then I'd like to with announce to the 23 board the withdrawal of an application that was 24 approved, it was an unsolicited application 25 that was approved for BMK Properties, LLC, in</p>	<p style="text-align: right;">Page 9</p> <p>1 the 5th Councilmanic District. This project 2 was an assemblage of properties for the devel- 3 opment of forty-three Turn the Key homes to be 4 sold at 100 percent of AMI with a sales price 5 of \$280,000. Council resolution was transmit- 6 ted to council and placed on file on November 7 21st, 2024, but it had not been introduced, so 8 it had been in excess of sixty days so with -- 9 we withdrew the award of that application. 10 Finally I'd like to update the board on 11 some Turn the Key items. We had a ribbon cutt- 12 ing recently on March 4th at 10th &amp; Cecil B. 13 Moore, it was very well attended, the mayor 14 attended. I would like to point out that the 15 homeowner that was featured was chief of staff 16 for township member, member Kendra Brooks, and 17 she also has a second staff member in our off- 18 ice who's also purchased a Turn the Key home. 19 So it was a very good event, very well atten- 20 ded. 21 We have upcoming ribbon cuttings, one on 22 March 25th. This will be a Riverwards ribbon 23 cutting at 3031 Martha Street at 11 a.m., and 24 then April 9th at 20 -- April 9th with Civetta 25 Homes and that will be at 2141 North Franklin</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 10</p> <p>1 Street at 11. And that concludes my execu-</p> <p>2 tive report.</p> <p>3 THE CHAIRMAN: Thank you, Angel. Are</p> <p>4 there any questions from the board? Seeing</p> <p>5 none let's go to the first matter of the inter-</p> <p>6 agency transfer.</p> <p>7 MR. RODRIGUEZ: Today we're asking the</p> <p>8 board to authorize the transfer to the Phila-</p> <p>9 delphia Department of Public Property for dis-</p> <p>10 position, use and/or management by DPP, specif-</p> <p>11 ically the properties 2 -- 2444 Island Avenue</p> <p>12 and 7401 Wheeler Street in the 2nd Councilmanic</p> <p>13 District. Specifically this dispo -- disposi-</p> <p>14 tion would be for the expansion of the Schuyl-</p> <p>15 kill River Trail and the second councilmanic</p> <p>16 district.</p> <p>17 THE CHAIRMAN: Thank you, Angel. Are</p> <p>18 there any questions from the board?</p> <p>19 MR. GOODMAN: Yes, just one question. So</p> <p>20 are, so will these properties actually have</p> <p>21 trails built on them, or are they kind of part</p> <p>22 of a swap to get water from the plan, 'cause</p> <p>23 it's not actually on the --</p> <p>24 MR. RODRIGUEZ: No, this is actually</p> <p>25 they're going to build a trail. So this is the</p>	<p style="text-align: right;">Page 11</p> <p>1 streets department, it's not parks and rec so</p> <p>2 they have on -- This is part of the queen --</p> <p>3 Green, Greener Initiative so these are PRA pro-</p> <p>4 perties. We'll transfer them through the land</p> <p>5 bank and pay it back to the city and they have</p> <p>6 in -- they have a plan to actually turn it into</p> <p>7 a formal trail.</p> <p>8 MR. GOODMAN: Well, maybe ask if they can</p> <p>9 provide a map so it can be included in the pub-</p> <p>10 lic material, and it might just help people</p> <p>11 show what they would, you know what they would</p> <p>12 become and how it would connect to the river.</p> <p>13 MR. RODRIGUEZ: Sure.</p> <p>14 THE CHAIRMAN: I'm trying to figure it</p> <p>15 out, are they on the east or west side?</p> <p>16 MS. SAAH: East.</p> <p>17 MR. RODRIGUEZ: East.</p> <p>18 MR. GOODMAN: So there are two --</p> <p>19 MR. RODRIGUEZ: They're closer to Cobbs</p> <p>20 Creek --</p> <p>21 THE CHAIRMAN: Right.</p> <p>22 MR. RODRIGUEZ: -- than the Schuylkill</p> <p>23 River itself, so I guess it's part of the con-</p> <p>24 nection.</p> <p>25 THE CHAIRMAN: Okay.</p>
<p style="text-align: right;">Page 12</p> <p>1 MR. RODRIGUEZ: Once you get down to the</p> <p>2 southwest and loop around is my guess.</p> <p>3 MS. SAAH: And there is private property</p> <p>4 along the river there that it has been built on</p> <p>5 so that it's winding around.</p> <p>6 MR. RODRIGUEZ: So there are actually two,</p> <p>7 there's another issue that's coming up as well</p> <p>8 connecting from the Schuylkill River across --</p> <p>9 THE CHAIRMAN: Across from --</p> <p>10 MR. RODRIGUEZ: -- PRA land on 84th Street</p> <p>11 to the Hines Foundation. And then also I know</p> <p>12 they're working, the Clean Air Foundation is</p> <p>13 working with Tinicum County on a plan to have</p> <p>14 another trail coming up through there to, to do</p> <p>15 that. We'll see what happens with the new</p> <p>16 front end scheme so.</p> <p>17 THE CHAIRMAN: I hear you. Andrea, was</p> <p>18 any written comments submitted on this?</p> <p>19 MS. SAAH: No, there were no written com-</p> <p>20 ments.</p> <p>21 THE CHAIRMAN: And I have nobody signed up</p> <p>22 from the public to speak on this; am I correct?</p> <p>23 Okay. So can I have a ref -- Can I have a</p> <p>24 resolution or --</p> <p>25 MS. SAAH: Or a motion.</p>	<p style="text-align: right;">Page 13</p> <p>1 THE CHAIRMAN: Or a motion, I'm sorry.</p> <p>2 May I have a motion to adopt this interagency</p> <p>3 transfer.</p> <p>4 MS. KRISS: So moved.</p> <p>5 MR. JOHNS: Second.</p> <p>6 THE CHAIRMAN: Motion has been made and</p> <p>7 properly seconded to effectuate this interag-</p> <p>8 ency transfer, all in favor say aye.</p> <p>9 MR. DEMA: Aye.</p> <p>10 MS. GREENBERG: Aye.</p> <p>11 MR. JOHNS: Aye.</p> <p>12 MS. KRISS: Aye.</p> <p>13 MR. GOODMAN: Aye.</p> <p>14 MS. GONZALEZ: Aye.</p> <p>15 MR. JEREMIAH: Aye.</p> <p>16 THE CHAIRMAN: Aye. Opposed nay? The</p> <p>17 ayes have it. The next item.</p> <p>18 MR. RODRIGUEZ: So the next item would be</p> <p>19 the property disposition A2, C. Schofield Fin-</p> <p>20 ish Carpentry, LLC. Todd Hestand, the property</p> <p>21 manager, will present that to the board.</p> <p>22 TODD HESTAND: All right. Good morning,</p> <p>23 Mr. Chair, board members, the public.</p> <p>24 THE REPORTER: Excuse me, excuse me.</p> <p>25 Should I swear you in?</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 14</p> <p>1 THE CHAIRMAN: No, you don't have to swear 2 him in unless you're going to take him off to 3 jail. 4 TODD HESTAND: Somebody may want to, but 5 that's okay, that's okay. Todd Hestand, senior 6 development specialist, thank you very much. 7 All right, this is, this is agenda item -- 8 That's, that's a good start for today. 9 This is Agenda Item 582. Today we are 10 asking the board to authorize the properties 11 below for disposition to C. Schofield Finish 12 Carpentry to develop three single family home- 13 ownership units in the 3rd Council District. 14 Mr. Schofield is a minority developer and has 15 participated in a number of minority business 16 development training programs including the 17 city's Rebuild Ready Program, and has success- 18 fully completed work on Rebuild contracts. 19 The units will consist of two affordable 20 single family homes and one market rate single 21 family home. The homes fit within the context 22 of the neighborhood including similar facades 23 in each of the locations. The two affordable 24 single family homes at 4910 Kingsessing Avenue 25 and 6130 Ellsworth Street will each be two sto-</p>	<p style="text-align: right;">Page 15</p> <p>1 ries with an unfinished basement and contain 2 three bedrooms and two bathrooms at 1100 square 3 feet each. They will be sold to households 4 with an income at or below 100 percent AMI for 5 a maximum sales price of \$280,000. They'll be 6 eligible for the neighborhood preservation ini- 7 tiatives Turn the Key program, and will be sub- 8 ject to a declaration of restrictive covenants. 9 The market rate unit at 5108 Chester Ave 10 will be three stories with an unfinished base- 11 ment, front porch and roof deck and contain 12 three bedrooms, two and a half bathrooms and at 13 100 -- at 1400 square feet. The estimated 14 sales price will be \$349,000. The application 15 was unsolicited and evaluated pursuant to the 16 disposition policy, an EOP plan will apply for 17 this project. Again, the affordable units are 18 at 4910 Kingsessing Ave and 6130 Ellsworth 19 Street, the market rate unit will be at 5108 20 Chester Ave. 21 Mr. Schofield followed all the same proce- 22 sses and procedures as previously approved dev- 23 elopments. He provided frontage specific plans 24 for the various lot widths, and he hosted a 25 community meeting on February 18th, 2025, with</p>
<p style="text-align: right;">Page 16</p> <p>1 a total of twenty-two participants. Mr. Calvin 2 Schofield is in attendance today, thank you 3 very much. 4 THE CHAIRMAN: Thank you. Are there any 5 questions from the board? 6 MR. JOHNS: I'd like to comment that I 7 definitely appreciate the fact that the develo- 8 pers really worked to match, and the buildings 9 matched the contents of each one of the blocks. 10 RESIDENT: Could you speak up so people 11 can hear you. 12 MR. JOHNS: Oh, sorry. I hope you're not 13 deaf if not, good, okay. 14 THE CHAIRMAN: So it's, in essence it's 15 not one cookie cutter design. 16 MR. JOHNS: Absolutely. 17 THE CHAIRMAN: There's three distinct de- 18 signs -- 19 MR. JOHNS: Absolutely. 20 THE CHAIRMAN: -- connected. 21 MR. JOHNS: Clearly, clearly they were 22 sensitive to each block. 23 TODD HESTAND: Mr. John's comment, so for 24 the public to hear, is that he appreciated that 25 the developer took care in ensuring that the</p>	<p style="text-align: right;">Page 17</p> <p>1 facades of each of the buildings was consistent 2 with the rest of the neighborhoods, and as a 3 professional in his field he appreciates that 4 effort that was made. 5 Is that correct, sir? 6 MR. JOHNS: Yes. 7 TODD HESTAND: All right, thank you. 8 THE CHAIRMAN: Thank you. Are there any 9 other questions from the board? Hearing none, 10 Andrea, do we have some written comments? 11 MS. SAAH: Yes, we do, we received three 12 communications regarding part of this proposed 13 disposition. The first one is from Joanna Mc- 14 Clinton, speaker of the House of Representa- 15 tives of Pennsylvania. I am going to read her 16 letter. 17 "Dear members of the board: I am writing 18 at this time regarding the proposed development 19 of a vacant lot at 6130 Ellsworth Street in 20 Cobbs Creek, an area I call home and proudly 21 represent in the Pennsylvania House of Repre- 22 sentatives. West Philadelphia is a tight-knit, 23 diverse neighborhood of residential and commer- 24 cial living space. Historically significant, 25 most of the structures in Cobbs Creek are over</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 18</p> <p>1 100 years old and contribute greatly to the 2 unique character of our community." 3 "While Philadelphia and other cities ac- 4 ross the country are dealing with an unprece- 5 dented shortage in affordable housing units, we 6 need to consider the fabric of existing neigh- 7 borhoods as well as concerns of area residents 8 when devising a plan to increase our affordable 9 housing options. Increasing access to housing 10 in Philadelphia and across the Commonwealth is 11 an issue of paramount importance to me. While 12 I certainly commend and appreciate the develo- 13 pers' desire to construct a number of afford- 14 able housing units including at 6130 Ellsworth, 15 neighbors agreed several concerns to me person- 16 ally that I wanted to make the board aware of." 17 "It's my understanding that the developer 18 of 6130 Ellsworth, C. Scofield, Schofield" -- I 19 apologize for the spelling mispronouncing. "C. 20 Schofield Finish Carpentry, LLC, recently held 21 an informational meeting for neighbors to at- 22 tend, gather information and ask appropriate 23 questions. This meeting was held at a consid- 24 erable distance from the parcel in question re- 25 sulting in a number of neighbors not being able</p>	<p style="text-align: right;">Page 19</p> <p>1 to attend. Additionally, residents have ap- 2 proached me to express apprehension that the 3 proposed design of the structure is not in 4 keeping with the historic architectural style 5 of the neighborhood." 6 "Because of this I fear the proposal would 7 negatively impact the character of the area 8 and, consequently, their property value. At 9 the required informational meeting the develo- 10 per provided little information regarding 6130 11 Ellsworth specifically, and neighbors were un- 12 able to ask a sufficient number of questions. 13 Neighbors were able to rearrange their calen- 14 dars and attend, left with just as many con- 15 cerns as they had at the beginning of the pres- 16 entation if not more. Obviously, residents in 17 the area surrounding 6130 Ellsworth care about 18 their community, and want to ensure that any 19 development that takes place there benefits 20 all." 21 "They should at the very least be provided 22 with detailed info, information about any proj- 23 ect and the, the ability to ask questions free- 24 ly and without stringent time constraints at a 25 location that is near to the parcel in ques-</p>
<p style="text-align: right;">Page 20</p> <p>1 tion. In Cobbs Creek we have a strong sense of 2 community with active associations contributing 3 greatly to our quality of life. Neighbors look 4 out for each other and want what's best for the 5 area at large. We are supportive of efforts to 6 make housing available for more people, and we 7 just want the process to be open, fair and con- 8 siderate to neighbors' concerns." 9 "I respectfully urge the board to work 10 with the developer to ensure that any develop- 11 ment in the area aligns with the interest of 12 the community, and that the proper process is 13 followed. Thank you for your time, and if you 14 would like to discuss this matter further, 15 please do not hesitate to contact me. Sincere- 16 ly, Joanna E. McClinton, speaker of the PA 17 House of Representatives." 18 Next we have a letter from the Cobbs Creek 19 Parkway Block Association submitted by Paula 20 Wright and Andrea Roth -- Andrea Johnson, co- 21 block captains and residents of the 6100 Ells- 22 worth/Cobbs Creek Block Association. 23 "Dear Ms. Saah: We at the 6100 Ellsworth 24 Cobbs Creek Block Association, an active group 25 of fifty-seven homeowners with over forty years</p>	<p style="text-align: right;">Page 21</p> <p>1 of community involvement, are voicing concerns 2 about a proposed -- proposed development at 3 6130 Ellsworth Street, a property we have main- 4 tained for over twenty years. Our key issues 5 include inadequate public engagement. The re- 6 quired informational meeting was held approxi- 7 mately two miles from the property, and the de- 8 veloper provided minimal details about the pro- 9 ject. As a result, over thirty neighbors left 10 without having their questions answered." 11 "Two, design and scale concerns. The pro- 12 posal involves constructing an 1100 square foot 13 home attached to an existing home of over 1700 14 square feet which is notably smaller than other 15 homes in the neighborhood. Three, architectu- 16 ral incompat -- incompatibility. The proposed 17 structure does not match the historic architec- 18 tural style of the community, which we believe 19 can negatively affect the neighborhood's char- 20 acter and property values." 21 "Four, calls for transparency and divi- 22 sion. While the association supports efforts 23 to expand housing availability, they insist 24 that the process must be open, fair and consi- 25 ders a community's concern. We are requesting</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 22</p> <p>1 either a revision of the development plans or a 2 rejection of the proposal to ensure that it 3 aligns with the community's interest." 4 And we did receive a number of photographs 5 taken of the block and of the, the vacant lot 6 at issue. And then lastly we received a letter 7 from councilwoman Jamie Gauthier yesterday ad- 8 dressed to the chair of our board. 9 "Dear Chairperson Wetzel: As a council 10 member of the 3rd Councilmanic District, I 11 write today to express my concerns about the 12 public meeting held for the above mentioned 13 avenues: Chester Avenue, Ellsworth Avenue and 14 Kingsessing Avenue. With such a geographically 15 scattered disposition application that proposes 16 development in multiple different neighbor- 17 hoods, more thoughtful consideration was neces- 18 sary to ensure residents were properly in- 19 formed." 20 "The 6100 block of Ellsworth is located in 21 the southwestern corner of the Cobbs Creek 22 neighborhood and is approximately, approximate- 23 ly 1.8 miles from where the meeting was held at 24 47th &amp; Springfield. While a reasonable loca- 25 tion for the other two properties, this is be-</p>	<p style="text-align: right;">Page 23</p> <p>1 yond inappropriate for the people of Cobbs 2 Creek. It would've been more appropriate to 3 hold the public meeting in a more accessible 4 location or, as this agency has encouraged in 5 other instances, to offer a virtual or hybrid 6 option." 7 "Furthermore, it is my understanding that 8 residents from the 6100 block of Ellsworth re- 9 quested a second meeting with community elected 10 leaders offering to assist in finding a more 11 accessible location or even hosting the meeting 12 virtually. It remains unclear why the appli- 13 cant did not agree to this option. Furthermore 14 this board is well aware, I believe, public 15 land is a powerful tool. If this tool is to be 16 used to expand opportunities for homeownership, 17 I prefer it be for genuine affordability." 18 "If the land bank considers proposal, pro- 19 posals almost two miles away from one another 20 as a single application, it must give more 21 thought and appropriate guidance on how and 22 where to conduct the required public meetings. 23 Until then I hope this body considers allowing 24 for more community involvement on this appli- 25 cation. Sincerely, Jamie Gauthier, council</p>
