

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING
Tuesday, September 9, 2025 – 10:00 AM

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

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

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of August 12, 2025
- III. Executive Director's Report
- IV. **Development – Affordable Housing (unsolicited)**
 - A. **Civetta Property Group LLC** - The properties below are proposed for disposition to **Civetta Property Group LLC** to develop thirty (30) single-family homes in the Seventh (7th) Council District. Fifteen (15) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms without basements at 1,375 SF each; the other fifteen (15) units will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms without basements at 1,375 SF each. The homes fit within the context of the neighborhood. 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.
 - **509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212*, 2233*, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2206 N. Orianna Street; 2202, 2204, 2257 N. Orkney Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; 2047, 2054, 2151 N. 5th Street (CD 7) (* denotes properties being transferred by the City of Philadelphia and the Philadelphia Redevelopment Authority to the Land Bank)**
- V. Public Comment (Old & New Business)
- VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: Philadelphia Land Bank September 9, 2025 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: August 29, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, September 9, 2025, with the executive session to begin at 9:30 A.M. and the public 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 17TH 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/philadelphia-land-bank-board/>. Public comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, September 8, 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 forwarded to the Board prior to the meeting, and copies will be distributed to public attendees at the Board meeting. They will be answered or addressed during the meeting to the extent the Board chooses, and they will 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 with the following information:

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

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

PHILADELPHIA LAND BANK

AUGUST 12, 2025 BOARD OF DIRECTORS ANNUAL MEETING MINUTES (DRAFT)

The Annual Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 12, 2025, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

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

Ms. Bernadel announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda, provided updates on strategic planning, operational assessments, and sheriff's sales, and noted that this is the first day the Land Bank will acquire properties at sheriff's sales under the new Memorandum of Understanding.

Item I **Roll Call**

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

Darwin Beauvais and Rebecca Lopez-Kriss were absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Lily V. Bernadel, Esq., Mathen Pullukattu, Brian Romano, and Carolyn Terry.

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

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

Ms. Bernadel 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 a motion to adopt the Board meeting minutes of July 8, 2025.

Mr. Dema moved to approve the minutes. Ms. Rashid seconded the motion.

Upon motion made and duly seconded, the Board approved the minutes of the July 8, 2025 Board meeting.

Item III
Executive Director's Report

No Executive Director's report was provided this month.

Item IV
Administrative Matters

IV.A. Election of Board Officers

Ms. Bernadel announced that, in accordance with the Land Bank's bylaws, officers are elected annually. She explained that the current officers were elected in December 2024; however, the Board moved the annual meeting to August. Ms. Bernadel stated that the current officers, Herbert Wetzel (Chair), Nicholas Dema (Vice Chair), Rebecca Lopez Cruz (Treasurer), and Andrew Goodman (Secretary), were nominated to continue serving for another year or until their successors are elected. She noted that there were no competing nominations and asked the Board to approve the full slate.

Chair Wetzel called for a motion regarding the proposed slate of candidates. Mr. Jeremiah moved to approve the proposed candidates, and Ms. Gonzalez seconded.

Upon the motion made and duly seconded, the Board unanimously approved the **Resolution Electing Officers of the Philadelphia Land Bank to Hold Office Until 2026 Annual Meeting** (attached to these minutes as **Exhibit B**).

Item V
Property Dispositions

V.A. Development – Affordable Housing (Request for Proposal (RFP))

Mr. Pullukattu presented the proposed disposition of 2806, 2903, 2907, 2913, 2917, 2919, 2925, 2937, and 2939 Cecil B. Moore Avenue to HOW Affordable Housing, LLC for the development of nine single-family homes. Mr. Pullukattu stated that each 1,400 sq. ft. home will include three bedrooms and two bathrooms and will be sold for a maximum price of \$280,000 to first-time homebuyers with a household income at or below 100% AMI through the Turn the Key program. Mr. Pullukattu added that the applicant was selected as the most qualified bidder through the RFP process, with an Economic Opportunity Plan applying, and that the design was revised from two to three stories in response to community feedback.

Mr. Dema asked if the homes were designed as three stories because that is the typical neighborhood architecture in the area. Mr. Pullukattu confirmed, noting that while the adjacent properties are two stories, this site includes three-story homes, which the community generally supported and requested during feedback, leading to design changes.

Chair Wetzel invited questions from the Board. Mr. Jeremiah asked if the project had support from the 5th District Council, and Mr. Rodriguez confirmed that it did, noting the RFP was issued with that support.

Ms. Gonzalez asked whether the proposals considered deeper affordability, such as reserving units for households at 80% AMI. Mr. Rodriguez responded that the RFP was developed with the Council office and set at 100% AMI based on the site's location.

Ms. Gonzalez expressed concern that, given gentrification in Brewerytown, some portion of the development should have been reserved for lower-income households. Mr. Rodriguez explained that while the RFP was set at 100% AMI to support financing and buyer qualification, typical Turn the Key buyers average around 59% AMI.

Mr. Jeremiah noted that setting eligibility at up to 100% AMI does not exclude buyers at 60–80% AMI. Mr. Rodriguez confirmed. In response, Mr. Goodman noted that since most Turn the Key buyers average around 59% AMI, there may be justification for deeper affordability. Ms. Gonzalez agreed.

Mr. Rodriguez explained that setting eligibility at 100% AMI helps with underwriting and construction financing, while actual Turn the Key buyers average around 59% AMI. He added the RFP was developed with the Council Office, ensuring its support. Ms. Gonzalez acknowledged this but raised equity concerns, noting higher-income households may have an advantage over lower-income buyers without specific set-asides.

Mr. Dema asked about HOW's history with Turn the Key projects. Mr. Rodriguez replied that while HOW has been approved for projects in other districts, they have not completed or started any, so there is no track record. He added that the Board previously approved them for an RFP project in the 8th District, but no sales have occurred yet.

Mr. Jeremiah clarified that the RFP required all units to be Turn the Key up to 100% AMI. Mr. Rodriguez confirmed, noting that if a Council Office requested lower AMIs, the RFP would reflect that, as has been done in the 8th and 2nd Districts.

Chair Wetzel asked if there were any written public comments. There were none. He then invited Mr. Jihad Ali, who had signed up for public comment, to address the Board.

Mr. Ali thanked the Board for their past support and expressed appreciation for the Turn the Key program. He highlighted his positive experience working with developer HOW on a 16-home project in Parkside, praising HOW for empowering community participation. Mr. Ali emphasized the importance of affordability, noting challenges with closing costs and mortgage requirements, and suggested exploring duplex models to help offset costs for buyers. He concluded by reaffirming support for HOW as a strong, community-minded developer.

Chair Wetzel asked for a motion regarding the disposition. Mr. Brown moved to approve the disposition, and Mr. Goodman seconded the motion.

Upon the motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2806, 2903, 2907, 2913, 2917, 2919, 2925, 2937, and 2939 Cecil B. Moore Avenue to HOW Affordable Housing, LLC** (attached to these minutes as **Exhibit C.**)

V.B.1 Development – Civetta Property Group, LLC (unsolicited)

Mr. Rodriguez presented the next item, an unsolicited proposal from Civetta Property Group LLC, previously tabled pending more community engagement. He reported that two community meetings and site visits were held. The proposal is for the development of 30 single-family homes in the 7th Council District: 15 two-story units with three bedrooms and two bathrooms, and 15 three-story units with three bedrooms and two bathrooms, each approximately 1,375 sq. ft. The homes will be sold for a maximum price of \$280,000 to first-time homebuyers with a household income at or below 100% AMI through the Turn the Key program. The application was evaluated under the Disposition Policy, and an Economic Opportunity Plan will apply.

Chair Wetzel invited questions from the Board. Mr. Jeremiah asked if any details of the application had changed since the prior month, and Mr. Rodriguez responded no.

Mr. Jeremiah asked if the recent community meetings were held closer to the project site and whether they were well attended.

Mr. Rodriguez deferred the question to the developer, who was present to provide details.

Ms. Brennan Tomasetti of Civetta Property Group reported that two community meetings were held on July 10th and July 24th at locations recommended by community leaders. She shared that in addition, three property tours were conducted to show homes at different stages of construction. Ms. Tomasetti reported that attendance included 14 participants at the first meeting and over 20 at the second.

Mr. Jeremiah asked if community members were supportive of the project. Ms. Tomasetti responded that feedback was mixed, with strong and passionate opinions expressed.

Ms. Gonzalez asked what issues stood out from community feedback. Ms. Tomasetti noted concerns about parking and affordability, adding that while eligibility is set at 80–100% AMI, actual Turn the Key buyers average around 60% AMI, with some below and above that. She emphasized the program's positive impact on residents' lives.

Chair Wetzel asked if there were any additional questions or public comments on the item.

Ms. Bernadel reported four written comments were received: three from community residents (Vanessa Colluci, Kathryn Krolkowski, and Relina) and one from Xiente, formerly Norris Square Community Alliance. Ms. Bernadel stated that the comments are included in the meeting packet and will be attached as exhibits to the August meeting minutes (the written comments received are attached as **Exhibit D.**)

Chair Wetzel recognized Ms. Talia Giles. Ms. Giles, speaking on behalf of the Philly Liberation Center, stated opposition to the Civetta proposal, aligning with NSCAN, Xiente, and others. She emphasized the need for alternative models that prioritize genuinely affordable homeownership for current residents of the community to preserve economic diversity and prevent displacement. She added that the Land Bank should also make lots available for affordable rental housing for low-income and elderly residents.

Chair Wetzel recognized Ms. Nilda Pimentel, Chair of Norris Square Community Action Network (NSCAN). Ms. Pimentel spoke in opposition to the Civetta proposal. While recognizing the need for new housing, she stated the project does not meet the affordability needs of working families in the neighborhood. She reported that community members requested at least one-third of the homes be priced at \$220,000, given that many local households earn under \$50,000 annually and cannot afford the proposed \$280,000 homes even with subsidies. Ms. Pimentel emphasized that residents are not opposed to development but seek alternative models that offer a portion of homes at lower price points, ensuring affordability and preventing displacement.

Mr. Jeremiah asked Ms. Pimentel what the community envisions as a fair housing model, noting that building homes at \$220,000 or less would match or fall below construction costs and would likely require subsidies beyond what a developer could absorb.

Ms. Pimentel stated that while the program is a valuable tool for creating affordable homeownership, subsidies should be structured differently. She shared that lower-priced homes should receive greater subsidies, as families at 60% AMI or below have lower incomes and greater need than those able to purchase at \$280,000. She added that it depends on project scale and developer capacity, which impact construction costs and affordability.

Chair Wetzel recognized Ms. Patricia DeCarlo, who reported that at the July 24 community meeting, 17 of 19 residents voted against the Civetta proposal. She stated concerns that the \$280,000 price point is unaffordable for neighborhood families and that requests for lower-priced units and off-street parking were rejected. She said residents view the project as contributing to gentrification and displacement and urged the Land Bank Board to deny it, stressing affordability should reflect the neighborhood's AMI, not the citywide median.

Chair Wetzel recognized Mr. Mohamed Rushdy. Mr. Rushdy highlighted the role of Michael and Brennan Tomasetti, owners of Civetta, in leading the Urban Development Association, which supports minority developers in Turn the Key projects. He expressed respect for community concerns but noted the financial realities of construction and shared past experiences offering alternative pricing models, including lower-cost homes at a \$199,000 sale price, that were ultimately rejected by the community. He emphasized that while market-rate homes in Norris Square now sell for \$700,000–\$800,000, Turn the Key allows buyers to purchase homes for about \$190,000 after subsidies. Mr. Rushdy agreed subsidies should be applied more consistently across price points. He concluded that the Civetta application meets all Land Bank guidelines, with final approval resting with the Councilmember.

Mr. Jeremiah asked Mr. Rushdy how he was able to offer homes at \$199,000 in the past. Mr. Rushdy explained that profits from market-rate units priced around \$500,000 would subsidize the lower-cost units. Mr. Jeremiah asked if the community supported the mixed-price model. Mr. Rushdy said it was rejected, noting it would have meant a \$60,000 loss per affordable unit and emphasizing that low margins make such projects difficult for most developers, with banks requiring minimum margins to finance them.

Mr. Johns noted that the community's concern appears to be largely about subsidies rather than developer costs and suggested higher or consistent subsidies to make homes more affordable. Mr. Rushdy agreed, stating that consistent subsidies across home price points would help and highlighted additional assistance available through Turn the Key lenders. He explained that with current subsidies and closing cost support, buyers have achieved mortgages around \$1,150 monthly with minimal down payments, though high interest rates and increasing construction costs remain challenging for the developers.

Mr. Jeremiah asked who sets the subsidies for the Turn the Key program. Mr. Rodriguez responded that the Philadelphia Housing Development Corporation (PHDC) sets the subsidy amount.

Chair Wetzel noted that the question of subsidy amounts, and affordability thresholds is a broader public policy issue, separate from the Land Bank's role. He stated that decisions about how much subsidy to provide and how far pricing can be reduced to make homes affordable for specific neighborhoods in Philadelphia fall under the Department of Planning and Development, specifically the Division of Housing and Community Development.

Mr. Rushdy noted that as a PHDC board member, he would raise the subsidy issue with PHDC President David Thomas. He suggested considering a neighborhood-based approach where subsidy levels vary depending on local incomes, rather than applying a single standard citywide.

Chair Wetzel asked about the original Turn the Key sales cap. Mr. Rodriguez said it was set at \$280,000 with subsidies up to \$100,000, requiring that buyers spend no more than 30% of income on housing. At the beginning of the program, it cost approximately \$220,000 to build a unit, so it could be sold at a maximum price of \$230,000 to \$250,000 per unit, but rising construction loan interest rates and materials costs have meant that the cost per unit has risen to \$250,000 per unit, which means that most units are now sold for \$280,000. Mr. Rushdy noted that construction costs are now approaching \$260,000 per unit.

Mr. Rodriguez further explained that in the 2nd District, homes were set at 80% AMI with sale prices around \$230,000, which was essentially at cost. As construction costs rose, the Board approved corresponding price increases, with the baseline now about \$250,000 to \$265,000 per unit. He also pointed out that PHDC, not the Land Bank, manages mortgage subsidies, while the Land Bank's role is limited to land disposition. The TTK program is intended to subsidize buyers, not developers.

Chair Wetzel noted that when Turn the Key was created, units could be built for \$250,000 and, with subsidies, reduced to as low as \$155,000, but rising construction costs and stagnant subsidy levels have undermined affordability. He emphasized that this is a policy issue outside the Land Bank's control. Mr. Rodriguez added that higher mortgage interest rates, rising from 5% to 8%, have also significantly impacted affordability.

Ms. Gonzalez stated that while ensuring that developers recover costs is important, greater focus should be placed on deeper affordability for lower-income households. She suggested exploring another tier of the Turn the Key program to better target residents at risk of displacement and noted that past models used different formulas that may be worth revisiting.

Mr. Jeremiah emphasized that the Land Bank Board's role is to decide on property dispositions, not to set affordability policy. He noted that concerns over AMI and affordability are recurring issues but should not be placed on developers, who are already building with minimal margins and facing high interest rates. He stated that if deeper subsidies are needed, this is a public policy matter for City Council and PHDC, not the developers.

Ms. Gonzalez noted that the 2020 Disposition Policy was designed to support lower AMIs through a 49% market-rate and 51% affordable housing mix, intended both to create mixed-income communities and provide cross-subsidies. Mr. Rodriguez explained that while mixed-income projects were originally intended to cross-subsidize affordability, community opposition to market-rate housing on public land shifted the approach toward requiring all-affordable projects, which in practice often results in homes priced at \$280,000.

Ms. DeCarlo criticized the sale of lots for \$100, stating it benefits developers but harms the neighborhood, and claimed that such practices contribute to gentrification, rising property taxes, and the displacement of long-time residents who revitalized the community.

Next, Chair Wetzel recognized Mr. Jeremy Blatstein. Mr. Blatstein considers the \$280,000 sales price cap under Turn the Key appropriate given current development costs; the price encourages developer participation. He emphasized that Philadelphia faces an income problem rather than a housing affordability problem and that the Land Bank Board's role is to dispose of land consistent with City Council direction, not to set broader public policy. He noted that ultimate approval for this development project depends on Councilwoman Lozada's decision to introduce a Council resolution approving the project and cautioned against wasting time if it is unlikely to advance. Mr. Blatstein also commented

that not everyone should own a home, calling for a range of housing options for different AMI levels, and rejected the notion that Turn the Key projects cause displacement or gentrification. He emphasized that the project involves vacant lots that will be developed into new housing and does not displace existing residents. He cautioned against claims of people being “kicked out,” noting programs like the Longtime Owner Occupant Program that mitigate tax impacts. He reiterated that the Board’s role is to determine whether the project meets disposition criteria, not to set public policy.

Mr. Goodman clarified that under the Disposition Policy, the Board is not required to approve any applicant, including the highest-scoring applicant for an RFP project. He emphasized that the Board’s role is not a “rubber stamp,” citing the first paragraph of the policy, which he said, makes this point clear.

Chair Wetzel recognized Mr. Jihad Ali. Mr. Ali expressed appreciation for Ms. Patricia DeCarlo’s leadership and noted his past concerns with Civetta, explaining that over time the group has improved community engagement and delivered quality projects. He highlighted Civetta and HOW Group as strong developers and stressed the importance of moving forward with construction despite affordability debates. Mr. Ali supported adjusting AMI considerations by neighborhood and emphasized the role of political input in making projects possible. He praised Land Bank management, staff, and the Board for their work, encouraged empowering more developers, and urged continued discussion and refinement of the program.

Chair Wetzel then called for a motion regarding the proposed disposition.

Mr. Dema moved to approve the disposition, and Mr. Jeremiah seconded.

Upon motion made and duly seconded, the Board held a roll call vote. Five Board members voted in favor of the resolution (Mr. Jeremiah, Mr. Johns, Mr. Dema, Chair Wetzel, and Mr. Brown), and four opposed (Mr. Goodman, Ms. Gonzalez, Ms. Greenberg, and Ms. Rashid). As a majority of the eleven Board members (six votes) is required to adopt or reject the resolution under the organization’s bylaws, the motion failed, and the resolution was not adopted, thus tabling the disposition.

Chair Wetzel moved to the next item on the agenda.

V.B.2. Development – Macey’s Enterprises, LLC (unsolicited) – REMOVED FROM AGENDA

V.C. Development – Gardens/Open Space

Project Manager Brian Romano presented the proposed disposition of 4200 and 4204 Viola Street and 4205 Leidy Avenue in the 3rd Council District to the Neighborhood Gardens Trust for permanent use as a community garden. He noted the garden has operated for over 50 years and improvements have been made with support from NGT and the Pennsylvania Horticultural Society, including raised beds, tool storage, a delivery gate, water access, and site regrading. He added that the properties will be subject to a 30-year mortgage and permanently restricted for community garden use.

Before discussion, Ms. Bernadel announced that Board Member Jenny Greenberg, who also serves as Executive Director of NGT, the proposed grantee, submitted a letter of recusal (attached to these minutes as **Exhibit E**) and left prior to the presentation of this disposition.

Mr. Wetzel recognized Ms. Lorraine Gomez. Ms. Gomez, a lifelong resident of the 4200 block of Viola Street, spoke in support of preserving the garden her parents established in 1974. She said the garden provides fresh produce in a food desert, serves as a community gathering space, engages local youth,

and has helped reduce violence. She urged the Board to transfer the property to NGT to ensure its protection.

Chair Wetzel asked Ms. Gomez to confirm that the lots in question are already part of the garden and will not expand it. Ms. Gomez confirmed.

Ms. Isabelle Dijols, a Viola Street resident and gardener, supported transferring the lots to preserve the community garden. She said the garden provides food access, supports youth education, and serves as a cross-cultural, intergenerational community space amid growing neighborhood development.

Ms. Bernadel reported that three written comments were submitted on time by Councilmember Gauthier, Mindy Katz (Viola Street Community Garden organizer), and Randy Smith, a 19-year-old gardener at the Viola Street Garden. She explained that these comments are included in the meeting packet and that both the timely submissions and those received after the deadline will be attached as exhibits to the August Board meeting minutes (the written comments received are attached to these minutes as **Exhibit F**).

Ms. Emaleigh Doley, Deputy Director of NGT, spoke on behalf of the applicant. She highlighted plans to add an orchard in partnership with the Philadelphia Orchard Project and thanked the Board for considering community comments and input. She offered to answer any further questions about the project.

Mr. Wetzel called for a motion regarding the proposed disposition.

Mr. Jeremiah moved to approve the disposition, and Mr. Brown seconded.

Upon the motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 4200, 4202, and 4204 Viola Street and 4205 Leidy Avenue to Neighborhood Gardens Trust** (attached to these minutes as **Exhibit G**).

