PHILADELPHIA LAND BANK

AUGUST 12, 2025 BOARD OF DIRECTORS ANNUAL MEETING MINUTES

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 Krolikowski, 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.

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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

PHILADELPHIA LAND BANK BOARD MEETING

Tuesday, August 12, 2025

10:00 a.m.

Reported by: Heidi Schoentube

Job No.: 947148

Exhibit A

ATTENDANCE

HERBERT WETZEL, CHAIRMAN
NICHOLAS DEMA, VICE CHAIR
ANDREW GOODMAN, SECRETARY
CORNELIUS BROWN, BOARD MEMBER
MARIA GONZALEZ, BOARD MEMBER
KELVIN JEREMIAH, BOARD MEMBER
JENNY GREENBERG, BOARD MEMBER
MICHAEL JOHNS, BOARD MEMBER
MAJEEDAH RASHID, BOARD MEMBER
ANGEL RODRIGUEZ, EXECUTIVE DIRECTOR
LILY BERNADEL, ESQ., STAFF ATTORNEY
BRIAN ROMANO, PROJECT MANAGER II
MATHEN PULLUKATTU, SENIOR DEVELOPMENT SPECIALIST�
CAROLYN TERRY, ADMINISTRATIVE ASSISTANT
JIHAD ALI
BRENNAN TOMASETTI, CIVETTA PROPERTY GROUP
TALIA GILES
NILDA PIMENTEL
PATRICIA DECARLO
MOHAMED RUSHDY.
JEREMY BLATSTEIN
LORRAINE GOMEZ
ISABELLE DIJOLS

ATTENDANCE, cont'd.

EMALEIGH DOLEY, DIRECTOR FOR NEIGHBORHOOD GARDEN TRUST
WARREN WILLIAMS
TIMOUR KAMRAN
DAVID OLIVER

P R O C E E D I N G S
(10:00 a.m.)

MR. BROWN: Yeah, just not the one, the one and the one.

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. Okay, now onto� the roll call.

MS. BERNADEL: Herbert Wetzel.

MR. WETZEL: Here.

MS. BERNADEL: Nicholas Dema.

MR. DEMA: Here.

MS. BERNADEL: Andrew Goodman.

MR. GOODMAN: Here.

MS. BERNADEL: Rebe��a Lopez������. (No response) Cruz Treasurer (No response) Darwin B�������. Cornelius Brown.

MR. BROWN: Here.

MS. BERNADEL: Maria Gonzalez.

MS. GONZALEZ: Here.

MS. BERNADEL: Jenny Greenberg.

MS. GREENBERG: Here.

MS. BERNADEL: Kelvin Jeremiah.

MR. JEREMIAH: Present.

MS. BERNADEL: Michael Jones.

MR. JOHNS: Johns here.

MS. BERNADEL: Johns. And Majeedah Rashid.

MS. RASHID: Here.

MR. WETZEL: Thank you, Lily. Would you review the rules for public comment, please?

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.

MR. WETZEL: Thank you, Lily. The minutes of our

Exhibit A

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July 8th, 2025 Board Meeting were distributed. Can I get a motion to adopt the minutes?

MR. DEMA: Motion to adopt.

MR. WETZEL Can I get a second, please?

MS. RASHID: Motion to adopt.

MR. WETZEL: Second Motion properly made and seconded. All in favor say "aye." (indiscernible) standard. There will be no Executive Director for court today, correct?

MR. RODRIGUEZ: Correct.

MR. WETZEL: Okay, so we'll go right into the first administrative matter, which is the Election of Officers.

MS. BERNADEL: So, as required by the Land Bank's bylaws, the officers are to be elected at each year's annual meeting and serve for a year until their successors are elected. The current officers were elected less than a year ago at the December 2024 annual meeting. But the board approves the move of the annual meeting to June and then to August of each fiscal year. The currently serving officers have been nominated to continue to serve in their current positions for an additional year or until replaced: Herbert Wetzel as Chair, Nicholas Dema as Vice Chair, Rebecca Lopez Cruz as Treasurer, and Andrew Goodman as

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Secretary. There were no competing nominations, so the board is being asked to adopt the resolution approving the full slate of nominees.

