

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MONTHLY MEETING**  
**TUESDAY, MAY 13, 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 Meetings of March 22, 2025 and April 8, 2025
- III. Executive Director's Report
- IV. Administrative Matters
  - A. **Authorization for Purchase of Insurance**

The purpose of this resolution is to authorize payment for the purchase of commercial general liability insurance covering the Land Bank's properties for May 1, 2025 – April 30, 2026 Term.
  - B. **Authorization of Spending Authority to Acquire Tax Delinquent Properties**

The purpose of this resolution is to authorize the Land Bank to expend funds to acquire tax-delinquent properties at Municipal Tax Lien Sheriff Sales.
  - C. **Interagency Transfer**
    1. The properties below are proposed for transfer to the **Philadelphia Housing Authority** (PHA) for disposition, reuse and/or management by the PHA, specifically for the development of affordable housing in the Fifth (5<sup>th</sup>) and Eighth (8<sup>th</sup>) Council Districts.
      - **1400-20\* N. 8th Street (CD 5)**
      - **92\*, 96 and 98\* Collom Street; 5128\* Wakefield Street (CD 8)**(\* denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)
    2. **REMOVED** ~~The property below is proposed for transfer to the **Philadelphia Housing Development Corporation** (PHDC) for disposition, reuse and/or management by the PHDC, specifically for the preservation of gardens and open spaces.~~
      - ~~**5234\* Walnut Street (CD 3)** (\* denotes property being transferred by the City of Philadelphia to the Land Bank)~~

#### **D. Amendments to Approved Dispositions**

Amendment to Resolution No. 2023-40, adopted by the Board on September 12, 2023, to revise the number of units developed from twenty-two (22) to sixteen units (16) and increase the maximum sales price for the sixteen (16) units from \$250,000 at 80% AMI to \$275,000 at 80% AMI, due to difficulty selling 2-bedroom units, rising construction costs and increased compliance costs related to the recent implementation of new City regulations.

- **1811, 2114 and 2123 Fernon Street; 1930 and 1932 S. Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; 1835 S. 22nd Street (CD 2)**

#### **V. Property Dispositions**

##### **A. Development – Affordable Housing (unsolicited)**

**1. REMOVED** ~~The properties below are proposed for disposition to **BVG S Philadelphia AH, LLC** to develop ten (10) single-family homes in the Second (2<sup>nd</sup>) Council District. Each unit will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms, with a finished basement. The approximate square footage ranges from 1,365 SF to 1,680 SF. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. The home fits within the context of the neighborhood.~~

- ~~• **1508 and 1509 S. Cleveland Street; 1343 S. Colorado Street; 1808 Fernon Street; 2024 and 2026 Gerritt Street; 2635 Latona Street; 1700 S. Ringgold Street; 1932 Watkins Street; 2603\* Wilder Street (CD 2)** (\* denotes property being transferred by the City of Philadelphia to the Land Bank)~~

**2. REMOVED** ~~The properties below are proposed for disposition to **Burg Properties LLC dba VB-Homes LLC**, to develop nine (9) single-family homes in the Seventh (7<sup>th</sup>) Council District. Each unit will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms, without a basement. The approximate square footage is 1,100 SF. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. The home fits within the context of the neighborhood.~~

- ~~• **2047, 2128, 2132, 2142, 2146, 2152, 2230, 2234 and 2238 N. 3rd Street (CD 7)**~~

**3.** The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop twenty-three (23) single-family homes in the Eighth (8<sup>th</sup>) Council District. The approximate square footage is 1,375 SF. The units are composed of (A) nineteen (19) two-story units containing three (3) bedrooms and two (2) bathrooms with a finished basement; (B) one (1) two-story unit with a porch containing three (3) bedrooms and two (2) bathrooms without a basement; (C) one (1) three-story unit containing three (3) bedrooms and two (2) bathrooms without a basement; (D) two (2) three-story units with a porch containing three (3) bedrooms and two (2) bathrooms without a basement. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. The home fits within the context of the neighborhood.

- **3127\* and 3130\* N. Bancroft Street; 3108 N. Broad Street; 3142, 3148, 3152\*, 3156\* and 3157\* N. Carlisle Street; 3123 and 3131\* N. Chadwick Street; 1412\* W. Clearfield Street; 2737, 2935\* and 2953 N. Hicks Street; 1709\*, 1711\* and 1713\* W. Lippincott Street; 3110\* and 3116\* N. Rosewood Street; 2941\* N. Sydenham Street; 3106\* and 3141\* N. 15th Street; 3035\* N. 16th Street (CD 8) (\* denotes properties being transferred by the City of Philadelphia to the Land Bank)**

**B. Side/Rear Yards**

The property below is proposed for conveyance to the following individual applicant as a side yard; the applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side yard.

- **2847 Boudinot Street (CD 7) – Cindy Xuan Ho**

**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 May 13, 2025 Board Meeting**  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** May 2, 2025

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**The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, May 13, 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://phillylandbank.org/>. 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, May 12, 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.

**MAY 13, 2025 PLB BOARD MEETING**  
**MINUTES FOR MARCH 22, 2025 SPECIAL MEETING**

## **PHILADELPHIA LAND BANK**

### **MARCH 22, 2025 BOARD OF DIRECTORS SPECIAL MEETING MINUTES (DRAFT)**

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A Special Meeting of the Board of Directors of the Philadelphia Land Bank was held on Saturday, March 22, 2025, via Zoom, of which proper notices were given.

#### **Call to Order**

The meeting was called to order at 1:05 pm.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez briefed to the Board the process and negotiations that resulted in the proposed Memorandum of Understanding between the Sheriff and the Land Bank (the “MOU”) being presented to the Board for consideration and approval. Ms. Imredy Saah explained that this special meeting was called solely to discuss the MOU, and as such no old or new business would be addressed, although public comment would be allowed following the Board’s discussion.

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

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

The following Land Bank staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., and Lily V. Bernadel, Esq.

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

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

Ms. Imredy Saah reviewed the Board’s public comment policy and explained the attendees could enter questions using the Q&A feature on their screens and could raise their hand if they wanted to comment during the public comment period. She stated that the meeting was being recorded and that the recording would be posted on the Board’s webpage within 30 days.

#### **Item II** **Approval of Memorandum of Understanding**

Chair Wetzel stated that the Board had been presented with a resolution to approve the Memorandum of Understanding (the “MOU”) between the Philadelphia Sheriff’s Office and the Land Bank to advance the Land Bank’s property acquisition efforts, a central part of its mission, and invited Mr. Rodriguez to present the proposed resolution.

Mr. Rodriguez addressed the Board and public, requesting the Board’s approval of the MOU between the City of Philadelphia, by and through the Sheriff, and the Land Bank:

➤ **Scope of the MOU:**

Allows the Land Bank to resume monthly acquisition of tax-delinquent properties at Sheriff's sales using its noncompetitive priority bid right, as authorized by state law (68 P.S. § 2117) and the Philadelphia Code (§§ 16-702, 16-703, 16-705), in support of its mission.

➤ **Purpose of the MOU:**

Establishes a formal, coordinated process that balances:

- The Land Bank's interest in acquiring strategic properties;
- The City's revenue collection goals; and
- The Sheriff's mandate in protecting property owners' and creditors' interests.

➤ **Process Overview:**

The Land Bank will work with the City's Revenue, Finance, and Law Departments, and the Sheriff, to identify target properties and acquire them via the Bid4Assets auction platform, following notice to interested parties.

➤ **Limitations:**

The MOU sets a procedural framework only; it does not authorize specific property acquisitions or payment of delinquent municipal charges. These actions require future Board approval through spending resolutions.

➤ **Execution & Effective Date:**

The Sheriff has signed the MOU. Upon Board approval, it will be reviewed by Ms. Imredy Saah for legal form and executed by Mr. Rodriguez via DocuSign. It will take effect on Monday, March 24, 2025.

➤ **Updated Costs:**

Estimated Sheriff's fees per property are \$630, which is a significant reduction from the Land Bank's previous costs for acquiring properties at Sheriff's sales.

➤ **Next Steps:**

- Staff will meet with servicers (GRB Law and Linebarger Goggan Blair & Sampson) and the City's Revenue Department to review stayed or postponed properties.
- Land Banks intends to exercise its priority bidding rights under the MOU beginning at the June 2025 Sheriff's sales.
- Land Bank Staff will consult with the Finance Committee to prepare and present a resolution for spending authority to the Board.

Mr. Rodriguez reiterated to the Board that the Land Bank has \$5 million escrowed for acquisition - \$3.5 million for regular acquisitions and \$1.5 million for previously identified garden and side yard properties for which the City paid off the U.S. Bank liens. A copy of the fully executed MOU is attached to these minutes as **Exhibit A**.

Chair Wetzel called for questions or comments from the Board.

Mr. Johns asked for clarification regarding the MOU's timeframe.

Mr. Rodriguez explained that the MOU will run for one year, from March 24, 2025, to March 23, 2026, at the end of which renewal will be discussed if there are no issues. He noted that transitioning to a multi-year agreement in the future would require City Council approval, and the current one-year term allows the Land Bank to resume property acquisitions and evaluate the process before seeking longer-term authorization.



Mr. Rodriguez acknowledged Ms. Imredy Saah for her efforts in helping finalize the MOU, noting that the process had been ongoing for some time, and Ms. Imredy Saah's contribution was especially critical to get the completed MOU to the finish line.

Mr. Beauvais and Mr. Jeremiah both commended and congratulated Mr. Rodriguez, Ms. Imredy Saah, and the Land Bank staff for their efforts in finalizing the MOU, emphasizing that it was a major accomplishment which fosters the Land Bank's mission and the administration's vision.

Mr. Goodman asked whether multiple resolutions related to the MOU would be presented in April, including approval of the fully executed MOU and a property list for spending authority. Mr. Rodriguez responded that after the Board approves the MOU and Ms. Imredy Saah reviews it for legal form, he will then sign and execute the MOU. The Land Bank staff will then meet with servicers, the Finance Committee, and the City's Department of Revenue to conduct necessary reviews before bringing a request for spending authority to the Board to the Board, likely to occur in May.

Ms. Imredy Saah explained that property lists for Sheriff's sales are often finalized only 45 days in advance, but the Land Bank will try to provide an estimate of the properties intended for acquisition over the course of the next three to six months. Mr. Rodriguez noted that last-minute adjustments, including postponements days before a sale, are sometimes necessary due to the fluid nature of the process.

Mr. Rodriguez explained that, unlike in previous years when funds had to be requested from the Department of Revenue before the Land Bank could pay the Sheriff for acquired properties, the Land Bank now has \$5 million in escrow, functioning like a line of credit.

Ms. Greenberg asked how many postponed properties remain and whether sufficient funding is available to acquire them. Mr. Rodriguez responded that a full accounting had not yet been completed as the focus was on preventing the loss of properties. He explained that a detailed review of the list and associated costs would be conducted after the MOU is executed.

Mr. Goodman then inquired about the status of former U.S. Bank lien properties. Mr. Rodriguez explained that the City exercised its right of first refusal under the bond issuance and paid off the U.S. Bank liens on those identified garden properties. The Land Bank will now seek to acquire those garden properties through the City's Sheriff's sales. Mr. Rodriguez stated that he was not aware of the current administration's plans for the remaining U.S. Bank lien properties.

Mr. Jeremiah sought confirmation that the Board's vote at this meeting was solely to approve the final MOU, and Mr. Rodriguez responded in the affirmative.

Chair Wetzel asked if any written comments or requests to comment were received from the public.

Ms. Imredy Saah confirmed that written questions were being received from the public attendees. Some of the questions were answered live, while others were answered via the Q&A function on Zoom. All public questions received during the special meeting are attached to these minutes as **Exhibit B**.

The first written question was from Allison Weiss, who asked how properties are determined to meet the Land Bank's mission. Mr. Rodriguez explained that part of the Land Bank's mission is to acquire tax-delinquent properties for productive uses such as affordable housing, open space, side yards, community use, or business expansion, as outlined in its acquisition policy. Properties must be delinquent for over three years and in arrears for at least \$2,000 in property taxes and other municipal

liens. When the Land Bank identifies such a property for acquisition, that property owner can avoid the acquisition by paying the delinquency in full, which has led many to resolve their debts since the Land Bank began this work in 2017.

Ms. Imredy Saah then read a question from Ryan Briggs, who asked why the meeting was held as a special session rather than during a regular board meeting. Mr. Rodriguez responded that the MOU had been under negotiation for some time, and all parties, including the Administration, were eager to finalize it. Ms. Lopez Kriss added that the timing was critical to meet fiscal year deadlines and allow proper notice for the June 2025 Sheriff's sale. Ms. Imredy Saah noted that notice must be given not only to property owners but also to all interested parties, including lienholders of properties the Land Bank has identified as intended for acquisition at Sheriff's sales.

Ms. Imredy Saah read a question from Sterling Scott asking how to access information about property acquisitions. Mr. Rodriguez responded that properties the Land Bank intends to acquire will be presented to the Board for a spending resolution. He encouraged the public to download the Land Bank's acquisition policy from its website to confirm that the Land Bank's targeted properties for acquisition are appropriate under its policy.

Ms. Gonzalez asked whether there is a mechanism for tracking public comments after the MOU is adopted, so they can be considered in future renegotiations or extensions. Mr. Rodriguez responded that the MOU is a legal agreement authorizing the Land Bank to exercise its legislated priority bid authority, and it is not policy-driven in a way that invites ongoing revisions based on public input. However, he noted that public comments made in this format are recorded in the meeting minutes and captured in the video, ensuring they are part of the public record. Ms. Gonzalez emphasized the importance of assuring the public that their input is valued and will be considered when applicable and practical.

Mr. Goodman suggested that once the MOU is finalized, the Land Bank should post or announce how community members can submit requests for the Land Bank to consider acquiring properties – such as threatened community spaces – before upcoming Sheriff sales. Mr. Rodriguez responded that such requests are currently made directly to Land Bank staff or Council offices, and the Land Bank tracks and evaluates them, postponing or staying sales when appropriate.

Mr. Rodriguez read a second question submitted by Mr. Briggs asking whether there were issues with the Sheriff's office preventing the parties from reaching an agreement six months or a year ago. Mr. Rodriguez explained that delays stemmed from both legislative and operational issues, particularly the transition to the new online auction platform. He emphasized that both parties negotiated in good faith and credited the legal teams, including Ms. Imredy Saah and the Sheriff's counsel, for reaching a resolution.

Ms. Lopez Kriss added that based on her understanding of the MOU, it mainly addresses logistical details such as fee structure and processes, which were significantly different from past in-person sales.

In response to a related question posed by a member of the public, Yvonne Haskins, Mr. Rodriguez clarified that any ongoing issues involving the court system and the Sheriff's Office are unrelated to the MOU. He expressed optimism that the new platform and the MOU's terms, such as allowing Land Bank staff to handle deed filings, will streamline acquisitions and improve efficiency going forward.

Ms. Weiss asked how the Land Bank would choose between multiple eligible properties and whether certain neighborhoods would be prioritized. Mr. Rodriguez explained that the Land Bank does not

prioritize neighborhoods; properties are evaluated based on their intended use under the Land Bank's mission and acquisition policy. Selection ultimately depends on eligibility, timing of Sheriff sales, and compliance with notice and procedural requirements, which staff will begin addressing once the MOU is executed. Ms. Imredy Saah added that under the Land Bank's acquisition policy, funds cannot be used to acquire properties with existing U.S. Bank liens.

Pamela Bracey, a member of the public, then asked whether Germantown settlement properties were included in the Land Bank's efforts. Mr. Rodriguez explained that those properties are owned and managed by the Philadelphia Redevelopment Authority (PRA), not the Land Bank, and that PRA is actively exploring reuse options for them. Ms. Bracey expressed concern over the long delay in addressing these properties.

Dawud Bey, a member of the public, asked whether the MOU addresses delays in the Sheriff sale process and if there are ways to expedite property acquisitions to support the City's goal of developing 30,000 homes. Mr. Rodriguez explained that the MOU does not impact the initiation of Sheriff sales, which follow a court-mandated tax foreclosure process that can take seven to twelve months. The Land Bank only becomes involved at the final stage, once a decree and sale date are set. He emphasized the importance of protecting homeowners with tax liens on their homes, noting that in the past, some individuals lost their homes through fraudulent activity at Sheriff sales – not due to actions by the Sheriff's Office, but by others exploiting the process. He stressed the need to give property owners every opportunity to resolve their tax debts before sale. To that end, the Land Bank focuses on long-term vacant properties, not occupied homes, to avoid displacement and promote responsible redevelopment.

Ms. Imredy Saah acknowledged the appreciation expressed for her and Mr. Rodriguez's work on the MOU but emphasized that it would not have been possible without Daniel Cantu-Herzler, the City Law Department attorney representing the Sheriff's Office. She credited him for his significant efforts in drafting and refining the MOU, noting that his contributions greatly expedited the process.

Chair Wetzel then called for a motion regarding approval of the MOU.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Approving the Memorandum of Understanding on Land Bank Priority Bidding Between the City of Philadelphia, by and through the Sheriff, and the Philadelphia Land Bank** (attached to these minutes as Exhibit C).

### **Item III** **Adjournment**

The special meeting was adjourned at 1:43 pm.

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SECRETARY TO THE BOARD

## PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS SPECIAL MEETING  
Saturday, March 22, 2025, at 1:00 PM.

User Name (Original Name)
Max Frankel
Cheryl Oliphant
Franchon Pryor
Winifred Branton
Jacquelyn Sims
Joanne Bourne
Jamir Byrd
Hyacinth Johnson
David Yurky
DANA Ray
Gwen Richardson
Sterling Scott
Ryan Briggs
Aaron Moselle
Yvonne Haskins
Kristin Haskins
Monica Quarrie
Dawud Bey
Salahuddin Muhammad
Kim R
Patricia De Carlo
Allison Weiss
LuAn Gethers
Joseph Duffey
Gail Loney
Danita Bates
Pamela Bracey
Jessie Lawrence
Doris Aldridge
Virgis Anusauskas
Byron Ryan
L C
Jamila Davis
Justin Spivey
Mark Lawson
David Feldman
Mike Tomasetti
Jenelle Lemon
Russell Hicks
Shawn Smalley

Exhibit A

City Agreement No. 25-6422

**Memorandum of Understanding  
on Land Bank Priority Bidding**

**This Memorandum of Understanding** (the “MOU”) is entered into on March 22, 2025 between **The City of Philadelphia** (the “City”), by and through the **Sheriff** (the “Sheriff”), and the **Philadelphia Land Bank** (the “Land Bank”).

**Background**

A. The Land Bank is a public body corporate and politic created under the authority of [68 Pa. C.S. § 2104](#) and the Philadelphia Code (“Code”), [§ 16-702](#). Its mission is to return underutilized property to productive use through a unified, predictable, and transparent process, thereby to assist in revitalizing neighborhoods, creating socially and economically diverse communities, and strengthening the City's tax base. Code [§ 16-703](#).