V.D. Side/Rear Yards

Before presenting the next item, Mr. Rodriguez clarified for the record that, under the bylaws, the Civetta Property Group item previously discussed was tabled.

Mr. Rodriguez then presented the proposed disposition of 2230 North 3rd Street in the 7th Council District to David Oliver, the adjacent homeowner, for use as a side yard. The property will be subject to a 30-year mortgage and permanently deed-restricted for side yard use.

Chair Wetzel recognized Mr. Warren Williams. Mr. Williams raised concerns about possible development activity on another site but was informed by Mr. Rodriguez and Chair Wetzel that that proposed disposition had been tabled.

Chair Wetzel asked if there were any questions from the Board. There were none.

Chair Wetzel recognized Mr. Timour Kamran. Mr. Kamran, representing nearby residents and the Norris Square Community Action Network (NSCAN), presented a petition signed by 10 residents opposing the disposition of 2230 North 3rd Street as a side yard. He explained that the block has few homes, limited lighting, several industrial properties, and numerous vacant lots, and residents believe the site should be used for new housing to strengthen community safety and cohesion. He also noted

that the applicant had not consulted with residents or the neighborhood association about his plan to acquire the lot to use as a side yard.

Chair Wetzel asked if there were any additional speakers. Mr. David Oliver, the applicant for the property at 2230 North 3rd Street, shared his personal connection to the neighborhood, noting that he grew up nearby and returned after revitalization efforts. He described his ongoing community involvement, including cleaning the block with his fiancée, volunteering at the Youth Study Center, mediating neighborhood disputes, and teaching the Fair Chance Hiring Law at the Northwest Parole Office. Mr. Oliver apologized to the neighborhood association for not reaching out earlier and pledged to engage with them moving forward.

Mr. Rodriguez clarified that outreach to neighborhood associations is not required under the Side Yard Disposition Policy, under which residency and adjacency are the primary considerations. He noted that the 7th District has a long history of approving side yard dispositions without such a requirement.

Mr. Oliver added that he wishes to remain a positive and visible presence in the neighborhood. He explained that the block contains five houses, three single-family homes, two multi-unit homes, a garage, and a public event space. With recent improvements such as new lighting, he described the block as beautiful and said his desire to stay in the community was the reason he applied for the side yard.

Ms. Pimentel of NSCAN stated that while neighborhood association approval is not required for side yard dispositions, residents of the community have actively maintained the block through cleanups and community events, despite challenges like vacant lots, poor lighting, and illegal dumping. She noted that ten or eleven neighbors signed a letter opposing the side yard disposition and urged that the lots be developed for housing to strengthen the community.

Mr. Wetzel called for a motion regarding the proposed disposition.

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

Upon the motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2230 North 3rd Street to David Oliver** (attached to these minutes as **Exhibit H**).

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

Chairman Wetzel invited any old and new business from the public. There were no comments.

Item VII **Adjournment**

Seeing no further comments from the Board or the public, Chair Wetzel called for a motion to adjourn. Ms. Gonzalez moved to adjourn the meeting. Mr. Jeremiah seconded the motion. Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:37 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING

Tuesday, August 12, 2025, at 10:00 AM.

User Name
Talia Giles
Timour Kamran
Nilda Pimentel
Patricia DeCarlo
Lorraine Gomez
Jihad Ali
Isabelle Dijols
Jeremy Blatstein
Rev. Jerome Barmore
David Oliver
Emaleigh Doley
Warren Williams
Mo Rushdy
Ali Mooney
Stephanie Rhoades
Antonio Cerqueira
Leah Apgar
Nick Ercole
Terrance Lisby
Robert Kirby
Lexy McDowell
David Langlieb
Conlan Crosley
Jeff Brown
Michael Macey
Mark Wallace
Brennan Tomasetti
Mike Tomasetti
Joanne Parker
Khalil Worrell
Sherry Walker
Jamilah Abdur-Rahman
Miguel Santos
Palnan LeCorls

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, August 12, 2025, at 10:00 AM.

User Name
Sloane A. Folks
Terrill Haigler
Tealia Torres
Sondra Mosgueru
Donna Griff
Jenny Chen
Erica Adams
Panela Ingram
Prestina Serrano
Ryan Milburn
Alan Johnson
S. Vance
Jeff Wolfe
Edward Hairston

Exhibit A

Philadelphia Land Bank Board Meeting
08/12/2025

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PHILADELPHIA LAND BANK

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PHILADELPHIA LAND BANK BOARD MEETING

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Tuesday, August 12, 2025

12

10:00 a.m.

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23

24 Reported by: Heidi Schoentube

25 Job No.: 947148

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Philadelphia Land Bank Board Meeting 08/12/2025

<p>Page 2</p> <p>ATTENDANCE</p> <p>HERBERT WETZEL, CHAIRMAN</p> <p>NICHOLAS DEMA, VICE CHAIR</p> <p>ANDREW GOODMAN, SECRETARY</p> <p>CORNELIUS BROWN, BOARD MEMBER</p> <p>MARIA GONZALEZ, BOARD MEMBER</p> <p>KELVIN JEREMIAH, BOARD MEMBER</p> <p>JENNY GREENBERG, BOARD MEMBER</p> <p>MICHAEL JOHNS, BOARD MEMBER</p> <p>MAJEEDAH RASHID, BOARD MEMBER</p> <p>ANGEL RODRIGUEZ, EXECUTIVE DIRECTOR</p> <p>LILY BERNADEL, ESQ., STAFF ATTORNEY</p> <p>BRIAN ROMANO, PROJECT MANAGER II</p> <p>MATHEN PULLUKATTU, SENIOR DEVELOPMENT SPECIALIST</p> <p>CAROLYN TERRY, ADMINISTRATIVE ASSISTANT</p> <p>JIHAD ALI</p> <p>BRENNAN TOMASETTI, CIVETTA PROPERTY GROUP</p> <p>TALIA GILES</p> <p>NILDA PIMENTEL</p> <p>PATRICIA DECARLO</p> <p>MOHAMED RUSHDY</p> <p>JEREMY BLATSTEIN</p> <p>LORRAINE GOMEZ</p> <p>ISABELLE DIJOLS</p>	<p>Page 4</p> <p>PROCEEDINGS (10:00 a.m.)</p> <p>MR. BROWN: Yeah, just not the one, the one and the one.</p> <p>MS. BERNADEL: Before moving to the roll call, that the, prior to this public meeting, the Board held an executive session during which Mr. Rodriguez reviewed the Agenda. He updated the Board regarding Operational Assessment and Strategic Plan, and the Sheriff Sale.</p> <p>Okay, now onto the roll call.</p> <p>MS. BERNADEL: Herbert Wetzel.</p> <p>MR. WETZEL: Here.</p> <p>MS. BERNADEL: Nicholas Dema.</p> <p>MR. DEMA: Here.</p> <p>MS. BERNADEL: Andrew Goodman.</p> <p>MR. GOODMAN: Here.</p> <p>MS. BERNADEL: Rebecca Lopez.</p> <p>(No response) Cruz Treasurer (No response)</p> <p>Darwin Brown. Cornelius Brown.</p> <p>MR. BROWN: Here.</p> <p>MS. BERNADEL: Maria Gonzalez.</p> <p>MS. GONZALEZ: Here.</p> <p>MS. BERNADEL: Jenny Greenberg.</p> <p>MS. GREENBERG: Here.</p>
<p>Page 3</p> <p>ATTENDANCE, cont'd.</p> <p>EMALEIGH DOLEY, DIRECTOR FOR NEIGHBORHOOD GARDEN TRUST</p> <p>WARREN WILLIAMS</p> <p>TIMOUR KAMRAN</p> <p>DAVID OLIVER</p>	<p>Page 5</p> <p>MS. BERNADEL: Kelvin Jeremiah.</p> <p>MR. JEREMIAH: Present.</p> <p>MS. BERNADEL: Michael Jones.</p> <p>MR. JOHNS: Johns here.</p> <p>MS. BERNADEL: Johns. And Majeedah Rashid.</p> <p>MS. RASHID: Here.</p> <p>MR. WETZEL: Thank you, Lily. Would you review the rules for public comment, please?</p> <p>MS. BERNADEL: Yes. So, if you wish to comment on a particular agenda item, please be sure to indicate that on one of the sign-in sheets that's on the table so that you may be called on. When the public comment period for each agenda item is announced, you will have two minutes for your comment. The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the matter. We also ask that your comment be related to the specific agenda item in question. Anything that's not on today's agenda can be brought up at the old and new business portion of the meeting at the end. We ask that there be no personal attacks or hate speech against anyone including applicants, staff members, board members, attendees, or other members of the public. Thank you.</p> <p>MR. WETZEL: Thank you, Lily. The minutes of our</p>

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<p style="text-align: right;">Page 6</p> <p>1 July 8th, 2025 Board Meeting were distributed. Can I 2 get a motion to adopt the minutes? 3 MR. DEMA: Motion to adopt. 4 MR. WETZEL: Can I get a second, please? 5 MS. RASHID: Motion to adopt. 6 MR. WETZEL: Second Motion properly made and 7 seconded. All in favor say "aye." 8 (indiscernible) standard. There will be no 9 Executive Director for court today, correct? 10 MR. RODRIGUEZ: Correct. 11 MR. WETZEL: Okay, so we'll go right into the 12 first administrative matter, which is the Election of 13 Officers. 14 MS. BERNADEL: So, as required by the Land Bank's 15 bylaws, the officers are to be elected at each year's 16 annual meeting and serve for a year until their 17 successors are elected. The current officers were 18 elected less than a year ago at the December 2024 19 annual meeting. But the board approves the move of 20 the annual meeting to June and then to August of each 21 fiscal year. The currently serving officers have been 22 nominated to continue to serve in their current 23 positions for an additional year or until replaced: 24 Herbert Wetzel as Chair, Nicholas Dema as Vice Chair, 25 Rebecca Lopez Cruz as Treasurer, and Andrew Goodman as</p>	<p style="text-align: right;">Page 8</p> <p>1 maximum sales price of \$280,000. All of these homes 2 will be eligible for the Neighborhood Preservation 3 Initiative Turn the Key program. Applications were 4 solicited via a Request for Proposals for the property 5 earlier this year, and the applicant was the most 6 qualified bidder. An EOP plan will apply to this 7 project. The addresses are 2806, 2903, 2907, 2913, 8 2917, 2919, 2925, 2937 and 2939 Cecil B Moore Avenue 9 in Brewerytown Rangeland. And again just to mention 10 based on community feedback, the developer did agree 11 to the original plan, called for two-storey layouts, 12 and they did come back and provided with a three-story 13 plan to meet the neighborhood standards. 14 MR. DEMA: Yeah. 15 MR. DEMA: Just a quick question. They are 16 three-story because that's typical architecture. 17 MR. PULLUKATTU: Correct. There are two-stories 18 on either side. So this particular side did have 19 three-story, and the community, you know, by and large 20 did like the project. But they did request three- 21 stories along with, you know, with the feedback we got 22 from (indiscernible) and they were able to make 23 changes to the line. 24 MR. RODRIGUEZ: That would be the Disposition 25 Committee.</p>
<p style="text-align: right;">Page 7</p> <p>1 Secretary. There were no competing nominations, so 2 the board is being asked to adopt the resolution 3 approving the full slate of nominees. 4 MR. WETZEL: Can I get a motion to adopt? 5 MR. JEREMIAH: Motion to adopt. 6 MR. WETZEL: Can I get a second? 7 MS. GONZALEZ: I second. 8 MR. WETZEL: Motion's been made and properly 9 seconded. All in favor say aye. Opposed naye. Ayes 10 have it. Property dispositions. (indiscernible) 11 MR. RODRIGUEZ: So, moving to the first item. 12 Mathen Pullukattu, Senior Development Specialists will 13 present. 14 MR. PULLUKATTU: Good morning, Board Chair and 15 members. Today we'll review the RFP for 29th & Cecil 16 B. Moore Avenue. The property below is proposed for 17 disposition to (indiscernible), which will develop 18 nine single-family homes in the Fifth Council 19 District. This is a quick update to the site for 20 homes. Each unit will actually be three stories and 21 will contain three bedrooms and two bathrooms, with a 22 total approximate square footage of each unit of 1,400 23 square feet. The homes will fit within the context of 24 the neighborhood. They will be sold to households 25 with incomes at or below 100 percent of the AMI for a</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. WETZEL: Got it. Thank you. Are there any 2 questions for the Board? 3 MR. JEREMIAH: Does the project have the support 4 of the Council of the 5th District? 5 MR. RODRIGUEZ: Correct. The RFPs have been put 6 out along with that. 7 MR. RODRIGUEZ: Yeah. 8 MS. GONZALEZ: I have a question. Was there any 9 type of consideration as these proposals were being 10 reviewed to see if there was deeper affordability, 11 perhaps maybe a portion of the development for 12 households with incomes at 80 percent of AMI 13 meanwhile? 14 MR. RODRIGUEZ: When we designed this RFP, we did 15 it in conjunction with Council Office, and this is 16 where we came up with the AMIs. So, this we could -- 17 because of the nature of the (indiscernible) the 18 location, it was determined to do it at 100 percent. 19 MS. GONZALEZ: Yeah, I would have thought that, 20 you know, in Brewerytown right. That's the location 21 where you have a lot of gentrification, that there 22 would have been, some, accommodation for, lower-income 23 households and neighborhoods. 24 MR. RODRIGUEZ: As we stated before, with Turn the 25 Key, the typical home buyer is 51 percent of AMI. The</p>

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<p style="text-align: right;">Page 10</p> <p>1 issue, it goes out at 100 percent, as we stated at the 2 last Board meeting, was to attract annual construction 3 financing, and also make it easier for home buyers to 4 actually qualify for new homes.</p> <p>5 MS. GONZALEZ: Yeah, I think at some point, I 6 think lenders, given the history of, who these homes 7 are being sold to. I think there is a convincing case 8 as to be able to support developments that are 9 targeted to lower-income households. And mind you, 10 I'm not saying 100 percent of the development, but a 11 portion of it.</p> <p>12 MR. JEREMIAH: But this is income AMI up to 100 13 percent. That doesn't preclude somebody with incomes 14 at 60 to 80 percent.</p> <p>15 MR. RODRIGUEZ: Correct.</p> <p>16 MR. WETZEL: I think Angel stated that in the 17 past the average buyer of the Turn the Key is roughly 18 6 percent .</p> <p>19 MR. RODRIGUEZ: Correct.</p> <p>20 MR. WETZEL: So there's something below 60.</p> <p>21 MR. GOODMAN: I would also assume that was to.</p> <p>22 Her point, though, since the vast majority. Around 59 23 percent, then maybe there's a justification.</p> <p>24 MS. GONZALEZ: To do, to make it.</p> <p>25 MR. RODRIGUEZ: You're actually trying to create</p>	<p style="text-align: right;">Page 12</p> <p>1 have any information, any history on HOW has done 2 previous Turn the Key and what its average has been? 3 I know across the board it's 60, and I don't know if 4 you have that on top. MR. RODRIGUEZ: HOW's been 5 approved for unsolicited projects in other districts 6 that they have not completed or started. Yeah, so we 7 don't have a history. HOW is kind of late to the 8 game coming into the Turn the Key project.</p> <p>9 MR. DEMA: Got it.</p> <p>10 MR. RODRIGUEZ: So this is their first venture into 11 RFPs. The Board has approved them in the 8th District 12 on Ashmead RFP direct - they, they also got, so they 13 haven't actually, we haven't seen any sales here.</p> <p>14 MR. DEMA: Okay, right. They're going 15 (indiscernible) for that project.</p> <p>16 MR. WETZEL: Okay.</p> <p>17 MR. JEREMIAH: I guess, it's clarified. The RFP 18 explicitly said it was looking for proposals where 100 19 percent of the units were Turn the Key, up to 100 20 percent AMI.</p> <p>21 MR. RODRIGUEZ: Correct. If the Council Office says 22 we want half of it, 80, where they are.</p> <p>23 MR. RODRIGUEZ: Correct. We've done that in the 24 eighth and second district.</p> <p>25 MR. WETZEL: Any other questions from the Board,</p>
<p style="text-align: right;">Page 11</p> <p>1 a seal. So, two things when you're looking at 2 underwriting or what's palatable to, you know, 3 financial institutions to provide construction 4 financing and also that they're looking at returns of 5 mortgages in this (indiscernible). That's where 100 6 percent of (indiscernible) makes it easier for them to 7 do the underwriting. It's not that that's what they 8 get, but it gives them a lot more wiggle room to 9 actually make a better deal for the home buyer. We 10 haven't had a home buyer. As I said, they're coming 11 around 59 percent. I would also stress this is an 12 RFP. So, we posted out solicitation. So, at the time 13 of that, that is done in conjunction with the Council 14 Office. So, to your question, the reason why is we 15 know that the council members is supportive of it and 16 the selection of it because they were part of the 17 design.</p> <p>18 MS. GONZALEZ: I understand. And I think 19 because, (indiscernible) Turn the Key, you're not 20 required to have a set-aside for lower-income 21 households right? To them I think that, you know, 22 22 given the competition for units, higher-income 23 households are at an advantage over lower-income 24 households. It's just a matter of equity.</p> <p>25 MR. DEMA: Angel, just, I don't know if you</p>	<p style="text-align: right;">Page 13</p> <p>1 Lily, any written public comments for this item? 2 MS. BERNADEL: (indiscernible)No.</p> <p>3 MR. WETZEL: And I don't see anybody signed up 4 for this. Am I correct? Public comment on this? 5 MR. ALI: Jihad.</p> <p>6 MR. WETZEL: Oh, Jihad. Okay.</p> <p>7 MR. ALI: Hello everybody. Hello Chairman and 8 members of the Board. First, let me just say I want 9 to thank you all for -- I'm happy to be here to see 10 you all.</p> <p>11 MR. DEMA: Yes.</p> <p>12 MR. ALI: And I want to thank you all for your 13 kind words and support when I had that incident. One 14 of the things that brought me down here today was 15 seeing Hal's name on it. So I'm familiar with Hal and 16 Angel, you might have, didn't mention, but they're 17 doing a project for us on Parkside. We're doing, I 18 think, 16 homes out there. And we went through a 19 process with all the developers, but we really were 20 happy with Hal because when he came to the table what 21 he was able to do, he empowered our community to be 22 partners and our participants. And as you know, my 23 whole life I've been down here to fight as a 24 participant even on the construction and move to the 25 development. I went in our community not just to see</p>