MR. WETZEL Can I get a motion to adopt?

MR. JEREMIAH: Motion to adopt.

MR. WETZEL: Can I get a second?

MS. GONZALEZ: I second.

MR. WETZEL: Motion's been made and properly seconded. All in favor say aye. Opposed naye. Ayes have it. Property dispositions. (indiscernible)

MR. RODRIGUEZ: So, moving to the first item. Mathen Pullukattu, Senior Development Specialists will present.

MR. PULLUKATTU: Good morning, Board Chair and members. Today we'll review the RFP for 29th & Cecil B. Moore Avenue. The property below is proposed for disposition to (indiscernible), which will develop nine single-family homes in the Fifth Council District. This is a quick update to the site for homes. Each unit will actually be three stories and will contain three bedrooms and two bathrooms, with a total approximate square footage of each unit of 1,400 square feet. The homes will fit within the context of the neighborhood. They will be sold to households with incomes at or below 100 percent of the AMI for a

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maximum sales price of $280,000. All of these homes will be eligible for the Neighborhood Preservation Initiative Turn the Key program. Applications were solicited via a Request for Proposals for the property earlier this year, and the applicant was the most qualified bidder. An EOP plan will apply to this project. The addresses are 2806, 2903, 2907, 2913, 2917, 2919, 2925, 2937 and 2939 Cecil B Moore Avenue in Brewerytown Rangeland. And again just to mention based on community feedback, the developer did agree to the original plan, called for two-storey layouts, and they did come back and provided with a three-story plan to meet the neighborhood standards.

MR. DEMA: Yeah.

MR. DEMA: Just a quick question. They are three-story because that's typical architecture.

MR. PULLUKATTU: Correct. There are two-stories on either side. So this particular side did have three-story, and the community, you know, by and large did like the project. But they did request three-stories along with, you know, with the feedback we got from (indiscernible) and they were able to make changes to the line.

MR. RODRIGUEZ: That would be the Disposition Committee.

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MR. WETZEL: Got it. Thank you. Are there any questions for the Board?

MR. JEREMIAH: Does the project have the support of the Council of the 5th District?

MR. RODRIGUEZ: Correct. The RFPs have been put out along with that.

MR. RODRIGUEZ: Yeah.

MS. GONZALEZ: I have a question. Was there any type of consideration as these proposals were being reviewed to see if there was deeper affordability, perhaps maybe a portion of the development for households with incomes at 80 percent of AMI meanwhile?

MR. RODRIGUEZG: When we designed this RFP, we did it in conjunction with Council Office, and this is where we came up with the AMIs. So, this we could -- because of the nature of the (indiscernible) the location, it was determined to do it at 100 percent.

MS. GONZALEZ: Yeah, I would have thought that, you know, in Brewerytown right. That's the location where you have a lot of gentrification, that there would have been, some, accommodation for, lower-income households and neighborhoods.

MR. RODRIGUEZ: As we stated before, with Turn the Key, the typical home buyer is 51 percent of AMI. The

Exhibit A

issue, it goes out at 100 percent, as we stated at the last Board meeting, was to attract annual construction financing, and also make it easier for home buyers to actually qualify for new homes.

MS. GONZALEZ: Yeah, I think at some point, I think lenders, given the history of, who these homes are being sold to. I think there is a convincing case as to be able to support developments that are targeted to lower-income households. And mind you, I'm not saying 100 percent of the development, but a portion of it.

MR. JEREMIAH: But this is income AMI up to 100 percent. That doesn't preclude somebody with incomes at 60 to 80 percent.

MR. RODRIGUEZ: Correct.

MR. WETZEL: I think Angel stated that in the past the average buyer of the Turn the Key is roughly 6 percent .

MR. RODRIGUEZ: Correct.

MR. WETZEL: So there's something below 60.