B. A key means for the Land Bank to acquire and consolidate property for use in its mission is by acquiring properties offered at tax sale auctions initiated by the City, utilizing the Land Bank’s right to exercise a noncompetitive priority bid (“priority bid”) in certain circumstances as authorized by [68 Pa. C.S. § 2117\(d\)](#) and Code [§ 16-705](#).

C. Tax sale auctions ordered by the courts in Philadelphia are conducted by the Sheriff, who is mandated to be a neutral party and, in general, to conduct sales so as to reasonably maximize the proceeds available for distribution to creditors and to the owners whose properties are sold at auction.

D. Applicable law, including [68 Pa. C.S. § 2107](#) and the Philadelphia Home Rule Charter, [§ 8-402](#), authorizes and directs the Land Bank and the Sheriff to enter into appropriate cooperative agreements in the furtherance of their respective purposes. This MOU is such an agreement with respect to matters relating to the



## Exhibit A

Land Bank's exercise of priority bids to acquire properties at Sheriff's sales.

Accordingly, the Land Bank and the City (the "Parties") enter into this MOU, intending to be legally bound:

1. Incorporation of Background. The Background is incorporated as part of the MOU.

2. Term. This MOU shall take effect on March 24, 2025, and shall initially terminate on March 23, 2026. By written amendment, the Parties may add additional terms of up to one (1) year, on the same terms as set forth in this MOU except as otherwise set forth in the amendment. The first additional term, if any, shall end on June 30, 2026. Approximately thirty (30) days before the end of each term, the Parties shall discuss whether to add another term and whether to revise any provisions; and they will promptly memorialize any agreement.

3. Initial Eligibility of Properties for Priority Bidding. The Land Bank shall not exercise a priority bid unless the petitioner is the City (through Law Department or outside counsel), and all interested parties have been served with notice of the Land Bank's right to exercise such a priority bid and the right of an interested party to request open bidding pursuant to [Section 16-705\(3\)\(d\)](#) of the Code.

a. This requirement shall be deemed satisfied if such notice is included in the tax sale petition filed and duly served by the City Law Department or its outside counsel.

b. This requirement shall also be deemed satisfied if the tax sale petition was filed prior to June 12, 2024, and such notice has been sent to all interested parties by first-class mail.

4. Acquisition of Structures. The Land Bank's general practice in exercising its priority bid is to acquire vacant land and, on occasion, a vacant structure, although it reserves the right to exercise its priority bid for an occupied structure. The Land Bank



## Exhibit A

does not wish to divest Philadelphia homeowners and their families and heirs of their interest in their homes and will therefore not knowingly exercise its priority bid to acquire an occupied single-family home which is occupied by the owner of record or said owner's heirs. If the Land Bank intends to exercise its priority bid to acquire an occupied structure other than a single-family home occupied by the owner or the owner's family or heirs, the Land Bank will seek approval by resolution from the Land Bank Board of Directors prior to sending the notice described in Section 5 below. The Land Bank shall also communicate its intent and an explanation for the intended acquisition to the Sheriff prior to the Board meeting at which the resolution will be considered and consult with the Sheriff on the proposed acquisition.

5. Land Bank Notice for Properties Proposed for Priority Bidding. Once the Land Bank is made aware of which properties are listed for sale on a particular date, which is generally forty-five (45) to sixty (60) days before the sale, the Land Bank will send notice of its intent to exercise its priority bid for a particular property to all interested parties, as defined in [Section 16-705\(3\)\(c\)](#) of the Code, by first-class mail postmarked no later than thirty (30) days in advance of the tax sale date.

a. In addition to the information expressly required under [Section 16-705\(3\)\(d\)](#) of the Code (as summarized in Section 3 hereof), each notice will identify the property, the petitioner and its counsel, the expected auction date, and the Bid4Assets website for information on the sale.

b. The notice to the current owner(s) of record will also include statements that the owner(s) at the time of sale may reacquire the property following the Sheriff's tax sale by giving written notice to the Land Bank within sixty (60) days after the date of the tax sale and paying the Land Bank the full amount of its priority bid offered at the sale within sixty (60) days after delivery of the written notice to the Land Bank.



## Exhibit A

6. Certification to Sheriff. At the same time when the Land Bank mails notice to the current owner(s) of record and the other interested parties, the Land Bank will deliver a certification to the Sheriff identifying the known current record owner(s) and other interested parties for each property and certifying that all have been sent the notice required under Section 5 hereof on or before a stated date, which must be at least thirty (30) days prior to the sale. The Sheriff will promptly cause the posting of a notice (the "Notice") on the Bid4Assets website, linked to each property for which the Land Bank has given notice of intent to exercise a priority bid, explaining and setting forth the deadlines for requesting open bidding and reacquiring the property after sale. The Sheriff may also cause the separate listing of properties set for priority bids, noting that they may still be removed from the priority bid list.

7. Changes to Priority Bid List.

a. The Land Bank will give notice to the petitioner and to the Sheriff of any timely request for open bidding or other decision by the Land Bank not to proceed with a priority bid. The Sheriff will promptly postpone the sale and cause the Bid4Assets listing and, if appropriate, the Notice to be updated to reflect and explain the change.

b. If a property is postponed for later priority bid, the Sheriff will post or continue the posting of the property on the website with the new sale date identified by the petitioner, together with the Notice which will again inform interested parties of the pertinent deadlines. The Land Bank will again cause the mailing of the notices under Section 5 hereof and will provide the certification under Section 6 hereof after first checking the database of the City's Department of Records (PhilaDox) for any change in the current owner(s) of record. The Land Bank will engage in additional due diligence to the extent applicable law, including case law, suggests it is required; and will request postponement again if necessary to enable all required notification.



## Exhibit A

c. If the Land Bank determines that the sale of a property for which it intends to exercise its priority bid should be postponed or abandoned for reasons other than a request under Code [Section 16-705\(3\)\(d\)](#), it will notify the petitioner as soon as possible with instructions to modify the listing on the website forthwith. The Land Bank will strive to do so no later than two (2) calendar days prior to the scheduled sale date and will copy the Sheriff on any notification by the Land Bank given two (2) or fewer business days prior to the sale. The Land Bank shall cause the petitioner to notify the Sheriff and Bid4Assets as to whether and when the sale will be postponed and whether new notice to interested parties will be required. Generally, the sale of a property which is removed from the Land Bank's priority bid list due to a timely request for open bidding will be postponed for later tax sale.

### 8. Procedure for Priority-Bid Auctions.

a. Bidding at each Sheriff's sale generally begins at 10:00 a.m. However, if the Sheriff has received notice that the Land Bank intends to exercise any priority bids at the sale, and at least one such sale has not been postponed or delisted, then all such priority-bid properties will be available for exclusive priority bidding by the Land Bank beginning at 9:00 a.m. All priority-bid properties will be open for the Land Bank's bids at the same time. The Land Bank will inform the Sheriff when its priority bids are complete, and the Land Bank will promptly ask the petitioner and the Sheriff to postpone any particular property to another sale if the Land Bank is not able to complete its intended priority bid by 10:00 a.m.

b. Other properties will be open for public bidding beginning at 10:00 a.m. unless Bid4Assets and the Sheriff, each in their sole discretion, believe it may be prudent to extend priority bidding and delay the start of open bidding.

c. The amount of the priority bid shall be the amount set forth in applicable law, which is currently set forth in [68 Pa. C.S. §](#)



## Exhibit A

[2117\(d\)\(4\)\(i\)](#) and described in Section 6.a of the Amended and Restated Memorandum of Understanding Between the Philadelphia Land Bank, The City of Philadelphia, The School District of Philadelphia, and Philadelphia Gas Works to Coordinate the Handling of Tax Delinquent Real Properties, dated September 15, 2018, as it may be amended or replaced from time to time (the "2018 MOU").

d. The Land Bank will furnish instructions to the Sheriff, or cause the petitioner to furnish instructions, for priority-bid properties concerning the effect of the sale on liens of higher priority than real estate taxes and City municipal liens, pursuant to Section 5.c of the 2018 MOU and other applicable law, including any extent to which such liens would survive the tax sale. The Sheriff will cause such instructions to be included on the sale website.

9. Land Bank Payments. As authorized in [68 Pa. C.S. § 2117\(d\)\(ii\)](#), the Land Bank will make full payment to the Sheriff of the amount described in Section 5 of the 2018 MOU, with "Sheriff's costs" as used therein determined under Section 10 below.

### 10. Costs and Fees.

a. For each property sold using a priority bid, the Land Bank will pay the following to the Sheriff pursuant to applicable law, including [Code Section 10-1002\(1\)\(a\)-\(b\)](#), as it may be amended from time to time, subject to the OPA assessed value limitation set forth in Section 5.d of the 2018 MOU:

- i. One hundred fifty dollars (\$150) for receiving and processing writs of execution.
- ii. Three hundred dollars (\$300) for conducting and processing the sale.
- iii. One hundred eighty dollars (\$180) for deed preparation.



## Exhibit A

iv. Any unforeseen costs or fees of the Sheriff that may directly arise as a result of the sale, not to exceed \$500.00 per property, of which the Sheriff has given notice to the Land Bank promptly after learning of such unforeseen charges.

b. The Land Bank will pay the following fees under [Section 10-1002\(1\)\(b\)](#) or other applicable law directly, rather than to the Sheriff:

i. To the Office of Judicial Records (formerly known as the Prothonotary), any fee normally charged to the Sheriff for the acknowledgement of the Sheriff's deed; and

ii. To the Department of Records, any fee for the recording of the Sheriff's deed.

c. In return for the Land Bank's continued prompt payment of all amounts pursuant to Sections 10 and 11 hereof, the Sheriff will waive payment by the Land Bank of the following fees, costs, and other charges:

i. Any deposit or bid processing fee of Bid4Assets, Inc., or successor;

ii. Except as noted above, any other Sheriff's fee or cost under [Section 10-1002\(1\)](#), including the Sheriff's commission ("poundage") and any fees for sending a letter of notice of sale or for staying a sale after advertising;

iii. Any advertising cost; and

iv. Any cost recovery fee (but see Section 10.a.iv).

### 11. Invoice and Payment.

a. The Sheriff will invoice the Land Bank within five (5) business days, stating and itemizing for each property both the priority bid (broken down by lien type), the OPA assessed value of the property, and the amount payable under the MOU (detailing the payments of liens and of costs payable to the Sheriff under Section



## Exhibit A

10 above). The priority bid amount is the amount the prior owner(s) must pay to reacquire the property.

b. Within five (5) business days of receipt of the invoice, the Land Bank will discuss any disputed invoiced payments with the Sheriff and make payment in full of the amount payable under the MOU for any undisputed invoiced payments. The Land Bank shall make payment for properties with disputed payment amounts within five (5) business days after the Parties have agreed on the payment amounts. All payments shall be made via electronic funds transfer ("EFT"). The Land Bank may combine some or all properties in a single EFT but must concurrently itemize the amounts paid for each property.

c. The Land Bank and the Sheriff will notify each other of any known court order or similar directive relating to the exercise of the Land Bank's priority bid, and will discuss an appropriate response.

12. Deed and Recording. The Sheriff will prepare and email a deed for each property within fifteen (15) calendar days after the Land Bank pays the invoice and furnishes the necessary information to the Sheriff. The Land Bank will review each deed, identify any errors and request any needed corrections, and record it at its own expense when it is correct. The Sheriff will also correct or withhold a deed if the court so orders.

13. Reacquisition of Property by Prior Owner. If a prior owner provides timely notice and payment to the Land Bank under [Section 16-705\(3\)\(e\)](#) of the Code, the Land Bank will forthwith forward to the Sheriff the amount of the priority bid, less the amount previously forwarded to the Sheriff pursuant to Section 11.b of the MOU.

14. Delays and Disputes. In the event of an unanticipated delay in performance by either Party, or if a significant dispute arises between them, or if the Parties do not resolve any discrepancy under Section 11.b hereof within the expected five (5)-



**Exhibit A**

day deadline, or if either Party becomes aware of a third-party claim with the potential to threaten priority bidding or Sheriff's procedures generally, then either Party shall promptly give notice of the matter to the other Party and both shall work diligently to resolve the matter promptly.

15. Notice. Notice shall be given via email and hand delivery, addressed as follows or to such other addresses of which the Party has provided notice, citing this MOU:

If to the City:

Sheriff of Philadelphia  
100 S. Broad Street, 5<sup>th</sup> Floor  
Philadelphia PA 19110  
rochelle.bilal@phila.gov

and:

Undersheriff  
100 S. Broad Street, 5<sup>th</sup> Floor  
Philadelphia PA 19110  
tariq.el-shabazz@phila.gov

If to the Land Bank:

Philadelphia Land Bank  
Attn: Executive Director  
1234 Market Street, 16<sup>th</sup> Floor  
Philadelphia PA 19107  
angel.b.rodriguez@phdc.phila.gov

and:

Philadelphia Land Bank  
Attn: Senior Counsel  
1234 Market Street, 16<sup>th</sup> Floor  
Philadelphia PA 19107  
andrea.saah@phdc.phila.gov

16. Nondiscrimination; Fair Practices. In connection with its actions and obligations under this MOU, the Land Bank shall not discriminate or permit discrimination against any individual on any unlawful basis, including but not limited to bases set forth in the [Philadelphia Home Rule Charter](#), the Fair Practices Ordinance ([Chapter 9-1100](#) of the Code), and [Mayor's Executive Order No. 04-86](#), as they may be amended from time to time. Such bases include, but may not be limited to, actual or perceived race, ethnicity, color, sex, sexual orientation, gender identity, religion, national origin, ancestry, age, disability, marital status, source of income, familial status, genetic information; domestic or sexual violence victim status; or Acquired Immune Deficiency Syndrome ("AIDS") status. In the event of any breach of this Section 16, the City may, in addition

**Exhibit A**

to any other rights or remedies available under this MOU, at law, or in equity, suspend or terminate this MOU forthwith.

17. Electronic Signatures. The MOU shall be executed by secure electronic means such as DocuSign.

IN WITNESS WHEREOF, the Parties by their authorized representatives have set forth their signatures below:

Renee Garcia, City Solicitor

Signed by:  
Per: Daniel W. Cantu-Hertyles  
20814DA4D044479  
Senior Attorney

**THE CITY OF PHILADELPHIA**  
**Sheriff of Philadelphia**

Signed by:  
Rochelle Bilal  
E91D46A1C0304CF  
Rochelle Bilal, Sheriff

Signed by:  
Per: Andrea Imredy Saah  
3AC851B10B7A4CC  
Andrea Imredy Saah, Senior Counsel

**LAND BANK OF PHILADELPHIA**

DocuSigned by:  
Angel Rodriguez  
ECCFA28F89CB4EB  
Angel Rodriguez, Executive Director

**Exhibit B**

#	Question	Asker Name	Answer
1	Can the board provide an emailed copy of the MOU to the Inquirer? I'm covering this agreement for the paper. Email: rbriggs@inquirer.com	Ryan Briggs	yes, after the meeting.
2	hello, how is it determined which properties meet the land bank mission. what is the exact mission relating to sheriff sale properties. thank you	a weiss	live answered
3	Also, is there any particular reason this meeting was convened as a special session, versus at an ordinary board meeting?	Ryan Briggs	live answered
4	<u>CCNicetown</u> RCO how do we receive all information about properties acquisition?	Sterling Scott	live answered
5	Finally, what were the issues on the sheriff's side that prevented the board from reaching this agreement say one year ago, or six months ago? How does the MOU address those issues?	Ryan Briggs	live answered
6	Given the Court's admonition of the Sheriff and the delay in Sheriff	yvonne haskins	live answered
7	Sales, what can the Land Bank do to accommodate the interests of the Memorandum.	yvonne haskins	live answered
8	I joined late. Is the MOU available on the website?	Winifred Branton	It is attached to the resolution in the Board package posted on our Board webpage.
9	Is there a list of properties previously acquired at tax sale, pre-2020?	Winifred Branton	I can provide that to you - <u>will</u> have to pull from our database.



## Exhibit C

### RESOLUTION NO. 2025 - 12

#### **RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING ON LAND BANK PRIORITY BIDDING BETWEEN THE CITY OF PHILADELPHIA, BY AND THROUGH THE SHERIFF, AND THE PHILADELPHIA LAND BANK**

**WHEREAS**, the Philadelphia Land Bank, as a means to acquire property for use in its mission, has the right to exercise a noncompetitive priority bid (“priority bid”) in certain circumstances as authorized by 68 Pa. C.S. § 2117(d) and Philadelphia Code § 16-705, and intends to resume its acquisition, by exercise of its priority bid, of certain tax delinquent property which the City of Philadelphia (the “City”) will expose to sheriff sale pursuant to the Municipal Claim and Tax Lien Law (“Tax Sales”) on the Bid4Assets electronic platform currently in use by the Sheriff of Philadelphia (the “Sheriff”);

**WHEREAS**, the City understands the value and benefit of the Land Bank and the special powers granted to it by the General Assembly to acquire and repurpose vacant tax delinquent properties for the benefit of the City and its citizens;

**WHEREAS**, Tax Sale auctions ordered by the courts in Philadelphia are conducted by the Sheriff, who is mandated to be a neutral party and, in general, to conduct Tax Sales so as to reasonably maximize the proceeds available for distribution to creditors and to the owners whose properties are sold at auction;

**WHEREAS**, the Land Bank understands the value and benefit of swift and consistent enforcement of tax delinquencies to maximize revenues for the benefit of the City and Philadelphia School District and their residents and students while respecting the Sheriff’s role in conducting Tax Sales;

**WHEREAS**, the City, by and through the Sheriff, and the Land Bank wish to create a process that respects the Land Bank’s interest in acquiring properties it identifies as furthering its mission, the City’s interest in using Tax Sales as part of its revenue collection process, and the Sheriff’s interest in protecting the interests of owners and creditors;

**WHEREAS**, the City, by and through the Sheriff, and the Land Bank have developed a Memorandum of Understanding, attached to this Resolution as **Exhibit A**, which creates a mutually acceptable process for the Land Bank to identify and acquire tax delinquent properties while making payment to the City, by and through the Sheriff, for certain real property delinquent taxes; and

**WHEREAS**, the Board has considered the Memorandum of Understanding and finds its adoption to be in the best interests of the Land Bank;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that the Executive Director and Senior Counsel:

1. May, under the authority granted by Board Resolution 2017-43 adopted on October 12, 2017, enter into the Memorandum of Understanding, which is attached to this Resolution.



### **Exhibit C**

2. With the advice of counsel, may allow modifications to the attached Memorandum of Understanding which are in the best interests of the Land Bank and which do not materially alter the substantive process now represented in the attached Memorandum of Understanding, provided that the Executive Director or Senior Counsel will notify the Board of all modifications to Memorandum of Understanding at the next Board meeting following the date of such modifications.
3. Shall present at the April 8, 2025 Board Meeting the Memorandum of Understanding as executed by all parties.