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<p style="text-align: right;">Page 14</p> <p>1 beautiful homes going up, but we wanted to be co- 2 develop because we believe that if we could learn we 3 could develop. And Angel's done a great job on this 4 program. I think this program is phenomenal. You 5 know, I talked to a lot of builders in the city and 6 one builder often makes a comment. He says, you know, 7 I built the beast meaning his, his -- his company. 8 And he says I have to keep feeding the beast. Well, 9 you're building the beast here because, to be able to 10 get these people homes at this price point, is 11 phenomenal. You know, I just happened to use AI to 12 look at (indiscernible) and, when you look at the 13 requirements to purchase a home, you start closing 14 costs and all that, it becomes a bit of a burden, and 15 then you have to have your down payment.</p> <p>16 So I encourage all the conversations you just 17 had. You know, I've often wondered why it is. I 18 think you had an initiative out West Philly where you 19 did duplexes, and I wonder why you couldn't have the 20 duplex offset the income. But then the banks look at 21 you; you have to have a history of two years doing 22 property management with the income. So, if we could 23 tweak that a little bit, then maybe we can make it 24 more affordable, because, you know, you might have the 25 power to do that. You know, we've seen a lot of</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. WETZEL: Motion to made a property seconded 2 to approve its resolution. All in favor, say aye. 3 opposed, nay. Aye standard.</p> <p>4 MR. RODRIGUEZ: Next item 3. Next item is we 5 have a development. This is unsolicited as affordable 6 housing. This is for the Better Property Group LLC. 7 This is an item that was previously on the board 8 agenda from last month. As the board will recall, 9 this item was tabled. The board requested that the 10 developer have community meetings. Two community 11 meetings were done and visits to the existing job 12 sites (indiscernible). The properties we're asking 13 the board to consider disposition to property develop 14 30 single-family homes in the 7th Council District. 15 Fifteen units will be two stories retain three 16 bedrooms and two bathrooms without basements at 1375 17 square feet each. The other 15 units will be three 18 stories that contain three bedrooms and three 19 bathrooms without basements at 1375 square feet each. 20 Homes fit within the context of the neighborhood. It 21 will be sold to households with income at or below 100 22 percent of AMI for a maximum sales price of \$280,000. 23 All homes will be eligible for the Neighborhood 24 Presentation Initiatives Turn the Key Program. The 25 application was unsolicited and evaluated pursuant to</p>
<p style="text-align: right;">Page 15</p> <p>1 things what power can do lately from Washington and 2 it's really just having the will to do it, and you 3 might already have all the mechanisms you need. It's 4 just having that will. But thank you. I want to just 5 say, get back to my point. Hal's a phenomenal 6 developer. Even though this is his first foray into 7 this type of housing, he's a very accomplished 8 developer in Philadelphia both commercial and 9 residential, and he has Gary Jonas, the principal, he 10 has a nonprofit. He was going to give back to 11 neighborhoods before Turn the Key (indiscernible). 12 So, just thank you for allowing me to speak.</p> <p>13 MR. WETZEL: Before you leave, and I apologize, 14 and for everyone else who's going to come up, for the 15 purposes of reporting.</p> <p>16 MR. JEREMIAH: Excuse me. He's asked you to 17 spell your last name.</p> <p>18 MR. ALI: Sure. My first name is J-I-H-A-D. My 19 last name is Ali, A-L-I. Thank you, Mr. Chairman.</p> <p>20 MR. WETZEL: Thank you. Any other comments on 21 this item? Seeing none, can I get a motion to adopt 22 this resolution?</p> <p>23 MR. BROWN: Motion to adopt.</p> <p>24 MR. WETZEL: So, can I get a second?</p> <p>25 MR. GOODMAN: Second.</p>	<p style="text-align: right;">Page 17</p> <p>1 the Disposition Policy. EOP plan will apply to this 2 project. The properties are as follows: 509, 511, 3 534, 536 West Dauphin Street. 310, 313, 503, 505 4 Diamond Street. 516, 518 Edgeley Street 2305, 2307, 5 2309 North Lawrence Street. 2210, 2212, 2233, 2306, 6 2308, 2310, 2312 North Leithgow Street; 447 West 7 Norris Street, 2206 North Orianna Street. Then 8 there's 2202, 2204, 2257 North Orkney Street, and 9 2049, 2138, 2236, 2252, 2254 North Reese Street, 304, 10 309, 311, 323, 512 West Susquehanna Avenue, and then 11 we have two of 2047, 2054 and 2151 North 5th Street in 12 the 7th (indiscernible) District.</p> <p>13 MR. WETZEL: Thank you, Angel. Are there any 14 questions from the Board?</p> <p>15 MR. JEREMIAH: Have any particulars about the 16 application changed since we saw it last month?</p> <p>17 MR. RODRIGUEZ: No.</p> <p>18 MR. WETZEL: Any other questions?</p> <p>19 MR. JEREMIAH: When were the two meetings?</p> <p>20 MR. WETZEL: What would you take to?</p> <p>21 MS. BERNADEL: The July 10th and July -</p> <p>22 MR. WETZEL: July 10th and July 24th.</p> <p>23 MR. JEREMIAH: I got you. And just a question on 24 the meetings. I think last time there was a 25 discussion that they were held kind of far from the</p>

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<p style="text-align: right;">Page 18</p> <p>1 project. These were closer to the development to it.</p> <p>2 Do we know if it was well attended?</p> <p>3 MR. RODRIGUEZ: They have the developer here, if</p> <p>4 you'd like to ask the developer questions.</p> <p>5 MR. JEREMIAH: Yes. I'd love to hear a little</p> <p>6 bit. More about the attendance?</p> <p>7 MR. JEREMIAH: Can we get a summary?</p> <p>8 MS. TOMASETTI: Sure. So, we held two community</p> <p>9 meetings. One on July 10th, the second on July 24th.</p> <p>10 MR. WEITZEL: Can you identify yourself for the</p> <p>11 record?</p> <p>12 MS. TOMASETTI: Brennan Tomasetti, T-O-M-A-S-E-T-</p> <p>13 T-I, with Civetta Property Group. We held two</p> <p>14 community engagement meetings for this project, the</p> <p>15 first on July 10th, the second on July 24th, both at</p> <p>16 locations that were recommended by community leaders.</p> <p>17 In between those two sessions. We also hosted three</p> <p>18 property tours where we took folks to see our homes in</p> <p>19 various stages of construction so they could see</p> <p>20 behind the scenes. They could see the finished</p> <p>21 product. The meetings were fairly well attended I</p> <p>22 believe. We had 14 attendees at the first meeting and</p> <p>23 over 20 attendees at the second meeting.</p> <p>24 MR. JEREMIAH: Thank you. And generally, would</p> <p>25 you say that the people in attendance were supportive</p>	<p style="text-align: right;">Page 20</p> <p>1 MS. BERNADEL: There were four written comments.</p> <p>2 MR. WEITZEL: Oh, I'm sorry, Lily.</p> <p>3 MS. BERNADEL: Yeah. There were four written</p> <p>4 comments. Three of the comments came from community</p> <p>5 residents: Vanessa Colluci, Kathryn Krolikowski,</p> <p>6 Relina, Xiente formerly Norris Square Community</p> <p>7 Alliance, which is the Norris Square (indiscernible).</p> <p>8 The comments are attached to the packet and will also</p> <p>9 be attached as Exhibits to the August board meeting</p> <p>10 minutes.</p> <p>11 MR. WEITZEL: Thank you, Lily. The first person</p> <p>12 on the sign-up sheet is Talia. Is it Giles?</p> <p>13 MS. GILES: Yes.</p> <p>14 MR. WEITZEL: Again, please spell your last name</p> <p>15 for the recorder.</p> <p>16 MS. GILES: Yes. Good morning. It's Talia</p> <p>17 Giles. It's T-A-L-I-A. Last name is G-I-L-E-S.</p> <p>18 MR. WEITZEL: Thank you.</p> <p>19 MS. GILES: So I'm speaking on behalf of the</p> <p>20 Philly Liberation Center, which is an educational,</p> <p>21 cultural, and organizing hub located in the heart of</p> <p>22 the Norris Square community. Our group joins NSCA, NS</p> <p>23 CAN, Xiente, and others in opposing the Civetta</p> <p>24 Proposal. We do not wish to be seen as consistently</p> <p>25 rejecting proposals. Instead, we are dedicated to</p>
<p style="text-align: right;">Page 19</p> <p>1 of the project?</p> <p>2 MS. TOMASETTI: We had certainly mixed feedback.</p> <p>3 There's strong and passionate opinions about this type</p> <p>4 of building in the community (indiscernible).</p> <p>5 MR. WEITZEL: Thank you.</p> <p>6 MS. GONZALEZ: Just a question. Any issues that</p> <p>7 just stuck out as it relates to what the community</p> <p>8 would like to see?</p> <p>9 MS. TOMASETTI: Do you know that (indiscernible).</p> <p>10 Parking is a big topic. There's always the topic of</p> <p>11 affordability. And as was discussed here earlier in</p> <p>12 this meeting, I think there's a misconception out</p> <p>13 there that 80 percent or 100 percent is what is</p> <p>14 necessary to qualify, and it's really the ceiling.</p> <p>15 Right. So, as Angel indicated, and we have seen in</p> <p>16 our bill of (indiscernible) process, as well as part</p> <p>17 of the Turn the Key Program is that we're seeing</p> <p>18 buyers in the range of 59 or 60 percent of AMI, and</p> <p>19 it's all across the board. There are people less than</p> <p>20 that, there are people above that. The average is</p> <p>21 around 60 percent. And it's changing people's lives</p> <p>22 and we're happy to do it. So thank you for allowing</p> <p>23 us to be a part of it.</p> <p>24 MR. WEITZEL: Thank you. Any other questions?</p> <p>25 Signed up for public comment on this?</p>	<p style="text-align: right;">Page 21</p> <p>1 exploring alternative approaches for equitable</p> <p>2 development in our neighborhood. To achieve that</p> <p>3 purpose, we will be supporting efforts among the local</p> <p>4 organizations to develop a model that prioritizes</p> <p>5 genuinely affordable home ownership, tailored to the</p> <p>6 incomes of existing residents. This approach aims to</p> <p>7 preserve the community's economic diversity and ensure</p> <p>8 the new development, creates opportunities for current</p> <p>9 residents rather than displacing them. A consensus</p> <p>10 has been reached among these groups that calls for</p> <p>11 exploring ways to ensure that future home ownership</p> <p>12 development, particularly through the Turn the Key</p> <p>13 Program, truly benefits our residents. The last thing</p> <p>14 I want to add is that the Land Bank should also make</p> <p>15 lots available for protection of rental properties</p> <p>16 affordable to low-income and the elderly based on the</p> <p>17 median income where these residents are located or</p> <p>18 where they are allotted. Thank you.</p> <p>19 MR. WEITZEL: Thank you.</p> <p>20 MR. WEITZEL: The next person sign-up is Nilda.</p> <p>21 Is it Pimentel?</p> <p>22 MS. PIMENTEL: Yes. Pimentel.</p> <p>23 MR. WEITZEL: And please spell it for the reporter</p> <p>24 to record.</p> <p>25 MS. PIMENTEL: Yes. Good morning. N-I-L-D-A,</p>

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<p style="text-align: right;">Page 22</p> <p>1 first name. Last name is Pimentel, P-I-M-E-N-T-E-L. 2 MR. WETZEL: Thank you. 3 MS. PIMENTEL: I chair the Norris Square 4 (indiscernible) Association, NASCAN, i.e. Norris 5 Square Community Action Network. We also have 6 (indiscernible) of the Zoning Committee. Good 7 morning, board members and Mr. Chairman. I want to 8 speak on behalf of our neighborhood association to 9 express our opposition to the proposed Civetta 10 development in our neighborhood. While we recognize the 11 the need for new homeownership opportunities in our 12 area, this specific project does not adequately 13 address the housing affordability problem that we have 14 and the needs of the working families that we have at 15 the moment. Our group attended the community meeting 16 that was held with representatives from the Civetta 17 group, and along with many other groups' attendees, we 18 requested to the developers that at least one-third-at 19 least 10 of the houses be offered at \$220,000. A 20 reason for that is that the typical potential buyer in 21 our area earns less than \$50,000 annually. The 22 proposed homes are priced at \$280,000. Even when you 23 factor in the second mortgage and the grants for down 24 payment and closing costs, it will result in a 25 mortgage of approximately \$190,000, which is</p>	<p style="text-align: right;">Page 24</p> <p>1 said to listen Ms. Tomasetti. We're here to listen, and 2 we're not rejecting the project outright. We need 3 housing, we need houses, we need to repopulate some 4 blocks, but give us something that we can support. 5 And we don't want to be so categorized because the 6 label has been attached to many of the groups in our 7 community that we are unreasonable, that we're 8 obstructionists, we reject that label. We want to 9 make sure that a product is developed, perhaps through 10 an RFP, that addresses the need that we have at the 11 moment. And we are very hopeful that our council 12 member is listening, receptive, and that we are 13 working with other groups in the neighborhood, like 14 Xiente and Norway Square, to ensure that a model is 15 developed that will be acceptable and fair. We're 16 talking about equity, and we're talking about a 17 portion. We don't believe developers are going to 18 lose money. They may lose money; some houses, only 19 others. They'll be able to offset those losses. 20 Well, what we want to say is that in the interim, 21 however, we welcome any project that is presented to 22 us, provided that this equity involved and that a 23 portion of the houses are offered at a lower price 24 point. Thank you. 25 MR. JEREMIAH: Before you go. Ma'am. Couple of</p>
<p style="text-align: right;">Page 23</p> <p>1 unmanageable for many of the families that we advocate 2 for. These are families, and this is anecdotally they 3 have self-reported. We did a survey; at least we have 4 12 percent people in the neighborhood. And this is 5 not only a national phenomenon in suburbia, but in our 6 urban, in our neighborhoods, our living in basements 7 in the parents' house, they may be able to afford 8 \$1,100 a month in rent, or they cannot afford the 9 average rents in our neighborhood that are ranging 10 from \$1,500 to \$1,700 for one level. Unfortunately, 11 at this meeting, the Civetta group said that they 12 could not deviate from the MAP, which is \$280,000. As 13 we all know, most new housing in our neighborhood is 14 increasingly pricing out residents, and this is really 15 threatening the farming of our community. Deaf homes 16 proposed by Civetta will be in assessment. And also 17 these folks, they may be able to purchase a home if a 18 product is offered. These houses are offered at a 19 lower price if you factor in an average subsidy, the 20 second mortgage, and the grants. If the houses are 21 offered \$220, of course, portion of the house, it's 22 not of the house. You're talking about an average 23 mortgage that they'll be able to assume, assume at 24 least \$1,100, including property taxes. So we went 25 into the meeting with an open mind, and I personally</p>	<p style="text-align: right;">Page 25</p> <p>1 questions, Ma'am. 2 MS. PIMENTEL: Yes? 3 MR. JEREMIAH: Before you go. 4 MS. PIMENTEL: Yes. 5 MR. JEREMIAH: What does the community propose in 6 terms of what an equity model would look like, 7 especially given the cost, the construction cost? 8 Let's imagine you want a property at 220,000. It 9 costs 220 to 225 to build it. There are other costs 10 that are associated with that. Do you think that as a 11 Civetter or a developer (indiscernible) the larger 12 public policy issue? Because at 220,000 or lower, it 13 requires additional subsidy that shouldn't be borne by 14 the developer, should it? 15 MS. PIMENTEL: I think that the way, right now, 16 that the program is structured is a great program for 17 indicating, and it has been very successful that 18 studies are opening. It's a great tool to create 19 homeownership opportunities that are affordable to 20 working families. But we believe that the subsidy 21 that is attached to the houses at the different price 22 points should be reversed. The lower the cost of the 23 house, the greater the subsidy, because you assume, 24 based on the income of families that can only afford a 25 house at, say, 60 percent of AMI, that the incomes are</p>

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<p style="text-align: right;">Page 26</p> <p>1 lower than the person that has the ability to purchase 2 a home at 280 and absorb a mortgage or take on a 3 mortgage for \$190,000 after they get the first, second 4 mortgage and grants. So I think it should be 5 reversed. You know, the greater the need, the highest 6 the subsidy and there's also a difference in terms of 7 scale. You have developers right now. I checked the 8 financials from the Hal Group. The difference of the 9 cost per square footage is different from the one in 10 Civetta. So it depends on the scale of the project 11 and the ability of the developer to build, you know, 12 at scale. Sorry for being redundant, but it makes a 13 difference building 10 houses than to build 20 or 30 14 at the same time. Thank you. Have a good day.</p> <p>15 MR. WEITZEL: Thank you for getting this together 16 here. Patricia DeCarlo. Item two.</p> <p>17 MS. DECARLO: So Patricia and DeCarlo is capital 18 D E, capital C A-R-L-O. On Thursday, July 24th, we 19 hosted a community meeting for Civetta Property at the 20 Sierstic (phonetic) Voucher Center to present and 21 inform residents of Civetta's proposed 30 unit 22 homeownership project on Land Bank-owned blocks. 23 Prior to the meeting, several residents were invited 24 to (indiscernible) homeownership units on North 7th 25 Street under construction and for sale. We asked</p>	<p style="text-align: right;">Page 28</p> <p>1 median income, even though it's been going up because 2 of the development being done by government. But no, 3 that is not our median income. So when it's 4 affordable, it needs to be affordable to this median 5 income in this neighborhood, not the city okay. The 6 other one was the answer was a resounding no. Norris 7 Square Community Action Network raised the issue 8 several times and the answer was (indiscernible), 9 can't do. They don't take any suggestion. Take a 10 bathroom in the first floor, tampoco, sad slide. No, 11 no, nothing. Another request was to include off- 12 street parking in front of the house as a driveway in 13 those lots that were 72 to 90 feet long, which would 14 provide added convenience and safety in a community 15 where on-street parking is already a serious problem 16 because of all the development that has been done in 17 Norris Square by four projects developed, we have no 18 parking, and then the city is charging us a ticket if 19 you dare to park in a narrow street on top of it. 20 What are we supposed to do? Park on top of our 21 sidewalk? No, go get a bicycle. You should ride a 22 bicycle. Not going to happen. The cars go visit 23 Norris Square at 6 to 8 o'clock at night and you will 24 see entire streets that have no houses, full of cars. 25 That's where they have to park and they're still</p>
<p style="text-align: right;">Page 27</p> <p>1 questions and suggested modifications to better align 2 with community needs, none of which were accepted. 3 The community meeting was well attended by local 4 residents and representatives from neighborhood-based 5 community development organizations. There were 31 6 persons in attendance, not 20. Michael from 7 Tomasetti, principal at Civetta, presented the 8 project, including a proposed sale price of \$280,000 9 per unit. That seems to be what you've all agreed, 10 that anybody can come in here and put the sale price 11 at \$280,000. That's a deal. He also explained the 12 Turn the Key Program and how it impacted and lowered 13 the price of the homeownership unit. A question and 14 answer session followed the presentation during which 15 residents and stakeholders voiced strong concerns and 16 proposed changes to make the project more responsive 17 to neighborhood needs. One key request was a 18 reduction in the sale price of a portion of the units 19 to ensure affordability based on the median income of 20 families in the neighborhood. And I want to 21 underscore that. Please stop saying that it's 22 affordable to the median income when what you're 23 talking about is the median income of the City of 24 Philadelphia and surrounding suburbs. That's a lie. 25 When you come to the neighborhood, that is not our</p>	<p style="text-align: right;">Page 29</p> <p>1 parking on the table side. So when we asked about the 2 parking, which would provide added convenience and 3 safety, the developer's response was again negative, 4 citing city restrictions, you can't do that, the cost 5 of it, and the time constraints. Mr. Tomasetti even 6 compared Norris Square to Old City where he resides 7 and there is no off-street parking, and they're fine 8 with that. Well, Old City has private parking for 9 people who can afford to do that. They've been there 10 for 200 years.</p> <p>11 However, this comparison fails to acknowledge 12 that Old City, the historic neighborhood, was built 13 prior to the invention of oil. So that's why they 14 don't have parking. Communities reaction was one of 15 frustration and deep concern. Many interpreted the 16 project as a continuation of efforts to gentrify the 17 native, displacing long-standing Latino residents who 18 have worked for decades to transform the area from the 19 bad lands to the good lands through community-based 20 development. This includes the construction of actual 21 affordable rentals and homeownership units, job 22 creation, bilingual early childhood. By the way, 23 before they had (indiscernible) even though it was a 24 majority Latino community, only spoke English. No 25 bilingual, that's the communities took that and after-</p>

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<p style="text-align: right;">Page 30</p> <p>1 school programs and much interest. Out of a total of 2 19 votes passed by the residents, 17 voted against, 3 only 2 were in favor. These votes do not include the 4 separate opposition letter submitted by NASCAN and 5 members which you just heard. Neither does it include 6 the personal presence and opposition to the project 7 submitted by community development organizations in 8 the neighborhood, Xiente NCIP. We ask the landlord to 9 deny this project as it does not benefit the 10 neighborhood in any way. It only attempts to now 11 gentrify the west side of our neighborhood. This is 12 not neighborhood preservation. This is neighborhood 13 gentrification and displacement. We respectfully urge 14 the landlord to reconsider its practices and stop 15 selling lot for profit developers at prices as low as 16 \$100 per lot. But if you're a resident, long-time 17 resident, and you want to get your side land that 18 you've been taking care for a long time, it's going to 19 cost you 30 thousand to 40 thousand. Now whose side 20 is the land bank on? I see the board members and the 21 board members have a history of being for low-income 22 housing, for affordable housing for all, not just for 23 the city's median income which is way over what low- 24 income neighborhoods are. You're destroying the 25 neighborhood. Please stop all housing projects from</p>	<p style="text-align: right;">Page 32</p> <p>1 coming today just to offer. 2 MR. WETZEL Spell your last name. 3 MR. RUSHDY: First name is Mohamed, M-O-H-A-M-E- 4 D. Last name is Rushdy, R-U-S-H-D-Y. Yes. 5 First, I just want to talk about Michael and 6 Brandon, Thomas Eddy, and what they do outside of Turn 7 the key. Michael and Brandon have been the leaders of 8 UDA, the Urban Development Association, which is 9 empowering 100 percent Black and Brown owned 10 developers to develop Turn the Key homes in the 11 neighborhoods. They have been, you know, a key part 12 of developing over 23 developers that are getting 13 funding from the Accelerator Fund and developing Turn 14 the Key homes in different neighborhoods, something 15 that I have not seen and spoken about here today. But 16 I wanted to mention that because it's extremely 17 important to understand the personality that is going 18 to be developing these homes if it gets approved. 19 Second, I do. 20 Agree with Nilda. First of all, I've met Nilda 21 a couple of times. Very nice person, very nice, care 22 for the community. Everyone here cares for the 23 community, I 100 percent agree. I understand where 24 the frustration is coming from, and I just wanted to 25 offer a couple of perspectives.</p>
<p style="text-align: right;">Page 31</p> <p>1 homeownership or rental that are not affordable to our 2 neighborhood ZIP code in 19133 which is where most of 3 these lots are at 19133. I'm sick of watching my 4 neighbors living in their cars or small RVs or 5 children raised in this neighborhood not able to 6 afford living next to their families when their 7 parents need taken care of. Have PHCC only allow the 8 use of the term affordable pricing to housing prices 9 based on the AMI of the neighborhood affected by the 10 project that would be finished. What we found by the 11 way, as the lady who spoke for Civetta, is they said 12 there were how many was it she thought were attentive. 13 We have the signage sheets both that they prepared and 14 we compared. There were 31 (indiscernible). So 15 again, it's the facts that matter. And in this 16 neighborhood we are opposed to this project because it 17 does not benefit the nature. It hurts me. Thank you. 18 MR. WETZEL: Any questions from the Board? Thank 19 you. 20 MS. DECARLO: You're welcome, and hope that you 21 vote with your heart and your conscience. 22 MR. WETZEL: The next person signed up is Mohamed 23 Rushdy. 24 MR. RUSHDY: Good morning. First of all, I 25 apologize for the contentious meeting last time. I'm</p>	<p style="text-align: right;">Page 33</p> <p>1 First is I myself had an application that went in 2 front of the 7th District and it was contentious, and 3 I pulled the application. But part of what was 4 presented was four different alternatives. I offered 5 for the first time homes for 199, so we're talking 6 about 220. We offered 199. I remember Angel calling 7 me and said 199 this, you know, has never happened in 8 the city. And I provided an alternative and said, 9 okay, well we're going to do all at 280, okay, 10 because, you know, that provides a 6 percent margin, 11 that's the minimum of what's needed to finance these 12 jobs. Or we can do, 10 market-rate, 10 100 percent 13 AMI, 10 80 percent AMI, 10 60 percent AMI. We 14 basically provided four alternatives that provide that 15 opportunity for lower-priced homes, and it still did 16 not go through and still people did not like it, and I 17 respected that and I pulled that. 18 I just want to say that we have seen the 19 development happen in Norris Square over the last 10 20 or 15 years, and homes are selling there now for 21 \$700,000 and \$800,000, right. Market-rate homes, it 22 is up there. And so, you know, we don't get 23 everything we want. Unfortunately, it requires a lot 24 of money to get everything that we want. But we see 25 the opportunity of people buying homes at \$190,000</p>