MR. GOODMAN: I would also assume that was to. Her point, though, since the vast majority. Around 59 percent, then maybe there's a justification.

MS. GONZALEZ: To do, to make it.

MR. RODRIGUEZ: You're actually trying to create

a seal. So, two things when you're looking at underwriting or what's palatable to, you know, financial institutions to provide construction financing and also that they're looking at returns of mortgages in this (indiscernible). That's where 100 percent of (indiscernible) makes it easier for them to do the underwriting. It's not that that's what they get, but it gives them a lot more wiggle room to actually make a better deal for the home buyer. We haven't had a home buyer. As I said, they're coming around 59 percent. I would also stress this is an RFP. So, we posted out solicitation. So, at the time of that, that is done in conjunction with the Council Office. So, to your question, the reason why is we know that the council members is supportive of it and the selection of it because they were part of the design.

MS. GONZALEZ: I understand. And I think because, (indiscernible) Turn the Key, you're not required to have a set-aside for lower-income households right? To them I think that, you know, given the competition for units, higher-income households are at an advantage over lower-income households. It's just a matter of equity.

MR. DEMA: Angel, just, I don't know if you

have any information, any history on HOW has done previous Turn the Key and what its average has been? I know across the board it's 60, and I don't know if you have that on top. MR. RODRIGUEZ: HOW's been approved for unsolicited projects in other districts that they have not completed or started. Yeah, so we don't have a history. HOW is kind of late to the game coming into the Turn the Key project.

MR. DEMA: Got it.

MR. RODRIGUEZ: So this is their first venture into RFPs. The Board has approved them in the 8th District on Ashmead RFP direct - they, they also got, so they haven't actually, we haven't seen any sales here.

MR. DEMA: Okay, right. They're going (indiscernible) for that project.

MR. WETZEL: Okay.

MR. JEREMIAH: I guess, it's clarified. The RFP explicitly said it was looking for proposals where 100 percent of the units were Turn the Key, up to 100 percent AMI.

MR. RODRIGUEZ: Correct. If the Council Office says we want half of it, 80, where they are.

MR. RODRIGUEZ: Correct. We've done that in the eighth and second district.

MR. WETZEL: Any other questions from the Board,

Lily, any written public comments for this item?

MS. BERNADEL: (indiscernible)No.

MR. WETZEL: And I don't see anybody signed up for this. Am I correct? Public comment on this?

MR. ALI: Jihad.

MR. WETZEL: Oh, Jihad. Okay.

MR. ALI: Hello everybody. Hello Chairman and members of the Board. First, let me just say I want to thank you all for -- I'm happy to be here to see you all.

MR. DEMA: Yes.

MR. ALI: And I want to thank you all for your kind words and support when I had that incident. One of the things that brought me down here today was seeing Hal's name on it. So I'm familiar with Hal and Angel, you might have, didn't mention, but they're doing a project for us on Parkside. We're doing, I think, 16 homes out there. And we went through a process with all the developers, but we really were happy with Hal because when he came to the table what he was able to do, he empowered our community to be partners and our participants. And as you know, my whole life I've been down here to fight as a participant even on the construction and move to the development. I went in our community not just to see

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beautiful homes going up, but we wanted to be co-develop because we believe that if we could learn we could develop. And Angel's done a great job on this program. I think this program is phenomenal. You know, I talked to a lot of builders in the city and one builder often makes a comment. He says, you know, I built the beast meaning his, his -- his company. And he says I have to keep feeding the beast. Well, you're building the beast here because, to be able to get these people homes at this price point, is phenomenal. You know, I just happened to use AI to look at (indiscernible) and, when you look at the requirements to purchase a home, you start closing costs and all that, it becomes a bit of a burden, and then you have to have your down payment.