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

<b>Adopted by Philadelphia Land Bank Board of Directors on March 22, 2025.</b>
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**MAY 13, 2025 PLB BOARD MEETING**  
**MINUTES FOR APRIL 8, 2025 REGULAR MEETING**

## **PHILADELPHIA LAND BANK**

### **APRIL 8, 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, April 8, 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 10:12 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the meeting agenda and provided an update on the status of the Land Bank's process to start acquiring properties at Sheriff's sales.

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

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

Majeedah Rashid was absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Lily Bernadel, Esq., Cristina Martinez, Mathen Pullukattu, and Brian Romano.

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 March 11, 2025. There were none.

Chair Wetzel then called for a motion to approve the meeting minutes.

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

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

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

Mr. Rodriguez began his report with administratively approved changes to existing projects. Pursuant to Resolution No. 2023-32, the Executive Director of the Land Bank is authorized to 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 to the maximum sales price of a finished home for two previously approved affordable housing projects:

***(1) Fine Print Construction, LLC (2nd District)***

- a. 26 affordable units: Sales price increased from \$250,000 to \$280,000;
- b. AMI remains at 80%; and
- c. Increase is due to building cost increases and additional expenses due to soil conditions.

***(2) Civetta Property Group, LLC (2609–27 Sears Street)***

- a. 12 affordable units: Sales price increased from \$250,000 to \$280,000;
- b. AMI remains at 80%; and
- c. Increase is due to new City regulations, excavation requirements, and cost escalations (about \$63,000 per house).

Next, Mr. Rodriguez reported that two previously approved projects were withdrawn due to inaction of Council: (i) a side yard application in the 3<sup>rd</sup> District at 719 S. 51st Street; and (ii) a 10-unit Turn the Key project by Prime Corporation in the 5th District, which was approved at 100% AMI.

Mr. Rodriguez also announced that the Land Bank launched its long-awaited new website on March 28, 2025: [phillylandbank.org](https://phillylandbank.org). The website was developed in collaboration with the City's Office of Innovation and Technology, the Communications Department, and Land Bank Staff. The site is intended to improve the user experience and promote transparency. Staff continues to meet regularly to address updates, and public feedback is welcomed.

Mr. Rodriguez provided an update on the Land Bank's upcoming resumption of the acquisition of properties at Sheriff's sales through priority bidding as outlined in the Memorandum of Understanding ("MOU") between the Land Bank and the Philadelphia Sheriff's Office. The MOU, which became effective on March 24, 2025, formalizes the Land Bank's use of its priority bid at Sheriff's Tax Sales through the Bid4Assets platform.

The Land Bank expects to begin exercising its priority bid authority at the June 2025 Sheriff's Sales. Land Bank Staff are currently reviewing eligible properties and updating internal acquisition systems. In preparation for acquisitions, the Land Bank has \$5 million in escrowed funds, including \$3.5 million for general acquisitions (approximately 325 properties), and \$1.5 million reserved for garden and side yard properties for which the City of Philadelphia paid off existing U.S. Bank liens.

Finally, Mr. Rodriguez provided the Board with the status of garden dispositions and Turn the Key ("TTK") updates. He reported that the outstanding additional legal issues related to mortgages and notes for garden dispositions have been resolved between the Redevelopment Authority and the Land Bank. Final drafts of the Purchase and Development Agreements (PDAs) have been submitted to

applicants for review and signature. Approximately half of the seventeen pending projects have received PDAs, with closings expected soon.

As for TTK, the program is nearing its 200th settlement. A TTK ribbon-cutting was held on March 28 at 3031 Martha Street, and another is scheduled for April 11 at 2141 N. Franklin Street. According to Mr. Rodriguez, TTK's metrics as of April 8, 2025 are as follows:

- 792 units of affordable housing approved for development; 400 under construction
- 235 completed; 218 sold or under agreement (195 sold; 23 pending)
- 75 sold to City employees
- \$13.6M in mortgages and \$1.9M in grants committed

An open house will be held on April 26, 2025, at Vare Recreation Center from 10:00 a.m. to 2:00 p.m.

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 requested Board approval to transfer Philadelphia Land Bank properties located in the Fifth Council District to the Philadelphia Housing Development Corporation (PHDC) for use in the PHDC Minority Developer Program (MDP) for the development of affordable housing. The properties, approved for conveyance in coordination with the 5<sup>th</sup> Council District, are as follows: 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. 16<sup>th</sup> Street, 845 N. 16th Street, and 851 N. 16th Street.

Mr. Rodriguez reported that the conveyance of these properties by PHDC will be subject to a right of reverter in favor of PHDC, require purchase and development agreements with recourse provisions, and require an Economic Opportunity Plan (EOP) for each development.

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

Chair Wetzel then asked Ms. Imredy Saah whether there were any written comments or requests to comment received from the public. Ms. Imredy Saah confirmed there were none.

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

Ms. Gonzalez moved to approve the interagency transfer to PHDC. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1437, 1438, 1539, 1544, 1546, 1610 and 1613 Ogden Street; 863 N. 15th Street; 863 N. 15<sup>th</sup> Street; 841, 845 and 851 N. 16th Street to Philadelphia Housing Development Corporation** (attached to these minutes as **Exhibit C**).

#### **IV.B.1 Amendment to Approved Disposition**

Senior Development Specialist Mathen Pullukattu requested Board approval to amend 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 in the 8<sup>th</sup> Council District 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.

Ms. Gonzalez pointed to a necessary correction to the addresses listed in the agenda, noting it should reflect 423-27 and 429 East Ashmead Street, as listed in the resolution originally approving the project and in the resolution to amend.

Chair Wetzel called for questions from the Board.

The Board asked for clarification regarding acquisition price changes, noting that the Executive Director's report reflected an increase from \$250,000 to \$280,000 for other projects that were not requesting Board approval for the change to the sale price.

Mr. Rodriguez confirmed that while acquisition prices have changed in other projects which he is able to approve administratively, the AMI levels in those projects have remained the same as they were when approved. Chair Wetzel remarked that in this case, there is a request to change the AMI from 80% to 100%.

Mr. Rodriguez explained that in the 2nd District, maintaining affordability at 80% AMI is challenging due to tight financial margins, despite support from banks that help lower costs for buyers to as low as 59–60% AMI. He reported that any decision to keep it at that level involves negotiations with the Council office, as the Turn the Key legislation limits homeownership costs to 30% of income. However, in the 8th District, there was no opposition to increasing the AMI to 100%, which aligns with other Turn the Key projects and broadens opportunities for developers, lenders, and potential homebuyers.

No written comments were received prior to the Board meeting.

Chair Wetzel noted that no one from the public signed up to speak on this agenda item.

Ms. Imredy Saah asked the Board to approve an amendment to correct the property addresses in the Resolution to 423-27 and 429 Ashmead Street.

A motion was made by Mr. Johns. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the corrections of property addresses in the Resolution.

Chair Wetzel called for a motion regarding the amendment to the project.

Mr. Beauvais moved to approve the amendment to the project. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution No. 2024-21 to Revise the 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. 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** (attached to these minutes as **Exhibit D**).

#### **IV.B.2 Amendment to Approved Disposition**

Next, Mr. Pullukattu requested Board approval to amend 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 to increased compliance costs related to the recent implementation of new City regulations.

Ms. Imredy Saah reported that no questions or public comments were received.

Chair Wetzel noted no one from the public had signed up to speak, and seeing no public comments, called for a motion.

Mr. Beauvais moved to approve the amendment to the project. Mr. Jeremiah seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution No. 2024-48 to Revise the Unit Sales Price and Maximum Income Eligibility Level for Homeownership Units Constructed on 1520-40 West Venango Street and 1600-20 West Venango Street** (attached to these minutes as **Exhibit E**).

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

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

Project Manager Brian Romano asked the Board to authorize the disposition of five (5) properties—100 Emily Street, 2315 South Marshall Street, 518 Pierce Street, 2549 South 3rd Street, and 2117 South 6th Street—to BVG S Philadelphia AH, LLC to develop 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.

Mr. Romano explained that 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.

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

Ms. Imredy Saah stated that there were no written comments received prior to the meeting.

Chair Wetzel noted that Justin Veasey signed up to speak and asked him to come forward. Mr. Veasey, the developer, thanked the Board for the opportunity to present the project, noting it is part of a larger development effort in District 1 that involved coordination with three different RCOs, all of which expressed support. He highlighted his long-standing involvement with the Turn the Key program, stating his team has developed 41 units to date, with all affordable units sold or under contract, and two remaining market-rate units nearing completion.

Mr. Romano added that Mr. Veasey was among the first developers to participate in Turn the Key.

Jeremy Blatstein noted that there was a discrepancy with one of the addresses in the title of the resolution but not the body of the resolution. Ms. Imredy Saah proposed correcting the typo directly since the information is correct in the body of the resolution, suggesting that a formal amendment to the resolution was not necessary.

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 100 Emily Street, 2315 South Marshall Street, 518 Pierce Street, 2549 South 3rd Street, and 2117 South 6th Street to BVG S Philadelphia AH, LLC** (attached to these minutes as **Exhibit F**).

#### **V.B.1 Development – Affordable Rental Housing (unsolicited)**

Next, Mr. Romano asked the Board to authorize the disposition of 1610 South 56th Street to DMCV, LLC for the renovation of a 2-unit duplex in the 3rd Councilmanic District. Each unit will have two (2) bedrooms, one (1) bathroom, and approximately 1,050 square feet, and will be rented to households at or below 80% AMI for a maximum rent of \$2,066/ month under a 30-year restrictive covenant. The project was unsolicited, reviewed under standard disposition policy, and includes an Economic Opportunity Plan (EOP). A virtual RCO meeting was held with three attendees.

Chair Wetzel called for questions from the Board.

Mr. Johns requested an amendment to the resolution for 1610 South 56th Street, stating the submitted floor plans do not match the building's shape and fail to meet code requirements: specifically, the bedrooms lack windows, which he stated is illegal. He noted the discrepancies between the site plan and the floor plans.

Chair Wetzel questioned code compliance, and upon confirming the developer was present, asked her to come forward to address the issue. Danielle M. Carson-Varns, the developer and owner of DMCV, LLC stepped up to the podium to address the Board's questions and concerns.

Mr. Johns raised concerns that the submitted floor plans for the duplex do not match the site plan and appear to lack windows in the bedrooms, which would violate the building code. Ms. Carson-Varns explained that the plans were submitted as simplified schematics upon request and reflect the layout of an existing structure after undergoing renovation—not new construction. She noted that full



architectural plans were not submitted because the property has not yet been acquired and emphasized that the plans and set-up reflect the current interior configuration of the duplex.

Mr. Romano reiterated that this is a rehab project, and pictures of the interior were limited due to safety concerns in the building. Mr. Johns acknowledged the explanation but reiterated the need for more accurate plans to ensure compliance.

In response to Chair Wetzel's inquiry regarding the overall disposition process leading up to closing, Mr. Rodriguez clarified that the current plans submitted are preliminary renderings used only for Board consideration. He stated that final, code-compliant plans, reviewed and approved by L&I, will be required before closing and attached to the development contract.

Mr. Johns' concerns about windowless bedrooms and inconsistencies were acknowledged and noted for the record. Based on this understanding, Chair Wetzel called for a motion.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1610 South 56th Street to DMCV, LLC** (attached to these minutes as **Exhibit G**). Chair Wetzel thanked the developer for contributing to needed housing development

#### **V.B.2. Development – Affordable Rental Housing (unsolicited)**

Prior to the next disposition item, Ms. Imredy Saah informed the Board and the public that Board member Michael Johns had recused himself due to a conflict of interest. She read his formal recusal letter, disclosing that his firm, Mdesigns + MWJ Consulting, LLC, is the architect for the Cathedral Park Homes LP project under consideration. In accordance with the Land Bank's conflict policy, Mr. Johns confirmed he would abstain from all participation, discussions, and votes related to the matter and would remove himself from the meeting during its consideration. The letter is attached to these minutes as **Exhibit H**.

Mr. Romano requested Board approval for the disposition of multiple parcels on West Girard Avenue to Cathedral Park Homes LP for the development of forty (40) Low Income Housing Tax Credit ("LIHTC") rental units to be leased to households earning between 20-50% AMI in the Fourth (4th) Council District. The units will be contained in three buildings:

- **Building 1 - 4979-4991½ W. Girard Avenue (three-story building, 20 units):**
  - 13 one-bedroom/1-bathroom units;
  - 2 two-bedroom/1-bathroom units;
  - 5 three-bedroom/1.5-bathroom units;
  - 8 of the units are ADA compliant for tenants with physical challenges;
  - 2 units are adapted for tenants with hearing and vision challenges
  - **Amenities:**
    - Ground floor: lobby, meeting room, and a manager's office.
    - Second floor: laundry room and a computer lab.
- **Building 2 - 4967-4973 W. Girard Avenue (three-story quadplex, 8 units):**
  - 4 two-bedroom/1-bathroom units; and
  - 4 three-bedroom/1.5 bathroom units.

- **Building 3** - 4947-4957 W. Girard Avenue (three-story quadplex, 12 units):
  - 6 two-bedroom/1-bathroom units; and
  - 6 three-bedroom/1.5-bathroom units.

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

Mr. Rodriguez informed the Board that the Cathedral Park Homes project has already secured tax credits and City support through supplemental gap financing and that community engagement included multiple meetings.

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

Chair Wetzel then asked Ms. Imredy Saah if any written public comments were received. Ms. Imredy Saah responded in the affirmative, stating that several written public comments were submitted, and proceeded to reach each letter into the record. The first letter read was from Mark Frog Harris, President of the Cathedral Park Community Development Corporation and Association (CPCDC&A). The second written comment was sent on behalf of Gaudenzia by Alexandra Moorhead, Director of Development at Stone Sherick Consulting. The third comment was from Nasha Bunch, who owns a neighboring property near the project site. All letters are attached to these minutes as **Exhibit I**.

Chair Wetzel noted that two members of the public had signed up to comment on this disposition item.

First, Mr. Harris, representing Friends of Cathedral Park Community Association, strongly opposed the Cathedral Park Homes project. He criticized the lack of proper community notice, the confusing and inaccessible meeting location, and the misleading inclusion of RCO names on flyers without consent. He stated that residents were led to believe the project was abandoned and were disturbed by its sudden revival. Mr. Harris accused Gaudenzia of misrepresenting the project's purpose, raising concerns it may be tied to drug rehab services. He reaffirmed the community's long-standing support for affordable homeownership—not rental housing—and urged the Board to reject the proposal and related land transfers.

Chair Wetzel called for questions from the Board.

Mr. Jeremiah questioned whether a community meeting took place before the project received City funding, as required by the City's funding process. Mr. Rodriguez confirmed that a meeting was required, and opposition was voiced, but noted the City did not share the outcomes of those meetings with the community. He acknowledged that, based on the process, the City likely believed sufficient community engagement had occurred to support the award of the gap financing.

Chair Wetzel invited the next person who signed up to speak on this matter, Alley Moorhead, to come forward and speak.

Alley Moorhead, project manager for Gaudenzia development project through Stone Sherick Consulting, addressed the Land Bank Board to clarify community engagement efforts for the proposed affordable housing project. She stated that Gaudenzia held all required community meetings, including one at the White Horse Tavern as requested by the community and another last week to meet the Land Bank Board requirements. Due to opposition over the timing and location of prior meetings, Gaudenzia agreed to host an additional meeting at the community's preferred time—last night at 6:45 p.m.—which 15 people attended.

Ms. Moorhead emphasized that the project is *not* a drug and alcohol rehab center but rather permanent affordable housing open to anyone in the community, not limited to Gaudenzia's clients. She noted that there was confusion due to Gaudenzia's background, but zoning and funding are for housing. A list of community concerns was agreed upon and signed by Gaudenzia, addressing issues like security, cameras, ongoing communication, and use of meeting space by local groups.

Mr. Jeremiah asked whether the previous speaker had attended recent meetings and agreed with the list of community concerns mentioned by Ms. Moorhead.

Ms. Moorhead confirmed Mr. Harris' attendance at all meetings and explained that the list was discussed at the most recent meeting and would be shared for approval. Ms. Moorhead emphasized that Gaudenzia aims to build affordable housing for the neighborhood, clarified that anyone from the community can apply, and stated that the project targets 50% AMI housing based on market analysis and local income levels.

Mr. Jeremiah asked for the Gaudenzia representative present to address concerns raised by Mr. Harris, who referred to the proposed project as "housing for druggies."

David Slinger, Gaudenzia's head of real estate, clarified that while Gaudenzia is known for substance abuse treatment, the proposed development is not a treatment facility but permanent low-income housing. He noted that Gaudenzia has operated several LIHTC and non-LIHTC affordable housing properties, with minimal placement of former clients—only four out of thirty tenants in a nearby project came through Gaudenzia. He stressed that any income-eligible applicant from the community can apply, and there will be no treatment, therapy, or counseling onsite. Mr. Slinger added that Gaudenzia has committed to notifying the community when applications open and will offer help completing them.

Ms. Moorhead reported that the closing date is targeted for July 18 (extendable to July 31) due to LIHTC deadlines. Mr. Slinger noted that the land must close at the time of financing, requiring fast-tracking post-Board and Council approvals.

Chair Wetzel affirmed that LIHTC financing only permits residential use—not treatment or medical facilities—and prohibits discrimination based on treatment history. Mr. Slinger confirmed that all eligible applicants are welcome and added that LIHTC tax credits must be used as approved and cannot be re-allocated.

Chair Wetzel invited the last speaker who signed up to speak to come forward and address the Board.

Melinda Madison, a lifelong resident of the neighborhood, voiced strong opposition to the proposed 40-unit apartment development by Gaudenzia. She expressed frustration over confusion about the meeting location, which made it difficult for some community members to attend. Ms. Madison emphasized concerns about increased traffic, the proximity to schools, and the negative impact she believes the apartments would have on the historic, homeowner-dense area. While she supports housing for those in need, Ms. Madison believes the site should be used for single-family homes with porches and yards—not apartments. She fears that the development will lead to overcrowding, increased violence, poor property upkeep, and a decline in neighborhood quality. Ms. Madison concluded by stating that attendees at the community meeting were also against the project and preferred homeownership-focused development.

After thanking Ms. Madison for her comments, Chair Wetzel concluded the public comment period and called for a motion.

Mr. Jeremiah moved for approval of the disposition. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 4947-49, 4951, 4953, 4955, 4957, 4967, 4969-73, 4979, 4981, 4983, 4985, 4987, 4989, 4989½, 4991, 4991½ W. Girard Avenue to Cathedral Park Homes, LP** (attached to these minutes as **Exhibit J**).