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<p style="text-align: right;">Page 34</p> <p>1 after the subsidy compared to \$700,000 or \$800,000 2 homes. You know, that's being afforded by people 3 making, you know, 22, 23, 24 bucks an hour. It 4 doesn't get better than that, knowing that there are 5 no subsidies that are coming from house that we're 6 waiting for two years and three years to do. 7 Again, I don't want to go in circles. Everyone 8 here knows the Turn the Key program. And I do agree 9 with Nilda on the subsidy part. Angel and the Land 10 Bank Board, the idea that \$280,000 homes get \$75,000 11 and then the \$250,000 homes get a lesser subsidy is 12 basically saying it's the same price. It doesn't make 13 any sense. It should be a 75 straight, so if you're 14 offering 280, it's down to 205. If you're offering 15 250, it's down to 175. The fact that we're reducing 16 the subsidy, we're basically hurting everyone, the 17 developer and the resident. So I agree 100 percent 18 with that, needs to be revised at some point. And 19 that's it. I hope everyone here approves. Again, at 20 the end of the day, it's an application that has met 21 all guidelines of the Land Bank. Application for 22 transparency and for liability on the Land Bank is 23 everything. Every rule has been followed. Okay. At 24 the end of the day the Council person will have to 25 make a decision after, if this gets approved, on</p>	<p style="text-align: right;">Page 36</p> <p>1 it to be financed. 2 MR. JEREMIAH: But I think I hear you say. And, 3 correct me if I'm wrong, that one, it's a cost issue, 4 and two, this is not a developer issue; it's really a 5 subsidy issue. And I think I hear you say that 6 conceptually you agree with the folks in the community 7 who were saying we can afford something substantially 8 less so that I cannot reduce the cost any further. 9 This is already almost bare-bones. Why not provide, 10 as a policy matter, public policy matter, either a 11 higher subsidy or continue to subsidy at a lower 12 level. Continue to subsidy even though the price 13 point for the sale of the house is at a lower level. 14 MR. RUSHDY: Right, right. I think that 15 correcting the subsidy to. 16 MR. JEREMIAH: To get to that number that in the 17 community. 18 MR. RUSHDY: Right. To have it consistent is a 19 first step, and I think many people here would agree. 20 It just makes perfect sense, and I do. You know, one 21 of the things that also has not been mentioned here 22 is, you know, it's not only the \$75,000 that the 23 buyers get with the Philly First, and then the 24 approved Turn the Key lenders offer anywhere between 25 \$5,000 to \$17,000 in extra closing costs. The average</p>
<p style="text-align: right;">Page 35</p> <p>1 whether she wants to introduce the resolution or not. 2 That lies within her. Thank you. 3 MR. WETZEL: Any questions from board? 4 MR. DEMA: Well, how are you making your numbers 5 work, that's \$199,00, 6 MR. RUSHDY: Because there was going to be 7 market-rate homes being sold for \$500,000 on, on, on 8 zero (indiscernible). 9 MR. DEMA: So you're using the profit of money 10 that you make on the market-rate is helping to 11 subsidize (indiscernible). 12 MR. RUSHDY: Right. 13 MR. DEMA: So, was the community supportive of 14 such a model? 15 MR. RUSHDY: No, they rejected that offer. They 16 rejected that offer. And again we would be on these 17 homes losing close to \$60,000 per house. So again it 18 becomes a math problem in terms of the numbers. And 19 again sometimes we get, we're looking at the four 20 profit developers. There's a reason why, you know, we 21 have over a thousand developers in the city and 22 there's only three that are doing them. It's because 23 it is not something that typical developers want to do 24 because of the low margins. But these margins are the 25 minimum required by the banks financing these jobs for</p>	<p style="text-align: right;">Page 37</p> <p>1 buyer that Riverwards Group had closed this year had a 2 \$550 down payment; that was the average and the 3 mortgage was about \$1,150, which is lesser than a 4 studio, living in a three-bedroom, two-bathroom home. 5 Now, that's with today's interest rates. Give it a 6 couple years, three years, when the rates kind of go 7 back to where they were, you're talking about people 8 living for \$900 per month with no down payment in a 9 single-family home in the neighborhood, which is just 10 by mortgage calculations, is affordable by someone 11 that is making \$2,800 to \$3,200 per month. So you can 12 get into closer to where we are. But we are suffering 13 from higher interest rates; we are suffering from 14 higher construction costs. I did send the Land Bank 15 kind of everything that came from our suppliers, the 16 expected increases over the next coming year, and, at 17 last here, it is just a math problem. Thank you. 18 MR. JEREMIAH: Was it the same community who gave 19 that idea (indiscernible)? 20 MR. RUSHDY: Correct. And that was shared with 21 four different developers. 22 MR. WETZEL: Any other questions from the board. 23 MR. JEREMIAH: Mr. Chairman? I wonder if 24 somebody can explain who sets the subsidies for the 25 Turn the Key. Is this a levy bank?</p>

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<p style="text-align: right;">Page 38</p> <p>1 MR. RODRIGUEZ: No, no.</p> <p>2 MR. WETZEL: No. I think, with what I'm hearing</p> <p>3 today, it is a clear public policy issue that is</p> <p>4 separate from the land facility, and that is how much</p> <p>5 subsidy, how much affordability, how far you can bring</p> <p>6 it down to make it affordable to particular</p> <p>7 neighborhoods here in the City of Philadelphia. That</p> <p>8 is essentially with the Department of Planning and</p> <p>9 Development, the Division of Community Housing</p> <p>10 Development, to make those decisions and propose those</p> <p>11 kinds of changes.</p> <p>12 MR. RUSHDY: So, (indiscernible), and Dr.</p> <p>13 Jeremiah being on the board of PHDC, I will bring that</p> <p>14 up to PHDC's David Thomas. It might not even be a bad</p> <p>15 idea if we do it on a neighborhood-based approach.</p> <p>16 The subsidies would change based on the neighborhood.</p> <p>17 There is no reason, if let's say we're in the fifth</p> <p>18 district, let's take the fifth district as a</p> <p>19 benchmark, let's say 75. Maybe it is a hundred</p> <p>20 thousand dollars for the seventh district to get</p> <p>21 things closer. Maybe it's less in other</p> <p>22 neighborhoods, meaning that it doesn't have to be one</p> <p>23 subsidy that fits all. It can be neighborhood-based,</p> <p>24 based on the incomes of that specific neighborhood. I</p> <p>25 think that might be a good idea that we discuss with</p>	<p style="text-align: right;">Page 40</p> <p>1 Now it's closer to \$250,000.</p> <p>2 MR. RUSHDY: We're actually approaching \$260,000</p> <p>3 now. Right.</p> <p>4 MR. RODRIGUEZ: So if you think about it, when we</p> <p>5 started where you had this differentiator, we're in</p> <p>6 the Second District because it was one of Grays Ferry,</p> <p>7 the Council President had asked that everything be at</p> <p>8 80 percent of the AMI. So we had everything at</p> <p>9 \$230,000; you were at cost. Right. So it was a</p> <p>10 volume issue. So how many could you put out? And</p> <p>11 then, as you see prices going up, you'll see that the</p> <p>12 board has approved price increases, but I've reported</p> <p>13 out a price increase. So the baseline to build a unit</p> <p>14 is about \$250,000 as more is saying, it's going up to</p> <p>15 \$265,000. It should be important note to your</p> <p>16 question, there's a separation. PHDC manages the</p> <p>17 mortgage. The Land Bank only disposes of land. We do</p> <p>18 not provide subsidy to a developer. This policy was</p> <p>19 not to subsidize developers; it was to subsidize one</p> <p>20 by material.</p> <p>21 MR. WETZEL: But Angel, I think my point was, and</p> <p>22 I was involved, some of the others here, in the</p> <p>23 creation of TTK. When it was thought that they could</p> <p>24 be built and sold and developers would build them for</p> <p>25 \$250K, \$75K brought it down to \$175K and \$10K brought it</p>
<p style="text-align: right;">Page 39</p> <p>1 David Thomas.</p> <p>2 MR. WETZEL: I just want to make a point. What</p> <p>3 was the original cap for Turn the Key? Was it \$225,000?</p> <p>4 MR. RODRIGUEZ: \$200,000.</p> <p>5 MS. GREENBERG: Come on.</p> <p>6 MR. BROWN: The sale price.</p> <p>7 MR. RODRIGUEZ: Sales price. Remember, the</p> <p>8 legislation dictates that you can spend up to \$100,000</p> <p>9 as a buy-down, and then it really falls into what's</p> <p>10 affordable. You can't have, on the prescriptive side,</p> <p>11 like 100 percent of AMI or below. You can't expend</p> <p>12 more than 30 percent of that person in that category,</p> <p>13 their annual income, on home prices. So the</p> <p>14 calculation was made: you actually had 100 percent of</p> <p>15 AMI; you could go higher back when we started Turn the</p> <p>16 key. The idea being that allowing sales prices at</p> <p>17 \$300,000 wouldn't be possible. So we started looking</p> <p>18 at, you know, there were a couple of issues: income,</p> <p>19 you know, volatility, cash flow, property. If you're</p> <p>20 spending all your money and you don't have the real</p> <p>21 cushion. So we landed on \$280,000 as the high end for</p> <p>22 the sales price based on what it costs to build a unit</p> <p>23 at that time. So what we're seeing now is because of,</p> <p>24 you know, tariffs and other items, the cost to build a</p> <p>25 home, it used to be \$230,000 all in to build a unit.</p>	<p style="text-align: right;">Page 41</p> <p>1 down to \$165K. What's happened is the cost of the units</p> <p>2 has gone up, and the subsidy has remained the same,</p> <p>3 and it's sliding. But that's a policy issue for</p> <p>4 others, not, not necessarily us. We can advocate for</p> <p>5 or suggest that it ought to be considered, but that's</p> <p>6 where the problem came in. If we could build, and if</p> <p>7 you could build for \$250K, bring it down to \$175K, then</p> <p>8 another 10 to 165, and with the banks down to 155 or</p> <p>9 so, you're talking about a different ballgame. But</p> <p>10 that's not the reality.</p> <p>11 MR. RODRIGUEZ: There were other issues when we</p> <p>12 started too. So remember it was at 5 percent interest</p> <p>13 rates on mortgages, and they shot up to 8 percent.</p> <p>14 MS. GONZALEZ: Yes, right.</p> <p>15 MR. RODRIGUEZ: So, that had a big impact as to</p> <p>16 what we could get.</p> <p>17 MR. JOHNS: Yes.</p> <p>18 MS. GONZALEZ: Yeah, I think a lot of the focus</p> <p>19 has been in making sure that the developers are able</p> <p>20 to recover their costs and stay, you know, and make</p> <p>21 money, which is fine. You know, as an affordable</p> <p>22 housing developer, you know, I don't want to lose</p> <p>23 money in a deal, but I think there also should be a</p> <p>24 focus on trying to make it affordable for lower-income</p> <p>25 households. Can there be another tier of Turn the key</p>

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<p style="text-align: right;">Page 42</p> <p>1 to make sure that we're targeting those households, 2 especially they want to remain living in the 3 neighborhood because ultimately they're going to get 4 displaced. And the people that are moving in. 5 Because, you know, our income levels are 100 percent 6 AMI, those folks that have the resources are the ones 7 that are going to take advantage and, really buy those 8 areas that are higher pricing. So I think there's a 9 policy issue. Yes, we want to make the developers 10 (indiscernible) because we want them to continue to do 11 what they do, right? They're helping, you know, 12 transform Philadelphia. And that's a great thing. 13 But at the same time, the deeper affordability. I 14 remember Nick and I, we worked back in the day and the 15 formulas were different. And maybe we should think 16 about that and see how we can go back to that and make 17 sure that we're providing deeper affordability, deeper 18 subsidies for those aspects. 19 MR. JEREMIAH: If I may. You know, we can speak 20 about this ad nauseam. Right. The reason I raised 21 the question around the public policy issue of the 22 subsidy was because I think I have an understanding of 23 what our function is as a Land Bank Board, which I 24 assume, was to really make some decisions around the 25 dispositions of publicly held properties. The deeper</p>	<p style="text-align: right;">Page 44</p> <p>1 MS. GONZALEZ: 100 percent is that the actual 2 policy that was passed in 2020 was done specifically 3 to provide, you know, lower AMIs. We drifted away 4 from it and what it said is 49 percent market rate, 51 5 percent. And the whole idea behind there was two 6 ideas. One is to create mixed-income housing in these 7 neighborhoods, but also to provide that cross-subsidy 8 that works initially. 9 MR. RODRIGUEZ: I think you're conflating two 10 issues. There's the Disposition Policy. What we're 11 talking about is a subsidy for Turn the Key, which is 12 NBI. 13 MR. BROWN: Right. 14 MR. RODRIGUEZ: So, two separate issues. So, the 15 fact that, in terms of Land Bank Disposition Policies, 16 developers are able to present a mixed-income project 17 at 51 percent affordable and 49 percent, these have 18 been presented, which is what you did present 19 previously. It was bolstered by the fact that a 20 certain portion of that project would have been 21 qualified for Turn the Key. Turn the key is a 22 separate piece of legislation, and we need to treat it 23 as such. 24 MR. RODRIGUEZ: 100 percent. No, no, we're not. And 25 what I'm saying here is, when you say we drifted away</p>
<p style="text-align: right;">Page 43</p> <p>1 public policy issue around affordability is not a 2 function of falls within our purview. I think we need 3 to refer that back to, and as a board, we could 4 certainly do that. We're hearing every single meeting 5 that these, the AMI isn't working, that the 6 affordability is in question. I don't think we should 7 put that on the developer. The developer is 8 operating, they're building these units, they're 9 building it barely breaking even. PHA does the same 10 thing. And our costs are three times that of the 11 private developers that we have here. Nobody is going 12 to subsidize anybody else's homes. And we cannot ask 13 a developer to do that. Their bottom line is they're 14 leveraging funding from the private sector, they're 15 going to banks. Interest rates are hovering at 7, 8 16 percent and we're asking them to sell something 17 they're building at 260 for 220. That's crazy. If we 18 want to subsidize the lower cost, we need to take that 19 back to the City Council. We need to take it to PHDC 20 and its board. This is not something that should rest 21 on the feet of the developers. I think that's 22 absolutely nuts. 23 MR. BROWN: I want to just add one point that MR. 24 Jeremiah mentioned -- 25 MR. JEREMIAH: As a public policy matter.</p>	<p style="text-align: right;">Page 45</p> <p>1 in the communities, we have drifted away, meaning that 2 the communities did not like the fact that there's 3 market rate on public land, even though the whole 4 purpose of it was to cross-subsidize and reach lower 5 AMIs on the affordable stuff. And then it ended up, 6 over the years, changing from, you know, 49 percent 7 market rate to 20 percent market rate to, okay, well, 8 everyone wants affordable. And if everyone wants 9 affordable, then it has to be at that 280. So that's 10 kind of what happened versus doing that, allowing for 11 market rate on lower ends. But that's the discussion. 12 Any questions? 13 MR. JEREMIAH: No, I'm good. 14 MS. DECARLO: Just want to make a comment. 15 You're selling the property, our property, our 16 neighborhood, at \$100 a lot. Doesn't make any sense. 17 Makes sense about lowering the cost for the developer. 18 It doesn't make sense for the neighborhood. You are 19 gentrifying our neighborhood. You're kicking out 20 people who've been there, changed the neighborhoods, 21 got rid of the drugs, and you're selling it to people. 22 They're coming, what, from New York? From Northern 23 Jersey. So it's our land. And you know what, the 24 other thing about the gentrification, our taxes go 25 sky-high. They don't pay for it. You don't pay for</p>

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<p style="text-align: right;">Page 46</p> <p>1 it. We do. So, with all due respect to the Land 2 Bank, and you just do disposition of land, you do more 3 than disposition of land. If you dispose of the land 4 for these projects, you are the first step leading to 5 gentrification, which is killing our neighbor. Thank 6 you.</p> <p>7 MR. WETZEL: Thank you, Pat. No one else has 8 signed up for public comment.</p> <p>9 MR. BLATSTEIN: Yes, I am. I signed up to 10 speak.</p> <p>11 MR. WETZEL: Jeremy BLATSTEIN.</p> <p>12 MR. BLATSTEIN: J-E-R-E-M-Y last name B-L-A-T-S- 13 T-E-I-N. First point, I'm glad that we got brought up 14 inside, and the scale of how Turn the Key works is an 15 issue. That is why the 280 number, realistically, how 16 it's set up, makes the most sense. Right? It does 17 not make sense to try to force a developer to sell a 18 home for 220 if that's just only going to slide down 19 to the 200 number, right? So, in this current 20 environment, with what the rules are, putting at 280 21 encourages more developers to be successful in this 22 current process. Secondly, Philadelphia realistically 23 has an income problem; it does not have a housing 24 affordability problem. So, again, what the point of 25 this Land Bank Board is, is to dispose of properties</p>	<p style="text-align: right;">Page 48</p> <p>1 have homeownership. It gets convoluted when you start 2 talking about this lower AMI level. I'm sorry. Not 3 every single person in the City of Philadelphia should 4 own a home, plain and simple. Not everyone can afford 5 one. Not everyone should have one. It's actually 6 probably a misconception that homeownership is the top 7 of the line. Right. We should be creating different 8 levels of housing for every AMI level and all types of 9 people. This program, Turn the Key, it says very 10 specific thing. And, again, this idea of 11 gentrification, that's BS., right? Like nobody's 12 getting kicked out.</p> <p>13 MR. JEREMIAH: Yeah. I am sorry for that.</p> <p>14 MR. BLATSTEIN: Excuse me. I just listened to 15 three people come up here and say things that are not 16 true. I believe that. I don't write the word. 17 (indiscernible) conversation. Let's say we're talking 18 about a very important thing. And let me say what 19 we're talking about. Nobody's getting kicked out, 20 right? These are vacant lots that we are creating 21 housing for. That is so important. And again, I just 22 want to make sure that it's clear what this 23 conversation is going, right? This conversation gets 24 really, it's really dangerous to say that people are 25 being kicked out. Again, there's loop, right? When</p>
<p style="text-align: right;">Page 47</p> <p>1 so that housing can be built. It is not the job of 2 the Land Bank Board to figure out how to increase the 3 income levels of Philadelphia. So, again, we need to 4 again, I say this all the time. What is the point of 5 this Board if the point of this Board is to negotiate 6 public policy? Sure. But I don't think that that's 7 why this Board was created. The Board was created to 8 dispose land that would facilitate the direction of 9 the City Council. So, in this case, what we're 10 talking about is 30 homes to Turn the Key. So, does 11 this project meet the standards of what the 12 disposition policy is for the Land Bank?</p> <p>13 Secondly, realistically, we're going to waste a 14 lot of time here. This could be a whole big waste of 15 time. Why? Councilmanic Prerogative and City 16 Councilwoman Quetcy Lozada. Realistically, let's be 17 real. We just spent all this time in. Is 18 Councilwoman Lozada going to introduce this policy? 19 What are we going to do? What we've dealt with, with 20 Jay Young, and are they going to hold this? And this 21 is, again, where we need to really reevaluate the 22 process of this whole thing. Because, again, we're 23 wasting time, energy, and resources to try to push 24 forward affordable housing Turn the Key. We're 25 focused on a subsection of our society right now to</p>	<p style="text-align: right;">Page 49</p> <p>1 you talk about taxes, our taxes raise (indiscernible) 2 Longtime Owner Occupant Program. Right? Those are 3 freezing taxes for your people in your community. 4 There are programs in place to address the idea of the 5 negative effects of gentrification.</p> <p>6 SPEAKER A: But in somewhere else.</p> <p>7 MR. BLATSTEIN: That's the point of the Land Bank 8 Board. Does this project meet, does this project meet 9 the criteria or not? You should vote on that. You're 10 not voting on public policies. The policy is not it.</p> <p>11 MR. DEMA: Thank you.</p> <p>12 MR. BLATSTEIN: Thank you very much.</p> <p>13 MR. BROWN: Thank you.</p> <p>14 MR. GOODMAN: All right, Mr. Chairman, can I 15 just make a clarifying question, because this 16 narrative comes up a lot. So I'm going to read the 17 first paragraph of the Disposition Policy.</p> <p>18 No agency shall be obligated to select any 19 applicant for surplus property nor dispose of a 20 surplus property to an applicant for such property, 21 including the highest-scoring applicant. The role of 22 this Board is not a rubber stamp for the minimum 23 eligibility criteria of the Disposition Policy. 24 That's just not true. Says it right here. Anybody 25 who applies for the Disposition Policy is hopefully</p>