<p style="text-align: right;">Page 24</p> <p>1 member 3rd District." And all of these will be 2 attached to the minutes. 3 THE CHAIRMAN: Is that the entire written? 4 MS. SAAH: Yes, that's the entire prior 5 written submissions. 6 THE CHAIRMAN: So I have a number of peo- 7 ple signed up, I'm going to call them in order 8 of them signing up. The first is Sam Shepherd, 9 please come and identify yourself. 10 SAM SHEPHERD: Good morning. 11 THE CHAIRMAN: Good morning. 12 SAM SHEPHERD: Board members and the pub- 13 lic and neighbors, I'm a committee person for 14 the 3rd Ward and a neighbor of the property lo- 15 cated at 6130 Ellsworth Street. My concern 16 was -- 17 Am I able to voice that now? 18 MS. SAAH: Mm-hmm. 19 SAM SHEPHERD: My concern was that when 20 we -- Maybe twenty-five or thirty neighbors 21 came to this meeting, and we proposed another 22 meeting because the meeting was held to basic- 23 ally tell us, everybody about first time home 24 buyers. 25 I am a realtor. I live two blocks, maybe</p>	<p style="text-align: right;">Page 25</p> <p>1 one block away from that this property. Any 2 deviation in size would accept or affect the 3 value of any home in that area. So if you 4 build a house, it's 1100 square feet attached 5 to another house that's 1700 or 1800 square 6 feet that most are four-bedroom houses. And as 7 a realtor, I can tell you an appraiser would 8 definitely value that house less than it would 9 a four-bedroom house of 17 or 1800 square feet. 10 What I would propose, hopefully, is that 11 we have a chance to engage with the contractor 12 at a different location, at a different time to 13 voice more of our opinions so they can under- 14 stand the importance of advocacy in our commun- 15 ity and the importance that people show. Peo- 16 ple of Cobbs Creek, could you please stand up 17 and let us know that you are here. So that we 18 do have people that are very concerned, and 19 hopefully you guys will reconsider this appli- 20 cation for 6130 Ellsworth Street. Thank you 21 very much. 22 THE CHAIRMAN: Thank you so much. I'm not 23 going to pronounce your right name. 24 ISA AL-MUID: I'll say it please. 25 THE CHAIRMAN: Please do, sir.</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 26</p> <p>1 ISA AL-MUID: Salam Alaikum, good morning</p> <p>2 everyone.</p> <p>3 THE CHAIRMAN: Good morning.</p> <p>4 ISA AL-MUID: My name is Isa Al-Muid.</p> <p>5 It's I-S-A, Almuid, A-L hyphen M-U-I-D, and I'm</p> <p>6 a resident of Ellsworth Street. My concern is</p> <p>7 that when we came to the meeting it was proba-</p> <p>8 bly about 20 degrees out, that's one thing, at</p> <p>9 night. And when we started to have a meeting</p> <p>10 it seemed like the Turn the Key person took</p> <p>11 about 30/40 minutes if not more. The developer</p> <p>12 showed some slides about his work, you know</p> <p>13 renovations but nothing from him building from</p> <p>14 the ground up, okay. With this property if we</p> <p>15 saw some designs that show a garage door on the</p> <p>16 back of the house, and if you look at the prop-</p> <p>17 erty --</p> <p>18 If you have a garage that's in the house,</p> <p>19 and the rest of the house to the driveway that</p> <p>20 runs from block to block behind the houses and</p> <p>21 Cobbs Creek Parkway, the ground would have to</p> <p>22 go down. That's one issue, so these are the</p> <p>23 questions we need to ask them. Or the other</p> <p>24 issue is if there's going to be a backyard</p> <p>25 going all the way back, in the future there may</p>	<p style="text-align: right;">Page 27</p> <p>1 be some problems of skirmishes, arguments be-</p> <p>2 cause you know how people are. They want to</p> <p>3 set their backyard up, have their cookouts, and</p> <p>4 all that noise and whatnot is going to go right</p> <p>5 to the neighbor next to them. And that's going</p> <p>6 to be an issue, that we're trying to avoid that</p> <p>7 in the future also.</p> <p>8 Now, as far as if -- I don't know if it's</p> <p>9 as far as -- I'm hearing that this board might</p> <p>10 be able to get some money to give the develo-</p> <p>11 per, not give but find somebody to grant to</p> <p>12 some -- feel me what I'm hearing if that would</p> <p>13 be possible. If some kind of grants money</p> <p>14 could be given to him so he wouldn't have to</p> <p>15 incur any future, you know, additional cost so</p> <p>16 they can build the house as long as possible,</p> <p>17 because at least it's almost matching the house</p> <p>18 next to it.</p> <p>19 Because in the future if that stucco comes</p> <p>20 off that building, the house is going to be at-</p> <p>21 tached to it partially, now the other person is</p> <p>22 going to have to get that, you know, worked on.</p> <p>23 And now you got ladders going in somebody's</p> <p>24 yard who may fix it up and all that, so again</p> <p>25 we're trying to stop some, some problems going</p>
<p style="text-align: right;">Page 28</p> <p>1 forward.</p> <p>2 But the main thing is he didn't give us</p> <p>3 enough time. We might've had five minutes or</p> <p>4 so, even though he said we was going to be --</p> <p>5 We, there was only one person there for the</p> <p>6 other two properties out of the three proper-</p> <p>7 ties that he was looking at and we didn't, we</p> <p>8 didn't get any time. So these are the kinds of</p> <p>9 questions we need to ask the developer and we</p> <p>10 need to. So we're just asking them to hold off</p> <p>11 for now until we can have a meeting with them</p> <p>12 and get certain things straightened out.</p> <p>13 THE CHAIRMAN: Thank you for your comment,</p> <p>14 sir. The next person signed up is Calvin Scho-</p> <p>15 field.</p> <p>16 CALVIN SCHOFIELD: Good afternoon every-</p> <p>17 body. I apologize for my voice, I'm just gett-</p> <p>18 ing over a cold.</p> <p>19 So is there any questions?</p> <p>20 MS. KRISS: You're the developer.</p> <p>21 THE CHAIRMAN: You signed up to make pub-</p> <p>22 lic comments.</p> <p>23 CALVIN SCHOFIELD: No, no, I'm sorry. I'm</p> <p>24 sorry, I signed the wrong form.</p> <p>25 MR. JEREMIAH: May I ask, may I ask a que-</p>	<p style="text-align: right;">Page 29</p> <p>1 stion?</p> <p>2 THE CHAIRMAN: Sure.</p> <p>3 MS. SAAH: Yes.</p> <p>4 CALVIN SCHOFIELD: Do you have any ques-</p> <p>5 tions?</p> <p>6 MR. JEREMIAH: Do you want to respond to</p> <p>7 the council member and the state majority spea-</p> <p>8 ker's comments with regard to the project?</p> <p>9 CALVIN SCHOFIELD: Yes, I can answer the</p> <p>10 questions. As far as the size of the home, I</p> <p>11 tried my best to, to accommodate that the size</p> <p>12 of the house and to make it affordable. You</p> <p>13 know, I was unable to, to make the house with</p> <p>14 the square footage of the other houses because</p> <p>15 there's no way that I could've made it afforda-</p> <p>16 ble you know at, at that square footage.</p> <p>17 MR. JEREMIAH: What about with regard to</p> <p>18 the engagement for the community?</p> <p>19 CALVIN SCHOFIELD: The engagement for the</p> <p>20 community I tried -- As far as the distance, I</p> <p>21 tried my best to make it as close as possible,</p> <p>22 I went to every -- I went to three recreation</p> <p>23 centers, all three of them were closed for re-</p> <p>24 habilitation. I went to three schools, you</p> <p>25 know I went to Calvin D, I went to Mitchell</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 30</p> <p>1 that was closer to, to that location, um, 2 talked to the principals. I couldn't get ap- 3 pointments you know for, you know in any of 4 those schools, um, so I was left to find ano- 5 ther location. 6 So that was the closest location that I 7 could find. I apologize to the people that had 8 to come out in the cold, but I can't control 9 the weather and that's the closest location, 10 you know. They did, they did come out you know, 11 so you know I -- 12 MR. RODRIGUEZ: I have a question for you. 13 CALVIN SCHOFIELD: Yes. 14 MR. RODRIGUEZ: If you were able to you -- 15 There is mixed income projects, so you have one 16 that is market rate and the other two that are 17 affordable. If the one you had selected as 18 market rate, what would the -- 19 Have you explored turning this property 20 into a market rate property, in which case 21 would that offset the cost to build a 1700-foot 22 property? 23 CALVIN SCHOFIELD: Well -- 24 MR. RODRIGUEZ: If ever? 25 CALVIN SCHOFIELD: Well, if I -- If I did</p>	<p style="text-align: right;">Page 31</p> <p>1 that then you know I'm getting, I'm trying the 2 three properties. If I did that then there 3 would be two at market rate and one at afford- 4 able rate. 5 MR. RODRIGUEZ: Well, you would swap out 6 and there would still be two affordable so 7 you're looking at identified as market rate. 8 Have you explored taking one that you 9 identified as market rate and making it affor- 10 dable and then this property market rate? It 11 seems like it's the bigger property. 12 CALVIN SCHOFIELD: You know, I didn't ex- 13 plore that, but I don't think that would be a 14 good choice. And the reason I'm saying that is 15 because one property is a three-story on, on 16 Kingsessing, and the other property on Chester 17 Avenue is also a three-story, so the property 18 on Ellsworth is a two-story. You know I tried 19 to make it as identical as I could, you know, 20 other than the length you know, so it does look 21 like the other homes. 22 MR. RODRIGUEZ: Thank you. 23 CALVIN SCHOFIELD: Okay. 24 THE CHAIRMAN: I have, just excuse me one 25 second.</p>
<p style="text-align: right;">Page 32</p> <p>1 (Discussion off the record.) 2 CALVIN SCHOFIELD: Hey, excuse me, is 3 there one other thing I can say. One gentleman 4 said that they only had five minutes to speak 5 at the meeting, it was more than five minutes. 6 You know, yes, the Turn the Key person did 7 speak you know, but I, I gave everybody a 8 chance to speak. I also gave out pamphlets you 9 know to show the plans of the homes, you know, 10 so you know I did as much as I could to inform 11 them of exactly what I'm trying to do. 12 MS. KRISS: Are you open to having another 13 community meeting like closer to this location? 14 CALVIN SCHOFIELD: Well, I personally 15 don't think it's necessary because the people 16 that was there I spoke to. They, they asked 17 questions and I, I gave them the plans. I 18 don't know what else I could say to them to, to 19 satisfy their, their issues, well, other 20 than -- other than not build there. 21 MR. JOHNS: Well, there, there were some 22 inconsistencies, we had our developer bring out 23 a need. And one of the gentlemen mentioned 24 that, you know, your back elevation showed a 25 garage door where, where no way to get to the</p>	<p style="text-align: right;">Page 33</p> <p>1 garage from the -- from the backstreet or 2 alleyway, so there were some inconsistencies. 3 CALVIN SCHOFIELD: I'm sorry, you said 4 there was a back door that -- 5 MR. JOHNS: In your rear elevation in one 6 of the, of that plan it showed a garage door, 7 but it did not show any way to get from where 8 the cars were parked to the garage and the 9 floor plans didn't show it. 10 MR. GOODMAN: And that's also a question 11 about the backyard in general, right, like all 12 that back space, how it would be you know con- 13 structed and programmed inside and the -- 14 MR. JOHNS: And the difference in grade 15 between the actual, where the cars are parked 16 in the back and the height of where the first 17 floor level is and the front of the house. 18 That's a completely different grade and, and, 19 and the, this plan didn't reflect any of that. 20 MR. RODRIGUEZ: That was updated, though. 21 CALVIN SCHOFIELD: Yes. 22 MR. JOHNS: No, I'm saying that -- I'm 23 assuming that the ones that the community saw 24 were initially which didn't reflect the -- 25 CALVIN SCHOFIELD: Right, and like, like</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 34</p> <p>1 I'm saying -- I'm saying it was upgraded and we 2 actually took the garage out. 3 MR. JOHNS: But the community didn't see 4 it, that's what I was -- 5 MR. DEMA: Is the community aware that 6 that is out? 7 CALVIN SCHOFIELD: No, that that -- 8 MR. DEMA: What was presented at the com- 9 munity meeting? 10 CALVIN SCHOFIELD: That that, I'm sorry? 11 MR. DEMA: What was presented at the com- 12 munity meeting, was it the old plan with the 13 garage? 14 CALVIN SCHOFIELD: Yes. 15 MR. DEMA: Okay. 16 CALVIN SCHOFIELD: Yes. 17 MR. JEREMIAH: Have you shared the updated 18 plans with the community? 19 CALVIN SCHOFIELD: No, I haven't. 20 MS. GONZALEZ: I'd like to volunteer also 21 that you can use Zoom or Teams to be able to 22 hold virtual meetings especially for people 23 that are, you know, older adults and also peo- 24 ple that are disabled from the community so 25 they have an opportunity. I think that you</p>	<p style="text-align: right;">Page 35</p> <p>1 know it is important for developers to hear 2 from the community. And sometimes you know 3 their recommendations may not make it to the 4 final design, but I think to be good neighbors 5 with them it is really critically important to 6 take that feedback. 7 And as much as possible if they're having 8 requested another meeting, I think although it 9 may seem that it's adding to the process, um, 10 you know having this presentation and then pos- 11 sibly coming back at another time would just 12 extend it furthermore. So I think that it is 13 important to hear from the community. 14 CALVIN SCHOFIELD: And I, I understand 15 that, and I believe I did. And I did reach out 16 to the RCO, Mr. Waters, and I asked him you 17 know if there's any other questions you know, 18 you know he could ask me, and you know I'll try 19 and answer. So I did reach out, back out to 20 the RCO. 21 MR. DEMA: Just another question, and I 22 know because you're limited because of the af- 23 fordability numbers, but put that aside for a 24 second. But in your analysis do you think 25 Ellsworth could be developed as a market rate</p>
<p style="text-align: right;">Page 36</p> <p>1 unit, or do you think the economics -- Put 2 aside the affordability issue, right, but just 3 from your developer experience. 4 Do you feel that you could develop Ells- 5 worth as a market rate unit, or you just think 6 the economics will never make, you know, a mar- 7 ket rate unit there to get to the full depth of 8 the property? 9 CALVIN SCHOFIELD: I definitely could make 10 a market rate house there but, you know, the 11 numbers just don't, don't work. 12 MR. DEMA: I got you. 13 CALVIN SCHOFIELD: You know. 14 MR. DEMA: I, I just wanted to see if it 15 is -- 16 CALVIN SCHOFIELD: The number of prospects 17 which -- 18 MR. DEMA: -- a result of your property or 19 a result of your application. 20 CALVIN SCHOFIELD: Yeah. 21 MR. DEMA: So it's more a result of your 22 application and not the property? 23 CALVIN SCHOFIELD: Yes. 24 MR. DEMA: Okay. 25 THE CHAIRMAN: Any other questions from</p>	<p style="text-align: right;">Page 37</p> <p>1 the board? We have other speakers on this, so 2 thank you. The next person to speak is last 3 name Karen McDaniel, please come. 4 KAREN MCDANIEL: Good morning everyone. 5 THE CHAIRMAN: Good morning. 6 KAREN MCDANIEL: Just to address some of 7 the things, the concerns and issues that we 8 have for the 6100 block of Ellsworth Street 9 property. First and foremost I would like to 10 say that Mr. Schofield didn't do his due dili- 11 gence in selecting the location for the meeting 12 because our block is actively engaged with An- 13 derson School literally at the corner of our 14 block. So any time if there's anything that we 15 need, we can have a community meeting over at 16 Anderson School which is literally it's on the 17 same side of the street as 6130 Ellsworth 18 Street. So he didn't do his due diligence as 19 far as location for the residents there. 20 So one of the questions that I have which 21 was a major question, is who decides whether a 22 property is up for neighborhood preservation or 23 market rate. I'm getting the sense that it's 24 Mr. Schofield or the developers who make that 25 decision when they're making their applica-</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 38</p> <p>1 tions, um, but we feel -- I feel that Mr. Schofield in general did not do his due diligence 2 with all three of these properties. I went and 3 I looked at all three of them, the other property on Kingsessing I'm just going to -- Just 4 to give you an example, all the houses on that 5 block are on the one side of the street are all 6 three-story houses. 7 8 He proposes to put in a two-story house 9 and then give the third floor a facade as, as 10 if it's a third, third story house but it's 11 not. On Chester Avenue the houses on that 12 street they are, um, also all three-story houses and they are -- they are all also three, 13 three-story houses. And but that one is closer 14 to, I guess, maybe the folks in University City 15 who would be more likely to pay market rate for 16 the property, um, and so that's probably why he 17 made that one market rate. But if you come 18 over to the 6100 block of Ellsworth Street, 19 it's a beautiful tree lined area block we have. 20 21 Our houses are 104 years old, and his design 22 does not match at all with the other houses 23 on the, just on the street itself. Um, 24 first of all our properties are 2600, 50 square 25</p>	<p style="text-align: right;">Page 39</p> <p>1 feet. The houses are 1750, he plans to put in 2 an 1100-foot house attached to a 1750 square 3 foot house the designs, and then we all have 4 garages underneath our houses. I didn't see 5 where there was a garage on his plans that he 6 submitted to us. So his properties that his 7 designs have not been conformed, they don't 8 conform with the neighborhoods that in which he 9 wants to build any of these proper houses. But 10 I can only speak for 6130 right now because I 11 live across the street from that one. 12 13 And we are just not, um, liking his design. And we feel as though if he wants to 14 build a house there, we feel like the house 15 should be at market rate it should be and not 16 neigh -- neighborhood preservation. Like we 17 don't that's just -- I feel like I'm being a 18 little snobbish right here right now, but that 19 particular block if you pulled it up on Google 20 and look at it, it is not -- um, it shouldn't 21 be designated for neighborhood preservation at 22 this particular point in time. So and I don't 23 know what the difference in designs are that 24 you all have and what was presented to us and, 25 yes, we did not have enough time.</p>