So I encourage all the conversations you just had. You know, I've often wondered why it is. I think you had an initiative out West Philly where you did duplexes, and I wonder why you couldn't have the duplex offset the income. But then the banks look at you; you have to have a history of two years doing property management with the income. So, if we could tweak that a little bit, then maybe we can make it more affordable, because, you know, you might have the power to do that. You know, we've seen a lot of

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things what power can do lately from Washington and it's really just having the will to do it, and you might already have all the mechanisms you need. It's just having that will. But thank you. I want to just say, get back to my point. Hal's a phenomenal developer. Even though this is his first foray into this type of housing, he's a very accomplished developer in Philadelphia both commercial and residential, and he has Gary Jonas, the principal, he has a nonprofit. He was going to give back to neighborhoods before Turn the Key (indiscernible). So, just thank you for allowing me to speak.

MR. WETZEL: Before you leave, and I apologize, and for everyone else who's going to come up, for the purposes of reporting.

MR. JEREMIAH: Excuse me. He's asked you to spell your last name.

MR. ALI: Sure. My first name is J-I-H-A-D. My last name is Ali, A-L-I. Thank you, Mr. Chairman.

MR. WETZEL: Thank you. Any other comments on this item? Seeing none, can I get a motion to adopt this resolution?

MR. BROWN: Motion to adopt.

MR. WETZEL: So, can I get a second?

MR. GOODMAN: Second.

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MR. WETZEL: Motion to made a property seconded to approve its resolution. All in favor, say aye. opposed, nay. Aye standard.

MR. RODRIGUEZ: Next item 3. Next item is we have a development. This is unsolicited as affordable housing. This is for the Better Property Group LLC. This is an item that was previously on the board agenda from last month. As the board will recall, this item was tabled. The board requested that the developer have community meetings. Two community meetings were done and visits to the existing job sites (indiscernible). The properties we're asking the board to consider disposition to property develop 30 single-family homes in the 7th Council District. Fifteen units will be two stories retain three bedrooms and two bathrooms without basements at 1375 square feet each. The other 15 units will be three stories that contain three bedrooms and three bathrooms without basements at 1375 square feet each. Homes fit within the context of the neighborhood. It will be sold to households with income at or below 100 percent of AMI for a maximum sales price of $280,000. All homes will be eligible for the Neighborhood Presentation Initiatives Turn the Key Program. The application was unsolicited and evaluated pursuant to

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the Disposition Policy. EOP plan will apply to this project. The properties are as follows: 509, 511, 534, 536 West Dauphin Street. 310, 313, 503, 505 Diamond Street. 516, 518 Edgeley Street 2305, 2307, 2309 North Lawrence Street. 2210, 2212, 2233, 2306, 2308, 2310, 2312 North Leithgow Street; 447 West Norris Street, 2206 North Orianna Street. Then there's 2202, 2204, 2257 North Orkney Street, and 2049, 2138, 2236, 2252, 2254 North Reese Street, 304, 309, 311, 323, 512 West Susquehanna Avenue, and then we have two of 2047, 2054 and 2151 North 5th Street in the 7th (indiscernible) District.

MR. WETZEL: Thank you, Angel. Are there any questions from the Board?

MR. JEREMIAH: Have any particulars about the application changed since we saw it last month?

MR. RODRIGUEZ: No.

MR. WETZEL: Any other questions?

MR. JEREMIAH: When were the two meetings?

MR. WETZEL: What would you take to?

MS. BERNADEL: The July 10th and July -

MR. WETZEL: July 10th and July 24th.

MR. JEREMIAH: I got you. And just a question on the meetings. I think last time there was a discussion that they were held kind of far from the project. These were closer to the development to it. Do we know if it was well attended?

MR. RODRIGUEZ: They have the developer here, if you'd like to ask the developer questions.

MR. JEREMIAH: Yes. I'd love to hear a little bit. More about the attendance?

MR. JEREMIAH: Can we get a summary?

MS. TOMASETTI: Sure. So, we held two community meetings. One on July 10th, the second on July 24th.

MR. WETZEL: Can you identify yourself for the record?