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<p style="text-align: right;">Page 50</p> <p>1 reading this, the first paragraph. This thing can be 2 super, super clear about it. 3 MR. WETZEL: So you did sign up for both items?. 4 (indiscernible) 5 MR. ALI: My name is Jihad Ali, J-I-H-A-D, A-L-I. 6 I wanted to come and make a comment about this because 7 I think you made some great points, but I'm very 8 familiar with Ms. Patricia DeCarlo She says, she 9 served the city and she served with the Redevelopment 10 Project. 11 Yes. And she was always an advocate and. She's 12 a strong leader in our neighborhood. I thought I've 13 heard some great suggestions. I came here just 14 because, my world is developers and minority 15 participation on these projects. And for years, I was 16 down here fighting the Civettis back when they first 17 started because I didn't understand them. I could get 18 no input in with the contractors, and I had a lot of 19 questions. But a Civetta Group - I used to call it 20 Michael Civetta, but now I call Mr. and Mrs. Civetta 21 because his wife is a big part of this. I was at the 22 first project, and we introduced some contractors when 23 he did South Philly. They didn't participate, but we 24 met, we brought some more, we finally got some people 25 in, and he's done a great project out in West Philly.</p>	<p style="text-align: right;">Page 52</p> <p>1 record. Abraham Lincoln said the biggest thing that 2 we had that made us great in this country was the 3 title citizen. So there's no subgroup of citizens. 4 Everybody has a right -- everybody has a right to come 5 down here and get their opinion, like I'm giving mine. 6 I think that this is a great program. I think we can 7 tweak it, everything needs to be tweaked as time goes 8 on. Before I forget, as I told you before, I think 9 Angel's doing a great job, but your staff does a great 10 job because I see them all the time. Brian, we have 11 to deal with him on a lot of stuff, and he's really 12 the guy that gets this up. So I think you have your 13 work cut out for you. I think the board is doing a 14 great job. I think Angel is doing a great job, the 15 staff and I think the developer is phenomenal. We 16 need to build some houses, whatever that point is 17 going to be. We need to discuss and talk, and we need 18 to empower other people. Ms. Carlo is an accomplished 19 developer, maybe she bring her in and see what she 20 could do because she knows the game like everybody 21 else. 22 MR. WETZEL: Thank you, Mr. Ali. 23 MR. WETZEL: The resolution is before us. Can I 24 get a motion to adopt it? 25 MR. DEMA: I'll make a motion to adopt.</p>
<p style="text-align: right;">Page 51</p> <p>1 I told you that was the one where they did a 2 initiative with the duplex, and that's when I was 3 wondering. I thought that was a great model, but then 4 I found out about how the banks look at that. So I 5 think the Civetta Group is one of the other great 6 developers. I think (indiscernible) Civetta, the Hal 7 Group - and, as somebody made a comment, there's a lot 8 of developers (indiscernible) home those guys are 9 built, but when it comes to this 280, whatever, 10 whatever that number is going to be to the 11 affordability, we need to get these guys out and build 12 the homes. Well, we only have a limited amount a 13 month. What was that? 800 million? Whatever. It's 14 not going to be forever. We're not going to build a 15 greater Northeast like they did before with the 16 developers. But I do think that Mr. Carlo (phonetic) 17 made a good point about the AMI neighborhoods. I 18 don't know if you can change that if it's statute, but 19 that is something that comes up all the time. Also, 20 the political input that the council people have, 21 that's what made it possible for us in West Philly. 22 Had it not been for the councilman's office, and with 23 the help of our good representative, we wouldn't have 24 been at the (indiscernible). So it's the power that 25 you have. One thing I just want to say for the</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. WETZEL: Can I get a second? 2 MR. JEREMIAH: Second. 3 MR. WETZEL: The motion properly seconded. All 4 those in favor, say aye. Opposed. 5 MR. WETZEL: Lily, let's do a roll call. 6 MR. BERNADEL: Okay. Andrew Goodman. 7 MR. GOOMAN: Nay. 8 MS. BERNADEL: Maria Gonzalez. 9 MS. GONZALEZ: Nay. 10 MS. BERNADEL: Jerry Greenberg. 11 MS. GREENBERG: Nay. 12 MS. BERNADEL: Kelvin Jeremiah 13 MR. JEREMIAH: Yes. 14 MS. BERNADEL: Michael Jones. 15 MR. JOHNS: Johns. 16 MS. BERNADEL: Michael Johns 17 MR. JOHNS: Yes. 18 MS. BERNADEL: Majeedah Rashid. 19 MS. RASHID: Nay. 20 MS. BERNADEL: Nicholas Dema. 21 MR. DEMA: Yes. 22 MS. BERNADEL: Chair Wetzel 23 MR. WETZEL: Yes. 24 MS. BERNADEL: Cornelius Brown. 25 MR. BROWN: Yes.</p>

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<p style="text-align: right;">Page 54</p> <p>1 MS. BERNADEL: Okay, so we have five yeses, four 2 nos. 3 MR. RODRIGUEZ: Okay, you have majority of was on 4 11. When you have Joy, you have four. 5 MR. WETZEL: Okay, perfect. 6 MR. RODRIGUEZ: So, if you have, you have nine 7 people and you have a four. 8 MR. WETZEL: Okay, I got it. So, so it's not the 9 six. 10 MR. RODRIGUEZ: Right. 11 MR. WETZEL: That applies when there's 11. 12 MR. JEREMIAH: It's a majority of the. Is it a 13 majority of the total Board or majority of those 14 present? That's the question. 15 MR. RODRIGUEZ: That's a good question. 16 MR. GOODMAN: Pretty sure it's a majority of total, 17 which means it's table but we can. 18 MR. JEREMIAH: All right, can we save them table 19 until? 20 MR. BROWN: We can double check. 21 MR. RODRIGUEZ: Okay. We can move Chair 22 MR. WETZEL: So we'll move on to the next item: 23 Gardens, Open Space. 24 MR. RODRIGUEZ: That's right. Today we're asking 25 the Board to approve the disposition of 4200, 4202.</p>	<p style="text-align: right;">Page 56</p> <p>1 to make a quick announcement. Jenny Greenberg, who is 2 one of the Land Bank Board members, is also the 3 Executive Director for Neighborhood Gardens Trust, the 4 proposed grantee for this parcel, and as such she has 5 submitted a letter of refusal and left before Brian 6 presented this disposition. 7 MR. WETZEL: Are there any questions from the 8 Board? Thank you, Brian. I have one person signed 9 up, Lorraine. Is it Gomez? 10 MS. GOMEZ: Yes. 11 MR. WETZEL: Please come forward and spell your 12 last name again for the record. 13 MS. GOMEZ: Good morning. My name is Lorraine 14 Gomez. L-O-R-R-A-I-N-E, G-O-M-E-Z. I am a long, 15 lifelong resident of the 4200 block of Viola Street. 16 We have a garden that was established in 1974 by my 17 parents. This garden stabilizes our communities. It 18 provides fresh produce. Our community is a food 19 desert. We have no grocery stores. The nearest one 20 is ShopRite, which is 12 blocks away. We have no 21 corner stores that sell fresh fruits and vegetables. 22 Not only is it our source of natural fruit, it's our 23 source of peace. We go to this garden, we have 24 luncheons, we have group meetings. We invite the 25 youth in to come in the neighborhood school students</p>
<p style="text-align: right;">Page 55</p> <p>1 (indiscernible). 2 MR. ROMANO: 3 Morning, members of the Board and the public. 4 Brian Romano, Project Manager with Land Development at 5 ROM NL. I'm here to present Item 5C. This is for a 6 disposition of 4200, 4204 by Viola Street and 4205 7 Leidy Avenue. In the 3rd Council District for 8 transfer to the Neighborhood Gardens Trust to be 9 stabilized as community Garden. 10 The garden has been in operation for 50-plus 11 years. Neighborhood Gardens Trust has worked with 12 gardeners and the Pennsylvania Horticultural Society 13 to make improvements, including accessible raised 14 beds, tool storage, a delivery gate, water access, and 15 provided fresh soil, compost, and wood chips. 16 Neighborhood Gardens Trust, which also owns 4201 Leidy 17 Avenue, has also fenced Leidy Avenue property, 18 removing debris from illegal dumping and regrading the 19 site, as well as (indiscernible) a dedicated work. 20 The properties will be subject to a 30 year mortgage 21 and permanently restricted for use as a community 22 garden. 23 MR. WETZEL: Thank you Brian. Any questions from 24 the Board? 25 MS. BERNADEL: Before we move on, I just wanted</p>	<p style="text-align: right;">Page 57</p> <p>1 come in and help us out. It's a source of peace. 2 Since the garden has been established, we have had no 3 gang violence in our community. We have had no gang 4 violence in our community since this garden has been 5 established. We have grandmothers, aunts, moms out 6 there every day working this garden. What we don't 7 use, we give to the local food bank and they 8 distribute it to the residents. This garden is vital, 9 vital to our community. Once again, it's a food 10 desert. We have no stores which we go and buy fresh 11 fruits and vegetables. So I'm asking that the Garden 12 Trust keeps our garden and allow us to continue to 13 nurture and feed our community. Thank you. 14 MR. WETZEL: Before you go. 15 MS. GOMEZ: Yes. 16 MR. WETZEL: I have a question. Some of the 17 other members, are these lots part of the garden 18 already? 19 MS. GOMEZ: Yes, they are. 20 MR. WETZEL: They are. Okay, so this isn't an 21 addition to what you have. This is making sure what 22 you have stays a garden. 23 MS. GOMEZ: Correct. 24 MR. WETZEL: I got it. Any questions from the 25 Board?</p>

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<p style="text-align: right;">Page 58</p> <p>1 MR. WETZEL: Thank you.</p> <p>2 MR. WETZEL: There's a motion on the table. I'm</p> <p>3 sorry.</p> <p>4 MS. DIJOLS: I have signed up under the same</p> <p>5 sheet. My name is Isabelle Dijols.</p> <p>6 MR. WETZEL: Please come forward.</p> <p>7 MR. WETZEL: Please go.</p> <p>8 MS. DIJOLS: Hi, my name is Isabelle Dijols. I-</p> <p>9 S-A-B-E-L-L-E. Last name Dijols, D as in David I-J-O-</p> <p>10 L-S. I've been a resident on Viola Street for 10</p> <p>11 years, and I've been an avid gardener for the last 10</p> <p>12 years as well. My partner has been a gardener and a</p> <p>13 resident on that street since the 1990s. The garden</p> <p>14 is my happy place, allowing not only, you know, the</p> <p>15 joy of growing food, but also it's an amazing sense of</p> <p>16 community, and it's cross-cultural, cross-</p> <p>17 generational. The woman (indiscernible) just had her</p> <p>18 95th birthday.</p> <p>19 So why do we want to have those slots granted to</p> <p>20 the Community Garden. Number one, we want to preserve</p> <p>21 as well as augment that food access. As Lorraine</p> <p>22 Gomez mentioned, that area is a food desert. And</p> <p>23 there are some of our members who are volunteering to</p> <p>24 distribute foods in the neighborhood. And also, just</p> <p>25 like Adha, giving food to people on the street. So,</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. RODRIGUEZ: Yes.</p> <p>2 MR. WETZEL: Yes.</p> <p>3 MS. DOLEY: I'll keep it short. My name is Emily</p> <p>4 Dooley. I'm the Deputy Director for Neighborhood</p> <p>5 Gardens Trust, and I can answer any questions.</p> <p>6 Additional questions you may have.</p> <p>7 MR. WETZEL: Can you spell your last name?</p> <p>8 MS. DOLEY: Yes. Well, first name is also</p> <p>9 tricky. It's E-M-A-L-E-I-G-H, last name Doley, D-O-L-</p> <p>10 E-Y. So I'm here as the to represent the applicant,</p> <p>11 and I think you've already heard from the gardeners</p> <p>12 about how terrific this space is. I would add that</p> <p>13 plans are also underway to plant an orchard in</p> <p>14 partnership with the Philadelphia Orchard Project in</p> <p>15 some of the additional space. And lastly, I've been</p> <p>16 here for the whole day and I just want to thank you</p> <p>17 for taking the time to listen to and read comments</p> <p>18 from community members from the other neighborhoods</p> <p>19 and the other projects that were represented as well.</p> <p>20 It's hard for people to get here and they're</p> <p>21 passionate about their neighborhoods and it's just</p> <p>22 positive to see that level of (indiscernible). So</p> <p>23 again, here if you have any questions for Neighborhood</p> <p>24 Gardens Trust. And thanks again for your time.</p> <p>25 MR. WETZEL: Thank you. Resolution is before us.</p>
<p style="text-align: right;">Page 59</p> <p>1 that is definitely a mission of that community garden.</p> <p>2 We also have a PSA farm number, and we have the desire</p> <p>3 to develop programs, educational programs for local</p> <p>4 youth internships. So, really, serve as that civic</p> <p>5 duty. And then lastly, a lot of development is in the</p> <p>6 works in our neighborhood. And, you know, we as a</p> <p>7 community we want to promote sustainable development</p> <p>8 and as such, we think it's imperative to preserve and,</p> <p>9 you know, have those additional lots to preserve that</p> <p>10 oasis of food access, and also oasis for other</p> <p>11 community members. So, here are my points.</p> <p>12 MR. WETZEL: Thank you so much.</p> <p>13 MS. DIJOLS: You're welcome.</p> <p>14 MS. BERNADEL: We received three timely submitted</p> <p>15 comments. One of them was from Council Member</p> <p>16 Gauthier. Another was from Mindy Katz, the lead</p> <p>17 organizer of the Viola Street Community Garden. And</p> <p>18 the third was from Randy Smith, a 19 year old gardener</p> <p>19 at the Viola Street Garden. Those three comments are</p> <p>20 attached to the meeting packet, and all those three</p> <p>21 comments, and all other comments that were received</p> <p>22 after the submission deadline, will be attached to the</p> <p>23 August forward leading minutes as exhibits.</p> <p>24 MR. JEREMIAH: Mr Chairman we have one more speaker</p> <p>25 in the corner.</p>	<p style="text-align: right;">Page 61</p> <p>1 Can I give a motion to adopt the resolution?</p> <p>2 MR. JEREMIAH: Motion to adopt.</p> <p>3 MR. WETZEL: Can I get a second?</p> <p>4 MR. BROWN: Second.</p> <p>5 MR. WETZEL: Motion properly seconded to adopt</p> <p>6 this resolution. All those in favor say aye.</p> <p>7 MR. BROWN: Aye.</p> <p>8 MR. WETZEL: Opposed, Nay.</p> <p>9 UNKNOWN SPEAKER: Nay.</p> <p>10 MR. WETZEL: The ayes have it. Next item,</p> <p>11 please.</p> <p>12 MR. RODRIGUEZ: Before we move to the final item</p> <p>13 agenda, I just want to make be clear for the public,</p> <p>14 the previous item that was under the Civetta Property</p> <p>15 Group, based on the bylaws, that item has been tabled.</p> <p>16 So the next item for the Board to consider is the</p> <p>17 disposition of 2230 North 3rd Street in the 7th</p> <p>18 Councilmanic District. David Oliver has a side yard</p> <p>19 or side rear yard. The new applicant owns and</p> <p>20 residing resides in the adjacent home. Property will</p> <p>21 be subject to a 30-year mortgage and permanently deed-</p> <p>22 restricted for use as a side yard.</p> <p>23 MR. WETZEL: Warren Williams has signed up speak.</p> <p>24 Is Warren here?</p> <p>25 MR. WILLIAMS: Yes. My name is Warren Williams.</p>

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<p style="text-align: right;">Page 62</p> <p>1 W-A-R-R-E-N, W-I-L-L-I-A-M-S. I was mainly, 2 concerned about the single-training approach. 3 Approach Is going (indiscernible) 4 "Sigenharin(phonetic)" Street is when such an 5 activity might become underway. That's mainly window, 6 any kind of activities. You come underway for 2400. 7 MR. RODRIGUEZ: Sir there is no development 8 that's being considered by the Board on-site? 9 MR. WILLIAMS: Yes. Post. Were there about 10 three different sites? Post? 11 MR. RODRIGUEZ: Yeah, that was tabled. 12 MR. WETZEL: That item was tabled. 13 MR. RODRIGUEZ: Yeah. 14 MR. WETZEL: Okay. So, what we're discussing 15 right now is the disposition of a side yard on North 16 Fifth Street, 2230 Fifth Street. Do you have a 17 comment on that? 18 MR. WILLIAMS: No. 19 MR. BROWN: Sorry, (indiscernible) third, sir. 20 MR. WETZEL: Are there any questions from the 21 board? 22 MR. KAMRAN: I signed up for Public Comment. 23 MR. WETZEL: Your name please. 24 MR. KAMRAN: Timour Kamran. 25 MR. WETZEL: Oh, please come forward.</p>	<p style="text-align: right;">Page 64</p> <p>1 association. The applicant of this lot never 2 approached us about his intentions to acquire the lot 3 or ask for our support. That's the residents and the 4 neighborhood association. We understand that 5 residents can apply for lots, but we respectfully ask 6 the Land Bank Board to consider approving the transfer 7 of lots that match our priority, and that is proposals 8 that include houses and for any affordable housing to 9 benefit a greater number of people, not a single 10 individual properties. So thank you very much for 11 your time and attention, and that letter signed by 12 Tina Ngo, Ian Sosa, Robbie Perez, Karen Lee, Cathy 13 Smalls, Guillermo Centeno, Jose Morales, Vivian 14 Quinones, Alexandra Olivencia, and myself, Timour 15 Kamran. All who reside on Third Street and the 16 immediate corner on Susquehanna. So thank you, Bruce. 17 MR. WETZEL: Any other.. 18 MR. OLIVER: I have signed up. 19 MR. WETZEL: Your name. 20 MR. OLIVER: David Oliver. 21 MR. RODRIGUEZ: He's the applicant for the 22 property. 23 MR. OLIVER: Good morning, everybody. My name is 24 David Oliver, O-L-I-V-E-R. So I just wanted to say 25 that I appreciate everyone's perspective. Thank you</p>
<p style="text-align: right;">Page 63</p> <p>1 MR. KAMRAN: Thank you. My name is Timour 2 Kamran. First name T-I-M-O-U-R, last name K-A-M-R-A- 3 N. I'm here representing nearby residents of the Side 4 Yard and also the Norris Square Community Action 5 Network Neighborhood Association. Just real quick. 6 First, in reference to the previous discussion. I 7 just wanted to state for the record that our group 8 NSCAN submitted our recommendations to the Council 9 Member's Office regarding the issue with the subsidies 10 and the sort of scale of the subsidies to the cost of 11 the property. But I'm here to just talk about. I'm 12 here to read a petition that was signed by 10 nearby 13 residents opposing the disposition of the side yard. 14 We, the undersigned residents of the 2200 block of 15 North Third Street and the corner block on Susquehanna 16 Avenue, want to express our opposition to transferring 17 the 2230 North 3rd Street property. This is a block 18 with only five houses, (indiscernible) lighting, three 19 industrial properties, and eight city lots. We 20 believe that given the need to make this block and 21 corner on Susquehanna Avenue safer for the residents, 22 create a sense of community, we need houses tilts on 23 the block rather than using the lot as a side yard. 24 Besides, we learned about the lot transfer application 25 under your consideration from our neighborhood</p>	<p style="text-align: right;">Page 65</p> <p>1 for sharing. I grew up in one -- first of all, let me 2 say these glasses are prescription. I don't want you 3 to think I'm trying to be cool. 4 MR. JEREMIAH: Those are cool glasses. 5 MR. OLIVER: Thank you. I just want to say that 6 I grew up in the 10133 zip code, 2326 North 12th 7 Street, West Cumberland Street and 107 West Lippincott 8 Street, and I decided to return to the neighborhood 9 because, when they started to revitalize the 10 neighborhood, my parents are gone, and it just was 11 dear to me. So, some of the things that I do for my 12 neighborhood on the 26th District are that I routinely 13 clean the block. My fiancée and I literally clean the 14 block, clean the yard, and we pick up trash. I 15 volunteer at the Youth Study Center with the, the 16 Juvenile Justice Services Center. There's a lot of 17 different things I do mediations in the community with 18 different schools and neighbor disputes and things 19 like that. I teach the Fair Chance Hiring Law at the 20 Northwest Parole Office every Tuesday. There's a lot 21 of things that I do to help better my community as a 22 whole, but I would like to apologize to the Instan for 23 not reaching out to them, and ignorance is not an 24 excuse. But I really didn't know that, that was 25 something that I probably should have done. I know</p>