<p style="text-align: right;">Page 40</p> <p>1 I did speak to Mr. Schofield. I tried to 2 ask a couple of questions, but we definitely 3 after the meeting that we had, but we as a 4 whole everyone had questions. And the Turn the 5 Key person she just talked, took up the majority 6 of our time, so and that meeting was not 7 for us for the neighbors on that block. 8 9 THE CHAIRMAN: Thank you. The last name 10 is Johnson, please correct me for your -- 11 12 ANGIE JOHNSON: Angie Johnson. 13 14 THE CHAIRMAN: -- your first name, though. 15 16 ANGIE JOHNSON: Angie, good morning everyone. So my name is Angie Johnson and I'm the 17 co-block captain of Cobbs Creek, 61st and Ellsworth. So most of the concerns that we had you 18 guys covered, so I'm not going to be in here in a way where we talked about this for some time. 19 But I'm just asking that before a decision is 20 made that we come back as a group, I mean we 21 can meet. Because again I heard your concerns 22 saying that he couldn't find a place in the 23 neighborhood for the block captain. 24 25 We meet at least twice a month. If someone would've contacted us, we could've made -- I could've made connections and we could've</p>	<p style="text-align: right;">Page 41</p> <p>1 been at Anderson which is a block away, not 2 even a block away. We have elderly people on 3 our block, I'm the youngest one on the block, 4 let me just say that. We have to make sure 5 they have transportation back and forth like 6 today. 7 8 This is difficult for a lot of our blocks 9 -- our, our relatives to come down because they 10 don't have no transportation or parking. It's 11 a lot, a lot of them need wheelchairs, they 12 need assistance. So I'm just asking for our 13 next meeting if we have a next meeting or before 14 a decision is made that we come together 15 as a group, and we can talk about all our concerns. 16 We have a lot of concerns, we have a 17 lot of issues. Some people wasn't here, wasn't 18 able to make it today to talk about their concerns. 19 So can we just get together, and we can 20 talk and try to come to some kind of conclusion 21 for our block, thank you. 22 23 THE CHAIRMAN: Thank you so much. 24 25 ANGIE JOHNSON: You're welcome. THE CHAIRMAN: Ronald Waters. RONALD WATERS: Thank you, thank you chairman and to the board members. I just want</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 42</p> <p>1 to say I appreciate your entertaining our con- 2 cerns today. I am the ward leader for the 3rd 3 Ward, I'm also -- We also have an RCO, and also 4 I want to say I want to thank the council lady 5 or council member and the state representative 6 slash speaker of the house and the block assoc- 7 iation for the letters that were submitted 8 today. I think the letters kind of speak for 9 themselves.</p> <p>10 The meeting that that was held, I heard 11 Mr. Schofield mention that he had went to Mit- 12 chell Ecology which is another about two miles 13 away from the 6100 block of Ellsworth Street. 14 I just checked the weather conditions for the 15 night of that meeting that was held at the 16 4700 block of Springfield. The weather was, I 17 believe the highest that day was 27 degrees, 18 and that the meeting that was took place in the 19 evening about 6:00 in the evening. And the 20 people from the 6100 block of Ellsworth Street 21 showed up for that meeting, it was standing 22 room only.</p> <p>23 And I'm so proud of the residents in that 24 neighborhood, but I'm not surprised. They are 25 that kind of neighborly folks that care about,</p>	<p style="text-align: right;">Page 43</p> <p>1 and they are longtime investors in that commu- 2 nity. So when you want to come into the neigh- 3 borhood and you want to build something, sure 4 we want to know what, what that looks like. We 5 appreciate the fact that Mr. Scho -- Mr. Scho- 6 field is a minority developer. But we also 7 when it comes down to our residents, that 8 doesn't matter when it comes down to the res- 9 pect that the neighborhood deserves. If you 10 want to come into the neighborhood and build 11 something, we're not against affordable hous- 12 ing.</p> <p>13 But if you want to come in there, at least 14 give us the respect in the process and make 15 sure that we have a chance to have a meeting 16 that really means something. A meeting that we 17 traveled two miles that night to go to that had 18 very little to do with the 6100 block or 6130 19 Ellsworth Street, very little. The Turn, Turn 20 -- The Turn the Key dominated most of the time 21 at that meeting and it was very entertaining. 22 We learned a lot about Turn the Key, but we did 23 not have a chance to talk about 6130 Ellsworth 24 Street, that's why we was there.</p> <p>25 If we would've known the meeting was about</p>
<p style="text-align: right;">Page 44</p> <p>1 Turn the Key, we wouldn't have showed up, we 2 wouldn't have showed up unless somebody was 3 curious about Turn the Key. The neighbors 4 showed up because they was curious about what, 5 what matters to them. Where they live, where 6 they sleep, where they rest, where they raise 7 their family, that's what matters to them. 8 That did not take place that day.</p> <p>9 So I also want to say Mr. Schofield made a 10 mention that he reached out to me after I 11 reached out to him twice, he had never called 12 me. Every time that phone call conversation 13 was initiated it was because I initiated the 14 phone call. As a matter of fact, I had to go 15 through someone else to finally get in contact 16 with Mr. Schofield, a ward leader RCO in the 17 51st Ward and he never reached out to me.</p> <p>18 It's like the lady, the gentleman here 19 said. Had he come to us we could've found him 20 a place close by which, which really is how 21 most meetings for community projects happen. 22 They try to reach out to the RCO, they reach 23 out to the neighbors to see if they can help 24 facilitate making an arrangement for a meeting. 25 That never took place, it never took place. I</p>	<p style="text-align: right;">Page 45</p> <p>1 heard them mention two schools, but they were 2 not nowhere near 6130 Ellsworth Street. And as 3 I sat here I heard them, the amount of ques- 4 tions that y'all had for Mr. Schofield, we had 5 questions too. I was happy to hear you all at 6 least had a chance to ask your questions but we 7 didn't, we didn't. And I, and all perfectly --</p> <p>8 To be perfectly honest with you, we maybe 9 had a chance to enjoy the architectural pic- 10 tures that he showed us of some home remodeling 11 that he had performed and they looked nice. 12 But if we was there to get our kitchen remod- 13 eled or our bathroom remodeled, then that 14 would've been the place to be. We was there to 15 hear about a development and there's questions 16 about that 'cause I heard -- And I'm glad the 17 question, the gentleman asked the question when 18 you look at what we were told. Now, there's 19 been a change in plans based on Mr. Schofield 20 admitting, you know, he didn't discuss that 21 with us.</p> <p>22 All we are asking in all due respect is 23 that he, that we have a meeting, and I will 24 happy -- I'll be happy to accommodate facilita- 25 ting a location, no problem. They said Mr.</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 46</p> <p>1 Schofield told us when we came to that meeting, 2 'cause he initially told the members of 6130 3 that they could leave 'cause we gonna have ano- 4 ther meeting. 5 RESIDENT: That's right. 6 RONALD WATERS: He told us we could leave 7 'cause, 'cause he knew the inconvenience that 8 he had caused. But as I wait by my phone for a 9 phone call after I talked to him and said I'll 10 get in contact with you, the phone call I never 11 received. I had to reach out and I called 12 twice asking him about that meeting that he 13 promised us that we were going to have. He 14 promised us that we were gonna have a meeting, 15 he never reached out to me, I reached out to 16 him. And I want to say that that's a fact, 17 that's the honest to God truth, he never 18 reached out to me. 19 So we questioned the process and we ques- 20 tioned what's going to happen. If we can't get 21 clear answers now, we can't trust the process, 22 we can't trust it, but we're not against af- 23 fordable housing. And I love your recommenda- 24 tion that -- 25 What's your name, I can't see it right</p>	<p style="text-align: right;">Page 47</p> <p>1 now. 2 MR. DEMA: Nick Dema. 3 RONALD WATERS: Nick Dema, about adjusting 4 between the three locations, make that property 5 up there the 6130 Ellsworth Street market 6 value. That makes a lot of sense to me, that's 7 a great idea, and thank you for your, your que- 8 stion. We have questions and I, I'd just ask 9 the board to please grant us the chance for us 10 to be able to ask our questions too. Thank you 11 very much. 12 THE CHAIRMAN: Thank you very much. I 13 have one more person signed up for this, and I 14 think it's Sheila Quarrels. Welcome, state 15 your name and then make your comment. 16 SHEILA QUARRELS: My name is Sheila Quar- 17 rels, I'm also a resident of the Ellsworth 18 block. I'll be very short. I just want to re- 19 iterate that we are fifty-seven neighbors who 20 have come together and have maintained that for 21 over twenty years. We mold it, we trimmed it, 22 we did the snow removal, as you see the pic- 23 tures it's pristine. We care about our neigh- 24 borhood, and we want this board to care about 25 it too. We're asking that you either do a</p>
<p style="text-align: right;">Page 48</p> <p>1 continuancy or reject this proposal totally or 2 inform us what is the next process we can do to 3 protect our neighborhood, that's it. 4 THE CHAIRMAN: Thank you so much. Very 5 quickly I was wrong, I have one more person 6 signed up, Jeremy Blatstein. 7 JEREMY BLATSTEIN: Hello board, my name is 8 Jeremy Blatstein. We heard a lot of informa- 9 tion just now, and a lot of it goes against 10 what the process is of a land bank, so I just 11 want to question some questions, right. A let- 12 ter was written that the meeting wasn't held at 13 or wasn't attended. There's twenty-five to 14 thirty people, there's nothing in the land bank 15 rules that say where you have to hold the loca- 16 tion of the meeting. Second, when it comes to 17 affordable housing this lot is in the 3rd Dist- 18 rict, the 3rd -- 19 RESIDENT: 3rd. 20 JEREMY BLATSTEIN: Yes, the 3rd District. 21 RESIDENT: Both of them are. 22 JEREMY BLATSTEIN: Councilwoman Gauthier 23 is clear that she in her letter was the last, 24 the last sentence of her letter said that she 25 cared about affordability. You then heard</p>	<p style="text-align: right;">Page 49</p> <p>1 about how they want a house that's market right 2 here, that goes against what the councilwoman 3 would okay on this lot. So it is very hard for 4 developers to come up here and present a proj- 5 ect that fits all the, the requirements of both 6 the land bank, the community and the councilwo- 7 man. You then are putting the developer in the 8 middle of this. They say they are for afforda- 9 ble housing, but they are really are not be- 10 cause they are against this project. 11 This is the only way that that lot can be 12 used for Turn the Key, right. The Turn the Key 13 has a max sale price of \$280,000, you can't 14 build a 1700 square foot house and actually 15 sell it for 280 and make any money. So that's 16 where your crux is of where and this is where 17 it's important, I believe, to explain what Turn 18 the Key is to the community. So in terms of 19 what that meeting is for, the meeting is to ex- 20 plain who's going to do that the last bit is, 21 and this is where it's very interesting when it 22 comes to how these meetings are held. 23 I got pushback last time for holding a 24 Zoom meeting. So I just want to make that 25 clear to this board that sometimes it gets</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 50</p> <p>1 pushed back the other way, that the older people in the community can't use Zoom and want in-person. And again I just think that that's a general more, bigger conversation that needs to be had because realistically all the land bank rules are is hold one community meeting, it doesn't dictate that.</p> <p>2 The last thing I will say is it seems like he took the feedback from the community and changed his plans, right, he got rid of the garage based on after hearing from the community. There is no requirement in the land bank -- and you can correct me, Angel, if I'm wrong on this -- that you go back with your revisions to the community after you present it to the community, right. Just like as to the second time in the CDR, you don't go back to the CDR a third time even after you made changes.</p> <p>3 So in terms of him going to the community and presenting his project, he then made an adjustment. So I just want to make it clear what rules we're following because if not, all it's going to take is a slow dribble of building affordable housing. And that does not go in line with what Mayor Parker's goal of thirty</p>	<p style="text-align: right;">Page 51</p> <p>1 thousand homes, and Turn the Key is a key crucial piece of that. Thank you.</p> <p>2 MR. JOHNS: Thank you.</p> <p>3 THE CHAIRMAN: Thank you.</p> <p>4 RESIDENT: Yeah, Jeremy Blatstein and talk all you want, I'll explain it to you.</p> <p>5 RESIDENT: Come on now.</p> <p>6 RESIDENT: Be professional, be professional.</p> <p>7 RESIDENT: Ask for my name, ask for --</p> <p>8 THE CHAIRMAN: (Strikes gavel.) I, I'm sensing some concerns, and I'm sensing some concerns among the board members as well. One of the concerns that I have is if you change the design, you really should be talking to people again, that that to me is important. You should go back to the community. So I'm, I mean that last --</p> <p>9 Does the board sense that we need to sort of say this needs more time?</p> <p>10 MS. GONZALEZ: I would say so, and I think -- I just want to make a statement that, you know, when we're talking about community engagement and community meetings, it's not just to check off the box. It has to be in-</p>
<p style="text-align: right;">Page 52</p> <p>1 tentional and it has to be accessible, and also there has to be clear communications and really give residents an opportunity to, to voice their concerns, ask their questions. And if things change, you know, I think it's common sense to go back to the community and let them know what those changes are. Because I think that prevents any delays going forward, and you're able to have better understanding of the project and more support from your residents.</p> <p>2 Because when you start construction, we know that we need our residents to be able to support it because things can happen, and it's important to make sure that you have that support in the long term.</p> <p>3 MR. JEREMIAH: Ms. Gonzalez, just to add to that. There are significant concerns from, from the neighbors you have, two letters you have from elected officials whose district the property is in. My sense is that this matter should be tabled, and to give the developer and the community another opportunity for a more meaningful engagement.</p> <p>4 THE CHAIRMAN: Any other comments from the board? Can I get a motion to table this?</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. JEREMIAH: So moved.</p> <p>2 THE CHAIRMAN: Can I get a second.</p> <p>3 MS. GONZALEZ: I second.</p> <p>4 THE CHAIRMAN: All in favor to go to the table.</p> <p>5 MR. DEMA: Aye.</p> <p>6 MS. GREENBERG: Aye.</p> <p>7 MR. JOHNS: Aye.</p> <p>8 MS. KRISS: Aye.</p> <p>9 MR. GOODMAN: Aye.</p> <p>10 MS. GONZALEZ: Aye.</p> <p>11 MR. JEREMIAH: Aye.</p> <p>12 THE CHAIRMAN: Aye. Any opposed? The item is tabled.</p> <p>13 MR. GOODMAN: We have to pre -- For previous board meetings we've had to like issue what table for what purpose, right, if there is a task that is completed. The task is --</p> <p>14 THE CHAIRMAN: It should be for meaningful reengagement with the community --</p> <p>15 MR. GOODMAN: Yes, yes.</p> <p>16 THE CHAIRMAN: -- with the revision and the design.</p> <p>17 MR. GOODMAN: Just as long as that's in the record, yeah.</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 54</p> <p>1 MR. RODRIGUEZ: So community meeting and 2 redesign? 3 THE CHAIRMAN: No. 4 MS. KRISS: It's to -- 5 THE CHAIRMAN: Share the design changes 6 that were made after the community meeting that 7 was held. And it sounds like because this is 8 Ellsworth the school, someone mentioned that 9 location. 10 MR. JEREMIAH: As long as it's accessible 11 it's -- 12 MS. KRISS: At the corner. 13 THE CHAIRMAN: I got you, the house -- 14 MR. JEREMIAH: We'll find a location, 15 Mr. Chair. 16 MS. GREENBERG: All is well. 17 THE CHAIRMAN: Thank you so much. 18 MR. GOODMAN: Got you, Mr. Chair. Can I 19 say a couple things that are broad, more broad? 20 THE CHAIRMAN: Please do. 21 MR. GOODMAN: One, I mean I think this is 22 a super, super unique situation, right. I mean 23 let's look at this map, have, has, have we as a 24 board ever seen an application with properties 25 so far away?</p>	<p style="text-align: right;">Page 55</p> <p>1 MR. JOHNS: Yeah. 2 MR. GOODMAN: So I guess, yeah. I guess 3 we got to rethink, right, because I assume in 4 our head we were always thinking about even the 5 scattered side parcels still being in the same 6 community or within a few blocks of each other, 7 right. So very extenuating circumstance, but I 8 do think that I want to highlight something 9 else. 10 I wasn't at this meeting so I can't speak 11 for that, but we have heard from multiple com- 12 munity members in the past where Turn the Key 13 meetings happened. That when they are supposed 14 to be developer presentations, they are really 15 just Turn the Key info sessions, and I think 16 it's important for staff to hear that and 17 adapt. When the core topic of the meeting is a 18 developer presentation, still provide informa- 19 tion on Turn the Key, but the developer presen- 20 tation should be the majority of the agenda. 21 MR. JOHNS: Agenda, right. 22 MR. GOODMAN: And then when it's a Turn 23 the Key info session you flip those things. 24 But we have that is a recurring comment that 25 we've heard from community members, but I think</p>
<p style="text-align: right;">Page 56</p> <p>1 it's important to relay that to whoever you 2 know provides the guidance on these meetings. 3 MR. RODRIGUEZ: I'll address that. 4 THE CHAIRMAN: Thank you, Andrew. Any 5 other comments from the board? The next agen- 6 da, Todd. 7 MR. JEREMIAH: He will present for ReNew 8 LLC. 9 TODD HESTAND: All right, very good. 10 Well, I haven't been arrested yet, so thank you 11 very much. 12 RESIDENT: If you want to kill a few peo- 13 ple -- 14 THE CHAIRMAN: Swear him in. 15 TODD HESTAND: All right, good morning 16 all. Here is item number two, this is Agenda 17 Item 5A3. Today we are asking the board to 18 authorize the properties below for disposition 19 to ReNew LLC to develop five single family 20 homeownership units in the 4th Council Dist- 21 rict. ReNew is a minority developer and a par- 22 ticipant in the Black Squirrel Philly Rise Pro- 23 gram. The units will consist of three afforda- 24 ble single family home units and two market 25 rate single family homes, the homes fit within</p>	<p style="text-align: right;">Page 57</p> <p>1 the context of the neighborhood. 2 The three affordable single family homes 3 at 2942 and 2944 West Wishart Street and 3216 4 North Newkirk Street will each be two stories 5 without a basement and contain three bedrooms 6 and two bathrooms at 1,000 square feet each. 7 They will be sold to households with incomes at 8 or below 100 percent AMI for a maximum sales 9 price of \$280,000. They will be eligible for 10 the neighborhood preservation initiative Turn 11 the Key program, and will be subject to a dec- 12 laration of restrictive covenants. 13 The two market rate homes at 3323 West 14 Allegheny Ave and 3212 North 33rd Street will 15 be three stories each with a finished basement 16 and contain three bedrooms and three and a half 17 bathrooms at 1500 square feet each. They will 18 be sold at an estimated sales price of four 19 hundred thousand dollars. The application was 20 unsolicited and evaluated pursuant to the dis- 21 position policy, and an EOP plan will apply for 22 this project. Again, it's three affordable 23 units will be at 2942 and 2944 West Wishart 24 Street and 3216 North Newkirk Street. The mar- 25 ket rate units will be at 3323 West Allegheny</p>