### **V.B.3. Development – Affordable Rental Housing (unsolicited)**

Mr. Romano requested Board approval for the disposition of several properties—1412, 1416, 1421, 1429, and 1435 North 17th Street—to Pathways Housing Wellness Corporation for the development of 40 LIHTC rental units for households earning between 20–50% of AMI in Philadelphia’s 5th Council District.

#### **Building A:**

- Three-story structure
- 19 residential units: 1-bedroom and 1- & 2-bedroom ADA-compliant units
- Ground floor includes a management office, community room, kitchen, and ADA-compliant bathrooms
- 

#### **Building B:**

- Three-story structure
- 21 residential units: 1-bedroom and 1- & 2-bedroom ADA-compliant units
- Ground floor includes a lobby and patio
- 

#### **Additional Project Features:**

- Surface parking lot with 12 spaces
- Each building will have an elevator
- Tenants will have full access to Pathways to Housing PA’s services:
  - Case management
  - Medical clinics
  - Employment readiness programs

Mr. Romano stated that the application was unsolicited and qualifies under the disposition policy, and an Economic Opportunity Plan (EOP) will apply to the project.

Chair Wetzel confirmed that there would be on-site office space, which Mr. Rodriguez affirmed. Mr. Romano clarified that the project is mixed-use, not mixed income, and includes office and community space, which is now a standard requirement for LIHTC projects.

Chair Wetzel called for comments from the Board.

Mr. Jeremiah noted the positive involvement of two healthcare providers contributing to the capital stack, highlighting the connection between housing and health outcomes.

Ms. Imredy Saah confirmed that no public comments were submitted prior to the meeting. With no speakers signed up for public comment, Chair Wetzel proceeded to call for a motion.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1412, 1416, 1421, 1429, and 1435 North 17th Street to Pathways Housing Wellness Corporation** (attached to these minutes as **Exhibit K**).

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

Chair Wetzel then moved on to the old and new business portion of the meeting and noted that one person had signed up to speak, Jeremy Blatstein.

Mr. Blatstein addressed the Board to raise concerns about project approval requirements. He referenced a recently withdrawn project in the 5th Council District involving 10 homes, noting that real money had already been spent on it. Mr. Blatstein questioned whether developers are required to submit fully approved plans from L&I or just schematics.

Mr. Rodriguez clarified that only schematic plans are required.

Mr. Blatstein urged the Board to clearly distinguish between what is formally required versus what is ideally preferred, especially as developers—many of whom are minorities participating in the Turn the Key program—are investing significant resources without guarantees of project approval. He suggested that clearer standards or a pre-approval process, potentially under Mayor Parker’s initiative, could help address the issue.

Chair Wetzel thanked Mr. Blatstein for his comments and invited any final comments regarding old and new business. There were none.

#### **Item VII** **Adjournment**

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:26 a.m.

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SECRETARY TO THE BOARD

## PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING  
Tuesday, April 8, 2025, at 10:00 AM.

User Name
Justin Veasey
Mark Frog Harris
Alley Moorhead
Jeremy Blatstein
Melinda Madison
Antonio Cerqueira
Anthony Fullard
Phyllis Millhouse
Danielle Carson-Varns
Kim Caruth
David Slinger
Taylor De La Pena
Jacquelyn Sims
Peter Barnard
Mike Tomasetti
Brennan Tomasetti
Thomas Holloman
David Langlieb

**Exhibit A**

Board of Directors Monthly Meeting  
04/08/2025

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PHILADELPHIA LAND BANK

MEETING

BOARD OF DIRECTORS' MONTHLY MEETING

Tuesday, April 8, 2025

9:30 a.m.

Reported by: Ayanna Bethea Thorpe

Job No.: 49757

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

## Exhibit A

Board of Directors Monthly Meeting  
04/08/2025

Page 2	Page 3
<p>ATTENDANCE</p> <p>HERBERT WETZEL, CHAIR</p> <p>DARWIN BEAUVAIS, BOARD MEMBER</p> <p>CORNELIUS BROWN, BOARD MEMBER</p> <p>NICHOLAS DEMA, BOARD MEMBER</p> <p>MARIA GONZALES, BOARD MEMBER</p> <p>ANDREW GOODMAN, BOARD MEMBER</p> <p>JENNY GREENBERG, BOARD MEMBER</p> <p>KELVIN JEREMIAH, BOARD MEMBER</p> <p>MICHAEL JOHNS, BOARD MEMBER</p> <p>REBECCA LOPEZ KRIS, BOARD MEMBER</p> <p>ANDREA IMREDY SAAH, ESQ, STAFF</p> <p>ANGEL RODRIGUEZ, EXEC. DIRECTOR</p> <p>MATHEN PULLUKATTU, STAFF</p> <p>BRIAN ROMANO, STAFF</p> <p>LILY BERNADEL, ESQ, STAFF</p> <p>CRISTINA MARTINEZ, STAFF</p>	<p>PROCEEDINGS</p> <p>(10:12 a.m.)</p> <p>CHAIR WETZEL: Good morning. Welcome to the April meeting of the Board of directors of the Philadelphia Land Bank. We do a roll call?</p> <p>MS. SAAH: First, I'll make an announcement. Good morning, everyone. Prior to today's public session, the Board held an executive session at which our executive director, Mr. Angel Rodriguez, reviewed the meeting agenda and provided an update on the status of the process for the Land Bank to start acquiring sheriff's sales. That's it. So now I'll call the roll. Herb Wetzel?</p> <p>CHAIR WETZEL: Here.</p> <p>MS. IMREDY SAAH: Nick Dema?</p> <p>MR. DEMA: Here.</p> <p>MS. IMREDY SAAH: Maria Gonzalez?</p> <p>MS. GONZALEZ: Here.</p> <p>MS. IMREDY SAAH: Andrew Goodman?</p> <p>MR. GOODMAN: Here.</p> <p>MS. IMREDY SAAH: Jenny Greenberg?</p> <p>MS. GREENBERG: Here.</p> <p>MS. IMREDY SAAH: Kelvin Jeremiah?</p> <p>MR. JEREMIAH: Present.</p> <p>MS. IMREDY SAAH: Michael Johns?</p>
Page 4	Page 5
<p>MR. JOHNS: Present.</p> <p>MS. IMREDY SAAH: Rebecca Lopez Kris?</p> <p>MS. KRIS: I'm here.</p> <p>MS. IMREDY SAAH: Let's see. Darwin Beauvais?</p> <p>MR. BEAUVAIS: Here.</p> <p>MS. IMREDY SAAH: Cornelius Brown?</p> <p>MR. BROWN: Here.</p> <p>MS. IMREDY SAAH: Majeedah Rashid is absent. We have a quorum and may proceed.</p> <p>CHAIR WETZEL: Andrea, would you go over the rules of public comment, please?</p> <p>MS. IMREDY SAAH: Yes. So we ask, if you wish to give public comment on any agenda item, that you please sign up on the sign-up sheets and then we will call you in the order that is on that sheet. We ask that you limit your comments to two minutes per agenda item. We'll assist the chair in limiting comments if they go over by a lot.</p> <p>And we ask, lastly, importantly, that there be no personal attacks or hate speech against anyone, including applicants, staff members, Board members, attendees, or other members of the public. The draft minutes of the Board meeting will be made publicly available in each month's Board package. And then once they are approved, they are posted on our web</p>	<p>page. And all comments that were previously received will also be appended to the minutes.</p> <p>CHAIR WETZEL: Thank you, Andrea. The minutes of our March 11th meeting were distributed. May I have a motion to adopt the minutes?</p> <p>MR. BEAUVAIS: So moved.</p> <p>MR. JOHNS: Second.</p> <p>CHAIR WETZEL: The motion has been properly made and seconded. All in favor say aye.</p> <p>(Chorus of ayes.)</p> <p>CHAIR WETZEL: All against, nay. The ayes have it. Executive director's report, please.</p> <p>MR. RODRIGUEZ: Good morning, Mr. Chair, Board members, and public. Today I have several things to report out to the Board. Firstly, approved changes to approved projects. Pursuant to resolution number 2023-32 allowance, the executive director of the Land Bank is authorized, from time to time on behalf of the Land Bank to approve an increase in maximum sales price of affordable home ownership units constructed by a developer as part of a Board-approved disposition. I have approved the increase of the maximum sales price for an unsolicited application for affordable home ownership in the 2nd Councilmanic District for Fine Print Construction, LLC. The Board</p>

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## **Exhibit A**

### **Board of Directors Monthly Meeting 04/08/2025**

<p style="text-align: right;">Page 6</p> <p>1 approved this project in September of 2023. Council 2 approved the project in October of 2023. The Board 3 approved this position for the development of 26 4 affordable homeownership units at 80 percent of AMI 5 with a maximum sales price of \$250,000. 6 I'm not going to go through the addresses, 7 but the approved change was for an increase in the 8 matching sales price for the 26 units from \$250,000 to 9 \$280,000. The AMI of the Board-approved disposition 10 remains at 80 percent AMI. The reason for the 11 approval is due to increased building supply costs and 12 challenging soil conditions in the Point Breeze area 13 resulting in higher expenses related to the foundation 14 from the time of submission of the Board/Council 15 approval and receipt of permits for the project to the 16 current day. 17 As a result, the homes cost more to build 18 than originally estimated. Questions? None. Next, 19 we had a request for -- we had made amendment to the 20 RFP, request for proposal, in Grays Ferry for Sears 21 Street for affordable housing in the 2nd Councilmanic 22 District to Civetta Property Group, LLC. The Land 23 Bank approved the disposition in September of '23. 24 Council approved it in October of '23. 25 The Board-approved disposition was for the</p>	<p style="text-align: right;">Page 7</p> <p>1 development of 12 affordable homeownership units at 80 2 percent AMI with a maximum sales price of \$250,000. 3 This was located at 2609-27 Sears Street, which 4 included 1308-14 South 26th Street. The approved 5 change is for an increase in maximum sales price for 6 12 units from \$250,000 to \$280,000. The AMI of the 7 Board-approved disposition remains at 80 percent of 8 AMI. The reason for the approval is due to new City 9 regulations and increased building supply costs. 10 As a result, the homes will cost more to 11 build than was originally estimated due to the impact of 12 City regulatory changes. The new R3 regulations 13 impact all new construction. Regulations strictly 14 prohibit benching. All excavations are to be sloped 15 based on OSHA soil designation, which is usually Type C, 16 requiring a 1-1/2 to 1 slope or pile-supported 17 excavations. The approximate additional cost is 18 \$16,000 per house. I delineate all the expenses 19 below. 20 Then you have material and labor escalation 21 costs. So the proposal, submission material, and labor 22 escalation indicates the home proposed cannot be 23 considered constructed for a sales price of \$250,000 24 without impacting profitability and sustainability of 25 the business. Approximate additional cost of \$63,000</p>
<p style="text-align: right;">Page 8</p> <p>1 per house. Using Sears Street as an example for bid 2 numbers, the following items have gone up: 3 Insulation, drywall, and framing have gone up by five 4 percent. 5 Foundations have gone up by 9 percent and 6 fire protection and electrical have gone up by 15 7 percent. This is something that we are closely 8 watching, especially with tariffs, what that is doing 9 to building supplies. We are also concerned about the 10 timing of the unfortunate disaster in California. 11 When LA County decides to rebuild, there will be a 12 shortage in building supplies and I think this is 13 going to be a recurring issue. Any questions? If 14 there are none, I'll move forward. 15 I have to notify the Board of two withdrawal 16 of application approvals. The approval of the 17 following projects have been withdrawn because the 18 transmitted Council resolution was not introduced. 19 The first is an unsolicited side yard application in 20 the 3rd Councilmanic District for 719 South 51st 21 Street. It was transmitted to the Council on January 22 29th, 2025 but not introduced. 23 And then we have an unsolicited application 24 from Prime Corporation of New Jersey, Incorporated in 25 the 5th Councilmanic District, which is for 10 single-</p>	<p style="text-align: right;">Page 9</p> <p>1 family homes at 100 percent AMI, which was Turn the 2 Key eligible. The Council resolution was transmitted on 3 January '23 but not introduced. 4 Next I'd like to announce to the Board and to the public 5 our new website, which is phillylandbank.org. 6 So on March 28th, the new Philadelphia Land Bank 7 website went live. 8 This was a collaborative effort between Land 9 Bank staff, in particular Todd Hestand, who's our 10 Senior Development Specialist, the Communications 11 Department and Philadelphia OIT. This working group 12 still meets regularly to address any issues and 13 revisions at least four to five times a week. The 14 only reason why I'm laughing is I never -- these guys 15 are really working hard and I really appreciate the 16 work they have done. We welcome any feedback from the 17 public and also from Board members. 18 And our hope is that this website will 19 address or has addressed many of the concerns the 20 public had about how the user experience, how, the 21 user, experienced website while it was on the PHDC 22 website. Next we have Sheriff Sales. On March 22nd, 23 the Board approved the Memorandum of Understanding 24 between the Philadelphia Sheriff's Office and the 25 Philadelphia Land Bank. This agreement was executed</p>

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## **Exhibit A**

### **Board of Directors Monthly Meeting 04/08/2025**

<p style="text-align: right;">Page 10</p> <p>1 and went into effect March 24th.</p> <p>2 The MOU creates a unified and systematic</p> <p>3 approach for the Land Bank to exercise its priority</p> <p>4 bid and Sheriff's Tax Sales on Bid4Assets platform.</p> <p>5 The MOU does not authorize acquisition of any specific</p> <p>6 property or properties or payment of any delinquent</p> <p>7 municipal charges. That are authorization which will</p> <p>8 come at a later date and be presented to the Board in</p> <p>9 terms of the Spending Authority, in which case we will</p> <p>10 outline in detail the properties to be acquired and</p> <p>11 the amount needed.</p> <p>12 The Sheriff's fee negotiated as part of</p> <p>13 this MOU that will be \$630 per property. It is lower</p> <p>14 than the previous \$1,200 to \$1,300 per property. In</p> <p>15 my report I break down the cost. Timing, upon</p> <p>16 execution the Land Bank staff are working on</p> <p>17 setting up meetings with servicers to review the</p> <p>18 properties that have been postponed or stayed. We</p> <p>19 expect to use our priority bid at the June Sheriff's</p> <p>20 sales. With that we will also be meeting with the</p> <p>21 the finance committee to review what we found.</p> <p>22 We've also updated our LAMS system, which is a</p> <p>23 land acquisition management system, so that we'll have</p> <p>24 firm numbers as to what we'll need to acquire. We</p> <p>25 will be presenting to the Board the results of that,</p>	<p style="text-align: right;">Page 11</p> <p>1 what we found and obtain spending approval.</p> <p>2 Currently, the Land Bank has \$5 million total escrowed</p> <p>3 for acquisition.</p> <p>4 The breakdown is \$3.5 million for regular</p> <p>5 acquisitions. I will tell you that pretty much gets</p> <p>6 us 325 properties. And then we have \$1.5 million set</p> <p>7 aside in escrow for US Bank garden properties for which</p> <p>8 the City has already acquired back the US Bank liens.</p> <p>9 Any questions?</p> <p>10 MR. DEMA: Just quickly. So the May Board</p> <p>11 meeting, I guess, will be the first resolution for</p> <p>12 acquisition?</p> <p>13 MS. IMREDY SAAH: Yes.</p> <p>14 CHAIR WETZEL: Correct.</p> <p>15 MR. RODRIGUEZ: Garden Dispositions. The</p> <p>16 outstanding issues regarding mortgages and notes have</p> <p>17 been finalized by the Redevelopment of Authority and</p> <p>18 the Land Bank. Land Bank legal staff and senior</p> <p>19 development specialists have issued final drafts of</p> <p>20 purchase development agreements, which include</p> <p>21 mortgages and notes, to applicants for review and</p> <p>22 signature and then to settlement. We had about 17</p> <p>23 projects that were waiting. We have issued the PDAs</p> <p>24 to about 50 percent of that group and we're hoping to</p> <p>25 close on a number of them soon.</p>
<p style="text-align: right;">Page 12</p> <p>1 MS. IMREDY SAAH: Actually, almost all of them.</p> <p>2 MR. RODRIGUEZ: So Turn the Key Update as of</p> <p>3 April 8th. Turn the Key is fast approaching its 200th</p> <p>4 settlement. We are coordinating with the</p> <p>5 Administration Council and PHDC about organizing a</p> <p>6 celebration for that. I believe it was just last year</p> <p>7 that we had our 100th home.</p> <p>8 So we are moving pretty fast. We had a</p> <p>9 ribbon-cutting on March 28th at 3031 Martha street for</p> <p>10 Riverwards Group. It was well attended. The event 11</p> <p>11 went very well and I thank Chair Herbert Wetzel and 12</p> <p>12 Board member Cornelius Brown for attending. We do 13</p> <p>13 have two upcoming ribbon-cuttings.</p> <p>14 MS. IMREDY SAAH: One.</p> <p>15 MR. RODRIGUEZ: One -- sorry -- April 11th at</p> <p>16 2141 North Franklin Street. That will be at a Civetta</p> <p>17 home. Updated numbers for you on Turn the Key, we</p> <p>18 have 792 units of affordable housing approved for</p> <p>19 development. 400 are under construction. 235 homes</p> <p>20 have been completed. 218 homes have been sold or</p> <p>21 under agreement. 195 have been sold, 23 are under</p> <p>22 agreement. 75 of those homes have been sold to City</p> <p>23 of Philadelphia employees.</p> <p>24 To date, we haven't -- we have committed</p> <p>25 \$13.6 million in Turn the Key mortgages and \$1.9</p>	<p style="text-align: right;">Page 13</p> <p>1 million to Philly First Home Grants. I will state</p> <p>2 that just -- in the package, we do have a Turn the Key/</p> <p>3 PHDC pen House for April 26th, 2025 from 10:00 a.m. to</p> <p>4 2:00 p.m. at the Vane Recreation Center. That's at</p> <p>5 2601 Moore Street.</p> <p>6 These are very well attended. I do suggest</p> <p>7 the public or any Board members please come out and</p> <p>8 have a chance to see that. And for everybody's</p> <p>9 review, I have attached several spreadsheets on our</p> <p>10 aggregate sales settlements and where we're at</p> <p>11 specifically with projects on Turn the Key.</p> <p>12 CHAIR WETZEL: Just a quick question on the Open</p> <p>13 House.</p> <p>14 MR. RODRIGUEZ: Sure.</p> <p>15 CHAIR WETZEL: Is that a property that people can</p> <p>16 go in and look or is this an information session?</p> <p>17 MR. RODRIGUEZ: It's basically a fair in the</p> <p>18 Recreation Center. You'll be able to meet with</p> <p>19 developers, banks, home depots, sponsors. So you'll</p> <p>20 get a free bucket for tools, if anything else. It's</p> <p>21 really a good event.</p> <p>22 CHAIR WETZEL: Now I got to know, is Shaquille</p> <p>23 O'Neal going to be part of this?</p> <p>24 MR. RODRIGUEZ: No.</p> <p>25 CHAIR WETZEL: Because he's doing a great job on</p>