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Exhibit A

Philadelphia Land Bank Board Meeting 08/12/2025

<p>Page 66</p> <p>1 that now, and I will be reaching out to them to help</p> <p>2 contribute in any way that I can. But --.</p> <p>3 MR. RODRIGUEZ: Can I just clarify for the board,</p> <p>4 that is not a requirement under Side Yard Disposition.</p> <p>5 We have never requested side yard applicants.</p> <p>6 Residency and adjacency is primary concern for side</p> <p>7 yards. The approval of 7th District has a long</p> <p>8 history of disposing of side yards and approving side</p> <p>9 yards. There's never been a criteria to get approval</p> <p>10 for disposition (indiscernible), so just want to --.</p> <p>11 MR. OLIVER: Thank you for that. But again, I</p> <p>12 still would like to contribute and be a more visual</p> <p>13 force in the neighborhood. But, like I said, I</p> <p>14 applied for the side yard because, like the people</p> <p>15 said, there are five houses on the block. Four of</p> <p>16 them -- excuse me -- three of them are single-family</p> <p>17 homes, the other two are multi-unit homes, and then</p> <p>18 there's a garage and public space like a event space at the</p> <p>19 corner. They just replace all the lights as well.</p> <p>20 And it's a beautiful block, and I, I want to stay</p> <p>21 here. So that's why I applied for the side yard. But</p> <p>22 that's what I wanted to say, and thank you again for</p> <p>23 hearing me out.</p> <p>24 MR. WETZEL: Thank you Oliver. There's motion</p> <p>25 before. You got a -- we got a, figure this out,</p>	<p>Page 68</p> <p>1 houses. We need people on that block. We hardly have</p> <p>2 any sense of community there, notwithstanding the fact</p> <p>3 that we have people from the block involved in the</p> <p>4 cleanups and, around the corner, four private houses</p> <p>5 whose residents are very much involved. So they also</p> <p>6 signed that letter. So we're looking at about 10 to</p> <p>7 11 people who have actually put their name on the</p> <p>8 letter, asking the Board, in this particular thing,</p> <p>9 not to approve it because they'd rather have houses</p> <p>10 there. We need houses. Thank You.</p> <p>11 MR. WETZEL: Thank You. So, resolution before</p> <p>12 the floor. Put disposition to this side yard. Can I</p> <p>13 get a motion to adopt?</p> <p>14 MR. JOHNS: So moved.</p> <p>15 MR. WETZEL: Can I get a second?</p> <p>16 MR. JEREMIAH: Second.</p> <p>17 MR. WETZEL: All those in favor say aye. Those</p> <p>18 opposed, ayes have. So, Old Business, New Business</p> <p>19 for public comment. Hearing none. Can I get a motion</p> <p>20 to adjourn?</p> <p>21 MS. GONZALEZ: Motion to adopt.</p> <p>22 MR. WETZEL: Can I get a second?</p> <p>23 MR. JEREMIAH: Aye.</p> <p>24 MS. BERNADEL: And update regarding the NEA</p> <p>25 assessment.</p>
<p>Page 67</p> <p>1 because.</p> <p>2 MR. JEREMIAH: Come forward, man. In the</p> <p>3 meantime, please come forward.</p> <p>4 MS. PIMENTEL: Yeah, again, N-I-L-D-A, last name</p> <p>5 P-I-M-E-N-T-E-L, I just want to say I don't disagree</p> <p>6 with regard to what Mr. Rodriguez said. That is not a</p> <p>7 reform. To receive any endorsement or blessings, if</p> <p>8 you will, from neighborhood associations. We're</p> <p>9 focusing on the feedback that we have received from</p> <p>10 the block, the neighbors, the residents on the block,</p> <p>11 and around the corner. They're the ones that</p> <p>12 consistently, for the past two years, have been</p> <p>13 cleaning, conducting cleanups, especially during the</p> <p>14 day and every other day on the clean the block, and</p> <p>15 organize also some community events. I think, from a</p> <p>16 public policy point of view, given the demand, the</p> <p>17 interest of developers, the demand that we have for</p> <p>18 housing, and the fact that the number of sitting lots</p> <p>19 exceeds the number of residences there, and we do not</p> <p>20 have over-lighting. We're working with the</p> <p>21 Councilwoman and the Streets Department precisely to</p> <p>22 ensure that there's overlay on the block and a</p> <p>23 security-camera access tool because of the legal</p> <p>24 dumping on the corner that we clean every single week,</p> <p>25 that a better use will be to earmark those lots for</p>	<p>Page 69</p> <p>1 (Proceedings concluded at 11:36 a.m.)</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

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Exhibit A

Philadelphia Land Bank Board Meeting
08/12/2025

<p>1 CERTIFICATE OF DIGITAL REPORTER Page 70</p> <p>2</p> <p>3 I, HEIDI SCHOENTUBE, a Digital Reporter, do</p> <p>4 hereby certify:</p> <p>5</p> <p>6 That the foregoing proceeding hereinbefore set</p> <p>7 forth was accurately captured with annotations by me</p> <p>8 during the proceeding.</p> <p>9</p> <p>10 I further certify that I am not related to any of</p> <p>11 the parties to this action by blood or marriage, and</p> <p>12 that I am in no way interested in the outcome of this</p> <p>13 matter.</p> <p>14</p> <p>15 IN WITNESS THEREOF, I have hereunto set my hand</p> <p>16 this 12th day of August, 2025.</p> <p>17</p> <p>18 </p> <p>19 _____</p> <p>20 Heidi Schoentube</p> <p>21 Digital Reporter</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	

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Exhibit B

RESOLUTION NO. 2025 - 40

**RESOLUTION ELECTING OFFICERS OF THE PHILADELPHIA LAND BANK
TO HOLD OFFICE UNTIL 2026 ANNUAL MEETING**

WHEREAS, pursuant to the Bylaws of the Philadelphia Land Bank (the “**Land Bank**”), the Board of Directors of the Land Bank shall elect from among its members a Chair, Vice Chair, Secretary, Treasurer and other officers as the Board determines at the Annual Meeting of the Board, and the officers so duly elected shall hold office for one year or until their successors are appointed and qualified;

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that the following individuals are elected to the position below appearing opposite their names, to hold office until the 2026 Annual Meeting or until their successors are appointed and qualified:

Herbert Wetzel – Chair
Nicholas Dema – Vice Chair
Andrew Goodman – Secretary
Rebecca Lopez Kriss – Treasurer

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

Adopted by Philadelphia Land Bank Board of Directors on August 12, 2025.

Exhibit C

RESOLUTION NO. 2025 – 41

RESOLUTION AUTHORIZING CONVEYANCE OF 2806, 2903, 2907, 2913, 2917, 2919, 2925, 2937, AND 2939 CECIL B. MOORE AVENUE TO HOW AFFORDABLE HOUSING, 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 2806, 2903, 2907, 2913, 2917, 2919, 2925, 2937, and 2939 Cecil B. Moore Avenue (collectively, the “**Property**”) to HOW Affordable Housing, 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 Nine Thousand and 00/100 U.S. Dollars (\$9,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on August 12, 2025.

Exhibit D

From: Kathryn Krolkowski <kat.krolkowski@gmail.com>

Sent: Friday, August 1, 2025 3:37 PM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>

Subject: re: Public Notice dated 8/1/2025

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Board members of the Philadelphia Land Bank,

I'm writing regarding this agenda for the 8/12/2025 board meeting. I recently purchased my first home at the cross streets of Susquehanna ave and N 4th St. A large factor in choosing my property were the green spaces designated by PHS for public use. In sections of the city that do not have sprawling parks or room for backyards, these spaces have been essential in preventing overcrowding and providing outdoor space for those who do not have access to one beyond the sidewalk.

Although I understand the need for affordable housing, this is a gross misuse of these spaces. areas directly east and south of this neighborhood have been rapidly developing with more access to grocery stores, fresh food, and community gardens interspersed through the streets for residents' benefit. Taking away green spaces for development takes away from this community.

Furthermore, I find it inappropriate that the residents of these streets were not consulted as to how they'd like the spaces developed, and because of the Philadelphia Land Bank's minimal effort to inform residents of this Public Notice, many will not have a voice and remain uninformed.

Taping up pieces of paper to a wooden fence is not adequate. Residents of the neighborhood at the very least deserve a notice in their mailbox.

Out of respect for long time and new residents and the future growth of this neighborhood, I truly hope the Board will reconsider developing all of these spaces and look elsewhere.

Thank you for your consideration,
Kathryn Krolkowski

Exhibit D

-----Original Message-----

From: Relina <thankgod4tea@aol.com>

Sent: Friday, August 8, 2025 6:50 PM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>; Noemi Rivera <noemirivera@xiente.org>

Subject: August 12, 2025 meeting concerning Cievetta proposal

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Good morning to whom it may concern

I am a resident of the Norris Square neighborhood.

I attended the meeting that took place in our community And I also had seen one of the homes that were built on Franklin Street. I was very impressed but also saddened at the same time.

When we first heard about the corporation buying these lands for such a cheap price and knowing that people in our community, also wanted the property, but Land bank would not sell it to them at that same price was hard sickening.

Also, the fact that we had received flyers previously with one price for mortgage payments, and then at the meeting, the mortgage payments went up \$100-\$200 for the same home build with or without basement!

I understand that everyone is trying to make a living. The economy is tight and our community has suffered so much loss and knowing that our young generation would not be able to continue to live in our community on such a price, and knowing that most of them are either hard-working, college bound, hard-working, and making a minimum wage income would not be able to afford the mortgage even a family in our community would not be able to afford that mortgage rate.

In general, the community had asked if he would change his mind about the price of the home or work with us, but he said he wouldn't budge. That was the saddest part. I'm not happy with making the decision of saying no a lot of people nowadays look at home on the inside and look at all the cosmetic, but it's not sufficient for people like us in our community who want to continue living here for the rest of our lives, please reconsider your decisions and your vote because I am not a happy camper with this thank you and God bless. PS especially not happy but return the key to agrees with the decision

Exhibit D

From: Venessa Collucci <veness34@gmail.com>

Sent: Monday, August 11, 2025 10:54 AM

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>

Subject: Conveyance of Parcels on N. Lawrence; N. Leithgow; N. Orkney; N. Orianna

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Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Attention: Andrea Imredy Saah, Senior Counsel
Email: andrea.saah@phdc.phila.gov

Good Morning, Ms. Saah,

I am writing to you again on the behalf of the residents of the neighborhoods of the 2200 and 2300 blocks of N. Lawrence, N. Leithgow, N. Orkney and N. Orianna Streets.

Thank you for the reposting of the public notices on the fences on the lots you are attempting to acquire. But, again we stand firm against your attempts to over develop and over populate this neighborhood.

As I stated in my last two emails on this matter, the reasons remain the same. But I will reiterate them below:

1. Primarily a crime-free area - During the past few months there have been multiple car break-ins, shootings in the vicinity, crowds of young teens from other areas causing havoc and a plethora of sex offenders (as per Citizen app) that have moved in to the area of N. Fifth Street and that surrounding area. Our neighborhood is still one of the safest for the families that live here and our intentions are for it to remain that way.
2. Years old infrastructure that has been deteriorating throughout the city, causing water main breaks and sinkholes to occur. Also, strain on power grids and gas lines will cause increased issues.
3. Quality of life for residents will be severely downgraded due to construction noise, dirt and street obstructions. Some residents work night jobs and need to sleep during early morning/day hours. The Rotten Monkey bar already reduces some quality of life with patrons loitering, playing loud music from cars and trashing our streets.
4. Removal of scarce green space and trees that are necessary for residents who walk their dogs (there are many more now), children who play and residents to enjoy that do not have yards.

Exhibit D

5. Neighborhood overcrowding. Parking is still an issue due to The Rotten Monkey bar and long-time residents of this neighborhood will lose and will have to fight for parking with the addition of these new residents. We are respectful of each other in this neighborhood and we will not have outsiders changing that.

6. Stray cats are still within this neighborhood. TNR's have been done to a majority of them, but they are still a part of this area and their safety will also be at risk with the construction.

7. MOST SIGNIFICANTLY! The sanctity and security of this neighborhood will be destroyed. The families with young children deserve to live in a neighborhood that is safe to play. The elderly residents that have lived here for years, deserve to live out their lives in peace. We did not want these soapbox, non-characteristic dwellings the first time around, and we surely still oppose of them now.

This is a plea for your upmost understanding and empathy. I am sure those of you who are requesting these conveyances, do not reside within the city limits and I am sure that if this was occurring in your neighborhood, you would be just as adamant as we are about the takeover.

This is our home...Our solace...Our lives! Again, find it in your hearts to reconsider your actions. And let us live in peace.

With Sincerity,

Venessa Collucci
Resident of over 9 years
N. Lawrence/W. Dauphin Streets

Exhibit D



JotformSIGN Document ID: 252224884889069

Philadelphia, PA 19122
215-426-8734
www.xiente.org

August 8, 2025

Philadelphia Land Bank
Board of Directors
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Dear Members of the Philadelphia Land Bank Board of Directors,

As a community-rooted organization based in the Norris Square neighborhood of Philadelphia, Xiente has worked closely with residents and families for decades to promote affordable community development and long-term neighborhood stability. Today, we write to express our firm opposition to the allocation or disposition of any Land Bank-owned properties within the 7th Council District until the community is given a real opportunity to participate in a transparent, inclusive, and comprehensive planning process.

We support and echo the concerns raised at the July 24, 2025 community meeting, where residents gathered to learn about and discuss proposed housing developments on Land Bank-owned parcels. The discussion emphasized a shared desire for meaningful community input and greater transparency in determining the use of public land, especially in neighborhoods where housing, affordability, and infrastructure are deeply connected to the community's future.

Norris Square and the broader 7th District have a long and proud history of organizing, rebuilding, and investing in their own future. Our request is not to obstruct development, but to advocate for a temporary hold on all land allocations so that the community can lead a collaborative planning process to determine the most equitable and beneficial uses of Land Bank parcels in our neighborhoods - including **affordable** housing developments. This process should be facilitated in collaboration with trusted local stakeholders, including community-based organizations, residents, small businesses, and elected officials.

Until such process is initiated and completed, we respectfully urge the Philadelphia Land Bank to pause and refrain from approving any land sales, transfers, or dispositions within the 7th Council District.

We remain committed to the wellbeing of the community and look forward to seeing a planning process that honors the voices of those who call the 7th District home.

Sincerely,

Michelle Carrera

Michelle Carrera
Chief Executive Officer
Xiente

cc: Councilwoman Quetcy Lozada, 7th District

Exhibit E

August 11, 2025

Via Certified Mail

Herb Wetzel, Board Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

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

Jordana Greenwald, 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 Neighborhood Gardens Trust of which I am the Executive Director.

The Land Bank Board will discuss Board Agenda item V.C. at its meeting to be held on August 12, 2025. The properties at **4200, 4202, 4204 Viola Street and 4205 Leidy Avenue** are proposed for disposition to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as community gardens:

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.C. 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.C. while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

A handwritten signature in cursive script that reads "Jenny Greenberg".

Jenny Greenberg, Director

Exhibit F

Clara Varadi-True

4229 Leidy Ave
Philadelphia, PA 19104
(413)563-3489
Claravt@gmail.com

11th of August, 2025

Neighborhood Gardens Trust

1234 Market Street,
Philadelphia, PA 19107

Dear Neighborhood Gardens Trust,

I am writing to you as a member of the Viola St Community Garden, in reference to the transfer of four properties to the Neighborhood Garden Trust. I believe that protecting this land (4200 Viola Street, 4202 Viola Street, 4204 Viola Street and 4205 Leidy Avenue) for the expansion of use for the Viola Street Garden will make a significant difference to the physical and mental health of the neighborhood and surrounding community.

East Parkside (19104) is an area of Philadelphia that is facing developmental pressure, while also experiencing significant food scarcity. We do not have walkable access to fresh, affordable fruits and vegetables, as there are no grocery stores in our East Parkside neighborhood. With the amount of produce that can be grown and distributed by Viola Street Gardeners, we can increase the nutritional health for a significant number of neighbors.

Protecting this land will help to continue the safe haven that has been created for neighbors both young and old. As one of the oldest community gardens in Philadelphia, this garden has been cared for by generations, and the current elders of the community are looking to pass along their knowledge to the younger members that will inherit and learn in this important space. This multigenerational information exchange can teach about community organizing and relationships with the land to future generations. This space has served the community for generations as a place to find peace together, share food and other resources, learn to organize together, and stabilize a neighborhood that has withstood a lot of turmoil.

This garden has also become an important ecosystem for birds, insects and creates significant rain catchment to defer flooding from the area.

Working with NGT, City Harvest (of PHS) and Philadelphia Orchard Project has been a source of support for the garden, helping us gain access to many resources such as

Exhibit F

tree pruning, on site water access, volunteer groups, funding for tools and land development, and much more. This has improved the experience for gardeners.

Thank you for your help in securing these lots to help us continue growing food and community with our neighbors!

Sincerely,

Clara Varadi-True

Exhibit F



August 7, 2025

Philadelphia Land Bank Board
1234 Market Street, 16th Fl
Philadelphia, PA 19107

RE: Viola Street Community Garden (4200, 4202, 4204 Viola St; 4205 Leidy Ave)

Dear Members of the Philadelphia Land Bank Board,

I am writing in support of the proposed transfer of four properties owned by the City of Philadelphia to Neighborhood Gardens Trust (NGT) for the permanent preservation of the Viola Street Community Garden in East Parkside.

Founded in 1985, the garden is one of Philadelphia's oldest and most cherished community gardens. It serves as a vital green space where neighbors—including the senior founding members—grow affordable fruits and vegetables in more than 20 raised beds.

The garden spans six parcels: three on Viola Street and three on Leidy Avenue. The parcels proposed for disposition by the Land Bank include 4200, 4202, 4204 Viola St and 4205 Leidy Ave. These are listed under Agenda Item V, Section C for the August 12, 2025 board meeting. Two other parcels—4201 Leidy Ave (owned by NGT) and 4203 Leidy Ave (soon to be acquired by Philadelphia Land Bank)—also contribute to the garden's footprint.

The Viola Street Garden is a deeply rooted and active site. In recent years, NGT has partnered with the gardeners and the Pennsylvania Horticultural Society (PHS) to make significant capital improvements. These include the addition of accessible raised beds, tool storage, a delivery gate, and water access with a dedicated water line. NGT has also fenced the Leidy Avenue properties, removed debris from illegal dumping, and regraded the site. As part of a proposed expansion, the garden is collaborating with the Philadelphia Orchard Project to plant an orchard on the Leidy Avenue parcels.