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## Exhibit A

### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 58</p> <p>1 Avenue and 3212 North 33rd Street.</p> <p>2 ReNew followed all the same processes and</p> <p>3 procedures as previously approved, approved de-</p> <p>4 velopments. The, they provided frontage spec-</p> <p>5 ific plans for the various lot widths, and they</p> <p>6 hosted a community meeting on June 20th, 2024,</p> <p>7 with a total of ten participants. Mr. Mark</p> <p>8 Lawson is in attendance as well as representa-</p> <p>9 tives from Black Squirrel Philly Rise. Thank</p> <p>10 you very much.</p> <p>11 THE CHAIRMAN: Thank you. Are there any</p> <p>12 questions from the board?</p> <p>13 MR. GOODMAN: Just one small one, I was</p> <p>14 just curious. For the, for the market rate</p> <p>15 price estimate is that, is that determined by</p> <p>16 land management staff, or is it the applicant</p> <p>17 that initiates that?</p> <p>18 TODD HESTAND: Yeah.</p> <p>19 MR. GOODMAN: I'm just curious.</p> <p>20 MR. RODRIGUEZ: Everything will be 280 to</p> <p>21 be determined.</p> <p>22 MR. GOODMAN: And obviously there's no</p> <p>23 restriction on the market rate, this is what-</p> <p>24 ever the market will, will bear, but I'm just</p> <p>25 curious.</p>	<p style="text-align: right;">Page 59</p> <p>1 THE CHAIRMAN: Any other questions?</p> <p>2 Andrea, were there written comments submitted?</p> <p>3 MS. SAAH: Yes, there was one letter sub-</p> <p>4 mitted by council member Curtis Jones of the</p> <p>5 4th Council District.</p> <p>6 "To the Philadelphia Land Bank, I'm writ-</p> <p>7 ing to express my song -- strong support for</p> <p>8 ReNew LLC's application to acquire five resi-</p> <p>9 dential lots from the City of Philadelphia.</p> <p>10 Mark Lawson, the owner of ReNew LLC, is an ex-</p> <p>11 perience developer" --</p> <p>12 THE REPORTER: I'm sorry, could you keep</p> <p>13 your voice up, please.</p> <p>14 MS. SAAH: I'm sorry, you will get a copy</p> <p>15 of it.</p> <p>16 THE REPORTER: Okay.</p> <p>17 MS. SAAH: Can you guys hear me in the</p> <p>18 back?</p> <p>19 RESIDENTS: No.</p> <p>20 MS. SAAH: No, okay, I apologize. "I'm</p> <p>21 writing to express my strong support for ReNew</p> <p>22 LLC's application to acquire five residential</p> <p>23 lots from the City of Philadelphia. Mark Law-</p> <p>24 son, the owner of ReNew LLC, is an experienced</p> <p>25 developer and a participant in the Black Squir-</p>
<p style="text-align: right;">Page 60</p> <p>1 rel Rise real estate accelerator. This program</p> <p>2 plays a crucial role in empowering local devel-</p> <p>3 opers by providing access to capital hands-on</p> <p>4 training and personalized coaching all backed</p> <p>5 by black led CDFIs (community development fin-</p> <p>6 ancial institutions) to build quality homes in</p> <p>7 underserved communities."</p> <p>8 "Mr. Lawson has collaborated closely with</p> <p>9 the community and earned their support for his</p> <p>10 development project which includes the cons-</p> <p>11 truction of three affordable housing units and</p> <p>12 two market rate units at the following loca-</p> <p>13 tions: 2942 and 2944 West Wishart Street, 3323</p> <p>14 West Allegheny Avenue, 3212 North 33rd Street,</p> <p>15 and 3216 North Newkirk Street. I wholeheart-</p> <p>16 edly recommend the approval of the property</p> <p>17 transfers to ReNew LLC."</p> <p>18 "This project will transform five vacant</p> <p>19 lots into much needed housing, foster economic</p> <p>20 growth and create opportunities for black deve-</p> <p>21 lopers, contractors and real estate professio-</p> <p>22 nals contributing to a more equitable and in-</p> <p>23 clusive real estate ecosystem in Philadelphia.</p> <p>24 Sincerely, Curtis Jones, Jr., council member</p> <p>25 4th District."</p>	<p style="text-align: right;">Page 61</p> <p>1 THE CHAIRMAN: Thank you, Andrea. I have</p> <p>2 at least one person signed up for this. Mark</p> <p>3 Lawson, would you please come forward.</p> <p>4 MARK LAWSON: Yeah, I'm the developer. I</p> <p>5 made a mistake and put my name on the wrong</p> <p>6 list, I just signed it.</p> <p>7 THE CHAIRMAN: Oh, you have no comments to</p> <p>8 make?</p> <p>9 MARK LAWSON: No, I just I didn't mark it.</p> <p>10 THE CHAIRMAN: Are there any other public</p> <p>11 comments on this resolution? Hearing none can</p> <p>12 I get a motion --</p> <p>13 MR. JEREMIAH: So moved.</p> <p>14 THE CHAIRMAN: -- to adopt this resolu-</p> <p>15 tion.</p> <p>16 MR. JEREMIAH: So moved.</p> <p>17 THE CHAIRMAN: Can I get a second.</p> <p>18 MS. RASHID: Seconded.</p> <p>19 THE CHAIRMAN: Motion's been made and</p> <p>20 promptly seconded to approve this resolution.</p> <p>21 All in favor say aye.</p> <p>22 MR. DEMA: Aye.</p> <p>23 MS. GREENBERG: Aye.</p> <p>24 MR. JOHNS: Aye.</p> <p>25 MS. KRISS: Aye.</p>

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## Exhibit A

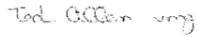
### Philadelphia Land Bank Board of Directors Meeting 03/11/2025

<p style="text-align: right;">Page 62</p> <p>1 MR. GOODMAN: Aye.</p> <p>2 MS. GONZALEZ: Aye.</p> <p>3 MR. JEREMIAH: Aye.</p> <p>4 THE CHAIRMAN: Aye. Opposed nay? The</p> <p>5 ayes have it, thank you. And for public com-</p> <p>6 ment old and new business, I have one person</p> <p>7 signed up, Jeremy Blatstein.</p> <p>8 JEREMY BLATSTEIN: Hello board, my name is</p> <p>9 Jeremy Blatstein. I have just two topics to</p> <p>10 talk about. One is it's a shame that forty-</p> <p>11 three homes, Turn the Key homes won't be gett-</p> <p>12 ing built because councilman Jay Young has de-</p> <p>13 cided not to introduce the resolution. But it</p> <p>14 goes further to the point that I brought up two</p> <p>15 months ago about what this process looks like</p> <p>16 because there's only one step of the process,</p> <p>17 and you're forcing developers to spend more and</p> <p>18 more money without even council approval. So I</p> <p>19 think this just needs to be something that gets</p> <p>20 kept in mind and looked at.</p> <p>21 Because, for example, for that that home</p> <p>22 on that just got tabled, who knows what will</p> <p>23 happen. But you force the developer to get</p> <p>24 plans, elevation drawings for all these proj-</p> <p>25 ects to present to the community. Yes, it's a</p>	<p style="text-align: right;">Page 63</p> <p>1 risk and yes, you should be working with your</p> <p>2 councilperson, but it really is not what the</p> <p>3 process is supposed to look like. So in terms</p> <p>4 of moving forward again, I go back to this. If</p> <p>5 Mayor Parker's going to make a push to move</p> <p>6 Turn the Key homes, how are we going to make,</p> <p>7 ensure that these developers have every oppor-</p> <p>8 tunity to make money from it because that's</p> <p>9 really difficult right now.</p> <p>10 It's that lending, the cost of construc-</p> <p>11 tion has gone up, but then and there's certain</p> <p>12 council people who want homes even less than</p> <p>13 280, that those two things don't line up. So I</p> <p>14 think that that's just something to keep in</p> <p>15 mind as we move forward, thank you.</p> <p>16 THE CHAIRMAN: Any other public comment?</p> <p>17 RESIDENT: You mean to speak?</p> <p>18 THE CHAIRMAN: Hearing none can I get a</p> <p>19 motion to adjourn the --</p> <p>20 RESIDENT: So the --</p> <p>21 THE CHAIRMAN: I'm sorry?</p> <p>22 KAREN MCDANIEL: (Inaudible.) So I guess</p> <p>23 I'll take the --</p> <p>24 THE REPORTER: What's your name again?</p> <p>25 KAREN MCDANIEL: My name is Karen McDan-</p>
<p style="text-align: right;">Page 64</p> <p>1 iel, and I feel like I take a little -- I feel</p> <p>2 some kind of the way about people just thinking</p> <p>3 that everyone that lives in certain districts</p> <p>4 or areas of the city, that because it's south-</p> <p>5 west and I'm going to go back to Ellsworth</p> <p>6 Street because that's, that's my home. But</p> <p>7 just because around, the surrounding area some</p> <p>8 blocks needs preservation, neighborhood preser-</p> <p>9 vation and homes to be built, I think that a</p> <p>10 lot of these developers are still making money.</p> <p>11 I'm listening to developers for their multi-</p> <p>12 unit project, and these projects are going for</p> <p>13 two something per condo or apartment or what-</p> <p>14 ever within the same building.</p> <p>15 So they are making money, so I think I</p> <p>16 take objection to Mr. Jeremy about them not</p> <p>17 making any kind of money because money is being</p> <p>18 made. But one of the things that we would like</p> <p>19 or not like is having one of these very unat-</p> <p>20 tractive houses being built in our neighbor-</p> <p>21 hood. And so that, that's my question and I</p> <p>22 feel very strongly about it. And me and Mr.</p> <p>23 Jeremy can have a conversation about this</p> <p>24 later, but I just want -- I just think that</p> <p>25 around West Philadelphia and Southwest West</p>	<p style="text-align: right;">Page 65</p> <p>1 Philadelphia there are so many houses that are</p> <p>2 going in that are so unattractive, and they</p> <p>3 look horrible because they do not confirm to</p> <p>4 the neighborhoods in which these houses are</p> <p>5 being built. And I think that it's a major</p> <p>6 problem and that's it for my comments.</p> <p>7 THE CHAIRMAN: Thank you.</p> <p>8 MR. DEMA: Thank you.</p> <p>9 THE CHAIRMAN: Can I get a motion to ad-</p> <p>10 journ.</p> <p>11 MR. JEREMIAH: So moved.</p> <p>12 THE CHAIRMAN: Second.</p> <p>13 MR. DEMA: Second.</p> <p>14 THE CHAIRMAN: Motion made, second to ad-</p> <p>15 journ. All in favor say aye.</p> <p>16 MR. DEMA: Aye.</p> <p>17 MS. GREENBERG: Aye.</p> <p>18 MR. JOHNS: Aye.</p> <p>19 MS. KRISS: Aye.</p> <p>20 MR. GOODMAN: Aye.</p> <p>21 MS. GONZALEZ: Aye.</p> <p>22 MR. JEREMIAH: Aye.</p> <p>23 THE CHAIRMAN: Aye.</p> <p>24 ---</p> <p>25 (Participants excused.)</p>

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

**Exhibit A**

Philadelphia Land Bank Board of Directors Meeting  
03/11/2025

<div>Page 66</div> <div>1 (Hearing concluded at 11:20 a.m.)</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>	<div>Page 67</div> <div>CERTIFICATE OF DIGITAL REPORTER</div> <div>I, TED ALLEN, a Digital Reporter, do hereby certify:</div> <div>That the foregoing proceeding hereinbefore set forth</div> <div>was accurately captured with annotations by me during the</div> <div>proceeding.</div> <div>I further certify that I am not related to any of the</div> <div>parties to this action by blood or marriage, and that I am</div> <div>in no way interested in the outcome of this matter.</div> <div>IN WITNESS THEREOF, I have hereunto set my hand this</div> <div>11th day of March, 2025.</div> <div></div> <div>TED ALLEN, CERTIFIED</div> <div>REPORTER, NOTARY PUBLIC</div> <div>MY COMMISSION EXPIRES 9/4/2027</div>

Lexitas Legal Philadelphia  
215-504-4622



1234 Market St., 16<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

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## MEMORANDUM

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To: Philadelphia Land Bank Board of Directors  
From: Angel Rodriguez, Executive Director  
RE: Executive Director's Report  
Date: March 11, 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:

- **Unsolicited Application – Mixed Income Ludlow & 44<sup>th</sup> Street (CD 3) – Northern Libs Partners, LLC**
- Land Bank Board approvals:
  - o Resolution 2024-1; 1/16/2024
- Council approvals:
  - o Resolution 240103; 2/29/2024
- Board-approved disposition of nineteen (19) mixed-income homeownership units were approved: 4 condos @60% AMI, sales price - \$199,990; 1 condo @80% AMI, sales price - \$250,000; 6 condos @100% AMI, \$280,000, eligible for Turn the Key; Three (3) market rate condominiums, Five (5) single family market rate homes, located at 4422, 4426-30 Ludlow St; 18-20, 24-28, 30, 34-36 S 44th St. The approved change was for the 4 condos @60% AMI, sales price – from \$199,990 to \$229,900; 1 condo @80% AMI, sales price - from \$250,000 to \$265,000. The AMI of the Board-approved disposition remains at 60%, 80% and 100% 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 cost more to build than was originally estimated.