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## Exhibit A

### Board of Directors Monthly Meeting 04/08/2025

<p style="text-align: right;">Page 14</p> <p>1 them, March Madness for Home Depot. I love the one 2 about the fans. Can't be without the fans. Very 3 clever. Any questions about the Executive Director's 4 report? Seeing none, let's proceed. 5 MR. RODRIGUEZ: For administrative matters, we 6 have the first one, an interagency Transfer. Today we 7 asking the Board to approve the conveyance of 8 Philadelphia Land Bank properties to the Philadelphia 9 Housing Development Corporation. The conveyance of 10 these properties will be for the disposition, use 11 and/or management by the PHDC, specifically for the 12 development of affordable housing to the PHDC Minority 13 Developer Program. 14 The properties have been approved for 15 conveyance in consultation with the Fifth Council 16 office. The properties are as follows: 1437, 1438, 17 1539, 1544, 1546, 1610, 1613 Ogden Street. Then we 18 have 863 North 15th Street, then 841, 845, and 851 19 North 16th Street. 20 CHAIR WETZEL: Thank you. Are there any 21 questions from the Board? There are none. Andrea, 22 have we received any written comments? 23 MS. IMREDEY SAAH: We have not. 24 CHAIR WETZEL: Are there any comments from the 25 public? And can you ask them to bring me that sheet?</p>	<p style="text-align: right;">Page 15</p> <p>1 MS. SAAH: Yes, I will. 2 CHAIR WETZEL: Just to be sure. 3 MALE SPEAKER: This is intended for homeownership, 4 Angel? 5 MR. RODRIGUEZ: Yes. 6 CHAIR WETZEL: Turn the Key. 7 BOARD MEMBER: Will they have agreements? 8 CHAIR WETZEL: Thank you. 9 MR. RODRIGUEZ: All the properties will have 10 reversionary language back to PHDC. They will all 11 have purchase and development agreements and there will 12 be recourse measures placed in there for PHDC to 13 exercise. An EOP will be required on all these 14 developments. So it will be the same as the Land Bank. 15 CHAIR WETZEL: Thank you. I don't see anybody 16 signed up to comment on this from the public. Can I 17 get a motion to adopt this resolution? 18 MS. GONZALEZ: I move. 19 CHAIR WETZEL: Can I get a second? 20 MR. JEREMIAH: Second. 21 CHAIR WETZEL: Motion has been made and properly 22 seconded to adopt this resolution for the transfer of 23 properties to the PHDC. All in favor, say aye. 24 (Chorus of ayes.) 25 CHAIR WETZEL: Opposed, nay. Ayes have it.</p>
<p style="text-align: right;">Page 16</p> <p>1 MR. RODRIGUEZ: Mathen Pullukattu, our senior 2 development specialist, will present the next two 3 items. 4 MR. PULLUKATTU: Good morning, Board Chair, 5 members of the Board, and members of public. Today we 6 are requesting the Board's approval of an amendment to 7 a previously approved disposition of Turn the Key 8 housing projects located in Councilmanic District 8. 9 This is an amendment to Resolution No. 2024-21 10 adopted by the Board on June 11th, 2024 to revise the 11 maximum sales price and AMI level for 58 affordable 12 homeownership units from \$250,000 at 80 percent AMI to 13 \$280,000 at 100 percent AMI. This is due to the rising 14 construction costs and to increased compliance costs 15 related to the recent implementation of new City 16 regulation. The addresses are -- 17 MS. GONZALEZ: So I just wanted to clarify. Even 18 though the agenda says, "23-27 and 29 East Ashmead 19 Street," I think you inadvertently left off the 4. So it 20 should be 423-27 and 429 East Ashmead Street. That 21 was what the original resolution addressed and what 22 the new resolution will also state. 23 MR. RODRIGUEZ: So in terms of approval, first, we 24 will have to consider an amendment to the resolution. 25 MS. GONZALEZ: Yes. We can do that.</p>	<p style="text-align: right;">Page 17</p> <p>1 MR. PULLUKATTU: So the addresses, it looks like, 2 423-27 and 429 East Ashmead Street, 226, 250, 278 and 3 313 East Bringham Street, 429 East Earham Street, 4 4635 Germantown Avenue, 30 Good Street, 5608, 5618, 5 5619, 5642 and 5669 Heiskell Street, 4946 Keyser Street. 6 5514, 5515, 5642 Morton Street, 6672 and 6674 Musgrave 7 Street, 53 East Pastorius Street, 207 East Penn 8 Street, 248 East Phil Ellena Street, 42 and 44 Reger 9 Street, 35 East Seymour Street, 227, 251, 253 East 10 Sharpnack Street, 111 and 112 East Springer Street. 11 4951, 4957, 4951, and 4975 Sheldon Street, 208, 226, 12 342 and 343 Shedaker Street and finally, 4925 and 5222 13 Wakefield Street. 14 CHAIR WETZEL: Thank you so much. Are there any 15 questions from the Board? 16 MS. GONZALEZ: I still have a question. 17 MR. PULLUKATTU: Sure. 18 MS. GONZALEZ: So I'm sure that every development is 19 different, but we heard in the Executive Director's 20 report about some changes in from acquisition price from 21 \$250,000 to \$280,000. 22 MR. RODRIGUEZ: Yes, and the AMI remained the same. 23 CHAIR WETZEL: But this one has changed from 80 to 24 100 percent. Is there a reason? 25 MR. RODRIGUEZ: I can address that. In the Second</p>

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<p style="text-align: right;">Page 18</p> <p>1 District, there are certain particular issues and this 2 is part of the negotiation that we had with the Council 3 office to see if it could stay at 80 percent. So 4 under the Blueprint for Homeownership, which is the 5 legislation that authorized Turn the Key, there is a 6 requirement that homeownership costs should not exceed 7 30 percent. Keeping it at 80 percent. we have a very 8 razor-thin margin. 9 So it's a very difficult process we must 10 manage because of our partnership with banks. 11 We're getting homeowners that are at 60 or 59 percent of 12 AMI. That's really due to the Turn the Key buy-down. 13 Typically that margin is too tight, and we would not 14 do that. 15 But here in the 8th District, there wasn't 16 opposition to changing it to 100 percent, which is more 17 typical of what we've done with Turn the Key 18 projects. The reason for that is it gives 19 consideration to the three parties involved. We have the 20 homeowner, the developer and then we have the banks that 21 are providing construction financing and the 22 mortgages. The higher AMI allows for a bigger breadth of 23 opportunities to identify qualified homebuyers. 24 CHAIR WETZEL: Thank you. 25 MR. JOHNS: The 59, 60 percent AMI is the average?</p>	<p style="text-align: right;">Page 19</p> <p>1 CHAIR WETZEL: Everybody said 200 homes sold. So 2 that's the average of the 200 that are sold already? 3 MR. RODRIGUEZ: Yeah. And predominantly, it's -- 4 CHAIR WETZEL: And what I noticed too, talking 5 to one of the bankers at the ribbon-cutting, they're 6 putting a lot of money in this beyond the City. I 7 mean, literally, some people have almost no down 8 payment, literally no down payment whatsoever, which 9 is pretty incredible. I just want to make sure that 10 anyone -- we can go through public comment before we 11 discuss an amendment to correct the addresses. 12 MS. IMREDDY SAAH: Yes, please. 13 CHAIR WETZEL: Were there any written comments? 14 MS. IMREDDY SAAH: There were no written comments. 15 CHAIR WETZEL: And I don't see anybody signed up 16 from the public. Is there any comment from the public 17 at this point? Seeing none, Andrea, 18 would you propose an amendment to be offered to make 19 the corrections? 20 MS. IMREDDY SAAH: Yes. So I'm asking the Board to 21 authorize an amendment to the resolution to correct 22 the addresses from 23-27 and 29 East Ashmead Street to 23 423-27 and 429 East Ashmead Street. 24 CHAIR WETZEL: Can I get a motion to adopt a 25 resolution making those corrections?</p>
<p style="text-align: right;">Page 20</p> <p>1 MR. JOHNS: So moved. 2 CHAIR WETZEL: Can I get a second? 3 MR. GOODMAN: Second. 4 CHAIR WETZEL: Motion has been made and properly 5 seconded to correct the addresses of certain 6 properties in this resolution. All in favor, say aye. 7 (Chorus of ayes.) 8 CHAIR WETZEL: Opposed, nay. Ayes have it. Now 9 can I get a motion to adopt the amended resolution? 10 MR. BEAUVAIS: So moved. 11 CHAIR WETZEL: Can I get a second? 12 MS. GONZALEZ: I second. 13 CHAIR WETZEL: A motion has been made and properly 14 seconded to adopt the amended resolution. All in favor, 15 say aye. 16 (Chorus of ayes.) 17 CHAIR WETZEL: Opposed, nay. Ayes have it. Next 18 item. 19 MR. PULLUKATTU: Good morning, Board Chair, 20 members of the Board, and members of the public. 21 Today we are requesting the Board's approval of an 22 amendment previously proved, that of Turn the Key 23 housing project located in Germantown. 24 This is the amendment to resolution number 25 2024-48 adopted by the Board on October 8th, 2024, to</p>	<p style="text-align: right;">Page 21</p> <p>1 revise the maximum sales price and AMI level for 22 2 affordable homeowners units from \$250,000 at 80 percent 3 AMI to \$280,000 at 100 percent AMI due to rising 4 construction costs and costs related to the recent 5 implementation of new City regulations. That is about 6 1520-40 and 1600-20 West Venango Street. Thank you. 7 CHAIR WETZEL: Are there any questions from the 8 Board? Hearing none, Andrea, are there any written 9 comments? 10 MS. IMREDDY SAAH: There were none. 11 CHAIR WETZEL: And I don't see anybody signed up 12 to speak for this. But I'll ask, is there any party 13 from the public that would like to speak to this? 14 Seeing none, can I get a motion to adopt this 15 resolution? 16 MR. BEAUVAIS: So moved. 17 CHAIR WETZEL: Can I get a second? 18 MR. JEREMIAH: Second. 19 CHAIR WETZEL: Motion has been made and properly 20 seconded to adopt this resolution. All in favor, say 21 aye. 22 (Chorus of ayes.) 23 CHAIR WETZEL: Those opposed, nay. The ayes have 24 it. 25 MR. RODRIGUEZ: Brian Romano, project manager,</p>

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<p style="text-align: right;">Page 22</p> <p>1 will be presenting the next items.</p> <p>2 MR. ROMANO: Good morning, Board Chair,</p> <p>3 members of the Board, and public. I'm here to present</p> <p>4 item V.B.1. Today we're asking the Board to authorize</p> <p>5 a resolution for a disposition of 100 Emily Street,</p> <p>6 2315 South Marshall Street, 518 Pierce Street, 2549</p> <p>7 South 3rd Street, and 2117 South 6th Street, to BVG S</p> <p>8 Philadelphia AH, LLC to develop 5 single family</p> <p>9 homeownership units in the 1st Councilmanic District, of</p> <p>10 which three will be affordable and two will be market.</p> <p>11 The affordable homes at 2315 South Marshall 12</p> <p>12 Street, 518 Pierce street, and 2549 South 3rd Street 13</p> <p>13 will consist of two stories with a finished basement 14</p> <p>14 containing three bedrooms and two bathrooms at about 15</p> <p>15 1,460 square feet each and will be sold to households 16</p> <p>16 with an income at or below 100 percent AMI for a</p> <p>17 maximum sales price of \$280,000. The affordable homes</p> <p>18 will be eligible for the Neighborhood Preservation</p> <p>19 Initiative's Turn the Key program and will be subject 20</p> <p>20 to a declaration of restrictive covenants.</p> <p>21 The two market rate homes at 100 Emily</p> <p>22 Street and 2117 South 6th Street rwith be three stories</p> <p>23 with a finished basement containing four bedrooms and 3</p> <p>24 three bathrooms at about 2,200 square feet and 2,900 25</p> <p>25 square feet, the estimated sales price for the market</p>	<p style="text-align: right;">Page 23</p> <p>1 rate units being \$495,000. The homes fit within the</p> <p>2 context of the neighborhood. The application was</p> <p>3 unsolicited and evaluated pursuant to disposition</p> <p>4 policies and an EOP plan will apply to this project.</p> <p>5 The developers have had community meetings</p> <p>6 with several RCOs. The Whitman RCO was held February</p> <p>7 9th and there were 34 people in attendance. The Penns-</p> <p>8 port RCO meeting was held February 3rd and there were</p> <p>9 9 people in attendance. And the Dickinson Square RCO</p> <p>10 meeting was held on March 25th and there were 7 people</p> <p>11 in attendance. I also like to make note that the</p> <p>12 developer is in attendance today.</p> <p>13 CHAIR WETZEL: Thank you so much. Are there any</p> <p>14 questions from the Board? None. Andrea, did we have</p> <p>15 any public -- ?</p> <p>16 MS. IMREDY SAAH: There were no public comments --</p> <p>17 CHAIR WETZEL: -- comments?</p> <p>18 MS. IMREDY SAAH: -- prior to the meeting.</p> <p>19 CHAIR WETZEL: I'm not quite sure, nut let me</p> <p>20 ask this question. It looks like someone, Justin,</p> <p>21 signed up to speak. Yes. He can come forward.</p> <p>22 MR. ROMANO: Do you want to say --</p> <p>23 MR. VEASEY: Yeah. I just want to thank the</p> <p>24 Board for giving me the opportunity to present the</p> <p>25 project. We're very active in District 1, although</p>
<p style="text-align: right;">Page 24</p> <p>1 this is a smaller portion of what was a bigger project</p> <p>2 that had to be separated in the districts. This got</p> <p>3 all three different RCOs over five projects. They did</p> <p>4 support the project. I think we did email you one.</p> <p>5 MS. IMREDY SAAH: Oh, it was --</p> <p>6 MR. VEASEY: That was John Drizley, a month</p> <p>7 before that.</p> <p>8 MS. IMREDY SAAH: (Indiscernible).</p> <p>9 MR. VEASEY: But, yeah, I just wanted to say</p> <p>10 thank you for the opportunity and looking forward to</p> <p>11 the project.</p> <p>12 MR. ROMANO: I just would like to know for the</p> <p>13 Board that Justin is one of our first developers</p> <p>14 that have been working on Turn the Key. So he's been 15</p> <p>15 working with us since the beginning.</p> <p>16 CHAIR WETZEL: Thank you, Justin.</p> <p>17 MR. VEASEY: Today we're at 41. All of our</p> <p>18 affordable homes are under contract or sold. We're</p> <p>19 finishing up the last two market right now in South</p> <p>20 Philadelphia -- the last approved project, we had nine</p> <p>21 parcels in District 1 - five affordable, four marketrate.</p> <p>22 It closed in August and construction's completed.</p> <p>23 Like I said, we have two more affordables.</p> <p>24 MR. ROMANO: Awesome. Thank you.</p> <p>25 MR. VEASEY: Appreciate it.</p>	<p style="text-align: right;">Page 25</p> <p>1 CHAIR WETZEL: Thank you.</p> <p>2 MS. IMREDY SAAH: And just to clarify, I will</p> <p>3 attach that email in support of the project. I</p> <p>4 apologize. That was received two months ago.</p> <p>5 MR. BLATSTEIN: Minor comments. It says, "519" in</p> <p>6 your top line. That's 518.</p> <p>7 MS. IMREDY SAAH: 518.</p> <p>8 MR. BLATSTEIN: The title of the resolution.</p> <p>9 MS. IMREDY SAAH: In the resolution?</p> <p>10 MR. BLATSTEIN: The title itself.</p> <p>11 MS. IMREDY SAAH: Oh, dear.</p> <p>12 MR. BLATSTEIN: It's correct in the body, but the</p> <p>13 title is --</p> <p>14 MS. SAAH: Got it. If it's correct in the body,</p> <p>15 I propose that I just correct the typo and we not have</p> <p>16 an amendment. Thank you. I appreciate it.</p> <p>17 CHAIR WETZEL: So can we get a motion to adopt</p> <p>18 this resolution?</p> <p>19 MR. JEREMIAH So moved.</p> <p>20 MR. BEAUVAIS Second.</p> <p>21 CHAIR WETZEL: Motion has been made and properly</p> <p>22 seconded to adopt this resolution. All in favor, say</p> <p>23 aye.</p> <p>24 (Chorus of ayes.)</p> <p>25 CHAIR WETZEL: Opposed, nay. Ayes have it. Next</p>