Neighborhood Gardens Trust is a nearly 40-year-old nonprofit land trust dedicated to preserving community gardens and shared open spaces across Philadelphia. To date, NGT has protected 53 gardens citywide. As a land steward, NGT provides essential support, including liability insurance and investments in capital improvements—such as the critical task of repairing unsafe sidewalks, which helps the entire community. We also offer

Exhibit F

ongoing technical assistance and access to gardening supplies and materials, thanks to our close partnership with the Pennsylvania Horticultural Society.

The proposed Land Bank dispositions will allow NGT to further stabilize and steward an already active, beloved green space—ensuring its permanent preservation for the community.

Thank you for your consideration and support. Please don't hesitate to reach out with any questions.

Sincerely,

Emaleigh Doley
Deputy Director
Neighborhood Gardens Trust
edoley@pennhort.org
(215) 988-8820

Exhibit F



**CITY OF PHILADELPHIA
CITY COUNCIL**

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

COMMITTEES

Chair

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

Member

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

August 12, 2025

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

Dear Executive Director Rodriguez:

I am writing to express my support for the disposition of the Viola Street Garden parcels to the Neighborhood Gardens Trust.

Viola Street has been a thriving, vibrant and well-stewarded community space in East Parkside since well before I was elected Councilmember. It has long been a goal of mine to ensure its long-term protection, so I am grateful to finally see NGT's application advancing.

NGT has already acquired two parcels on the Leidy Avenue side of the garden for this same purpose, and this disposition will complete the preservation.

I hope the Land Bank Board will promptly vote to approve this disposition so that Viola Street Garden can join the long list of gardens and open spaces secured using the asset of publicly controlled land in the 3rd Council District.

Sincerely,

A handwritten signature in black ink that reads "J. Gauthier".

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit F

4200 Viola Street, 4202 Viola Street, 4204 Viola Street, 4205 Leidy Avenue

Attention andrea.saah@phdc.phila.gov and the ladies and gentlemen of the Land Bank board,

I'm writing concerning four properties that are up for transfer to Neighborhood Gardens Trust for permanent preservation. 4200 Viola Street, 4202 Viola Street, 4204 Viola Street, 4205 Leidy Avenue are lots that I have been gardening on since 2012. My neighbors have been taking care of those lots as a garden since the 1980s.

Our community garden is able to share a lot of produce with our neighbors. East Parkside is an area of food apartheid, or low access to fresh affordable produce, so the garden is an important source of affordable healthy produce. Our neighborhood is also facing issues with both overdevelopment and underdevelopment. After generations of disinvestment in the neighborhood, new developments are being planned with astronomical numbers of units per buildings, without development of infrastructure for all the new residents this will bring to East Parkside. Preserving the garden's footprint will allow for a protected oasis of green space amidst all the new development, for community gatherings, storm water catchment, and access to nature and healthy food.

The Viola Street Community Gardeners see an opportunity to work on expanding the impact of the garden on the neighborhood's well-being. As we learn how to leverage our newly assigned FSA farm number, we intend to learn to fund raise to develop programs at the garden and to create work internships for local youth. We see this as an opportunity for garden elders to pass their wisdom about community organizing and relationships with the land to future generations.

Our community garden is one of the oldest in the city. It has served the community for generations as a place to find peace together, share food and other resources, learn to organize together, and stabilize a neighborhood that has withstood a lot of turmoil and neglect. Neighborhood Garden Trust has been a great source of support for the garden. Since our relationship with the land trust began in 2014, they've been helping us gain access to many resources such as tree pruning, on site water access, volunteer groups, funding for tools and land development, and much more. This has improved the experience for gardeners.

Since NGT acquired 4201 Leidy, for the Viola Community Garden in 2024, we've already made good use of the land, entering a relationship with Philadelphia Orchard Project to install a community orchard this coming fall. We've used the lot to host events with students from Belmont Charter School, and to store compost and mulch for use in the garden.

As a lead organizer of the community garden, I respectfully request that the Land Bank board strongly consider granting the four above-mentioned lots to NGT for use as a community garden. It would mean so much for the quality of life in East Parkside and would honor the huge efforts that have been made for decades by East Parkside neighbors to steward this land with so much heart.

Sincerely,

Mandy Katz

4254 Viola Street

Philadelphia, PA 19104

Exhibit F

From: Randy & Joyce Smith <joyran24@verizon.net>

Date: August 11, 2025 at 12:56:28 AM EDT

To: Andrea Saah <Andrea.Saah@phdc.phila.gov>

Cc: edoley@pennhort.org

Subject: Written Comment - Properties for Disposition 4200 Viola, 4202, Viola, 4204 Viola, 4205 Viola

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To Land Bank Board

My name is Randy Smith, I have been gardening for 19 years at the Viola Street Garden. The Viola Garden is one of the oldest public garden in the city of Philadelphia. Our oldest gardener, and one of the original founders, is 92 years old.

The Viola Garden is a major asset and serves as community anchor in the historic Centennial District of East Parkside. The Viola Street Garden is an essential source of healthy food in a food desert community. The need for healthy and free food is critical.

But, it serves much more. It is a community hub, political discussions, press conferences, pot luck dinners and lunches, resident workshops, etc. We've also mentored local school students with the goal of transferring skills to the next generations. We also give garden produce to a local food bank supervised by one of our gardeners. The Garden is a safe and cherish space in our community.

Our vision includes expanding our garden with an orchard with the support Philadelphia Orchard Project. We need permanent protection of this land to preserve our garden's legacy.

I like to share a story.....In July 2023 a young female came in the garden in crisis. Because I was there she found the support she needed and later returned to share that she had sought the help and was doing much better.

.The Viola Garden just doesn't feed us with fresh produce but it connects people to the land and to each other.

Exhibit F

We respectfully request that the Land Bank approve the transfer of **4200, 4202, 4204 Viola Street, and 4205 Leidy Avenue** to the **Neighborhood Garden Trust** for permanent preservation. The Viola Street Garden has help stabilized our community for decades, and residents have invested their time, energy, and hearts into its success.

Best,
Randy Smith
Viola Gardner

Exhibit G

RESOLUTION NO. 2025 – 42

**RESOLUTION AUTHORIZING CONVEYANCE OF
4200, 4202, AND 4204 VIOLA STREET AND 4205 LEIDY AVENUE
TO NEIGHBORHOOD GARDENS TRUST**

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 in accordance with the requirements 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 4200, 4202, and 4204 Viola Street and 4205 Leidy Avenue (collectively, the “**Property**”) to Neighborhood Gardens Trust (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 Four and 00/100 U.S. Dollars (\$4.00) and a mortgage in the amount of Two Hundred Twenty-Five Thousand and 00/100 U.S. Dollars (\$225,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on August 12, 2025.

Exhibit H

RESOLUTION NO. 2025 – 43

RESOLUTION AUTHORIZING CONVEYANCE OF 2230 NORTH 3RD STREET TO DAVID OLIVER

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2230 North 3rd Street (the “**Property**”) to David Oliver (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a mortgage in the amount of Fifty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$55,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on August 12, 2025.

SEPTEMBER 9, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A

RESOLUTION NO. 2025 – ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
509, 511, 534 AND 536 WEST DAUPHIN STREET; 310, 313, 503 AND 505 DIAMOND STREET;
516 AND 518 EDGLEY STREET; 2305, 2307 AND 2309 NORTH LAWRENCE STREET;
2210, 2212, 2233, 2306, 2308, 2310 AND 2312 NORTH LEITHGOW STREET; 447 WEST NORRIS
STREET; 2206 NORTH ORIANNA STREET; 2202 AND 2204 NORTH ORKNEY STREET; 2049,
2138, 2236, 2252 AND 2254 NORTH REESE STREET; 304, 309, 311, 323 AND 512 WEST
SUSQUEHANNA AVENUE; 2054 AND 2151 NORTH FIFTH STREET
TO CIVETTA PROPERTY GROUP, 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 509, 511, 534 and 536 West Dauphin Street; 310, 313, 503 and 505 Diamond Street; 516 and 518 Edgley Street; 2305, 2307 and 2309 North Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310 and 2312 North Leithgow Street; 447 West Norris Street; 2206 North Orianna Street; 2202 and 2204 North Orkney Street; 2049, 2138, 2236, 2252 and 2254 North Reese Street; 304, 309, 311, 323 and 512 West Susquehanna Avenue; and 2054 and 2151 North 5th Street (collectively, the “**Property**”) to Civetta Property Group, LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Three Thousand Six Hundred and 00/100 U.S. Dollars (\$3,600.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

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

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2202, 2204 N. Orkney Street; 2206 N. Orianna Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; 2054, 2151 N. 5th Street

2. PROPERTY INFORMATION

Zip Code: 19122, 19133	Census Tract: 015600, 016400	Council District: 7
Zoning: RM-1, RSA-5, CMX-1	Lot Area: 29,573 SF	
OPA Value: \$1,687,000	Appraised Value: \$3,320,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Civetta Property Group, LLC	Type: Business / Legal Entity
Entity Owners: Michael Tomasetti and Brennan Tomasetti	
Mailing Address: 51 N. 3rd Street, Unit 154, Philadelphia, PA 19106	
Authorized Contact: Michael Tomasetti	
Application Date: August 8, 2024	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$3,600	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 30
Units: 30 units - Residential / 0 units - Commercial	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 41,250 SF	Construction Cost / sq. ft.: \$151.00
Construction Costs: \$6,228,750	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$7,466,750	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

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

DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

6. DEVELOPMENT SUMMARY

A. How was title acquired?

There are thirty-four (34) properties in Land Bank inventory, one (1) in PRA and one (1) in the City's ownership. All City and PRA owned properties are going through the approval process to be transferred to the Land Bank.

B. Application Summary:

Civetta Property Group, LLC plans to acquire thirty-six (36) parcels and consolidate thirteen (13) to develop thirty (30) affordable single-family homes to be sold at or below 100% AMI with 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 is qualified pursuant to the disposition policy. An EOP plan will apply for this project.

C. Unit Details:

- 30 Total homes ranging at approximately 1,375 SF
- 15 homes will be two stories and will contain 3 bedrooms and 2 bathrooms with no basement.
- 15 homes will be three stories and will contain 3 bedrooms and 2 bathrooms with no basement.
- The lots to be consolidated and subdivided are: 503 and 505 Diamond Street; 309 and 311 W. Susquehanna Avenue; 516 and 518 Edgley Street; 2210 and 2212 N. Leithgow Street; 2306 and 2308 N. Leithgow Street; 2310 and 2312 N. Leithgow Street; and 2305, 2037, and 2309 N. Lawrence Street.
- Target buyers with incomes at or below 100% AMI.
- Will be eligible for the Neighborhood Preservation Initiative's Turn the Key program with a maximum sales price of \$280,000.
- The homes fit within the context of the neighborhood.

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): June 26, 2025; July 10, 2025 and July 24, 2025

7. STAFF RECOMMENDATION

Staff recommends the disposition of 509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2202, 2204 N. Orkney Street; 2206 N. Orianna Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; and 2054, 2151 N. 5th Street to Civetta Property Group, LLC for the development of thirty (30) affordable single-family homes eligible for the Turn the Key program.

Prepared by: Cristina Martinez – Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

SITE MAP



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03/31/25

DISTRICT 7
TTK RFP

DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

SITE PHOTOS

310 Diamond Street



313 Diamond Street



503 - 505 Diamond Street



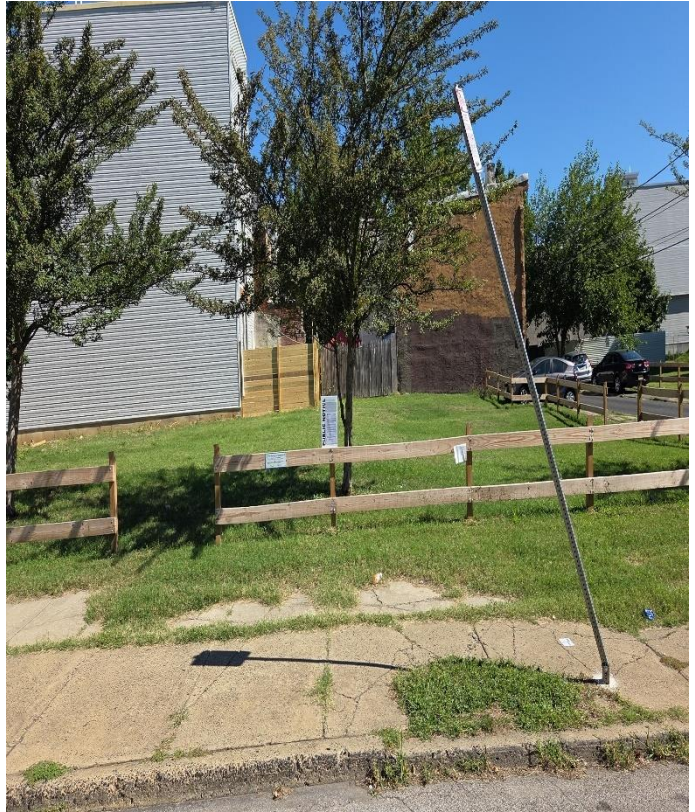
DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

304 W. Susquehanna Avenue



323 W. Susquehanna Avenue



309 Susquehanna Avenue



311 W. Susquehanna Avenue



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

509-511 W. Dauphin Street



534-536 W. Dauphin Street



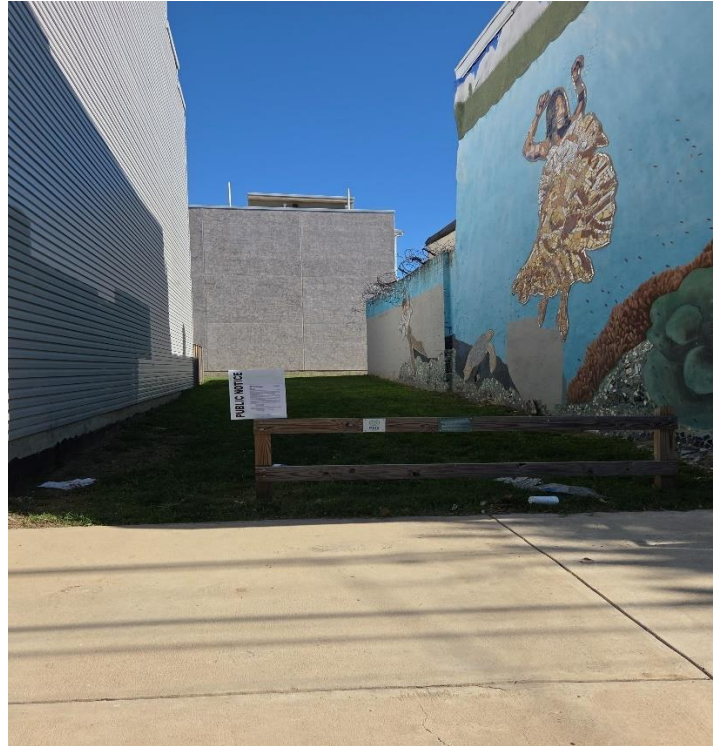
DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

512 W. Susquehanna Avenue



447 W. Norris Street



516 Edgley Street



518 Edgley Street



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

2054 N. 5th Street



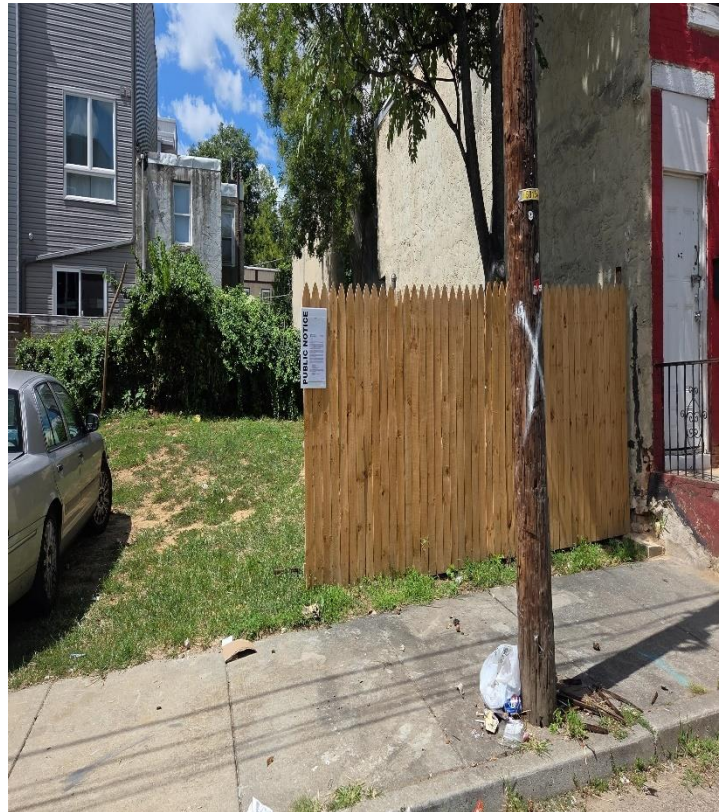
2151 N. 5th Street



2049 N. Reese Street



2138 N. Reese Street



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

2236 N. Reese Street



2233 N. Leithgow Street



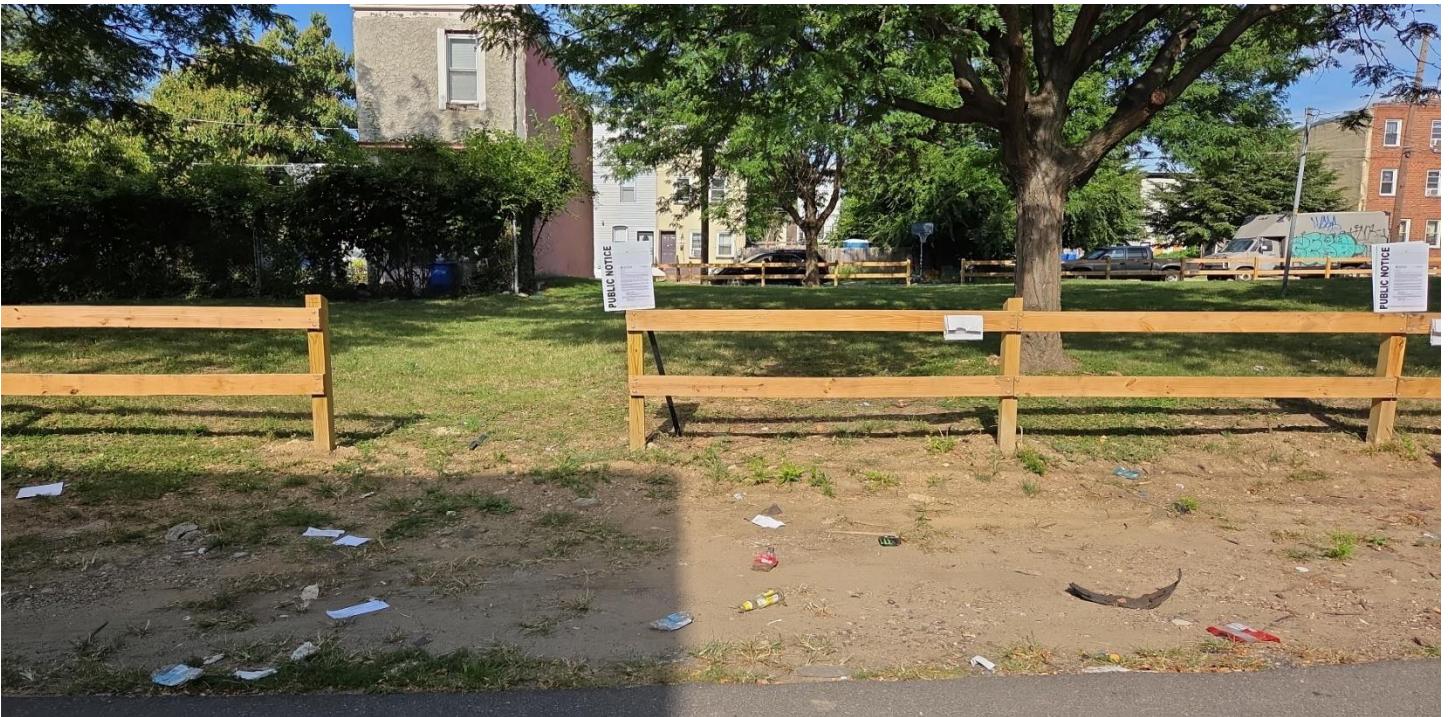
2252-2254 N. Reese Street



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

2210-2212 N. Leithgow Street



2306-2312 N. Leithgow Street



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

2202 N. Orkney Street



2204 N. Orkney Street



2305, 2307, 2309 N. Lawrence Street



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

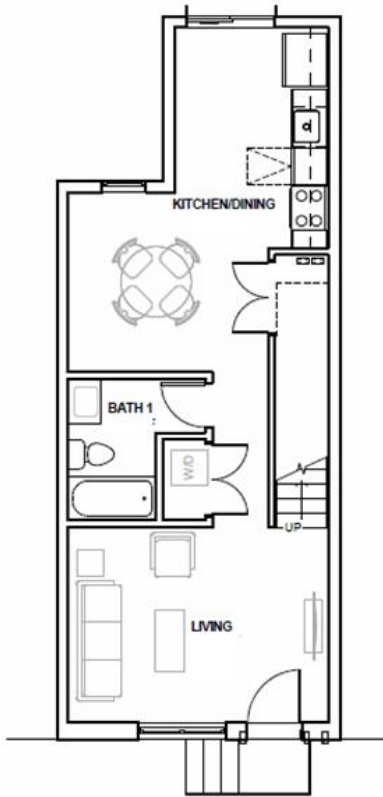
2206 N. Orianna St



DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

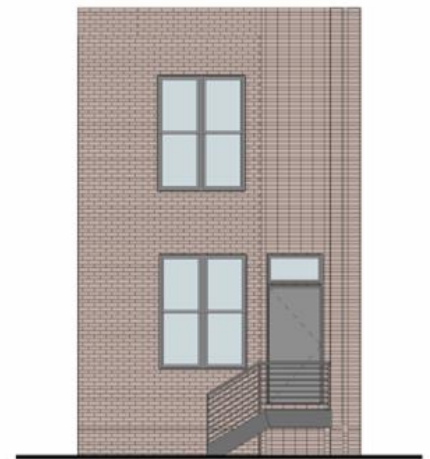
EVATIONS AND FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