## **Exhibit B**

### **FY 2025 SETTLED DISPOSITIONS**

#### **Withdrawal of Application Approvals:**

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

- **Unsolicited Application – BMK Properties, LLC (Dover, Oakdale, Stanley) (CD5):**
  - 2518, 2522, 2525, 2530, 2561 N. Dover Street; 2544, 2600, 2603, 2611, 2640, 2710, 2837, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 W. Oakdale Street; 2423, 2425, 2437, 2446, 2468, 2469, 2501, 2502, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567, 2609, 2620, 2621, 2626 N. Stanley Street.
  - assemblage for the development of 43 Turn the Key homes at 100% AMI, with a sales price of \$280,000.
  - Council resolution was transmitted to Council and placed on file 11/21/2024 but not introduced.

#### **Turn the Key Update as of March 11, 2025:**

##### **Ribbon Cuttings:**

- **The ribbon cutting event on 3/4/25 at 10th and Cecil B. Moore, for 928 Cecil B. Moore (TTK Civetta Ribbon Cutting), went very well. The mayor attended, and it is important to note that the homeowner for the event is the Chief of Staff for Councilmember Kendra Brooks. This is the second staff member in her office who has purchased a TTK home.**

##### **Upcoming Ribbon Cuttings:**

- **3/25/25: TTK Riverwards Ribbon Cutting, 3031 Martha Street, 11 am**
- **4/9/25: TTK Civetta Ribbon Cutting, 2141 North Franklin Street, 11 am**

**Exhibit C**

**RESOLUTION NO. 2025 - 10**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2444 ISLAND AVENUE AND 7401 WHEELER 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 the properties known as 2444 Island Avenue and 7401 Wheeler 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.

<b>Adopted by Philadelphia Land Bank Board of Directors on March 11, 2025.</b>
--

## Exhibit D

JOANNA E. McCLINTON  
SPEAKER OF THE HOUSE  
MEMBER, 191ST LEGISLATIVE DISTRICT  
139 MAIN CAPITOL BUILDING  
P.O. BOX 202191  
HARRISBURG, PENNSYLVANIA 17120-2191  
PHONE: (717) 772-9850  
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PHILADELPHIA, PENNSYLVANIA 19139  
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WWW.REPMCCLINTON.COM

### House of Representatives COMMONWEALTH OF PENNSYLVANIA HARRISBURG

March 6, 2025

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

Dear Members of the Board:

I am writing at this time regarding the proposed development of a vacant lot at 6130 Ellsworth Street in Cobbs Creek – an area I call home and proudly represent in the Pennsylvania House of Representatives.

West Philadelphia is a tight-knit, diverse neighborhood of residential, commercial, and green spaces. Historically significant, most of the structures in Cobbs Creek are over 100 years old and contribute greatly to the unique character of our community. While Philadelphia and other cities across the country are dealing with an unprecedented shortage in affordable housing units, we need to consider the fabric of existing neighborhoods as well as concerns of area residents when devising a plan to increase our affordable housing options.

Increasing access to housing in Philadelphia and across the Commonwealth, is an issue of paramount importance to me. While I certainly commend and appreciate the developer's desire to construct a number of affordable housing units, including at 6130 Ellsworth, neighbors have raised several concerns to me personally that I wanted to make the Board aware of. It is my understanding that the developer of 6130 Ellsworth, C. Schofield Finish Carpentry LLC, recently held an informational meeting for neighbors to attend, gather information, and ask appropriate questions. This meeting was held at a considerable distance from the parcel in question, resulting in a number of neighbors not being able to attend. Additionally, residents have approached me to express apprehensions that the proposed design of the structure is not in keeping with the historic architectural style of the neighborhood. Because of this, they fear the proposal could negatively impact the character of the area and, consequently, their property values.

At the required informational meeting, the developer provided little information regarding 6130 Ellsworth specifically, and neighbors were unable to ask a sufficient number of questions. Neighbors that were able to rearrange their calendars and attend, left with just as many concerns as they had at the beginning of the presentation, if not more so. Obviously, residents in the area surrounding 6130 Ellsworth care about their community and want to ensure that any development

## Exhibit D

Page 2

that takes place there benefits all. They should, at the very least, be provided with detailed and thorough information about any project, and the ability to ask questions freely and without stringent time restraints at a location that is near to the parcel in question.

In Cobbs Creek, we have a strong sense of community, with active associations contributing greatly to our quality of life. Neighbors look out for each other and want what is best for the area at large. We are supportive of efforts to make housing available for more people, we just want the process to be open, fair, and considerate of neighbor concerns. I respectfully urge the Board to work with the developer to ensure that any development in the area aligns with the interests of the community, and that the proper process is followed.

Thank you for your time. If you would like to discuss this matter further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joanna E. McClinton", with a stylized flourish at the end.

Joanna E. McClinton, Speaker  
PA House of Representatives  
191<sup>st</sup> Legislative District



## Exhibit D



### **6100 Ellsworth Street – Cobbs Creek Parkway Block Association**

March 9, 2025

Andrea Imredy Saah  
Senior Counsel  
Philadelphia Land Bank  
1234 Market St., 16<sup>th</sup> Floor  
Philadelphia, PA 19107

Dear Ms. Saah,

We the 6100 Ellsworth/ Cobbs Creek Block Association, an active group of 57 homeowners with over 40 years of community involvement, is voicing concerns about a proposed development at **6130 Ellsworth Street**- a property we have maintained for over 20 years.

Our key issues include:

1. **Inadequate Public Engagement:** The required informational meeting was held approximately two miles from the property, and the developer provided minimal details about the project. As a result, over 30 neighbors left without having our questions answered.
2. **Design and Scale Concerns:** The proposal involves constructing a 1,100 square foot home attached to an existing home of over 1,700 square feet, which is notably smaller than other homes in the neighborhood.
3. **Architectural Incompatibility:** The proposed structure does not match the historic architectural style of the community, which we believe could negatively affect the neighborhood's character and property values.
4. **Call for Transparency and Revision:** While the association supports efforts to expand housing availability, they insist that the process must be open, fair and considerate of the community's concerns. We are requesting either a revision of the development plans or a rejection of the proposal to ensure that it aligns with the community's interest.

Submitted by Paula Wright/ Angie Johnson, Co Block Captains,  
and the residents of the 6100 Ellsworth/ Cobbs Creek Block Association  
Paula Wright can be contacted via email at [psff@msn.com](mailto:psff@msn.com) or at 267-738-4517

## Exhibit D



# 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

##### 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

March 11, 2025

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

RE: 5108 Chester Avenue; 6130 Ellsworth Street; 4910 Kingsessing Avenue

Dear Chairperson Wetzel,

As the Councilmember of the Third Councilmanic District, I write today to express my concerns about the public meeting held for the above-mentioned addresses.

For such a geographically “scattered” disposition application that proposes development in multiple different neighborhoods, more thoughtful consideration is necessary to ensure residents are properly informed.

The 6100 Block of Ellsworth is located in the southwestern corner of the Cobbs Creek neighborhood and is approximately 1.8 miles from where the meeting was held at 47th and Springfield. While a reasonable location for the other two properties, this is beyond inappropriate for the people of Cobbs Creek. It would have been more appropriate to hold the public meeting in a more accessible location or, as this Agency has encouraged in other instances, to offer a virtual or hybrid option.

Furthermore, it is my understanding that residents from the 6100 Block of Ellsworth requested a second meeting, with community leaders offering to assist in finding a more accessible location or even hosting the meeting virtually. It remains unclear why the applicant did not agree to this option.

Furthermore: as this Board is well aware, I believe public land is a powerful tool. If this tool is to be used to expand opportunities for homeownership, I prefer it be for genuine affordability.

If the Land Bank considers proposals almost 2 miles away from one another as a single application, it must give more thought and appropriate guidance on how and where to conduct the required public meetings. Until then, I hope this body considers allowing for more community engagement on this application.

Sincerely,

Jamie R. Gauthier  
Councilmember, Third District

## Exhibit E



# CITY OF PHILADELPHIA CITY COUNCIL

CURTIS JONES, JR.  
ROOM 404, CITY HALL  
PHILADELPHIA, PA 19107  
(215) 686-3416 or 3417  
Fax No. (215) 686-1934

COUNCILMEMBER - 4TH DISTRICT

#### COMMITTEES

Chairman  
Committee on Public Safety

Vice Chair  
Commerce & Economic Development

Member  
Rules  
Licenses & Inspection  
Transportation & Public Utilities  
Ethics  
Inter Governmental Cooperation  
Finance  
Parks, Recreation & Cultural Affairs  
Housing Neighborhood Development & Homeless

March 10, 2025

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

**Subject:** Support Letter | ReNew, LLC

To the Philadelphia Land Bank,

I am writing to express my strong support for ReNew, LLC's application to acquire five residential lots from the City of Philadelphia.

Mark Lawson, the owner of ReNew, LLC, is an experienced developer and a participant in the Black Squirrel *RiSE Real Estate Accelerator*. This program plays a crucial role in empowering local developers by providing access to capital, hands-on training, and personalized coaching — all backed by Black-led CDFIs — to build quality homes in underserved communities.

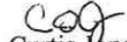
Mr. Lawson has collaborated closely with the community and earned their support for his development project, which includes the construction of three affordable housing units and two market-rate units at the following locations:

- 2942 W Wishart St
- 2944 W Wishart St
- 3323 W Allegheny Ave
- 3212 N 33rd St
- 3216 N Newkirk St

## Exhibit E

I wholeheartedly recommend the approval of the property transfers to ReNew, LLC. This project will transform five vacant lots into much-needed housing, foster economic growth, and create opportunities for Black developers, contractors, and real estate professionals — contributing to a more equitable and inclusive real estate ecosystem in Philadelphia.

Sincerely,



Curtis Jones Jr.

Councilmember-4<sup>th</sup> District

**Exhibit F**

**RESOLUTION NO. 2025 – 11**

**RESOLUTION AUTHORIZING CONVEYANCE OF 2942 WEST WISHART STREET,  
2944 WEST WISHART STREET, 3323 WEST ALLEGHENY AVENUE,  
3212 NORTH 33RD STREET, 3216 NORTH NEWKIRK STREET  
TO RENEW 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 2942 West Wishart Street, 2944 West Wishart Street, 3323 West Allegheny Avenue, 3212 North 33rd Street, and 3216 North Newkirk Street (collectively, the “**Property**”) to ReNew LLC (the “**Purchaser**”).

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

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

<b>Adopted by Philadelphia Land Bank Board of Directors on March 11, 2025.</b>
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**APRIL 8, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM III**

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**MEMORANDUM**

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To: Philadelphia Land Bank Board of Directors  
From: Angel Rodriguez, Executive Director  
RE: Executive Director's Report  
Date: April 8, 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:

**1. Unsolicited Application – Affordable Homeownership (CD 2) – Fine Print Construction, LLC**

- Land Bank Board approvals:
  - o Resolution 2023-41; 9/12/2023
- Council approvals:
  - o Resolution 230685; 10/12/2023
- Board-approved disposition for the development of twenty-six (26) affordable homeownership units at 80% AMI with a maximum sales price of \$250,000, located at 1324 S. Bancroft Street; 1213 S. Bonsall Street; 1202, 1223 S. Bucknell Street; 2117, 2221 Earp Street; 2007 Ellsworth Street; 2537 Oakford Street; 1818, 2229 Latona Street; 1730, 2014, 2114, 2236, 2426, 2532 Manton Street; 1545 S. Ringgold Street; 1506, 1511, S. Stillman Street; 1519, 1527, 1529 S. Taney Street; 1702 S. 20th Street; 1419 S. 22nd Street; 1230, 1303 S. 23rd Street. The approved change was for an increase in the maximum sales price for the 26 units from \$250,000 to \$280,000. The AMI of the Board-approved disposition remains at 80% AMI.
- The reason for the approval is due to increased building supply costs and challenging soil conditions in the Point Breeze area resulting in higher expenses related to the foundation 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 cost more to build than was originally estimated.

**2. Request for Proposal Grays Ferry – Sears St. – Affordable Homeownership (CD 2) – Civetta Property Group, LLC**

- Land Bank Board approvals:
  - o Resolution 2023-39; 9/12/2023

- Council approvals:
  - o Resolution 230684; 10/12/2023
- Board-approved disposition for the development of twelve (12) affordable homeownership units at 80% AMI with a maximum sales price of \$250,000, located at 2609-27 Sears Street (incl 1308-14 S. 26th Street). The approved change was for an increase in the maximum sales price for the 12 units from \$250,000 to \$280,000. The AMI of the Board-approved disposition remains at 80% AMI.
- The reason for the approval is due to new city regulations and increased building supply costs. As a result, the homes cost more to build than was originally estimated.
  - o City Regulatory Impact - New R3 Regulations impact all new construction - regulations strictly prohibit benching. All excavations are to be sloped based on the OSHA soil designation, which is usually Type C, requiring a 1½:1 slope or pile supported excavations - Approximate additional cost of \$16,000/house
    - A Pre-construction survey and third-party report to obtain permit are now required: ~\$6,000
      - ~1 hr. inspection, \$400/ test pit, 2 pits per lot, 2 hrs. per test pit
    - A Monitoring plan (report) is now required: ~\$2,000
      - ~2 hrs. consultant time per report, 1 report for each home
    - Neighbor notifications are now required: ~\$1,000
      - ~1 hr. per letter, certified mail
    - Excavation plan. Even for simple buildings, resulting in more design documentation for any excavation over 5ft: > ~\$7,000 increase
      - 2 consultants, time varies depending on complexity of design
  - o Material & Labor Escalation - Since proposal submission, material & labor escalation indicates, the home proposed cannot be constructed for a sale price of \$250,000 without impacting profitability and sustainability of the business. Approximate additional cost of \$6,300/ house
  - o Using Sears' hard bid numbers, cost impacts to select trades when compared to subcontractor bids in 2023 and 2024 for the same scope are as follows:
    - Insulation, Drywall, Framing: ~\$2,000 ~5% increase
    - Foundations: ~2,500 ~9% increase
    - Fire Protection & Electrical ~\$1,800 ~15% increase

#### **WITHDRAWAL OF APPLICATION APPROVALS**

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

- **Unsolicited Application (Side Yard) – Raymond Wing Shing Ng and Ching W. Sullivan (CD3):**
  - o 719 S. 51st Street, a side yard application.
  - o Council resolution was transmitted to Council and placed on file 1/29/2025 but not introduced.



- **Unsolicited Application – The Prime Corporation of New Jersey, Inc. (CD5):**
  - 2406, 2434, 2440, and 2444 N 6th St; 2425 and 2427 N 7th St; and 2434, 2438, 2440, and 2445 N Marshall Street, 10 Single Family homes @100% AMI, sales price \$280,000 – Turn the Key eligible.
  - Council resolution was transmitted to Council and placed on file 1/23/2025 but not introduced.

**LAND BANK WEBSITE** - <https://phillylandbank.org/>

On 3/28/2025 the new Philadelphia Land Bank Website went live. This was a collaborative effort from Land Bank Staff (shout out to Todd Hestand), Communications Department, and Philadelphia OIT. This working group meets regularly to address any issues and revisions at least 4-5 times weekly. We welcome any feedback and hope that this website will address many concerns the public has had about how the user experience they experienced with the previous version.

**SHERIFF SALES**

On 3/22/2024 the Board approved a Memorandum of Understanding (MOU) between the Philadelphia Sheriff's Office and the Philadelphia Land Bank. The staff and the Sheriff executed the agreement the same day. The MOU went into effect on 3/24/2024.

The MOU creates a unified and systematic approach to the exercise of the Land Bank's priority bid at Sheriff's Tax Sales on the Bid4Assets platform. The MOU does not authorize acquisition of any specific property/ies or payment of any delinquent municipal charges. Such authorizations will be addressed in future resolutions.