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<p style="text-align: right;">Page 26</p> <p>1 item.</p> <p>2 MR. ROMANO: Item V.B.1. So today we're asking</p> <p>3 the Board to authorize a resolution for the disposition</p> <p>4 of 1610 South 56th Street to DMCV, LLC for the</p> <p>5 renovation of a duplex building in the 3rd Council</p> <p>6 District. The duplex consists of two units, each of</p> <p>7 which will contain two bedrooms and one bathroom at</p> <p>8 approximately 1,050 square feet each. The home fits</p> <p>9 within the context of the neighborhood. The units</p> <p>10 will be rented to households with incomes at or below</p> <p>11 80 percent AMI.</p> <p>12 The development will be subject to a 30-year</p> <p>13 declaration of restrictive covenants. The application</p> <p>14 was unsolicited and evaluated pursuant to the</p> <p>15 disposition policy. An EOP claim will apply to this</p> <p>16 project. A community meeting with the RCO was held by</p> <p>17 Zoom on February 18th and there were three people in</p> <p>18 attendance. Just to note, the developer is here</p> <p>19 today.</p> <p>20 CHAIR WETZEL: Thank you. Are there any</p> <p>21 questions from the Board?</p> <p>22 MR. JOHNS: Yeah. I have a comment. I'd like to</p> <p>23 request an amendment to this resolution. The site plan</p> <p>24 does not match the floor plans submitted.</p> <p>25 MS. IMREDY SAAH: I'm sorry. Could you repeat?</p>	<p style="text-align: right;">Page 27</p> <p>1 MR. JOHNS: A new set of plans must be submitted</p> <p>2 specifically because, for one, the bedrooms don't</p> <p>3 have any windows. The shape of the floor plans</p> <p>4 absolutely does not match the site plan of the</p> <p>5 building. So I'm thinking, obviously, the windows are</p> <p>6 missing - the plans don't show it.</p> <p>7 MR. ROMANO: (Indiscernible).</p> <p>8 MR. JOHNS: No. I'm saying the footprint on the</p> <p>9 site plan. Do you know what the shape of the building</p> <p>10 is? There are probably windows and there's a</p> <p>11 breezeway, but the floor plans show a rectangular plan</p> <p>12 with absolutely no windows in the bedroom, right?</p> <p>13 That's illegal.</p> <p>14 MS. IMREDY SAAH: Yes. The plans are attached.</p> <p>15 CHAIR WETZEL: Do you think it even follows the</p> <p>16 building code?</p> <p>17 MR. JOHNS: It doesn't follow the building code.</p> <p>18 It doesn't match the building.</p> <p>19 CHAIR WETZEL: We have the developer here, right?</p> <p>20 Did you say the developer's here?</p> <p>21 MR. ROMANO: Yeah.</p> <p>22 CHAIR WETZEL: Yes?</p> <p>23 MR. ROMANO: Yeah.</p> <p>24 CHAIR WETZEL: Can he come forward or she come</p> <p>25 forward?</p>
<p style="text-align: right;">Page 28</p> <p>1 MS. CARSON-VARNS: Good morning.</p> <p>2 CHAIR WETZEL: Morning.</p> <p>3 MS. CARSON-VARNS: I'm Danielle Carson-Varns.</p> <p>4 CHAIR WETZEL: Michael, can you please ask your</p> <p>5 question?</p> <p>6 MR. ROMANO: Wait. Did she identify herself?</p> <p>7 MS. IMREDY SAAH: Yes.</p> <p>8 CHAIR WETZEL: Yes.</p> <p>9 MR. JOHNS: So I'm looking at your floor plans of</p> <p>10 a rectangular building. There are no windows showing</p> <p>11 in the bedrooms. The shape of this floor plan for each</p> <p>12 floor doesn't match the shape of the building in the</p> <p>13 site plan. So I believe, looking at the site plan,</p> <p>14 that there's reasonably -- in the windows.</p> <p>15 MS. CARSON-VARNS: I thought that you had asked</p> <p>16 for just a simple -- what was requested from me was just</p> <p>17 a simple floor plan, just to put with the fact sheet.</p> <p>18 MR. JOHNS: But it needs to make sense to us</p> <p>19 because it doesn't make sense.</p> <p>20 CHAIR WETZEL: Do you have any revised plans? Is</p> <p>21 that all you have?</p> <p>22 MS. CARSON-VARNS: I can have them revised. I</p> <p>23 don't have any revised plans.</p> <p>24 MR. JOHNS: So that doesn't match the site. So</p> <p>25 do you understand our request?</p>	<p style="text-align: right;">Page 29</p> <p>1 MS. CARSON-VARNS: I understand 100 percent.</p> <p>2 Again, the initial request was -- because when it was</p> <p>3 requested from me in the beginning, it was just</p> <p>4 requested -- "send us something simple to show." And</p> <p>5 I explained to him that I'm a contractor. I don't do</p> <p>6 architectural things. And the question that I</p> <p>7 presented at the time was, do you want me to actually</p> <p>8 pay a check for plans for a building that I don't own</p> <p>9 yet? Everything's in an email. That was my question</p> <p>10 initially. So this is how we got the current plan.</p> <p>11 MR. JOHNS: Are you working with an architect?</p> <p>12 MS. CARSON-VARNS: I do have an architect that I'm</p> <p>13 working with, that I work with on a regular basis.</p> <p>14 Yes.</p> <p>15 MR. JOHNS: Did he or she draw those?</p> <p>16 MS. CARSON-VARNS: No.</p> <p>17 CHAIR WETZEL: Michael, may I ask you a question,</p> <p>18 though? I'm looking at the site plan. And does it</p> <p>19 give you the sense -- I'm not suggesting we don't need</p> <p>20 more details because we do -- that this is one of</p> <p>21 those houses that there are windows where the bedrooms</p> <p>22 are, but they're not on the plans, the way that's</p> <p>23 shaped on the one side.</p> <p>24 MR. JOHNS: Right. That it was probably a</p> <p>25 breezeway and --</p>

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<p style="text-align: right;">Page 30</p> <p>1 CHAIR WETZEL: Yeah.</p> <p>2 MR. JOHNS: And the weird thing about this plan</p> <p>3 is that the kitchen is in the back. So there's a room</p> <p>4 in the front bedrooms in between, which is horrible to</p> <p>5 live in. And it should at least give you the sense</p> <p>6 that it's the shape of the building that's there.</p> <p>7 MR. ROMANO: Can I ask another question? Is this</p> <p>8 a requirement for --</p> <p>9 MS. CARSON-VARNS: So what he's saying about the</p> <p>10 setup, the layout of it, this is an existing -- so</p> <p>11 what we did is we laid out exactly how -- that's how 12</p> <p>12 it's already set up. Living room is in the front. And 13</p> <p>13 you walk in and then the kitchen is both tMThe rear of 14</p> <p>14 the front.</p> <p>15 MR. RODRIGUEZ: This is a rehab property.</p> <p>16 CHAIR WETZEL: Oh, it's a rehab?</p> <p>17 MS. CARSON-VARNS: Yes.</p> <p>18 MR. RODRIGUEZ: And if you look at the picture in the</p> <p>19 package -- that's what I was trying to point to. That</p> <p>20 is what is actually there. It's not a new construction,</p> <p>21 so it's not planned. So what the rendering was is --</p> <p>22 what's required is the rendering to say what you're</p> <p>23 going to do.</p> <p>24 So the budget has to correspond with that.</p> <p>25 So it's very rare, we have very few items where we have</p>	<p style="text-align: right;">Page 31</p> <p>1 a structure and that's why it is being presented. It is</p> <p>2 a constant issue seeking approval. We are asking</p> <p>3 developers to expend a lot of money and risk not being</p> <p>4 approved. And that's where we get these -- we ask for</p> <p>5 schematics. We don't ask for architectural plans.</p> <p>6 CHAIR WETZEL: And Angel, this is -- go ahead.</p> <p>7 I'm sorry.</p> <p>8 MR. JOHNS: Are there windows other than the one</p> <p>9 where we see in the picture?</p> <p>10 MS. CARSON-VARNS: The picture. Well, everything is</p> <p>11 boarded up and we couldn't walk completely through the</p> <p>12 property because it's not safe. So I did take a few 13</p> <p>13 pictures and send them over, but I took the pictures 14</p> <p>14 that I could because I let --</p> <p>15 MR. JOHNS: I understand what the contractor,</p> <p>16 developer is saying, something that can be quickly for</p> <p>17 purposes of the package but it's not required, as I</p> <p>18 understand the reason.</p> <p>19 CHAIR WETZEL: And my point, Angel, this is not</p> <p>20 the last plan as part of your overall process before you</p> <p>21 actually get the closing. That's when you're going to</p> <p>22 really dig in and make sure you have the good plans.</p> <p>23 But I think it's important that Mike is addressing</p> <p>24 this so that you know what to look for.</p> <p>25 MR. RODRIGUEZ: The process is the Board is to</p>
<p style="text-align: right;">Page 32</p> <p>1 consider a resolution based on the renderings as to</p> <p>2 what the deliverable will be, before L&amp;I, after we give</p> <p>3 approval and Council gives approval. There's</p> <p>4 equitable title. We then allow the developer to go to</p> <p>5 L&amp;I and submit their plans to get approval.</p> <p>6 Once they have permits to build is when you</p> <p>7 will go to closing. And it's those permits and plans</p> <p>8 that are attached to the contract. This is just a</p> <p>9 rendering for the Board to consider what is going to</p> <p>10 be developed. And we'll do a review of those final 11</p> <p>11 plans, not just accept what --</p> <p>12 MR. ROMANO: Correct.</p> <p>13 MR. RODRIGUEZ: -- what's being submitted.</p> <p>14 CHAIR WETZEL: And my assumption is L&amp;I is not</p> <p>15 going to approve any plans when bedrooms don't have</p> <p>16 windows.</p> <p>17 MR. ROMANO: Exactly.</p> <p>18 MR. RODRIGUEZ That's not going to happen. I .</p> <p>19 think, Mike, we can note your concerns for the</p> <p>20 record --</p> <p>21 MR. JOHNS: Yes.</p> <p>22 MR. RODRIGUEZ -- and still ask the Board to act.</p> <p>23 MR. JOHNS: Sure.</p> <p>24 MR. RODRIGUEZ: But we won't require an amendment.</p> <p>25 You will accept that we will ensure that there are</p>	<p style="text-align: right;">Page 33</p> <p>1 stamped-approved plans prior to settlement. Just make</p> <p>2 sure that information gets in the minutes.</p> <p>3 CHAIR WETZEL: And so, based on that information,</p> <p>4 can I get a motion to adopt?</p> <p>5 MR. BEAUVAIS: So moved.</p> <p>6 CHAIR WETZEL: So can I get a second?</p> <p>7 MS. GREENBERG Second.</p> <p>8 CHAIR WETZEL: Motion has been made and properly</p> <p>9 seconded to approve this resolution. All in favor,</p> <p>10 say aye.</p> <p>11 (Chorus of ayes.)</p> <p>12 CHAIR WETZEL: Opposed, nay. Ayes have it.</p> <p>13 Congratulations. Good luck. Thank you. And thank</p> <p>14 you for being willing to build. We need to do more</p> <p>15 building. Thank you.</p> <p>16 MR. ROMANO: So I just want to note for the Board</p> <p>17 and for the public that Michael Johns has recused</p> <p>18 himself.</p> <p>19 MS. IMREDY SAAH: Can I just interrupt? Because I</p> <p>20 need to read his letter of recusal. "Ladies and</p> <p>21 gentlemen, in accordance with the Land Bank's public</p> <p>22 disclosure and disqualification procedure for conflict</p> <p>23 issues, I write to disclose my interest in and</p> <p>24 association with the Mdesigns+MAJ Consulting, LLC, of</p> <p>25 which I am the principal."</p>

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## **Exhibit A**

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<p style="text-align: right;">Page 34</p> <p>1           "The Land Bank Board will discuss the 2 disposition of properties to Cathedral Park Homes LP 3 for the development of 40 low-income housing Tax 4 Credit Union units at its meeting on April 8. My firm 5 is the architect for the project. Due to this 6 conflict of interest, I must disqualify myself and 7 abstain from using the authority of my membership and 8 the Board to participate in Board discussions or 9 official Board action related to the Board's 10 consideration of this item." 11           I must remove myself from the 12 opportunity to influence in any matter the Land Bank's 13 actions related to this matter. This includes leaving 14 the meeting while the executive director consults with 15 Land Bank Board members and while the Land Bank Board 16 otherwise considers and votes on the matter." 17           "This letter will also confirm that I will 18 abide by the Land Bank's disclosure and 19 disqualification procedure for conflict issues and 20 will not take official action in any future Land bank 21 deliberation or official action involving this agenda 22 item while the above described conflict exists. 23 Sincerely, Michael Johns." 24           CHAIR WEITZEL: Thank you, Andrea. Please 25 proceed.</p>	<p style="text-align: right;">Page 35</p> <p>1           MR. ROMANO: Item V.B.2. Today we're asking 2 the Board to authorize a resolution for the disposition 3 of 4947-49, 4951, 4953, 4955, 4957, 4967, 4969-73, 4 4979, 4981, 4983, 4985, 4987, 4989, 4989-1/2, 5 4991, and 4991-1/2 to Cathedral Park Homes, LP 6 to develop 40-low income housing tax credit rental 7 units to be leased to households earning between 8 20 and 50 percent of AMI in the 4th Councilmanic 9 District. The units will be contained in three 10 buildings. 11           Building 1 at 4979-4991-1/2 West Girard Avenue 12 will be a 3-story building and contain 20 units of which 13 13 units will be 1 bedroom, 1 bathroom, two units with 2 14 bedrooms and 1 bathroom, and five units with 3 bedrooms, 15 1-1/2 bathrooms. Eight of the units are ADA-compliant 16 for tenants with physical challenges, while two are for 17 tenants with hearing and vision challenge tenants. 18 The ground floor in building 1 will include a lobby 19 meeting room and a manager's office. The second floor 20 will include a laundry room and computer lab. 21           Building 2 at 4967-4973 West Girard 22 Avenue will be a 3-story complex consisting of eight 23 units: four 2-bedroom 1-bathroom units, and four 3- 24 bedroom, 1-1/2-bathroom units. Building 3 at 25 4947-4957 Girard Avenue will be a 3-story complex.</p>
<p style="text-align: right;">Page 36</p> <p>1 It consists of 12 units: six 2-bedroom, 1 bathroom 2 units, and six 3-bedrooms, 1-1/2 bathroom units. 3 The application was unsolicited and evaluated pursuant 4 to the disposition policy. An EOP plan will apply to 5 this project. 6           The developer had a few community meetings 7 in early stages when the project was first discussed. 8 There was another community meeting on April 1st, 9 which 15 people attended. And the developer also met 10 with the community last night to go over any questions 11 or concerns they were having. I'd like to point out 12 that the developer is in attendance today. Thank you. 13           CHAIR WEITZEL: Please. 14           MR. RODRIGUEZ: This is for the Board's 15 information. This project already has tax credits 16 and is supported by the City with supplemental gap 17 financing. 18           CHAIR WEITZEL: Are there any questions from the 19 Board? Hearing none, Andrea, are there written 20 comments? 21           MS. IMREDDY SAAH: Yes, there were several written 22 comments submitted. The first came from Cathedral 23 Park Community Development Corporation from a 24 gentleman named Mark Frog Harris, who's the president, 25 of the community development association. I will read</p>	<p style="text-align: right;">Page 37</p> <p>1 the letter: "Gentlemen, 2           "Over a year ago, I chaired a community 3 meeting at the White Horse Tavern with Willie Jordan, 4 Democratic ward leader, to discuss a proposal from 5 Gaudenzia House, which is the owner of the LP, to 6 build rehab housing on the 4900 block of Girard 7 Avenue. It was poorly received, with strong opposition 8 from attendees and understanding by political 9 representatives that their proposal would never be 10 permitted. There was no support. The community was 11 hopeful that this proposal was dead." 12           "On March 25th, flyers advertising a 13 community meeting were distributed to addresses close 14 to proclaimed site. Many people did not receive them. 15 There were many deficiencies. Numeric addresses were 16 listed but without a street name. The notice was just 17 a week away. The announced time at 10am on Tuesday, 18 April 1st at the Mill Creek Community Center was 19 problematic for most working people. The bottom of 20 the letter indicated that the affected RCOs were 21 copied, but this did not happen." 22           "I only learned about this from another 23 resident. Listing them, including my name, gave the 24 false impression that there was RCO support for the 25 proposal when there is not. The location of their</p>

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<p style="text-align: right;">Page 38</p> <p>1 meeting was out of the neighborhood in Mill Creek, 2 which is on the far side of a large cemetery, not in 3 Cathedral Park. Community meeting was not called by 4 anyone from the community or even with their knowledge 5 and there was no rendition or image of what is to be 6 built." 7 "This notice does not meet the 8 minimum requirements for community notice. The long 9 term plan for the 4900 block of Girard Avenue for 10 decades has been for affordable homes, not rentals of 11 any sort. The project was described as affordable 12 rental housing without any hint as to who might reside 13 there. Gaudenzia's logo was at the top, but otherwise 14 there was no hint as to who or what was actually being 15 proposed." 16 "The intent to mislead was clear. 17 Additionally, drug rehab facilities are prohibited in 18 the 4th Councilmanic District, which includes 19 Cathedral Park. The community remains very much 20 opposed to this project and transfer of any lots to 21 them should not be entertained. Yours truly, Mark 22 Frog Harris, President. 23 "P.S., notes from the meeting. Gaudenzia has a 24 large, nice, new building in Mill Creek, so it was 25 obviously convenient for them to have a meeting there."</p>	<p style="text-align: right;">Page 39</p> <p>1 "However, nobody from the Cathedral Park 2 side of the cemetery was even aware of its existence. 3 So we're very challenged to find the place. Some did 4 not make it. The actual presentation was very brief. 5 Old versus new renditions of the buildings were shown 6 but without context. Vacant lots and existing 7 buildings were not shown whatsoever. The presenters 8 never introduced themselves. There appeared to be 9 eight staffers, as many as attendees." 10 "The actual concern of complete 11 rejection of the project by the community was ignored 12 with a refocus on architectural features. There was no 13 support and a lot of shouting against the project. 14 They claimed credit for reduced prostitution on 15 Wyalusing Avenue and for their pushing to close Blue 16 Moon Hotel next door. So did everyone else. The Blue 17 Moon is in District 3 and in need of repurposing, 18 which all parties would be happy to see." 19 "It is right next door to their new 20 building, Mill Creek Place, and would be suitable for 21 their expansion plans. Why cannot they redirect the 22 efforts where they will be welcomed?" 23 MS. IMREDY SAAH: I received this morning a follow- 24 up from the project management firm that is working with 25 Gaudenzia: "Hi, Andrea, I'm contacting you on</p>
<p style="text-align: right;">Page 40</p> <p>1 behalf of Gaudenzia, who is proposing a residential 2 development on the 4900 block of Girard Avenue." 3 "The attached letter [which I just read] was sent 4 to you last week regarding the previous community 5 meeting held by Gaudenzia. We wanted to inform you 6 all that we held another community meeting with the 7 neighborhood last night at a time and place of their 8 choice, 6:45 pm at the One Art Center on North 52nd 9 Street. We brought all the requested project 10 information printed out and answered all the 11 community's questions. Again, we have held other 12 meetings previously." 13 "We think this meeting went well. And we 14 are working on a document listing and approving all 15 the community's requests. We hope this helps in the 16 Board meeting today." This came from Alexandra 17 Moorhead, director of development at Stone Sherrick 18 Project Management. Lastly, a letter from Nasha 19 Bunch: "To Whom It May Concern. I'm writing in 20 regard to the proposed conveyance of the parcels on 21 the 4900 block of West Girard Avenue." 22 "As the owner of 4965 West Girard Avenue, 23 I'm both encouraged by the potential for new 24 development and equally concerned about its impact on 25 existing residents and small property owners like</p>	<p style="text-align: right;">Page 41</p> <p>1 myself. My property, 4965, is currently being 2 developed into 5 residential units." 3 "As a small business owner who has 4 personally invested in this community, I've been 5 actively seeking to acquire the adjacent lot 6 at 4967 West Girard Avenue, not for further 7 development but to comply with City requirements and 8 to enhance the liveability of my property. The lot 9 would serve as a secure location for tenant trash 10 storage and more importantly, as a much needed green 11 space for the residents of my building." 12 "This initiative is aligned with my 13 commitment to preserving open, community-oriented 14 spaces at a time when green spaces is increasingly 15 scarce in the neighborhood. I have several questions 16 and concerns regarding the proposal. How many housing 17 units are being planned and what form will they take? 18 Will the design include off-street parking to 19 accommodate future tenants and ease the already heavy 20 traffic on Girard Avenue?" 21 "What provisions are being made to ensure 22 that existing residents are not adversely affected, 23 particularly in terms of increased taxes or 24 displacement? Has a traffic study been conducted for 25 this corridor? Has consideration been given to</p>