MS. TOMASETTI: Brennan Tomasetti, T-O-M-A-S-E-T-T-I, with Civetta Property Group. We held two community engagement meetings for this project, the first on July 10th, the second on July 24th, both at locations that were recommended by community leaders. In between those two sessions. We also hosted three property tours where we took folks to see our homes in various stages of construction so they could see behind the scenes. They could see the finished product. The meetings were fairly well attended I believe. We had 14 attendees at the first meeting and over 20 attendees at the second meeting.

MR. JEREMIAH: Thank you. And generally, would you say that the people in attendance were supportive

of the project?

MS. TOMASETTI: We had certainly mixed feedback. There's strong and passionate opinions about this type of building in the community (indiscernible).

MR. WETZEL Thank you.

MS. GONZALEZ: Just a question. Any issues that just stuck out as it relates to what the community would like to see?

MS. TOMASETTI: Do you know that (indiscernible). Parking is a big topic. There's always the topic of affordability. And as was discussed here earlier in this meeting, I think there's a misconception out there that 80 percent or 100 percent is what is necessary to qualify, and it's really the ceiling. Right. So, as Angel indicated, and we have seen in our bill of (indiscernible) process, as well as part of the Turn the Key Program is that we're seeing buyers in the range of 59 or 60 percent of AMI, and it's all across the board. There are people less than that, there are people above that. The average is around 60 percent. And it's changing people's lives and we're happy to do it. So thank you for allowing us to be a part of it.

MR. WETZEL: Thank you. Any other questions? Signed up for public comment on this?

MS. BERNADEL: There were four written comments.

MR. WETZEL Oh, I'm sorry, Lily.

MS. BERNADEL: Yeah. There were four written comments. Three of the comments came from community residents: Vanessa Colluci, Kathryn Krolikowski, Relina, Xiente formerly Norris Square Community Alliance, which is the Norris Square (indiscernible). The comments are attached to the packet and will also be attached as Exhibits to the August board meeting minutes.

MR. WETZEL: Thank you, Lily. The first person on the sign-up sheet is Talia. Is it Giles?

MS. GILES: Yes.

MR. WETZEL: Again, please spell your last name for the recorder.

MS. GILES: Yes. Good morning. It's Talia Giles. It's T-A-L-I-A. Last name is G-I-L-E-S.

MR. WETZEL: Thank you.

MS. GILES: So I'm speaking on behalf of the Philly Liberation Center, which is an educational, cultural, and organizing hub located in the heart of the Norris Square community. Our group joins NSCA, NS CAN, Xiente, and others in opposing the Civetta Proposal. We do not wish to be seen as consistently rejecting proposals. Instead, we are dedicated to

exploring alternative approaches for equitable development in our neighborhood. To achieve that purpose, we will be supporting efforts among the local organizations to develop a model that prioritizes genuinely affordable home ownership, tailored to the incomes of existing residents. This approach aims to preserve the community's economic diversity and ensure the new development, creates opportunities for current residents rather than displacing them. A consensus has been reached among these groups that calls for exploring ways to ensure that future home ownership development, particularly through the Turn the Key Program, truly benefits our residents. The last thing I want to add is that the Land Bank should also make lots available for protection of rental properties affordable to low-income and the elderly based on the median income where these residents are located or where they are alloted. Thank you.

MR. WETZEL: Thank you.

MR. WETZEL: The next person sign-up is Nilda. Is it Pimentel?

MS. PIMENTEL: Yes. Pimentel.

MR. WETZEL: And please spell it for the reporter to record.

MS. PIMENTEL: Yes. Good morning. N-I-L-D-A,

Exhibit A

first name. Last name is Pimentel, P-I-M-E-N-T-E-L.

MR. WETZEL Thank you.