- **SHERIFF'S FEES**
  - \$630/property; This is lower than the previous \$1,200-1,300/property
    - \$150 for receiving and processing writs of execution.
    - \$300 for conducting and processing the sale.
    - \$180 for deed preparation.
  - Up to \$500 for unforeseen issues.
- **TIMING** – upon execution staff will meet with the servicers and the City to review the properties that have been postponed or stayed. We expect to use the priority bid at the June Sheriff sales.
- **SPENDING AUTHORITY** – as part of the staff's preparation, we will meet with the Finance Committee and the Revenue department to review our intended expenditures.
  - The staff will then present to the board a resolution requesting spending authority for the acquisition of properties at the Sheriff sale.
- **BUDGET**
  - The Land Bank has 5M total escrowed for acquisitions
    - 3.5M for regular acquisition and
    - 1.5M for US Bank garden properties

## **GARDEN DISPOSITIONS**

The outstanding issues regarding mortgages and notes have been finalized between the Redevelopment Authority and the Land Bank. Land Bank Legal staff and Sr. Development Specialists have issued final drafts of the Purchase Development Agreements (PDA), which include the mortgage and note, to applicants for review and signature and then to settlement.

### **Turn the Key Update as of April 8, 2025**

**TTK is fast approaching its 200<sup>th</sup> settlement.** We are coordinating with the administration, council and PHDC about organizing a celebration.

**Turn the Key Open House - Spring into Home Ownership!** April 26, 2025 10-2 pm at Vare Recreation Center (2600 Morris Street, Philadelphia, PA 19145)

#### **Ribbon Cuttings:**

- A ribbon cutting was held on 3/28/25 at 3031 Martha Street, for Martha Street TTK Riverwards Ribbon Cutting. The event went well.

#### **Upcoming Ribbon Cuttings:**

- **4/11/25: TTK Civetta Ribbon Cutting, 2141 North Franklin Street, 11 am**

#### **TTK Numbers as of 3/23/2025**

- **792** units of affordable housing approved for development
- **400** Homes under Construction
- **235** homes completed
- **218** homes sold or under agreement
  - **195** homes sold
  - **23** homes under agreement
- **75** homes sold to City of Philadelphia employees
- **\$13.6M** total amount of TTK mortgages committed
- **\$1.9M** total amount of Philly First Home Grants committed

# TURN THE KEY OPEN HOUSE

**April 26, 2025**

**10:00 AM–2:00 PM**

**Vare Recreation Center**

2601 Moore Street

Philadelphia, PA 19145



**TURN  
THE KEY**   
The Philadelphia Affordable Homeownership Program

**REGISTER NOW!**

<http://bit.ly/4kBT4H1>

**First-time homebuyers can receive up to \$75,000 towards the downpayment of a brand new home.**

For more information, visit [phdcphila.org](http://phdcphila.org).



PHILADELPHIA LAND BANK TURN THE KEY-APPROVED PROJECT STATUS AS OF 4/3/2025

CD	REQUESTS FOR PROPOSALS AWARDED TO DATE	ADDRESS	DEVELOPER	PARCELS	UNITS	AFFORDABLE	AMI	SALE PRICE	TTK AWARD	STATUS
CD 1	East Kensington - E Orleans et al	2863, 2868 Amber Street; 2118, 2138, 2142, 2150 Bellmore Street; 2044, 2077 E. Birch Street; 2115, 2140 E. Monmouth Street; 2100, 2108, 2117, 2120, 2138 E. Orleans Street; 2106, 2150 E Stella Street	NEW KENSINGTON CDC	17	17	17	80%	\$250,000	\$60,000	SETTLED 11/7/2024
CD 1	Martha St 091322	3013-3049 Martha St (former 3001 Martha St)	BMK PROPERTIES	1	19	19	80%	\$250,000	\$60,000	55% COMPLETE
CD 2	Grays Ferry - Sears et al 031022	2609-27 Sears St (incl 1308-14 S 26th St)	CIVETTA PROPERTY GROUP	2	12	12	80%	\$250,000	\$60,000	55% COMPLETE
CD 2	Grays Ferry - Dover & Wharton et al	2809, 2822, 2824, 2825, 2826, 2827, 2828 Wharton St; 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1323, 1324, 1326, 1327, 1355 S. Dover St; 1351 S. 29th St, 1354 S. Dover St	AFFORDABLE ALLIANCE	12	22	22	80%	\$250,000	\$60,000	75% COMPLETE
CD 2	Grays Ferry - Wharton & Titan et al	1310, 1315, 1320, 1322, 1326, 1349 S Corlies St; 1537 S Patton St; 3000, 3010, 3018, 3036, 3046, 3050 Titan St; 3002, 3003, 3009, 3014, 3016, 3018, 3020, 3022, 3024, 3026 Wharton St; 1334 S 30th St; 1329 S 31st St	CIVETTA PROPERTY GROUP	25	26	26	80%	\$230-250,000	\$50k and \$60k	CONSTRUCTION COMPLETE UNITS SOLD
CD 2	Grays Ferry - Dover & Myrtlewood et al	1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554 S Myrtlewood St; 1543, 1545, 1547, 1549, 1551, 1553, 1554, 1555 S Dover St; 1546 S 30th St	AFFORDABLE ALLIANCE	17	17	17	80%	\$250,000	\$60,000	65% COMPLETE
CD 4	Pastor James Allen	650, 658, 662 N Conestoga St; 5436 W Girard Ave; 5552 Harmer St; 653 N Sickels St (SF); 534-36, 538-40, 546, 550 N 54th St (PUD); 623-33 N 55th St (PUD)	CIVETTA PROPERTY GROUP	17	36	36	80%	\$230-250,000	\$50k and \$60k	65% COMPLETE
CD 5	Hartranft - 9th & Diamond et al - Phase 1	924, 927, 928 Edgley St; 2106, 2112, 2140, 2141, 2142, 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, 2133, 2150 N Percy St; 910, 912 W Susquehanna Ave; 2113, 2201 N 8th St; 2126 N 9th St	CIVETTA PROPERTY GROUP	35	35	35	100%	\$280,000	\$75,000	65% COMPLETE
CD 5	Hartranft - 9th & Diamond et al - Phase 2	936 Edgley St; 926, 928 French St; 2112, 2144, 2214 N Marshall St; 2107, 2109, 2110, 2111, 2112, 2119, 2121, 2140, 2143, 2146 N Percy St; 904 W Susquehanna Ave; 2101, 2121, 2155, 2167-69 N 8th St; 2124, 2150, 2165 N 9th St; 2121 N 10th St	CIVETTA PROPERTY GROUP	25	26	26	100%	\$280,000	\$75,000	SETTLED 10/4/2024 - 30% COMPLETE
CD 5	Strawberry Mansion - Clifford Street 092122	3101, 3113, 3117, 3118, 3123, 3125, 3126, 3127, 3129, 3130, 3132, 3134 Clifford Street	BMK PROPERTIES	12	12	12	100%	\$280,000	\$75,000	SETTLED - APPLYING FOR PERMITS
CD 5	Brewerytown - Jefferson & Marston (Sub-Area 1)	Area 1: 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1462 N Marston St (33)	CIVETTA PROPERTY GROUP	33	33	33	100%	\$280,000	\$75,000	CONSTRUCTION COMPLETE 80% UNITS SOLD
CD 5	Brewerytown - Jefferson & Marston (Sub-Area 2)	Area 2: 1420, 1444, 1450, 1453 N Etting St; 2704, 2705, 2710, 2720 Jefferson St; 1457 N Marston St; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1434, 1436, 1438, 1444, 1448, 1450 N 27th St (23)	CIVETTA PROPERTY GROUP	23	20	20	100%	\$290,000	\$75,000	CONSTRUCTION COMPLETE 80% UNITS SOLD
CD 5	Brewerytown - Jefferson & Marston (Sub-Area 3)	Area 3: 1602, 1608, 1614, 1637, 1639, 1641 N Bailey St; 1513, 1532, 1536, 1561, 1611, 1629, 1631, 1633, 1635, 1641 N Marston St; 2712, 2714, 2810, 2836, 2838 Cecil B Moore Ave; 1544, 1546 N 26th St; 1634 N 27th St (25)	CIVETTA PROPERTY GROUP	24	24	24	100%	\$280,000	\$75,000	95% COMPLETE 40% UNITS SOLD
CD 5	North Central - 10th & Cecil B Moore Energy Efficient Homeownership Pilot	1635, 1637, 1639, 1641 N. 10th Street; 929, 931, 933, 935, 937, 939, 941, 943 Turner Street; 926, 928, 930 Cecil B. Moore Avenue	CIVETTA PROPERTY GROUP	1	15	15	100%	\$280,000	\$75,000	80% COMPLETE 40% UNITS SOLD
CD 5	Ludlow - W Oxford et al	1600-40 N. 9th Street	FE OXFORD	21	19	19	100%	\$280,000	\$75,000	SETTLED - APPLYING FOR PERMITS
CD 5	Ludlow - N Darien et al	1510, 1512, 1514, 1520-26, 1530, 1532-34, 1538, 1540, 1542, 1552, 1554, 1556, 1558 N. Darien St; 1526, 1528, 1540 N. 8th St; 1501-13, 1529, 1545, 1549, 1551 N 9th St	FE DARIEN	31	35	35	100%	\$280,000	\$75,000	SETTLED - APPLYING FOR PERMITS
CD 5	Brewerytown - Myrtlewood (Sub-Area 1)	1240, 1446 N. Dover Street; 1330, 1458 N. Hollywood Street; 2815 Jefferson Street; 1330, 1332, 1334, 1336 N. Marston Street; 1347, 1412, 1427, 1512, 1516, 1519, 1534 N. Myrtlewood Street; 1446, 1455 N. Newkirk Street; 2713 W. Thompson Street; 1218, 1511-13, 1521, 1523, 1525, 1537 N. 28th Street; 1457 N. 30th Street (26 lots)	FE MYRTLEWOOD	26	27	27	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
CD 5	Brewerytown - Myrtlewood (Sub-Area 2)	1265, 1271, 1304, 1318 N. Dover Street; 1460, 1500 N. Hollywood Street; 1309, 1324, 1348, 1410, 1421, 1424, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463 N. Myrtlewood Street; 1339, 1416, 1632 N. Newkirk Street; 3000 W. Oxford Street; 2922 W. Thompson Street; 1253, 1257, 1402, 1648, 1652 N. 30th Street (34 lots)	FE MYRTLEWOOD	34	34	34	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
CD 5	West Poplar - Melon et al (Sub-Area 1)	1000, 1026-36 Fairmount Ave (including the former 671 and 681-87 N. 11th Street and 1015-29 Melon Street); 1005, 1007, 1013 Melon St; 662-68, 670, 672 N 10th St; 667, 677 N 11th St	FE WEST POPLAR	34	34	34	100%	\$250,000	\$60,000	SETTLED - APPLYING FOR PERMITS
CD 5	West Poplar - Melon et al (Sub-Area 2)	647-67 N 10th St	FE WEST POPLAR	1	18	18	100%	\$250,000	\$60,000	APPLYING FOR PERMITS
CD 5	West Poplar - Melon et al (Sub-Area 3)	1019, 1021 Wallace St	FE WEST POPLAR	2	2	2	100%	\$250,000	\$60,000	APPLYING FOR PERMITS - removing encroachment
CD 8	Germantown - Ashmead et al	23, 24, 44, 45, 49, 51, 53, 55, 57, 59, 61, 62, 65, 67, 73, 75, 77, 78, 89-91, 93, 106 E Ashmead St	HOW AFFORDABLE HOUSING	21	21	21	80%	\$250,000	\$60,000	Sent to Council; Sent transmittal package to city 9/15
TOTAL RFP AWARDED TO DATE				414	504	504				

PHILADELPHIA LAND BANK TURN THE KEY-APPROVED PROJECT STATUS AS OF 4/3/2025

CD	UNSOLICITED AFFORDABLE APPLICATIONS AWARDED TO DATE	ADDRESS	DEVELOPER	PARCELS	UNITS	AFFORDABLE	AMI	SALE PRICE	TTK AWARD	STATUS
CD 1	2544 S 5th St	2544 S 5th St	CIVETTA PROPERTY GROUP	1	1	1	100%	\$275,000	\$75,000	CONSTRUCTION COMPLETE SOLD
CD 1	E Birch and Stella et al	2148, 2150, 2154, 2156 E Birch St; 2032 E Lehigh Ave; 2055, 2057 E Rush St; 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161 E Stella St	BVG PROPERTY GROUP	15	18	12	90%	\$264,999	\$60,000	CONSTRUCTION COMPLETE SOLD
CD 1	Cantrell and Mercy et al	1739 S 5th St; 1919 S 6th St; 411, 418, 424, 432-34, 624, 626 Cantrell St; 424, 426 Mercy St	BVG PROPERTY GROUP	12	12	8	100%	\$274,999	\$75,000	90% COMPLETE - SOLD
CD 1	Cantrell, Mercy, Tree et al	372, 702 Cantrell Street; 613, 625, 723 Mercy Street; 737 Tree Street; 535, 537, 602 Winton Street	BVG S PHILADELPHIA AH	9	9	5	100%	\$279,000	\$60,000	CONSTRUCTION STARTED - 30% SOLD
CD 1	William and Collins et al	2037, 2038, 2039, 2040, 2042, 2044, 2047, 2050, 2052, 2056, 2058, 2060, 2062, 2066, 2068, 2201-29 E William St; 2306 Collins St	BMK PROPERTIES	31	29	20	80-100%	\$230-280,000	\$50-75,000	CONSTRUCTION COMPLETE - CONVERTING MRT RT TO AFFORDABLE
CD 1	Kensington - Amber St et al Phase 1	2501, 2855, 2857 Amber St; 2143, 2155, 2157 E Birch St; 2103 E Cumberland St; 2478, 2480 Emerald St; 2022 E Fletcher St; 1943 E Harold St; 2649 Janney St; 2068 E Monmouth St; 2140, 2151, 2153 E Orleans St; 2089 E Somerset St; 2106, 2133, 2135, 2252 E William St (21 lots)	BMK PROPERTIES	22	22	17	80-100%	\$250-280,000	\$50-75,000	65% COMPLETE
CD 1	Kensington - Amber St et al Phase 2	2134, 2172 E Cambria St; 2107 E Cumberland St; 2107 E Dakota St; 1929, 1935, 2215, 2217 E Harold St; 2637, 2639, 2643, 2645 Janney St; 2536 Jasper St; 2639, 2641, 2643, 2653 Kensington Ave; 1844 E Oakdale St; 2156 E Orleans St; 2646, 2658 Ritter St (21 lots)	BMK PROPERTIES	17	17	8	80-100%	\$230-280,000	\$50-75,000	SETTLEMENT TO OCCUR MARCH 2024 - removing encroachments
CD 2	Greenwich, Ellsworth et al Phase 1	2315, 2316, 2317, 2318, 2337, 2339, 2349 Greenwich St; 1555 S Ringgold St	FINE PRINT CONSTRUCTION	8	8	8	80%	\$250,000	\$60,000	SETTLED MAR. 2024, UNDER CONSTRUCTION 50%
CD 2	Manton, S 23rd et al	1324 S Bancroft St; 1213 S Bonsall St; 1202, 1223 S Bucknell St; 2117, 2221 Earp St; 2007 Ellsworth St; 2537 Oakford St; 1818, 2229 Latona St; 1730 Manton St, 2014, 2114, 2236, 2426, 2532 Manton St; 1545 S Ringgold St; 1506, 1511 S Stillman St; 1519, 1527, 1529 S Taney St; 1702 S 20th St; 1419 S 22nd St; 1230, 1303 S 23rd St	FINE PRINT CONSTRUCTION	26	26	26	80%	\$250,000	\$60,000	APPYING FOR PERMITS - working on title issue
CD 2	Fernon, Norwood et al	1811, 2114, 2123 Fernon St; 1930, 1932 Norwood St; 1629, 1642, 1648, 1652 Point Breeze Ave; 1824 S 20th St; 1835 S 22nd St	CIVETTA PROPERTY GROUP	22	22	22	80%	\$250,000	\$60,000	APPLYING FOR PERMITS
CD 2	Gerrit Titan St et al CHEESECAKE PROPERTIES	1911 Gerritt St; 1932, 2044 Titan St; 1212 S 17th St; 1317, 1511 S 20th St; 1904 S 23rd St; 1216 S 31st St	CHEESECAKE PROPERTIES	8	8	8	100%	\$280,000	\$75,000	BOARD APPROVED SEP. 2024 - Sent to Council; Sent transmittal package to city 9/15
CD 3	Ludlow and S 44th St et al NORTHERN LIBS PARTNERS	4422, 4426-30 Ludlow St; 18-20, 24-28, 30, 34-36 S 44th St	NORTHERN LIBS PARTNERS	12	19	11	60-100%	\$199-280,000	\$40-75,000	APPLYING FOR PERMITS - just received Council approval for interagency transfer
CD 3	Folsom St et al GIL PROPERTY GROUP (UDA)	3914, 3917, 3927, 3935, 3936, 3937, 3938, 3940, 3946, and 3948 Folsom St	GIL PROPERTY GROUP (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS - REDUCED by 1 unit
CD 3	Brown Melon St et al BLA HOLDINGS (UDA)	3833, 3915 Brown St; 735 N DeKalb St; 3605 Melon St; 3517 Mount Vernon St; 524 N 35th St; 740, 765 N 38th St; 839 N 39th St	BLA HOLDINGS (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
CD 3	Aspen Brown St et al BKP HOLDINGS (UDA)	3842, 3844, 3851, 3855 Aspen St; 3902, 3903, 3906 Brown St; 666, 674 Union St; 747 N 39th St	BKP HOLDINGS (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS - REDUCED by 1 unit
CD 3	Pennsgrove State St et al HOW CHARITIES	3924 Cambridge St; 3909 Pennsgrove St; 1110, 1112, 1113, 1118, 1128 State St; and 3900, 3902, 3904, 3906, 3911, 3912, 3919, 3921, 3926 Wyalusing Ave	HOW CHARITIES	16	16	16	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
CD 3	Parrish Reno St et al HUGHES HOUSING (UDA)	3731, 3940 Aspen St; 3936, 3959 Brown St; 3958 Parrish St; 3900, 3972 Reno St; 773 Sloan St	HUGHES HOUSING (UDA)	8	8	8	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
CD 3	Shedwick Wallace St NORTHWEST DEVELOPMENT GROUP (UDA)	3539 Aspen St; 3624 Brown St; 610, 612, 614 N Shedwick St; 3405, 3830, 3832 Wallace St; 682 N 33rd St; 620 N 35th St	NORTHWEST DEVELOPMENT GROUP (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS - REDUCED by 1 unit
CD 3	Mount Vernon Union St et al PROJECT IV (UDA)	3841, 3843 Melon St; 3858 Mount Vernon St; 642, 647, 658 Union St; 3903, 3905, 3907, 3930 Wallace St	PROJECT IV (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS - REDUCED by 1 unit
CD 3	Melon Union St et al ROSARIO ESTATES (UDA)	3607, 3830, 3832 Melon St; 3837, 3917, 3938, 3940, 3944 Mount Vernon St; 612 Union St	ROSARIO ESTATES (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS - REDUCED by 1 unit
CD 3	Reno St et al SEAMLESS DEVELOPMENT GROUP2 (UDA)	3801, 3803, 3811, 3814, 3816, 3850, 3852, 3960, 3962, 3964 Reno St	SEAMLESS DEVELOPMENT GROUP2 (UDA)	9	9	9	100%	\$280,000	\$75,000	APPLYING FOR PERMITS - REDUCED by 1 unit
CD 4	N 24th St et al LEVAN ALSON, SR.	3148 N 24th St	LEVAN ALSON, SR.	1	1	1	80%	\$250,000	\$60,000	APPLYING FOR PERMITS
CD 5	Camac and N 13th et al CAMAC COMMONS	3812, 3826, 3834, 3846, 3850 N Camac St; 3861 N 13th St	CAMAC COMMONS	6	6	6	80%	\$220,000	\$50,000	SETTLING IN NOV./DEC. 2024 - Removing encroachments