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<p style="text-align: right;">Page 42</p> <p>1 preserving the existing community garden and 2 mitigating the risk of illegal dumping, especially 3 given the proximity of the cemetery across the 4 street?"</p> <p>5 "What is the proposed height and scale of 6 the buildings and how will they fit with the existing 7 structures on the block? Finally, is the developer a 8 community-based entity with a vested interest in the 9 long-term well-being of the neighborhood?"</p> <p>10 "In light of these concerns, I respectfully 11 request that 4967 West Girard Avenue be removed from 12 the current proposal and that I be given the 13 opportunity to acquire it to support the existing 14 community infrastructure and to ensure that my tenants 15 and the neighborhood at large benefit from thoughtful 16 inclusive planning. Thank you for your time and 17 attention to this matter. I look forward to your 18 response and to ongoing dialogue around how we can 19 collectively improve our community."</p> <p>20 CHAIR WETZEL: Is that it?</p> <p>21 MS. IMREDY SAH: That's it. Long enough.</p> <p>22 CHAIR WETZEL: I believe we have two people 23 signed up. I'm trying to read this one name. It 24 begins with an M, M-A-T-T Harris?</p> <p>25 MR. HARRIS: There we go. (Indiscernible).</p>	<p style="text-align: right;">Page 43</p> <p>1 CHAIR WETZEL: Please identify yourself and 2 proceed.</p> <p>3 MR. HARRIS: Good morning, ladies and gentlemen, 4 members of the Board. My name is Mark Harris. I'm from 5 Friends of Cathedral Park Community Association, the RCO 6 dedicated to the interest of the people. Over a year 7 ago, there was a meeting at the White Horse Tavern, 8 which I chaired with our 24-year Democratic ward leader, 9 about this proposal. It was very well attended and had 10 strong, united representation of (indiscernible). 11 Maybe 50 people were there.</p> <p>12 We thought, based on that meeting and not 13 having heard anything since then, that this proposal 14 was dead and not considered, but obviously, not yet. 15 He doesn't listen to us or respect to other people 16 because suddenly, the 5th March flyers were 17 distributed. A number of homes are near the location. 18 It appeared that they wanted to minimize -- it was 19 evident they wanted to minimize attendance. The 20 meeting was held in Mill Creek Community Center.</p> <p>21 There's a big barrier between these two 22 communities, and the older cemetery, which is quite 23 large, stretches from 48th Street almost over 52nd 24 Street. The Eagle Park is on the North, Mill Creek 25 is on the south. The idea was not to construct a</p>
<p style="text-align: right;">Page 44</p> <p>1 large, new building in Mill Creek. They're unknown to 2 the three departments because of such a gap. And they 3 know the way it had been described. Many residents of 4 Cathedral Park and I thought it might have been in the 5 Milford Community Center that was in reference.</p> <p>6 So some people didn't make it because they 7 were confused about the interest. And it was called a 8 community but it wasn't known to the community or the 9 community was not informed at all, except to suddenly 10 find that this -- what we thought was a dead issue and 11 suddenly is coming back to life. It was also held at 12 10:00 a.m. on a weekday, obviously inconvenient for 13 working people. So as I said, they wanted to minimize 14 attendance.</p> <p>15 There are some deficiencies in the flyers 16 that we -- there's no street name and list of the 17 addresses. Girard Avenue or any other street was not 18 mentioned in any way, shape, or form. So recipients 19 had to guess, based on the numbers, particularly the 20 half addresses and avenue and yet this was a 21 -- we get (indiscernible) issue. The four RCOs were 22 listed at the bottom of the flyer. They weren't 23 actually notified.</p> <p>24 I didn't receive anything in any way, shape, 25 or form, neither did I approve of them using my name</p>	<p style="text-align: right;">Page 45</p> <p>1 And my name was specific, including my email address, 2 which was correct, but it gave the false impression 3 that I was notified and that maybe I support 4 this. Nobody can ever support you. And now, when we 5 had the meeting there, for some reason the main 6 building image wasn't shown, only the real houses was.</p> <p>7 People were disturbed by the concept of what 8 was going to be on -- the flyer obviously didn't need 9 to be -- and the opposition bear the storm. Also, at 10 the meeting last night we did have a complete set of 11 images. And everybody, very loudly and strongly, 12 expressed opposition. Gaudenzia continues to flash 13 away the drug rehab facilities in the face of mission 14 statement since the group of recovery services they 15 have are characterized. Project 1 affordable housing 16 failed to match who the target residence are.</p> <p>17 They cannot ensure that the new residences 18 cannot be rented to -- they have no credibility. I 19 and my association strongly reject your proposal and 20 anything similar. The 4900 block for (indiscernible) 21 housing, it has been designated for homeownership for 22 decades. That's what we want to see, not rentals, not 23 (indiscernible) this remark that I bring, which includes 24 transfer of (indiscernible).</p> <p>25 CHAIR WETZEL: Does the Board have any questions?</p>

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<p style="text-align: right;">Page 46</p> <p>1 MR. JEREMIAH I guess a question, Angel, and 2 you may not know the answer because I think you 3 indicated this has City funding. 4 MR. RODRIGUEZ: Correct. 5 MR. JEREMIAH: My understanding of -- when you 6 go through that City funding process, you have to have 7 a community meeting. Do we have any sense -- one, was 8 there a community meeting before the selection or this 9 was approved for City funding? And do we have any 10 information that there was a community meeting? 11 MR. RODRIGUEZ We required them to have one, given 12 the length of time that had passed since the one where 13 they had heard opposition. That's why they had -- 14 MR. JEREMIAH But I guess my point is at that 15 point, the City felt comfortable there was enough 16 community engagement. 17 MR. RODRIGUEZ: They don't share their work product 18 with us. 19 MR. JEREMIAH: But, I guess, we just have to 20 assume that. 21 FEMALE SPEAKER: Meeting at White Horse was well 22 attended and very strong opposition. There's no 23 support. 24 MR. RODRIGUEZ: The meeting I'm referring to 25 probably would have been last year or so.</p>	<p style="text-align: right;">Page 47</p> <p>1 MR. RODRIGUEZ: Possibly the developers are here, 2 I think. 3 CHAIR WETZEL: Okay. 4 FEMALE SPEAKER: There hasn't been a new meeting. 5 It's been quite a while - actually, back in 2023. 6 I need to mention that he's been delayed in 7 arrival, Ken Fuller, representative from Councilman 8 Curtis Jones office, who was supposed to testify and 9 express his opposition. 10 CHAIR WETZEL: Thank you very much. I'm 11 sorry, Kelvin. You have a question? 12 MR. JEREMIAH: (No response.) 13 CHAIR WETZEL: I have another person signed up. 14 I don't want to mess up the first name, but it looks 15 like Moorhead. Yes. Please come forward. 16 MS. MOORHEAD: Can you hear me? 17 CHAIR WETZEL: Yes. 18 MS. MOORHEAD: I'm Alley Moorhead with Stone 19 Sherrick Consulting. I'm the project manager for 20 Gaudenzia, who are also here as well, if you have any 21 questions for them. Just in defense of our community 22 meetings, we did all the requirements. We held the 23 community meeting at a location that they didn't agree 24 with for the City applicatin and then we held another 25 one at the White Horse Tavern, which is what the</p>
<p style="text-align: right;">Page 48</p> <p>1 community recommended. And then went in for our City 2 financing. 3 So we did all of those meetings. We held 4 another community meeting last week as a requirement 5 for the Land Bank Board approval. We notified the 6 list that was required all around the location and 7 poster. The community was very opposed to the time 8 and place, as you can tell, of that meeting. So we 9 told them we would meet wherever they wanted, whenever 10 they wanted, which was last night at 6:45 so we could 11 tell them all about the project. 12 Again, we've told the community multiple 13 14 times that we will meet regularly and fill them in on 14 15 project updates, which isn't a requirement but 16 something we want to do to keep them informed. I just 17 also think that there's a little bit of a 18 misunderstanding because of Gaudenzia's background that 19 can lead people to think this is a drug and alcohol 20 rehab, which it is not. It is permanent affordable 21 housing. That is what the zoning is for. That is 22 what the funding is for. 23 The people who live in this housing can come 24 from the community. Anybody that applies does not 25 have to be people from Gaudenzia. So we've explained that multiple times. So we're just here to defend</p>	<p style="text-align: right;">Page 49</p> <p>1 what we've done, how we've communicated. Last night 2 we came up with an agreement with the community, with 3 a list of items that were important to them, signed by 4 Gaudenzia, things like security, cameras, 5 communication throughout development and throughout 6 construction. 7 We're certifying that it is not a drug and 8 alcohol abuse treatment center. It is housing. And 9 then Gaudenzia also will allow community groups to meet 10 in the meeting space. That was something that was 11 important to the community. So we've made this whole 12 list after multiple meetings with them and agreed upon 13 some things that seem to make them happy. 14 FEMALE SPEAKER: How well attended was the 15 meeting last night? 16 MS. MOORHEAD: 15 people, about 15 people, so 17 similar to our more official one. We submitted all of 18 the same documentation as for the week before. It was 19 probably about the same number of people that, I think, 20 attended. 21 MR. JEREMIAH: Was the gentleman that spoke before 22 you present at that meeting? 23 MS. MOORHEAD: Yes, last night and the week prior 24 to and obviously the original meeting. 25 MR. JEREMIAH: The persons you just mentioned --</p>

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### **Board of Directors Monthly Meeting 04/08/2025**

<p style="text-align: right;">Page 50</p> <p>1 MS. MOORHEAD: Say it again.</p> <p>2 MR. JEREMIAH: And they are in agreement with the</p> <p>3 list of items you just mentioned?</p> <p>4 MS. MOORHEAD: So this happened last night. And</p> <p>5 the list of items was talked about and is here for Kim</p> <p>6 Fuller, whoever wants to approve it. But we plan to</p> <p>7 send it to them and come up with an agreement to</p> <p>8 appease them because we really are just building</p> <p>9 housing for the neighborhood.</p> <p>10 And I think that there's a misunderstanding.</p> <p>11 Anybody in the community can apply. And additionally,</p> <p>12 the 50 percent AMI is what our market analysis said</p> <p>13 was the type of housing needed for this area and it's</p> <p>14 consistent with the income limits of the neighborhood.</p> <p>15 MR. JEREMIAH: I don't know if a Gaudenzia person</p> <p>16 can speak to this. The gentleman who referred to it</p> <p>17 as a housing for druggies, could you just speak to</p> <p>18 that?</p> <p>19 MR. SLINGER: Yeah.</p> <p>20 CHAIR WETZEL: Can you identify yourself?</p> <p>21 MR. SLINGER: My name is David Slinger. I'm in</p> <p>22 charge of real estate for Gaudenzia. Primarily,</p> <p>23 Gaudenzia is a facility for drug and alcohol</p> <p>24 treatment. But for the last 20 years, we've moved in</p> <p>25 into the area of housing. We have three existing</p>	<p style="text-align: right;">Page 51</p> <p>1 LIHTC buildings in Philadelphia. Now we have a</p> <p>2 building in Baltimore. We have several other</p> <p>3 buildings in Philadelphia that are low-income but not</p> <p>4 LIHTC.</p> <p>5 I'm aware you're a partner just for that,</p> <p>6 for example, what I pointed out last night, the</p> <p>7 building at the Mill Creek development, which was our</p> <p>8 last building, which is fairly close where we -- yes,</p> <p>9 it's outside. It's half a mile away from the proposed</p> <p>10 building. In that location, there are 30 units and</p> <p>11 there's 4 people there that were referred from</p> <p>12 Gaudenzia. So we can't not accept people with a</p> <p>13 history of substance abuse or trying to put their</p> <p>14 lives together.</p> <p>15 But that's not what the building is for.</p> <p>16 That's not a requirement. Anyone in the community</p> <p>17 that meets the requirements for that housing, the low-</p> <p>18 income requirements or the 50 percent AMI, can apply.</p> <p>19 But we did agree that we will make sure that</p> <p>20 the community is given immediate notification when the</p> <p>21 applications would be available and that we would</p> <p>22 assist them with, with filling out the applications at</p> <p>23 our West Mill Place offices, which is a half a mile</p> <p>24 away. It's not for recovery. There'll be no kind of</p> <p>25 treatment occurring there, no kind of counseling, no</p>
<p style="text-align: right;">Page 52</p> <p>1 kind of therapy.</p> <p>2 MR. JEREMIAH: I have a question for Alley. When</p> <p>3 are you required to go to closing for your time</p> <p>4 scores?</p> <p>5 MS. MOORHEAD: July.</p> <p>6 MR. JEREMIAH: Beginning of July or end of July?</p> <p>7 MS. MOORHEAD: Technically, July 18th. We can</p> <p>8 push it to the 31st, but we have housing trust fund</p> <p>9 dollars that have to be closed and allocated in July.</p> <p>10 MR. SLINGER: Just for the Board's edification,</p> <p>11 the land has to close at the time of financing. So</p> <p>12 the process would be Board approval and Council</p> <p>13 approval. We would have to fast-track to closing to</p> <p>14 meet that deadline to comply with tax credits.</p> <p>15 MALE SPEAKER: Just a question on zoning. Is</p> <p>16 this by right or any variances required?</p> <p>17 MR. SLINGER: Yes.</p> <p>18 MALE SPEAKER: Sorry. I'm wondering.</p> <p>19 CHAIR WETZEL: Thank you. And I think one thing</p> <p>20 that's clear, anything that is financed with low-</p> <p>21 income housing tax credits can be only residential</p> <p>22 housing, not treatment facilities, medical facilities,</p> <p>23 or anything else. That is the exclusive use of low-</p> <p>24 income housing tax credits.</p> <p>25 And you can't discriminate against anybody</p>	<p style="text-align: right;">Page 53</p> <p>1 who's income-eligible. You can't say, you didn't</p> <p>2 go through Gaudenzia drug treatment, so you can't</p> <p>3 live here. That's not the case. You cannot do that.</p> <p>4 So I'm just affirming -- what you're saying is that</p> <p>5 when this opens up, anyone who meets the income</p> <p>6 requirements is eligible?</p> <p>7 MR. SLINGER: Correct.</p> <p>8 CHAIR WETZEL: Is that a fair statement?</p> <p>9 MR. SLINGER: Yes. And actually, to go further</p> <p>10 than that, tax credits also cannot be moved or</p> <p>11 relocated.</p> <p>12 CHAIR WETZEL: Correct.</p> <p>13 MR. SLINGER: So we either use them or lose them.</p> <p>14 CHAIR WETZEL: That's right. Thank you very</p> <p>15 much. No more questions. I have one more person who</p> <p>16 wants to speak. Thank you. The last name is Madison.</p> <p>17 Help me with your first name.</p> <p>18 MS. MADISON: Melinda.</p> <p>19 CHAIR WETZEL: Thank you, Melinda. Please</p> <p>20 identify yourself and speak.</p> <p>21 MS. MELINDA: My name is Melinda Madison and I've</p> <p>22 actually grown up in that neighborhood. This is</p> <p>23 really my first time speaking, so excuse me. The</p> <p>24 problem that I'm having with this is when they did</p> <p>25 actually have this meeting, I was told it was going to</p>

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## **Exhibit A**

### **Board of Directors Monthly Meeting 04/08/2025**

<p style="text-align: right;">Page 54</p> <p>1 be at one location. It's another woman with me here 2 now, another neighbor. We had to actually call around 3 and find where the meeting was actually being held. 4 We've seen people who had to leave the 5 location because we thought that the meeting was being 6 held at this particular location. I feel like it 7 needs to be homes in this area. It's on Girard 8 Avenue, the (indiscernible). This is a historic area. 9 On 49th and Lancaster and going into Girard, the 10 traffic there is so heavy now. I feel like in the 11 next two years -- I don't even know how traffic is 12 going to even be able to travel in this area, in this 13 location. 14 This would be down the street from where 15 they're building these homes. So you're saying you 16 want to put in forty apartments? So that's forty 17 apartments. Then family members have to come in. I 18 don't see how this is going to work. I just don't see 19 it. I'm all for housing, whoever needs to be housed, 20 who needs to come in. But to bring in apartments, I 21 just don't see it here. This needs to be homes. This 22 needs to be given a chance where people can come in 23 and be housed. 24 This does not need to be here -- there's 25 two schools that's in this area right here. Children</p>	<p style="text-align: right;">Page 55</p> <p>1 walk past here. They're going to walk past here to go 2 to and from school. This does not need to be in here. 3 It's talking about low-income. Everybody around 4 there, they're homeowners. It's a lot of homeowners 5 around here, so it's not -- we're not really too 6 interested with them saying that, oh, it's going to 7 be affordable. 8 So when you say you're bringing in the low- 9 income, so what are you bringing in? You're bringing 10 in more violence. You bringing in more -- this is not 11 going to be a good look. How's the trash going to be 12 picked up? I'm seeing it now as they're building in 13 the City now as I drive through. It looks beautiful, 14 what they're doing. I love it. It looks beautiful. 15 But these people, the trash -- they're not keeping up 16 with things. 17 They're not doing what they need to do as 18 far as when it comes to living in these -- I feel like 19 we're putting up projects and I just don't like it. 20 And there were 15 of us at the meeting there. More 21 people would love to be there if they could be there. 22 It's a lot of elderly people. I just feel like it 23 could be something else than this. And we don't know 24 what it's bringing in for the community. I don't 25 think it should go there. And everyone who was at the</p>
<p style="text-align: right;">Page 56</p> <p>1 meeting -- we also agree that it shouldn't be there. 2 We don't want it. We want homes there. We 3 want homes. Give these people a chance. Give them a 4 backyard. Give them a porch, put some trees up. You 5 don't need another project. You're putting in forty 6 people that's going to double and triple in people 7 that's coming into this neighborhood. I don't think 8 it's a good look. 9 CHAIR WETZEL: I appreciate your comments. 10 Thank you so much. 11 MS. MADISON: All right. 12 CHAIR WETZEL: So here we are. We've had our 13 public comments. So can I get a motion to adopt this 14 resolution? 15 MR. JEREMIAH: Mr. Chair, I enthusiastically move 16 for approval. 17 MS. GONZALEZ: I second. 18 CHAIR WETZEL: Motion has been made and properly 19 seconded to approve this resolution. All in favor, 20 say aye. 21 (Chorus of ayes.) 22 CHAIR WETZEL: Opposed, nay. The ayes have it. 23 Next item. 24 MALE SPEAKER: (Indiscernible). 25 CHAIR WETZEL: Go ahead. Michael, we were</p>	<p style="text-align: right;">Page 57</p> <p>1 finished 10 minutes ago. 2 MR. JOHNS: Thank you. I got windows in the 3 bedroom. 4 MR. ROMANO: Item V.B.3. Today we are asking 5 the Board to authorize a resolution for a disposition 6 of 1412, 1416, 1421, 1429, and 1435 North 17th Street 7 to Pathways Housing Wellness Corporation to develop 8 40 Low-Income Housing Tax Credit rental units to be 9 leased to households earning between 20 and 50 percent 10 AMI in the 5th Councilmanic District. The units will 11 be contained in two buildings. The other properties 12 that make up the assemblages are currently owned by 13 PHA and will be conveyed to Pathways. 14 Building A at 1412-18 North 17th Street will 15 be a 3-story building and contain 19 units consisting 16 of 1-bedroom and 1- and 2-bedroom ADA-compliant units. 17 The ground floor in building A will contain a 18 management office, community room, kitchen, and ADA- 19 compliant bathrooms. Building B -- that's 1421-29 20 North 17th Street -- will be a 3-story building and 21 contain 21 units consisting of 1-bedroom and 1- and 22 2-bedroom ADA-compliant units. The ground floor in 23 Building B will consist of a lobby and patio. 24 In addition, the project will include a 25 surface parking lot with 12 parking spaces at 1433-37</p>