MS. PIMENTEL: I chair the Norris Square (indiscernible) Association, NASCAN, i.e. Norris Square Community Action Network. We also have (indiscernible) of the Zoning Committee. Good morning, board members and Mr. Chairman. I want to speak on behalf of our neighborhood association to express our opposition to the proposed Civetta development in our neighborhood. While we recognize the need for new homeownership opportunities in our area, this specific project does not adequately address the housing affordability problem that we have and the needs of the working families that we have at the moment. Our group attended the community meeting that was held with representatives from the Civetta group, and along with many other groups' attendees, we requested to the developers that at least one-third-at least 10 of the houses be offered at $220,000. A reason for that is that the typical potential buyer in our area earns less than $50,000 annually. The proposed homes are priced at $280,000. Even when you factor in the second mortgage and the grants for down payment and closing costs, it will result in a mortgage of approximately $190,000, which is

unmanageable for many of the families that we advocate for. These are families, and this is anecdotally they have self-reported. We did a survey; at least we have 12 percent people in the neighborhood. And this is not only a national phenomenon in suburbia, but in our urban, in our neighborhoods, our living in basements in the parents' house, they may be able to afford $1,100 a month in rent, or they cannot afford the average rents in our neighborhood that are ranging from $1,500 to $1,700 for one level. Unfortunately, at this meeting, the Civetta group said that they could not deviate from the MAP, which is $280,000. As we all know, most new housing in our neighborhood is increasingly pricing out residents, and this is really threatening the farming of our community. Deaf homes proposed by Civetta will be in assessment. And also these folks, they may be able to purchase a home if a product is offered. These houses are offered at a lower price if you factor in an average subsidy, the second mortgage, and the grants. If the houses are offered $220, of course, portion of the house, it's not of the house. You're talking about an average mortgage that they'll be able to assume, assume at least $1,100, including property taxes. So we went into the meeting with an open mind, and I personally

said to listen Ms. Tomasetti. We're here to listen, and we're not rejecting the project outright. We need housing, we need houses, we need to repopulate some blocks, but give us something that we can support. And we don't want to be so categorized because the label has been attached to many of the groups in our community that we are unreasonable, that we're obstructionists, we reject that label. We want to make sure that a product is developed, perhaps through an RFP, that addresses the need that we have at the moment. And we are very hopeful that our council member is listening, receptive, and that we are working with other groups in the neighborhood, like Xiente and Norway Square, to ensure that a model is developed that will be acceptable and fair. We're talking about equity, and we're talking about a portion. We don't believe developers are going to lose money. They may lose money; some houses, only others. They'll be able to offset those losses. Well, what we want to say is that in the interim, however, we welcome any project that is presented to us, provided that this equity involved and that a portion of the houses are offered at a lower price point. Thank you.

MR. JEREMIAH: Before you go. Ma'am. Couple of

questions, Ma'am.

MS. PIMENTEL: Yes?

MR. JEREMIAH: Before you go.

MS. PIMENTEL: Yes.

MR. JEREMIAH: What does the community propose in terms of what an equity model would look like, especially given the cost, the construction cost? Let's imagine you want a property at 220,000. It costs 220 to 225 to build it. There are other costs that are associated with that. Do you think that as a Civetter or a developer (indiscernible) the larger public policy issue? Because at 220,000 or lower, it requires additional subsidy that shouldn't be borne by the developer, should it?

MS. PIMENTEL: I think that the way, right now, that the program is structured is a great program for indicating, and it has been very successful that studies are opening. It's a great tool to create homeownership opportunities that are affordable to working families. But we believe that the subsidy that is attached to the houses at the different price points should be reversed. The lower the cost of the house, the greater the subsidy, because you assume, based on the income of families that can only afford a house at, say, 60 percent of AMI, that the incomes are

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lower than the person that has the ability to purchase a home at 280 and absorb a mortgage or take on a mortgage for $190,000 after they get the first, second mortgage and grants. So I think it should be reversed. You know, the greater the need, the highest the subsidy and there's also a difference in terms of scale. You have developers right now. I checked the financials from the Hal Group. The difference of the cost per square footage is different from the one in Civetta. So it depends on the scale of the project and the ability of the developer to build, you know, at scale. Sorry for being redundant, but it makes a difference building 10 houses than to build 20 or 30 at the same time. Thank you. Have a good day.

MR. WETZEL: Thank you for getting this together here. Patricia DeCarlo. Item two.