PHILADELPHIA LAND BANK TURN THE KEY-APPROVED PROJECT STATUS AS OF 4/3/2025

CD	UNSOLICITED AFFORDABLE APPLICATIONS AWARDED TO DATE	ADDRESS	DEVELOPER	PARCELS	UNITS	AFFORDABLE	AMI	SALE PRICE	TTK AWARD	STATUS
CD 5	N 28th St et al SOAR CITY DEVELOPMENT (BS)	2500 , 2503, 2542, 2552, 2559 N 28th St	SOAR CITY DEVELOPMENT (BS)	-5	-5	-5	100%	\$280,000	\$75,000	BOARD APPROVED APR. 2024 - Sent to Council; Sent transmittal package to city 9/5/2024; <b>Issued a withdrawal of award letter.</b>
CD 5	N 29th St et al JES CAPITAL INVESTMENT (BS)	2605, 2607, 2608, 2610, 2622 N 29th St	JES CAPITAL INVESTMENT (BS)	-5	-5	-5	100%	\$280,000	\$75,000	BOARD APPROVED JUL. 2024 - Sent to Council;Sent transmittal package to city 9/5/2024; <b>Issued a withdrawal of award letter.</b>
CD 5	Cecil B Moore Ave et al CIVETTA PROPERTY GROUP	2806, 2903, 2907, 2913, 2917-19, 2925, 2937-39 Cecil B Moore Ave	CIVETTA PROPERTY GROUP	-9	-9	-9	100%	\$280,000	\$75,000	BOARD APPROVED MAY 2024 - Sent to Council; Sent transmittal package to city 5/30/2024; <b>Issued a withdrawal of award letter.</b>
CD 5	N Marshall and N 6th St et al PRIME (MDP)	2406, 2434, 2440, and 2444 N 6th St; 2425 and 2427 N 7th St; and 2434, 2438, 2440, and 2445 N Marshall Street	THE PRIME CORPORATION (MDP)	-10	-10	-10	100%	\$280,000	\$75,000	BOARD APPROVED JAN. 2024 - Resolution package for city council sent. Issued a withdrawal of award letter.
CD 7	N Bodine Hope St et al SEAMLESS DEVELOPMENT (BS)	1766-72 N Bodine St; 2244, 2246 Hope St; 218 Cecil B Moore Ave	SEAMLESS DEVELOPMENT (BS)	7	7	7	100%	\$280,000	\$75,000	APPLYING FOR PERMITS
CD 7	N 6th St et al PRIME (MDP)	2407, 2409, 2411, 2413, 2415, 2439, 2441, 2443, 2445, 2447 N 6th St	THE PRIME CORPORATION (MDP)	-10	-10	-10	100%	\$280,000	\$75,000	BOARD APPROVED SEP. 2024 - Resolution package for city council sent. Issued a withdrawal of award letter.
CD 8	E Ashmead E Earlham St et al CIVETTA PROPERTY GROUP	423-27*, 429-39* (including 429-39 Rear) E Ashmead St; 226*, 260, 278, 292, 313 (aka 313-15) E Bringhurst St; 49 E Earlham St; 4635 Germantown Ave; 30 Good St; 5608, 5618, 5619, 5642, 5669 Heiskell St; 4946* Keyser St; 5514, 5515, 5642 Morton St; 6672*, 6674 Musgrave St; 53 E Pastorius St; 207 E Penn St; 248* E Phil Ellena St; 35 E Seymour St; 227*, 261, 263 E Sharpnack St; 111, 112 E Springer St; 4951, 4957, 4961, 4975 Sheldon St; 218, 326, 342, 343-45 Shedaker St; 4925, 5222 Wakefield St; 42, 44 Reger St	CIVETTA PROPERTY GROUP	41	58	58	80%	\$250,000	\$60,000	APPLYING FOR PERMITS - working on title issues
CD 8	W Venango St et al CIVETTA PROPERTY GROUP	1520-40, 1600-20 W Venango St	CIVETTA PROPERTY GROUP	2	22	22	80%	\$250,000	\$60,000	APPLYING FOR PERMITS
TOTAL UNSOLICITED AWARDED TO DATE				288	333	288				
	TOTAL AWARDED/APPROVED AFFORDABLE UNITS			702	837	792				



FY 2025 SETTLED DISPOSITIONS

	Property Address	Project Name	Purchaser	No. of DOR Parcels	No. of Lots in Parcels	Council District	Actual Settlement Date	Cash at Closing	Appraisal Value	OPA Value (at time of approval)	Mortgage Amount	Notes	Housing - # of Lots	Housing - Total # of Units	# of Units 30% to 60% AMI	# of Units 61% to 80% AMI	# of Units 81% to 120% AMI	# of Units Market	Sideyard	Garden/ Open Space	Business/ Organ. Expansion	LOT TOTALS
	FISCAL YEAR 2025 - PLB PROPERTIES CONVEYED (Title Transfer or Longterm Lease)																					
1	2521 N Hancock St, 2522 Mutter St	yard	Zoraya Nieves	2	2	7	8/8/2024	\$2	\$95,000	\$17,600	\$94,998	side yard (with 30-yr self-cancelling mortgage)							2			2
2	3750 Brown St (f/k/a 777-85, 787 N. 38th Street; 770, 772-74 N. Dekalb Street; 3716-26 Brown Street)	Abigail Pankey LIHTC project	Community Justice Land Trust (WCRP)	5	15	3	8/13/2024	\$5	\$610,000	\$513,600	N/A	32 rental units: 22 2-BR, 10 3-BR; 4 units @20%, 6 units @30%, 11 units @50%, 11 units @60%; community space w/kitchen, bike storage, management office, supportive services office	15	32	21	11						32
3	239 N Paxon St	yard	Bonnie Magrum	1	1	3	9/4/2024	\$1	\$50,000	\$6,900	\$49,999	side yard (with 30-yr self-cancelling mortgage)							1			1
4	4310R Haverford Ave, 4419R Market St	interagency transfer	PHA (West Park)	2	2	3	9/5/2024	\$1	N/A	N/A	N/A	for inclusion in Westpark Choice mixed-income development	2	2		2						2
5	1517 N 33rd St	interagency transfer	PHA	1	1	5	9/5/2024	\$1	N/A	\$209,100	N/A	Miles Davis Cultural Center									1	1
6	2410, 2412 N Orianna St	yard	Daniel McShane & Victoria Noll	2	2	7	9/10/2024	\$2	\$70,000	\$73,000	\$69,998	side yard (with 30-yr self-cancelling mortgage)							2			2
7	2609-27 Sears St (incl 1308-14 S 26th St)	Grays Ferry - Sears RFP	Civetta Property Group LLC	1	12	2	9/13/2024	\$1,200	\$930,000	\$264,400	\$0	12 SF homes @80% AMI, \$250K, 15 yrs	12	12		12						12
8	815 W Firth St	yard	Carmen Gomez	1	1	5	9/19/2024	\$1	\$20,000	\$12,700	\$19,999	side yard (with 30-yr self-cancelling mortgage)							1			1
9	936 Edgley St; 926, 928 French St; 2112, 2144, 2214 N Marshall St; 2107, 2109, 2110, 2111, 2112, 2119, 2121, 2140, 2143, 2146 N Percy St; 904 W Susquehanna Ave; 2101, 2121, 2155, 2167-69 N 8th St; 2124, 2150, 2165 N 9th St; 2121 N 10th St	RFP - Hartranft 9th & Diamond (Phase 2)	Civetta Property Group LLC	25	26	5	10/4/2024	\$2,600	\$2,240,000	\$1,200,700	N/A	25 SF homes @100% AMI, \$280K, 15 yrs (have to consolidate 2143 N Percy St with 2142 N 9th St)	25	25			26					25
10	2863, 2868 Amber St; 2118, 2138, 2142, 2150 Bellmore St; 2044, 2077 E Birch St; 2115, 2140 E Monmouth St; 2100, 2108, 2117, 2120, 2138 E Orleans St; 2106, 2150 E Stella St	RFP - Kensington	NKCDC	17	17	1	11/6/2024	\$17	\$765,000	\$144,400	N/A	17 SF homes @80% AMI, \$250K, 15 yrs	17	17		17						17
11	2400, 2414, 2448 N Newkirk St; 2433, 2450 N Dover St; 2427 N 29th St	condemnation	PHA (28th & York)	6	6	5	11/12/2024	\$6	N/A	\$998,600	N/A	for Strawberry Mansion LIHTC project	6	6	6							6
12	3418, 3420, 3422 Kensington Ave	assemblage	3434 Kensington, LLC	3	3	7	12/17/2024	\$95,000	\$95,000	\$14,100	N/A	expansion of existing business parking lot									3	3
13	2201 E Tioga St	unsolicited	Sepviva Lofts LLC	1	1	6	12/18/2024	\$50,000	\$315,000	\$241,400	N/A	51 residential rental units: 25 1-BR units, 13 2-BR units, 13 3-BR units; 45 units to be leased at or below 50% AMI, 6 units to be leased at or below 20% AMI; 16 units to be accessible	1	51	51							51
14	1934 N Lawrence St	interagency transfer	PHDC	N/A	N/A	7	1/23/2025	\$1	NA	\$81,500	N/A	Iglesias Garden swap with Allan Nadav for 425 Arlington St										0
15	2453 N Carlisle St	yard	Charo Harvey	1	1	5	3/13/2025	\$1	\$25,000	\$11,200	\$24,999	side yard (with 30-yr self-cancelling mortgage)							1			
	FY 2025 - PLB TOTAL CONVEYED			68	90			\$148,838	\$5,215,000	\$3,789,200	\$259,993		78	145	78	42	26	0	7	0	4	155
	PLB TOTAL CONVEYED SINCE INCEPTION			763	981			\$3,681,229	\$54,509,400	\$26,146,147	\$3,240,044		836	1212	327	391	396	99	96	23	18	

AGGREGATE REPORT ON LAND BANK DISPOSITIONS SINCE INCEPTION

Disposition Category	No. of DOR Parcels	No. of Lots in Parcels	Price/Rent	Appraisal Value	OPA Value (at time of approval)	Mortgage Amounts	Housing - # of Lots	Housing - Total # of Units	# of Units 30% or 50%AMI as upper limit	# of Units 60% or 80% AMI as upper limit	# of Units 100% or 120% AMI as upper limit	# of Units Market Rate	Sideyards	Gardens/ Open Sp.	Business/ Organ. Expansion/ Developmt	TOTAL # OF UNITS
FISCAL YEAR 2025 STRATEGIC PLAN DISPOSITION TARGETS							NA	316	63	95	79	79	124	50	10	500
PROPERTIES CONVEYED in FY 2025 (Title Transfer, Longterm Lease)	68	90	\$148,838	\$5,215,000	\$3,789,200	\$259,993	78	145	78	42	26	0	7	1	4	157
PARTIALLY OR FULLY APPROVED, NOT SETTLED (Title Transfer, Longterm Lease)	551	641	\$435,067	\$27,912,500	\$18,610,889	\$2,761,459	505	640	7	274	304	55	30	51	5	726
TOTAL - CONVEYED IN FY 2025 OR APPROVED AND NOT YET SETTLED	619	731	\$583,905	\$33,127,500	\$22,400,089	\$3,021,452	583	785	85	316	330	55	37	52	9	883
PERCENT OF GOAL ACHIEVED							N/A	248.42%	134.92%	332.63%	417.72%	69.62%	29.84%	104.00%	90.00%	176.60%
VARIANCE TO ANNUAL GOAL							N/A	469	22	221	251	-24	-87	2	-1	383
FY 2024 DISPOSITIONS (SETTLED)	231	309	\$409,008	\$28,300,500	\$11,379,400	\$866,483	286	313	2	65	225	21	17	0	3	333
FY 2023 DISPOSITIONS (SETTLED)- PANDEMIC	172	216	\$329,138	\$11,696,000	\$3,578,300	\$659,992	200	257	74	78	75	30	8	6	1	272
FY 2022 DISPOSITIONS (SETTLED)- PANDEMIC	60	75	\$22,136	\$4,535,600	\$1,359,900	\$1,453,576	49	78	47	24	6	1	20	6	0	104
FY 2021 DISPOSITIONS (SETTLED)- PANDEMIC	34	38	\$68,032	\$845,800	\$935,800	N/A	17	86	8	78	0	0	23	0	2	111
FY 2020 DISPOSITIONS (SETTLED) - PANDEMIC	53	58	\$615,919	\$1,992,500	\$790,000	N/A	36	41	5	24	5	7	8	6	8	63
FY 2019 DISPOSITIONS (SETTLED)	49	91	\$547,170	\$1,256,000	\$2,638,732	N/A	78	159	104	0	42	13	8	5	0	172
FY 2018 DISPOSITIONS (SETTLED)	78	86	\$1,217,197	\$404,000	\$510,526	N/A	77	118	9	80	9	20	2	0	0	120
FY 2017 DISPOSITIONS (SETTLED)	18	18	\$323,791	\$264,000	\$1,164,289	N/A	15	15	0	0	8	7	3	0	0	18
PLB TOTAL CONVEYED SINCE INCEPTION (FY 2017-FY 2025)	763	981	\$3,681,229	\$54,509,400	\$26,146,147	\$3,240,044	836	1212	327	391	396	99	96	24	18	1017



**APRIL 8, 2025 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM IV.A**

**RESOLUTION NO. 2025 - \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1437, 1438, 1539, 1544, 1546, 1610 AND 1613 OGDEN STREET;  
863 N. 15TH STREET; 841, 845 AND 851 N. 16TH STREET  
TO PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to the terms and conditions of Chapter 16-400 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 1437 Ogden Street, 1438 Ogden Street, 1539 Ogden Street, 1544 Ogden Street, 1546 Ogden Street, 1610 Ogden Street, 1613 Ogden Street, 863 North 15th Street, 841 North 16th Street, 845 North 16th Street, and 851 North 16th Street (collectively, the “**Property**”) to the Philadelphia Housing Development Corporation (“**PHDC**”) for disposition, reuse and/or management as determined by PHDC.