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## **Exhibit A**

### **Board of Directors Monthly Meeting 04/08/2025**

<p style="text-align: right;">Page 58</p> <p>1 North 17th Street. Each building will have an 2 elevator. All tenants will have full access to 3 Pathway housing. Pathways to Housing PA's services 4 including case management, a medical clinic, and 5 employment readiness. 6 The application was unsolicited and is 7 qualified pursuant to the disposition policy. An EOP 8 plan will apply to this project. The developer had a 9 few community meetings already but then met with the 10 community on March 13th, where there were 18 people in 11 attendance. 12 MR. RODRIGUEZ: Also, supplemental information. 13 This project is also a 9 percent LIHTC project, which 14 has its credits and City funding and City support and is 15 a two-phase project. This is the first phase. They 16 are working on getting entitlements for the second 17 phase. 18 CHAIR WETZEL: Any questions from the Board? I 19 have just one. The access to the suite of services, 20 case management, medical clinic, employment, that's 21 not on-site? That's located at Pathways in other 22 parts of the City? 23 MR. RODRIGUEZ: No. They're going to have -- 24 CHAIR WETZEL: They're going to have services on- 25 site?</p>	<p style="text-align: right;">Page 59</p> <p>1 MR. RODRIGUEZ: On-site, correct. 2 MR. ROMANO: So mixed use, mixed income -- well, 3 not income. It's mixed use - there will be office 4 and community space. And also, I believe that's part 5 of the requirements now, to provide community services. 6 CHAIR WETZEL: It's not a question. I just want 7 to know -- two different healthcare providers 8 contributing to the capital stack. It would be great 9 to see more of that, just the value of housing on 10 someone's health. 11 CHAIR WETZEL: Andrea, are there any written 12 comments from -- I don't see anybody signed up from 13 the public to speak on this. Is that correct? Thank 14 you. Can I get a motion to adopt this resolution? 15 MS. GONZALEZ: So moved. 16 MR. JEREMIAH: Second. 17 CHAIR WETZEL: Motion has been made and properly 18 seconded to adopt this resolution. All in favor, say 19 aye. 20 (Chorus of ayes.) 21 CHAIR WETZEL: Opposed, Nay. Next item, Old and 22 New usiness. I do have Jeremy Blatstein signed up. 23 MR. BLATSTEIN: Hello, Board. It's just a 24 general comment or question in terms of what the 25 requirements are when it comes to approving a proposal</p>
<p style="text-align: right;">Page 60</p> <p>1 and it got brought up earlier. And I just wanted to 2 highlight that in terms of the money that was spent on 3 the project that was withdrawn today, that was real 4 money that was spent. 5 CHAIR WETZEL: But it wasn't withdrawn? 6 MR. BLATSTEIN: No, in the 5th Councilmanic 7 District. 8 MR. RODRIGUEZ: Oh, yeah. 9 MR. BLATSTEIN: The report that 10 homes was 10 withdrawn this morning. Correct? 11 MR. RODRIGUEZ: Correct. 12 MR. BLATSTEIN: So in terms of what you were 13 requiring developers to do and whether or not the 14 requirement is a full set of plans that passes the 15 approval of L&amp;I, I'm not sure where that falls in 16 terms of what it says for Land Bank. 17 MR. RODRIGUEZ: It's actually not required. It 18 is a schematic. 19 MR. BLATSTEIN: I just think that that's 20 something that needs to be discussed further because I 21 think that you guys are pushing more and more for 22 these developers to have further completed drawings 23 24 and site plans. And it's costing real money and 25 they're then not having anything to show for it. So I think it's just something to keep in</p>	<p style="text-align: right;">Page 61</p> <p>1 mind as we move forward and get more and more minority 2 developers involved in the Turn the Key program of 3 whether or not -- and again, hopefully with Mayor 4 Parker's initiative of getting some pre-approval. 5 That will help as well. But if not, what is required 6 truly and not what you, Land Bank Board, would like to 7 see ideally and just be able to distinguish between 8 the two. Thank you. 9 CHAIR WETZEL: Thank you very much. Anybody else 10 want to comment, open new business? Hearing none, can 11 I get a motion to adjourn? 12 MR. BEAUVAIS: So moved. 13 MR. JEREMIAH: Second. 14 CHAIR WETZEL: All in favor, say aye. 15 (Chorus of ayes.) 16 CHAIR WETZEL: The ayes have it. 17 (Meeting adjourned at 11:26 a.m.) 18 19 20 21 22 23 24 25</p>

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## Exhibit B



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

### **MEMORANDUM**

To: Philadelphia Land Bank Board of Directors  
From: Angel Rodriguez, Executive Director  
RE: Executive Director's Report  
Date: 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:
  - Resolution 2023-41; 9/12/2023
- Council approvals:
  - 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:
  - Resolution 2023-39; 9/12/2023



## **Exhibit B**

- Council approvals:
  - 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.
  - 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
  - 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
  - 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):**
  - 719 S. 51st Street, a side yard application.
  - Council resolution was transmitted to Council and placed on file 1/29/2025 but not introduced.

## **Exhibit B**

- **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

## **Exhibit B**

### **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

**Exhibit C**

**RESOLUTION NO. 2025 - 13**

**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 April 8, 2025.</b>
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**Exhibit D**

**RESOLUTION NO. 2025 - 14**

**RESOLUTION AMENDING RESOLUTION 2024-21 TO REVISE UNIT SALES PRICE AND MAXIMUM INCOME ELIGIBILITY LEVEL FOR HOMEOWNERSHIP UNITS CONSTRUCTED ON 423-27 AND 429-39 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; 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 429-39 East Ashmead Street; 226, 260, 278 and 313 East Bringhurst 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 Sharpnack 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;

## **Exhibit D**

**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.

<b>Adopted by Philadelphia Land Bank Board of Directors on April 8, 2025.</b>
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**Exhibit E**

**RESOLUTION NO. 2025 - 15**

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



### **Exhibit E**

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the 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 April 8, 2025.**

**Exhibit G**

**RESOLUTION NO. 2025 – 16**

**RESOLUTION AUTHORIZING CONVEYANCE OF 100 EMILY STREET, 2315 SOUTH MARSHALL STREET, 519 PIERCE STREET, 2549 SOUTH 3RD STREET, AND 2117 SOUTH 6TH STREET TO BVG S PHILADELPHIA AH, LLC**

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 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 100 Emily Street, 2315 South Marshall Street, 518 Pierce Street, 2549 South 3rd Street, and 2117 South 6th Street (collectively, the “**Property**”) to BVG S Philadelphia AH, 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 April 8, 2025.</b>
---

**Exhibit G**

**RESOLUTION NO. 2025 – 17**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1610 S. 56TH STREET TO DMCV, LLC**

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 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 1610 South 56th Street (collectively, the “**Property**”) to DMCV, 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 Three Thousand and 00/100 U.S. Dollars (\$3,000.00) 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 April 8, 2025.</b>
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**Exhibit H**

April 2, 2025

**Via Certified Mail**

Herbert Wetzel  
Board Chair  
Philadelphia Land Bank  
1234 Market Street, 16<sup>th</sup> Floor  
Philadelphia, PA 19107

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

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

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

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Mdesigns + MWJ Consulting LLC of which I am the principal.

The Land Bank Board will discuss (agenda item V.B.2) the Disposition of properties to Cathedral Park Homes, LP for the development of 40 Low Income Housing Tax Credit Units at its meeting to be held on April 8, 2025. My firm is the architect for the project.

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to Board agenda item V.B.2. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving <<Board agenda item V.B.2 while the above-described conflict exists. Please contact me if you require further clarification.

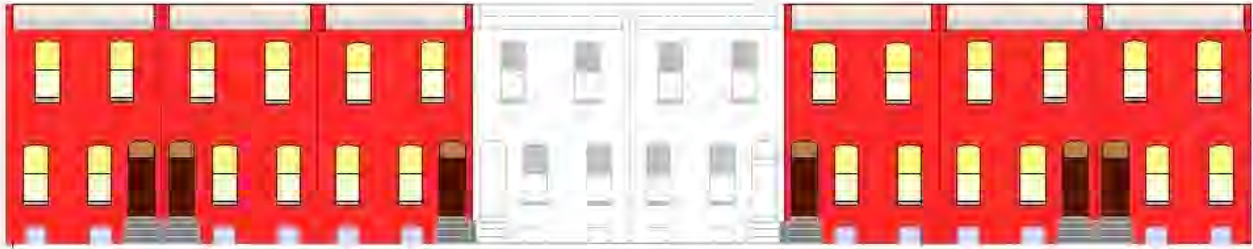
Sincerely,



Michael Johns

## Exhibit I

### Cathedral Park CDC & A



P.O. Box 11796, Philadelphia, PA 19101 Day 215\685-4739 Cell 302\897-3458

April 1, 2025

Gentlemen:

Over a year ago I chaired a community meeting at the White Horse Tavern with Willie Jordan, Democratic ward leader, to discuss a proposal from Gaudenzia House to build rehab housing on the 4900 block of Girard Avenue. It was poorly received, with strong opposition from attendees and understanding by political representatives that their proposal would never be permitted. There was no support. The community was hopeful that this proposal was dead.

On this March 25<sup>th</sup> flyers advertising a “community meeting” were distributed to addresses close to the proposed site. Many people did not receive them. There were many deficiencies:

- Numeric addresses were listed, but without any street name.
- The notice was for just one week away.
- The announced time, 10 AM on Tuesday, April 1<sup>st</sup> at the Mill Creek Community Center, was problematic for most working people.
- The bottom of the letter indicated that the affected RCOs were CCed, but this did not happen. I only learned about this from another resident.
- Listing them, including my name, gave the false impression that there was RCO support for the proposal when there is not.
- The location of their meeting was out of the neighborhood, in Mill Creek, which is on the far side of a large cemetery, not at all in Cathedral Park.
- “Community meeting” not called by anyone from the community or even with their knowledge.
- There was no rendition or image of what is to be built.

This notice does not meet the minimum requirements for a community notice.

The long-term plan for the 4900 block of Girard Avenue for decades has been for affordable homes, not rentals of any sort.



## **Exhibit I**

The project was described as "affordable rental housing" without any hint as to who might reside there. Gaudenzia's logo was at the top, but otherwise there was no hint as to who or what was actually being proposed. The intent to mislead was very clear.

Additionally, drug rehab facilities are prohibited in the 4<sup>th</sup> councilmanic district, which includes Cathedral Park. The community remains very much opposed to this project. Transfer of any lots to them should not be entertained.

Yours truly,



Mark Frog Harris, President  
Cathedral Park Community Development Association  
215\685-4739 work  
302\897-3458 cell

PS, notes from the meeting: Gaudenzia has a large, nice, new building in Mill Creek. It was obviously convenient for them to have a meeting there. However, nobody from the Cathedral Park side of the cemetery was even aware of its existence, so were very challenged to find the place. Some did not make it.

The actual presentation was very brief; old vs. new renditions of the buildings were shown, but without context, vacant lots and existing buildings were not shown whatsoever. The presenters never introduced themselves. There appeared to be 8 staffers, as many as attendees. The actual concern of complete rejection of the project by the community was ignored with a refocus on architectural features. There was no support and a lot of shouting against the project.

They claimed credit for reduced prostitution on Wyalusing Avenue and for their pushing to close the Blue Moon hotel next door. So did everybody else. The Blue Moon is in district 3 and in need of repurposing, which all parties would be happy to see. It is right next door to their new building, Mill Creek Place, and would be suitable for their expansion plans. Why cannot they redirect their efforts where they will be welcome?

## **Exhibit I**



Cathedral Park Homes, LP  
Attn: David Slinger  
106 W. Main Street  
Norristown, PA 19401

March 25, 2025

Dear Resident or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project below on properties proposed for conveyance by the Philadelphia Land Bank. Any community members, or Community-Based Organizations (CBO) and Registered Community Organizations (RCO) that has geographic boundaries containing the project property and all community members are welcome to attend.

**Applicant:**  
*Cathedral Park Homes, LP*

**Property Addresses:**  
4947, 4949, 4951, 4953, 4955, 4957, 4967, 4969, 4971, 4973, 4979, 4981, 4983, 4985, 4987, 4989,  
4989 ½, 4991, 4991 ½

**Project Description:**  
*Affordable Rental Units*

*Cathedral Park Homes, LP* has scheduled a **PUBLIC MEETING** in advance of a Philadelphia Land Bank Board meeting to discuss the project at the following date, time and location:

**Public Meeting Date & Time:** April 1<sup>st</sup> 10:00AM-11:00AM  
**Location:** West Mill Place Community Room: 920 N 51<sup>st</sup> Street, Philadelphia, PA 19131

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,  
Cathedral Park Homes, LP

cc: Angel Rodriguez, Senior Vice President of Land Services - PHDC  
44th Democratic Ward– [wjordan@rcn.com](mailto:wjordan@rcn.com)  
44th Ward Republican– [agent3@earthlink.net](mailto:agent3@earthlink.net)  
Cathedral Park Community Development Association– [MarkFrogHarris@verizon.net](mailto:MarkFrogHarris@verizon.net)  
HMC Squared Community Association, INC– [hmc2rco@gmail.com](mailto:hmc2rco@gmail.com)  
Parkside Association– [lhudson@parksideassociation.org](mailto:lhudson@parksideassociation.org)

## Exhibit I

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**From:** Alley Moorhead <amoorhead@sherickpm.com>  
**Sent:** Tuesday, April 8, 2025 9:15 AM  
**To:** Andrea Saah  
**Cc:** Brian Romano; Angel B Rodriguez; herb.wetzel@phdc.phila.gov; David Slinger  
**Subject:** Cathedral Park Homes Project  
**Attachments:** Cathedral Park CDC letter re Cathedral Park Homes project.pdf; Cathedral Park Homes flyer for community meeting.pdf

Hi Andrea,

I am contacting you on behalf of Gaudenzia, who is proposing a residential development on the 4900 Block of Girard Ave.

The attached letter was sent to you last week regarding the previous Community meeting held by Gaudenzia.

We wanted to inform you all that we held another Community meeting with the neighborhood last night at a time and place of their choice (6:45pm at The One Art Center on North 52nd Street).

We brought all the requested project information printed out and answered all the community's questions again (we have held other meetings previously).

We think this meeting went well and we are working on a document listing and approving all the Community's requests.

We hope this helps in the Board Meeting today.

Best,

Alley

**Alexandra Moorhead**

Director of Development

230 N. 2<sup>nd</sup> St, Suite 3D, Phila, PA 19106

Cell: (267) 251-4748

Office: (215) 627-8877 ext: 100

[amoorhead@sherickpm.com](mailto:amoorhead@sherickpm.com)

[stonesherick.com](http://stonesherick.com)



## Exhibit I

### Andrea Saah

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**From:** B.Q. Properties LLC <b.q.propertiesllc@gmail.com>  
**Sent:** Monday, April 7, 2025 10:26 AM  
**To:** Andrea Saah  
**Cc:** B.Q. Properties LLC  
**Subject:** Philadelphia Land Bank-4900 Block of Girard Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To Whom It May Concern,

I am writing in regard to the proposed conveyance of several parcels on the 4900 block of West Girard Avenue, as outlined in the recent public notice. As the owner of 4965 W. Girard Avenue, I am both encouraged by the potential for new development and equally concerned about its impact on existing residents and small property owners like myself.

My property at 4965 W. Girard is currently being developed into five residential units. As a small business owner who has personally invested in this community, I had been actively seeking to acquire the adjacent lot at 4967 W. Girard Avenue—not for further development, but to comply with city requirements and to enhance the livability of my property. The adjacent lot would serve as a secure location for tenant trash storage and, more importantly, as a much-needed green space for the residents of my building. This initiative is aligned with my commitment to preserving open, community-oriented spaces at a time when green space is increasingly scarce in our neighborhood.

I have several questions and concerns regarding the current proposal:

- How many housing units are being planned, and what form will they take—multi-unit apartment buildings or individual residential homes?
- Will the design include off-street parking to accommodate future tenants and ease the already heavy traffic on Girard Avenue?
- What provisions are being made to ensure that existing residents are not adversely affected, particularly in terms of increased taxes or displacement?
- Has a traffic study been conducted for this high-traffic corridor?
- Has consideration been given to preserving the existing community garden and mitigating the risk of illegal dumping, especially given the proximity of the cemetery across the street?
- What is the proposed height and scale of the buildings, and how will they fit with the existing structures on the block?
- Finally, is the developer a community-based entity with a vested interest in the long-term wellbeing of the neighborhood?

In light of these concerns, I respectfully request that 4967 W. Girard Avenue be removed from the current conveyance proposal and that I be given the opportunity to acquire it. Not for new construction, but to support the existing community infrastructure and to ensure that my tenants—and the neighborhood at

## **Exhibit I**

large—benefit from thoughtful, inclusive planning.

Thank you for your time and attention to this matter. I look forward to your response and to ongoing dialogue around how we can collectively improve our community.

Sincerely,

Nasha Bunch

**Exhibit J**

**RESOLUTION NO. 2025 – 18**

**RESOLUTION AUTHORIZING CONVEYANCE OF 4947-49, 4951, 4953, 4955, 4957, 4967, 4969-73, 4979, 4981, 4983, 4985, 4987, 4989, 4989½, 4991 AND 4991½ WEST GIRARD AVENUE TO CATHEDRAL PARK HOMES, LP**

**WHEREAS**, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 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 4947-49, 4951, 4953, 4955, 4957, 4967, 4969-73, 4979, 4981, 4983, 4985, 4987, 4989, 4989½, 4991 and 4991½ West Girard Avenue (collectively, the “**Property**”) to Cathedral Park Homes, LP (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 Nineteen and 00/100 U.S. Dollars (\$19.00) 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 April 8, 2025.</b>
---



**Exhibit J**

**RESOLUTION NO. 2025 – 19**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1412, 1416, 1421, 1429 AND 1435 N. 17TH STREET  
TO PATHWAYS HOUSING WELLNESS 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 approval by resolution of Philadelphia City Council, and subject further 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 interests of the Land Bank to convey 1412, 1416, 1421, 1429 and 1435 North 17th Street (collectively, the “**Property**”) to Pathways Housing Wellness Corporation (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 and 00/100 U.S. Dollars (\$5.00) 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 April 8, 2025.</b>
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