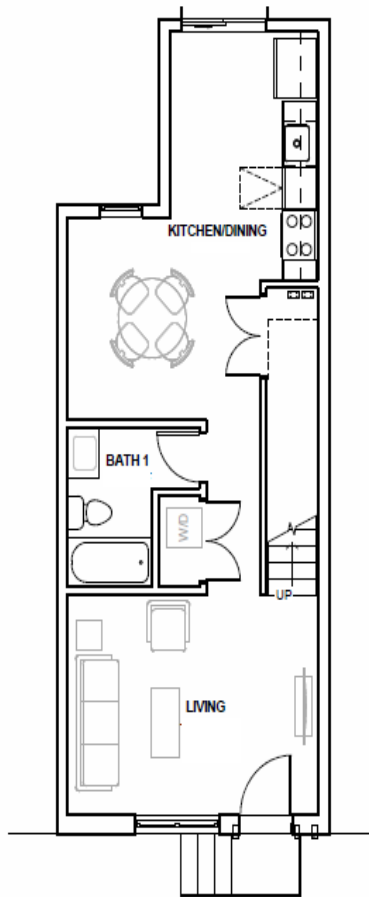
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2-STORY SFH

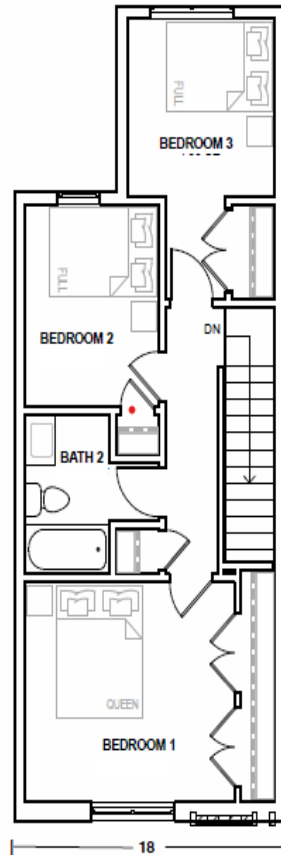
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

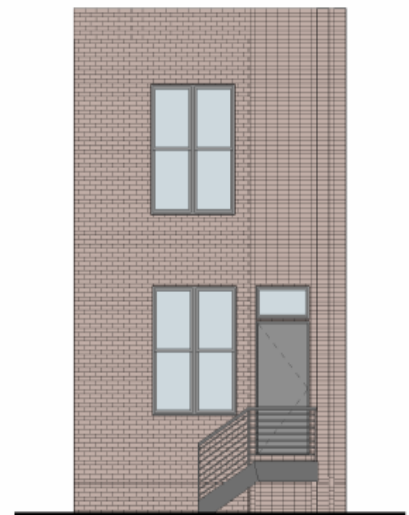
Last Updated: August 28, 2025



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

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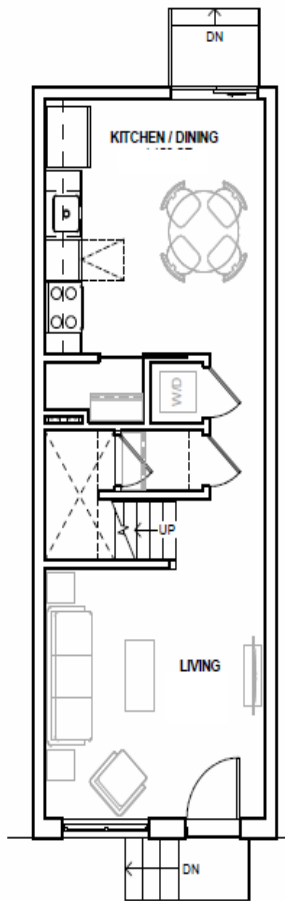
2-STORY SFH
18 foot wide Lot

310 Diamond St

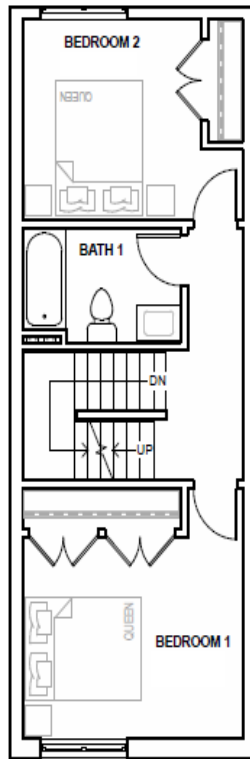
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

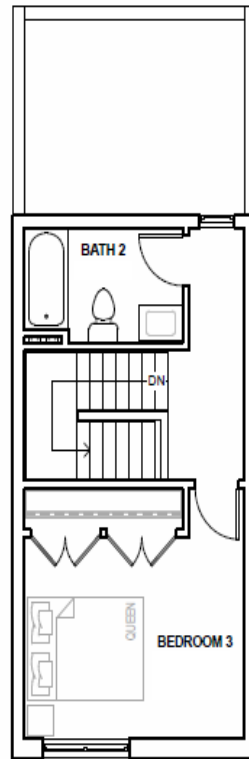
Last Updated: August 28, 2025



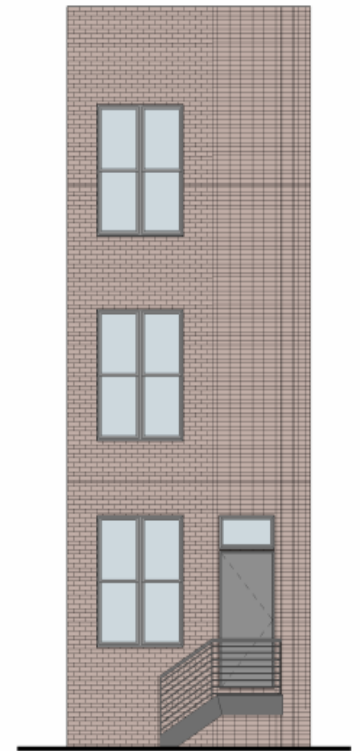
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION

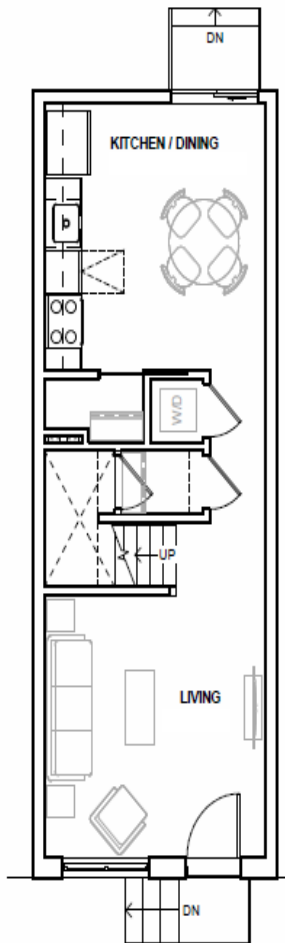
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3-STORY SFH

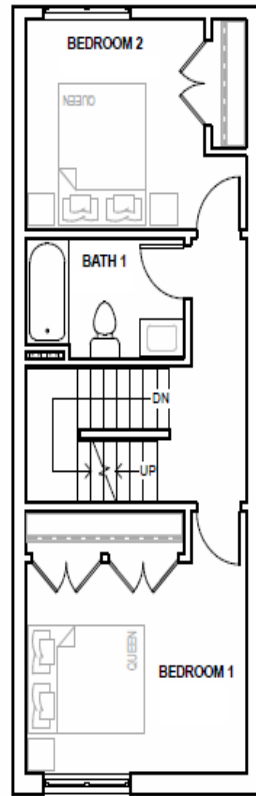
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

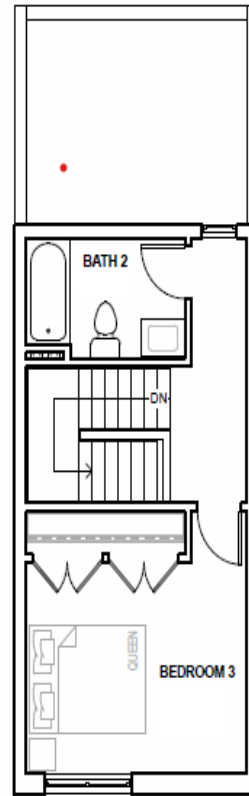
Last Updated: August 28, 2025



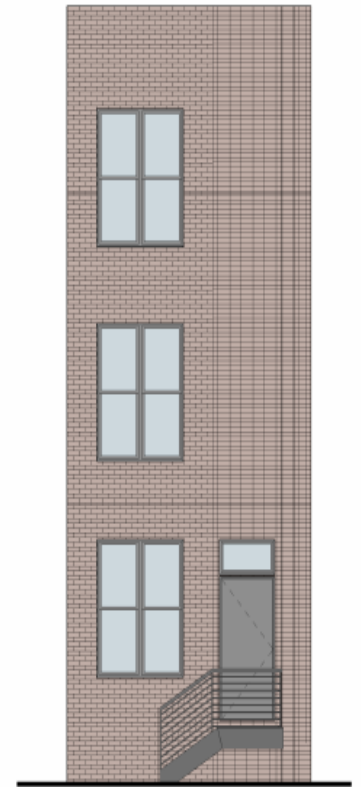
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION

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03/31/25

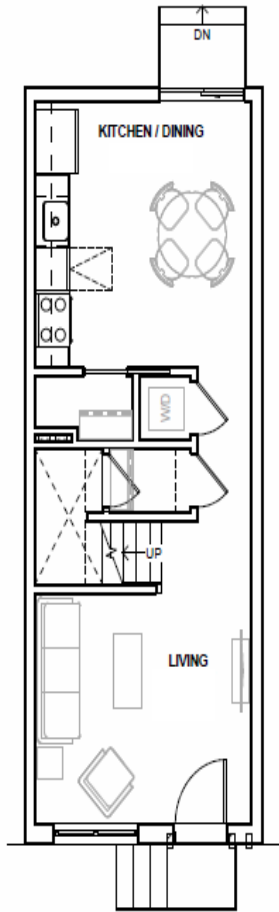
3-STORY SFH
18 Foot Wide Lots

2054 N 5th St
512 W. Susquehanna

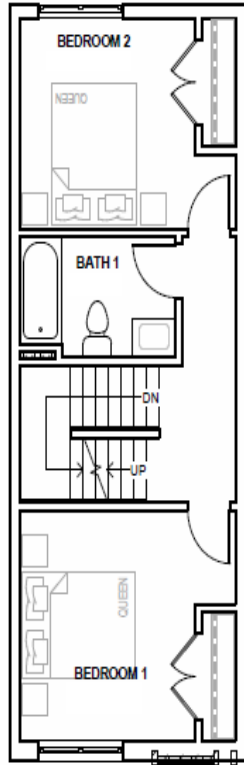
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

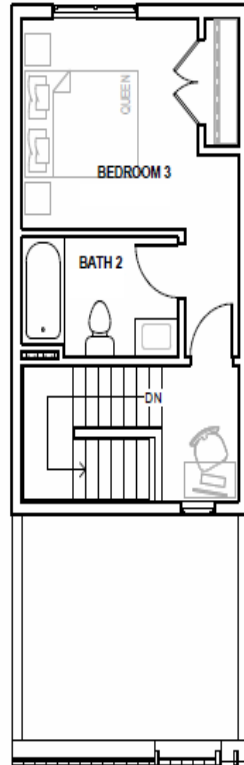
Last Updated: August 28, 2025



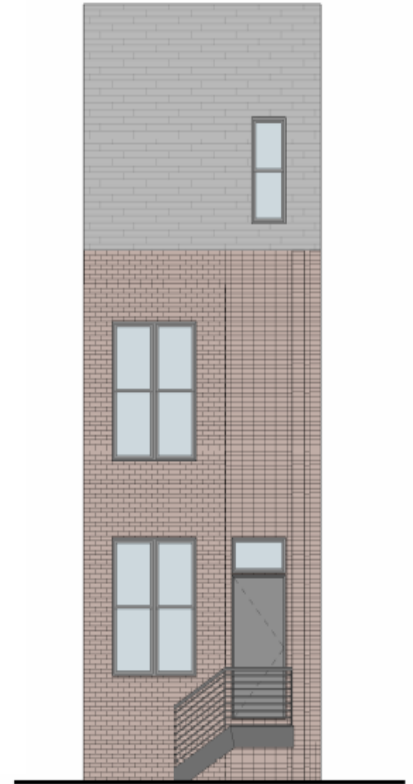
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION

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03/31/25

3-STORY WITH SETBACK

3/16" = 1'-0"

DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

Land Development Financial Worksheet

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Civetta Property Group LLC

509, 511, 534, 536 W. Dauphin St.; 310, 313, 503, 505 Diamond St.; 516, 518 Edgley St.; 2305, 2307, 2309 N. Lawrence St.; 2210, 2212, 2233, 2306, 2308, 2310, 2312 N. Leithgow St.; 447 W. Norris St.; 2206 N. Orianna St.; 2202, 2204 N. Orkney St.; 2049, 2138, 2236, 2252, 2254 N. Reese St.; 304,

Property Address: 309, 311, 323, 512 W. Susquehanna Ave.; 2054, 2151 N. 5th St.

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$6,719,535.00	90%	Legacy Capital
	\$747,215.00	10%	Civetta Property Group
	\$0.00	0%	
TOTAL SOURCE OF FUNDS	\$7,466,750.00	100%	

USE OF FUNDS

HARD COSTS

ACQUISITION

Cost	% Total
Property Acquisition	\$3,600.00 0.05%
Closing Costs	\$5,400.00 0.07%

UNIT CONSTRUCTION

Complete table at bottom of page	\$6,228,750.00 83.42%
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OTHER CONSTRUCTION

Landscaping	\$19,320.00 0.26%
Permits	\$69,690.00 0.93%
Clearance and Demolition	\$12,090.00 0.16%
Utility Connections & Tap Fees	\$33,090.00 0.44%

INFRASTRUCTURE

	0%
Streets and Sidewalks	\$36,750.00 0.49%
Water and Sewer	\$26,100.00 0.35%
Stormwater & Drainage	\$30,720.00 0.41%
Impact Fees	\$14,520.00 0.19%

OTHER HARD COSTS

Hard Cost Contingency	\$370,000.00 4.96%
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TOTAL HARD COSTS

\$6,850,030.00	91.74%
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SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$154,470.00 2.07%
Architecture & Engineering	\$186,420.00 2.50%
Legal	\$5,000.00 0.07%
Consultant	\$0.00 0.00%
Survey	\$14,400.00 0.19%
Market Study	\$0.00 0.00%
Environmental	\$0.00 0.00%
Organization Expense	\$0.00 0.00%
Other Consultants	\$0.00 0.00%

FINANCE COSTS

Construction Loan Interest	\$91,920.00 1.23%
Construction Origination	\$18,000.00 0.24%
Appraisal	\$0.00 0.00%
Construction Insurance	\$31,140.00 0.42%
Property Taxes	\$15,120.00 0.20%

OTHER SOFT COSTS

Holding Costs	\$11,250.00 0.15%
Soft Cost Contingency	\$65,000.00 0.87%
Developer Fee, if applicable	\$0.00 0.00%
Other - describe in space to the right	\$24,000.00 0.32%

TOTAL SOFT COSTS

\$616,720.00	8.26%
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TOTAL DEVELOPMENT COST

\$7,466,750.00	100.00%
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# of Units	30
Cost per Unit	\$248,891.67
TOTAL COST	\$7,466,750.00
# of Units	30
Sales Price per Unit	\$280,000.00
TOTAL SALES	\$8,400,000.00
Selling Costs ~3%	-\$252,000.00
NET SALES	\$8,148,000.00
Expected Profit	\$681,250.00
ROI	9.1%

Marketing: Digital, Street, Local Meeting

Construction/Rehab. Costs

1932

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1 Single family homes 3bed 2 bath	1,375	\$151.00	\$207,625.00	30	\$6,228,750.00	41,250	100.00%
TOTALS				30	\$6,228,750.00	41,250	100.00%

DEVELOPMENT FACT SHEET

Last Updated: August 28, 2025

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	447 W. Norris Street	15	Vacant Lot	PLB	115,800	110,000
2	2054 N. 5th Street	18	Vacant Lot	PLB	167,300	150,000
3	2049 Reese Street	16	Vacant Lot	PLB	90,600	75,000
4	503 Diamond Street	12	Vacant Lot	PLB	31,400	75,000
5	505 Diamond Street	12	Vacant Lot	PLB	31,400	75,000
6	313 Diamond Street	15.5	Vacant Lot	PLB	16,700	100,000
7	310 Diamond Street	18	Vacant Lot	PLB	144,400	135,000
8	2233 N. Leithgow Street	16	Vacant Lot	CITY	35,900	75,000
9	304 W. Susquehanna Avenue	16	Vacant Lot	PLB	68,700	150,000
10	309 W. Susquehanna Avenue	17	Vacant Lot	PLB	22,400	160,000
11	311 W Susquehanna Avenue	16.5	Vacant Lot	PLB	47,500	155,000
12	323 W Susquehanna Avenue	17	Vacant Lot	PLB	53,000	115,000
13	2151 N. 5th Street	17	Vacant Lot	PLB	57,800	110,000
14	2138 N. Reese Street	14	Vacant Lot	PLB	33,900	70,000
15	516 Edgley Street	12	Vacant Lot	PLB	25,800	50,000
16	518 Edgley Street	12	Vacant Lot	PLB	25,800	50,000
17	512 W. Susquehanna Avenue	17.58	Vacant Lot	PLB	59,900	125,000
18	2206 N. Orianna Street	16	Vacant Lot	PLB	28,600	65,000
19	2210 N. Leithgow Street	13	Vacant Lot	PLB	27,800	55,000
20	2212 N. Leithgow Street	13	Vacant Lot	PRA	27,800	55,000
21	2202 N. Orkney Street	15	Vacant Lot	PLB	28,800	65,000
22	2204 N. Orkney Street	15	Vacant Lot	PLB	28,600	65,000
23	2236 N. Reese Street	14.42	Vacant Lot	PLB	47,400	115,000
24	2252 N. Reese Street	14	Vacant Lot	PLB	46,600	110,000
25	2254 N. Reese Street	14	Vacant Lot	PLB	46,600	110,000
26	534 W. Dauphin Street	16	Vacant Lot	PLB	46,600	110,000
27	536 W. Dauphin Street	16	Vacant Lot	PLB	10,800	95,000
28	511 W. Dauphin Street	15	Vacant Lot	PLB	55,300	120,000
29	509 W. Dauphin Street	15	Vacant Lot	PLB	55,300	120,000
30	2306 N. Leithgow Street	13	Vacant Lot	PLB	29,900	65,000

DEVELOPMENT FACT SHEET

Last Updated: **August 28, 2025**

31	2308 N. Leithgow Street	12.83	Vacant Lot	PLB	29,900	65,000
32	2310 N. Leithgow Street	12.83	Vacant Lot	PLB	29,800	65,000
33	2312 N. Leithgow Street	12.83	Vacant Lot	PLB	29,800	65,000
34	2309 N. Lawrence Street	12.83	Vacant Lot	PLB	29,700	65,000
35	2307 N. Lawrence Street	12.83	Vacant Lot	PLB	29,700	65,000
36	2305 N. Lawrence Street	12.83	Vacant Lot	PLB	29,700	65,000