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

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

<b>Adopted by Philadelphia Land Bank Board of Directors on _____.</b>
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**NATURE OF TRANSACTION:** The Philadelphia Land Bank (the PLB) will convey title to 1437 Ogden Street, 1438 Ogden Street, 1539 Ogden Street, 1544 Ogden Street, 1546 Ogden Street, 1610 Ogden Street, 1613 Ogden Street, 863 North 15th Street, 841 North 16th Street, 845 North 16th Street, and 851 North 16th Street (the Properties), which are owned by the PLB, to the Philadelphia Housing Development Corporation (PHDC).

The conveyance of these properties will be for disposition, reuse, and management by PHDC, specifically for the development of affordable housing through PHDC's Minority Developer Program (MDP).

The properties have been approved for conveyance in consultation with the 5th Council District Office.

**PROPERTY INFORMATION:**

The properties listed below will be conveyed to PHDC for nominal consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

5th Councilmanic District

1437 Ogden Street - CD5

1438 Ogden Street - CD5

1539 Ogden Street - CD5

1544 Ogden Street - CD5

1546 Ogden Street - CD5

1610 Ogden Street - CD5

1613 Ogden Street - CD5

863 North 15th Street - CD5

841 North 16th Street - CD5

845 North 16th Street - CD5

851 North 16th Street - CD5

**APRIL 8, 2025 PLB BOARD MEETING**

**MATERIALS FOR AGENDA ITEM IV.B.1**

**RESOLUTION NO. 2025 - \_\_\_\_**

**RESOLUTION AMENDING RESOLUTION 2024-21 TO REVISE UNIT SALES PRICE AND  
MAXIMUM INCOME ELIGIBILITY LEVEL FOR HOMEOWNERSHIP UNITS  
CONSTRUCTED ON 423-27 AND 429 E. ASHMEAD STREET; 226, 260, 278 AND 313 E.  
BRINGHURST STREET; 49 E. EARLHAM STREET; 4635 GERMANTOWN AVENUE;  
30 GOOD STREET; 5608, 5618, 5619, 5642 AND 5669 HEISKELL STREET; 4946 KEYSER  
STREET; 5514, 5515 AND 5642 MORTON STREET; 6672 AND 6674 MUSGRAVE STREET;  
53 E. PASTORIUS STREET; 207 E. PENN STREET; 248 E. PHIL ELLENA STREET; 42 AND  
44 REGER STREET; 35 E. SEYMOUR STREET; 227, 261 AND 263 E. SHARPBACK STREET;  
218, 326, 342 AND 343 SHEDAKER STREET; 4951, 4957, 4961 AND 4975 SHELDON STREET;  
111 AND 112 E. SPRINGER STREET; 4925 AND 5222 WAKEFIELD STREET**

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code (the “**Code**”);

**WHEREAS**, the Board of Directors (the “Board”), pursuant to Resolution 2024-21 adopted on June 11, 2024, approved the conveyance of 423-27 and 429 East Ashmead Street; 226, 260, 278 and 313 East Brighthurst Street; 49 East Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642 and 5669 Heiskell Street; 4946 Keyser Street; 5514, 5515 and 5642 Morton Street; 6672 and 6674 Musgrave Street; 53 East Pastorius Street; 207 East Penn Street; 248 East Phil Ellena Street; 42 and 44 Reger Street; 35 East Seymour Street; 227, 261 and 263 East Sharpback Street; 218, 326, 342 and 343 Shedaker Street; 4951, 4957, 4961 and 4975 Sheldon Street; 111 and 112 East Springer Street; and 4925 and 5222 Wakefield Street to Civetta Property Group LLC (the “Purchaser”) for the development of fifty-eight (58) single-family homeownership units, to be sold to households with an income at or below eighty percent (80%) of Area Median Income (“**AMI**”) (the “**Maximum Income Eligibility Level**”) for a price not to exceed \$250,000 (the “**Maximum Sale Price**”);

**WHEREAS**, the rapidly rising cost of construction materials and construction financing and the compliance costs related to the recent implementation of new Code regulations have led to increases in development and construction costs;

**WHEREAS**, the Developer has requested an increase in the Maximum Sale Price for the affordable homeownership units to \$280,000 to cover the additional development and construction costs for each unit;

**WHEREAS**, an increase in the Maximum Sale Price requires that the Maximum Income Eligibility Level for the homes be raised from eighty percent (80%) of AMI to one hundred percent (100%) of AMI in order to conform to the Turn the Key program parameters;

**WHEREAS**, the Board has determined that it is in the best interests of the Land Bank to approve an increase in the Maximum Sale Price from \$250,000 to \$280,000 and an increase in the Maximum Income Eligibility Level from eighty percent (80%) of AMI to one hundred percent (100%) of AMI;

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

1. An increase in the Maximum Sale Price for the affordable homes from \$250,000 to \$280,000 and an increase in the Maximum Income Eligibility Level from eighty percent (80%) of AMI to one hundred percent (100%) of AMI are in the best interests of the Land Bank and are hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The approved revisions comply 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 approved revisions (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 \_\_\_\_\_.**  
**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_**

# AMENDMENT TO RESOLUTION NO. 2024-21

Last Updated: April 2, 2025

## 1. ADDRESS:

423-27, 429 E. Ashmead Street; 226, 260, 278, 313 E. Bringhurst Street; 49 E. Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642, 5669 Heiskell Street; 4946 Keyser Street; 5514, 5515, 5642 Morton Street; 6672, 6674 Musgrave Street; 53 E. Pastorius Street; 207 E. Penn Street; 248 E. Phil Ellena Street; 42, 44 Reger Street; 35 E. Seymour Street; 227, 261, 263 E. Sharpnack Street; 218, 326, 342, 343 Shedaker St; 4951, 4957, 4961, 4975 Sheldon St; 111, 112 E. Springer Street; 4925, 5222 Wakefield Street

## 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19144	<b>Census Tract:</b> 014900	<b>Council District:</b> 8
<b>Zoning:</b> RSA-3, RSA-5, RM-1	<b>Lot Area:</b> 111,990 SF	
<b>OPA Value:</b> \$717,900	<b>Appraised Value:</b> \$2,705,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. APPLICANT INFORMATION

<b>Applicant Name:</b> Civetta Property Group LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> Michael Tomasetti & Brennan Tomasetti	
<b>Mailing Address:</b> 51 N. 3rd Street Unit 154, Philadelphia PA 19106	
<b>Authorized Contact:</b> Michael Tomasetti	
<b>Application Date:</b> 10/06/2023	

## 4. PROJECT INFORMATION

<b>Disposition Type:</b> Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Workforce (61%-120% AMI)
<b>Price Paid at Settlement:</b> \$5,800	<b>Proposed Use:</b> Residential
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 58
<b>Units:</b> 58 units - Residential / 0 units - Commercial	<b>End User:</b> Sale to Homebuyer
<b>Gross Floor Area (sq. ft.):</b> 68,150SF	<b>Construction Cost / sq. ft.:</b> \$162
<b>Construction Costs:</b> \$11,040,300	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$14,710,600	<b>Mortgage Amount:</b> \$N/A

## 5. APPROVALS, DEADLINES, EOP

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> 20% MBE, 20% WBE
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Construction Commencement Deadline:</b> 3 months after settlement	<b>Construction Completion Deadline:</b> 18 months after settlement

# AMENDMENT TO RESOLUTION NO. 2024-21

Last Updated: April 2, 2025

## 6. DEVELOPMENT SUMMARY

### How was title acquired?

The properties that the City and the PRA own have all the approvals to be transferred to the Land Bank.

### Project Summary:

Pursuant to Board Resolution No. 2024-21, adopted by the Philadelphia Land Bank on June 11, 2024, Civetta Property Group LLC intended to develop fifty-eight (58) single-family affordable homeownership units, to be sold to households with incomes at or below 80% of the Area Median Income (AMI) at a maximum sale price of \$250,000. The homes would be eligible for the Turn the Key program.

Since receiving Board approval, the applicant has conducted a thorough review of the budget and project plans and identified an underestimation of construction costs, primarily due to the recent implementation of R3 regulations and the overall rise in construction prices. As a result, they are requesting an increase in the maximum sale price of each home to \$280,000. The higher price requires an increase in the AMI level to 100% in order to remain in conformance with the Turn the Key program parameters.

The Board is being asked to approve an amendment for the following revisions:

- To increase the maximum sale price of the homes to be constructed at 423-27 and 429 E. Ashmead St.; 226, 260, 278 and 313 E. Brighthurst St.; 49 E. Earlham St.; 4635 Germantown Ave.; 30 Good St.; 5608, 5618, 5619, 5642 and 5669 Heiskell St.; 4946 Keyser St.; 5514, 5515 and 5642 Morton St.; 6672 and 6674 Musgrave St.; 53 E. Pastorius St.; 207 E. Penn St.; 248 E. Phil Ellena St.; 42 and 44 Reger Street; 35 Seymour St.; 227, 261 and 263 E. Sharpnack St.; 218, 326, 342 and 343 Shedaker St.; 4951, 4957, 4961 and 4975 Sheldon St.; 111 and 112 E. Springer St.; and 4925 and 5222 Wakefield Street, to \$280,000.
- To increase the maximum AMI target level from 80% AMI to 100% AMI, to maintain conformance with the Turn the Key program parameters.

**Summary of Restrictions or Covenants:** This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable properties. The restrictive covenant will be in effect for a period of at least fifteen (15) years after the initial homebuyer purchase. All purchasers of the affordable homes will be required to be income certified.

## 7. STAFF RECOMMENDATION

Staff recommends an increase in the maximum sale price and targeted AMI level for the 58 single-family homes to be developed by Civetta Property Group LLC at 423-27, 429 E. Ashmead St.; 226, 260, 278, 313 E. Brighthurst St.; 49 E. Earlham St.; 4635 Germantown Ave.; 30 Good St.; 5608, 5618, 5619, 5642, 5669 Heiskell St.; 4946 Keyser St.; 5514, 5515, 5642 Morton St.; 6672, 6674 Musgrave St.; 53 E. Pastorius St.; 207 E. Penn St.; 248 E. Phil Ellena St.; 42, 44 Reger St.; 35 E. Seymour St.; 227, 261, 263 E. Sharpnack St.; 218, 326, 342, 343 Shedaker St.; 4951, 4957, 4961, 4975 Sheldon St.; 111, 112 E. Springer St.; 4925, 5222 Wakefield St.

**Prepared by:** Mathen Pullukattu – Senior Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director



**APRIL 8, 2025 PLB BOARD MEETING**

**MATERIALS FOR AGENDA ITEM IV.B.2**

**RESOLUTION NO. 2025 - \_\_\_\_**

**RESOLUTION AMENDING RESOLUTION 2024-48 TO REVISE UNIT SALES PRICE AND  
MAXIMUM INCOME ELIGIBILITY LEVEL FOR HOMEOWNERSHIP UNITS CONSTRUCTED  
ON 1520-40 W. VENANGO STREET AND 1600-20 W. VENANGO STREET**

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code (the “**Code**”);

**WHEREAS**, the Board of Directors (the “**Board**”), pursuant to Resolution 2024-48 adopted on October 8, 2024, approved the conveyance of 1520-40 West Venango Street and 1600-20 West Venango Street to Civetta Property Group LLC (the “**Purchaser**”) for the development of twenty-two (22) single-family homeownership units, to be sold to households with an income at or below eighty percent (80%) of Area Median Income (“**AMI**”) (the “**Maximum Income Eligibility Level**”) for a price not to exceed \$250,000 (the “**Maximum Sale Price**”);

**WHEREAS**, the rapidly rising cost of construction materials and construction financing and the compliance costs related to the recent implementation of new Code regulations have led to increases in development and construction costs;

**WHEREAS**, the Developer has requested an increase in the Maximum Sale Price for the affordable homeownership units to \$280,000 to cover the additional development and construction costs for each unit;

**WHEREAS**, an increase in the Maximum Sale Price requires that the Maximum Income Eligibility Level for the homes be raised from eighty percent (80%) of AMI to one hundred percent (100%) of AMI in order to conform to the Turn the Key program parameters;

**WHEREAS**, the Board has determined that it is in the best interests of the Land Bank to approve an increase in the Maximum Sale Price from \$250,000 to \$280,000 and an increase in the Maximum Income Eligibility Level from eighty percent (80%) of AMI to one hundred percent (100%) of AMI;

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

1. An increase in the Maximum Sale Price for the affordable homes from \$250,000 to \$280,000 and an increase in the Maximum Income Eligibility Level from eighty percent (80%) of AMI to one hundred percent (100%) of AMI are in the best interests of the Land Bank and are hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The approved revisions comply 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 approved revisions (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.

<p><b>Adopted by Philadelphia Land Bank Board of Directors on _____.</b></p> <p><b>Philadelphia City Council Resolution No. _____ dated _____</b></p>
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# AMENDMENT TO RESOLUTION NO. 2024-48

Last Updated: April 2, 2025

1. **ADDRESS:** 1520-40 W. Venango Street; 1600-20 W. Venango Street

## 2. **PROPERTY INFORMATION**

<b>Zip Code:</b> 19140	<b>Census Tract:</b> 020101	<b>Council District:</b> 8
<b>Zoning:</b> RSA5	<b>Lot Area:</b> 24,698 SF	
<b>OPA Value:</b> \$224,400	<b>Appraised Value:</b> \$500,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. **APPLICANT INFORMATION**

<b>Applicant Name:</b> Civetta Property Group LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> Michael Tomasetti & Brennan Tomasetti	
<b>Mailing Address:</b> 51 N. 3rd Street Unit 154, Philadelphia PA 19106	
<b>Authorized Contact:</b> Michael Tomasetti	
<b>Application Date:</b> August 22, 2023	

## 4. **PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Workforce (61%-120% AMI)
<b>Price Paid at Settlement:</b> \$2,200	<b>Proposed Use:</b> Residential
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 22
<b>Units:</b> 22 units - Residential	<b>End User:</b> Sale to Homebuyer
<b>Gross Floor Area (sq. ft.):</b> 27,500 SF	<b>Construction Cost / sq. ft.:</b> \$155
<b>Construction Costs:</b> \$4,262,400	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$5,594,082	<b>Mortgage Amount:</b> \$N/A

## 5. **APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> MBE 20 % and WBE 20 %
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Construction Commencement Deadline:</b> 3 months after settlement	<b>Construction Completion Deadline:</b> 18 months after settlement

# AMENDMENT TO RESOLUTION NO. 2024-48

Last Updated: April 2, 2025

## 6. DEVELOPMENT SUMMARY

### How was title acquired?

The properties that the City and the PRA own have all the approvals to be transferred to the Land Bank.

### Project Summary:

Pursuant to Board Resolution No. 2024-48, adopted by the Philadelphia Land Bank on October 08, 2024, Civetta Property Group LLC intended to develop twenty-two (22) single-family affordable homeownership units, to be sold to households with incomes at or below 80% of the Area Median Income (AMI at a maximum sale price of \$250,000. The homes would be eligible for the Turn the Key program.

Since receiving Board approval, the applicant has conducted a thorough review of the budget and project plans and identified an underestimation of construction costs, primarily due to the recent implementation of R3 regulations and the overall rise in construction prices. As a result, they are requesting an increase in the maximum sale price of each home to \$280,000. The higher price requires an increase in the AMI level to 100% in order to remain in conformance with the Turn the Key program parameters.

The Board is being asked to approve an amendment for the following revisions:

- To increase the maximum sale price of the homes to be constructed at 1520-40 W. Venango Street and 1600-20 W. Venango Street to \$280,000.
- To increase the maximum AMI target level from 80% AMI to 100% AMI, to maintain conformance with the Turn the Key program parameters.

**Summary of Restrictions or Covenants:** This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney

☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable properties. The restrictive covenant will be in effect for a period of at least fifteen (15) years after the initial homebuyer purchase. All purchasers of the affordable homes will be required to be income certified.

## 7. STAFF RECOMMENDATION

Staff recommends an increase in the maximum sale price and AMI level for the 22 single-family homes to be developed by Civetta Property Group LLC at 1520-40 W. Venango Street and 1600-20 W. Venango Street.

**Prepared by:** Mathen Pullukattu – Senior Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director