MS. DECARLO: So Patricia and DeCarlo is capital D E, capital C A-R-L-O. On Thursday, July 24th, we hosted a community meeting for Civetta Property at the Sierstic (phonetic) Voucher Center to present and inform residents of Civetta's proposed 30 unit homeownership project on Land Bank-owned blocks. Prior to the meeting, several residents were invited to (indiscernible) homeownership units on North 7th Street under construction and for sale. We asked

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questions and suggested modifications to better align with community needs, none of which were accepted. The community meeting was well attended by local residents and representatives from neighborhood-based community development organizations. There were 31 persons in attendance, not 20. Michael from Tomasetti, principal at Civetta, presented the project, including a proposed sale price of $280,000 per unit. That seems to be what you've all agreed, that anybody can come in here and put the sale price at $280,000. That's a deal. He also explained the Turn the Key Program and how it impacted and lowered the price of the homeownership unit. A question and answer session followed the presentation during which residents and stakeholders voiced strong concerns and proposed changes to make the project more responsive to neighborhood needs. One key request was a reduction in the sale price of a portion of the units to ensure affordability based on the median income of families in the neighborhood. And I want to underscore that. Please stop saying that it's affordable to the median income when what you're talking about is the median income of the City of Philadelphia and surrounding suburbs. That's a lie. When you come to the neighborhood, that is not our

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median income, even though it's been going up because of the development being done by government. But no, that is not our median income. So when it's affordable, it needs to be affordable to this median income in this neighborhood, not the city okay. The other one was the answer was a resounding no. Norris Square Community Action Network raised the issue several times and the answer was (indiscernible), can't do. They don't take any suggestion. Take a bathroom in the first floor, tampoco, sad slide. No, no, nothing. Another request was to include off-street parking in front of the house as a driveway in those lots that were 72 to 90 feet long, which would provide added convenience and safety in a community where on-street parking is already a serious problem because of all the development that has been done in Norris Square by four projects developed, we have no parking, and then the city is charging us a ticket if you dare to park in a narrow street on top of it. What are we supposed to do? Park on top of our sidewalk? No, go get a bicycle. You should ride a bicycle. Not going to happen. The cars go visit Norris Square at 6 to 8 o'clock at night and you will see entire streets that have no houses, full of cars. That's where they have to park and they're still

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parking on the table side. So when we asked about the parking, which would provide added convenience and safety, the developer's response was again negative, citing city restrictions, you can't do that, the cost of it, and the time constraints. Mr. Tomasetti even compared Norris Square to Old City where he resides and there is no off-street parking, and they're fine with that. Well, Old City has private parking for people who can afford to do that. They've been there for 200 years.

However, this comparison fails to acknowledge that Old City, the historic neighborhood, was built prior to the invention of oil. So that's why they don't have parking. Communities reaction was one of frustration and deep concern. Many interpreted the project as a continuation of efforts to gentrify the native, displacing long-standing Latino residents who have worked for decades to transform the area from the bad lands to the good lands through community-based development. This includes the construction of actual affordable rentals and homeownership units, job creation, bilingual early childhood. By the way, before they had (indiscernible) even though it was a majority Latino community, only spoke English. No bilingual, that's the communities took that and after-

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school programs and much interest. Out of a total of 19 votes passed by the residents, 17 voted against, only 2 were in favor. These votes do not include the separate opposition letter submitted by NASCAN and members which you just heard. Neither does it include the personal presence and opposition to the project submitted by community development organizations in the neighborhood, Xiente NCIP. We ask the landlord to deny this project as it does not benefit the neighborhood in any way. It only attempts to now gentrify the west side of our neighborhood. This is not neighborhood preservation. This is neighborhood gentrification and displacement. We respectfully urge the landlord to reconsider its practices and stop selling lot for profit developers at prices as low as $100 per lot. But if you're a resident, long-time resident, and you want to get your side land that you've been taking care for a long time, it's going to cost you 30 thousand to 40 thousand. Now whose side is the land bank on? I see the board members and the board members have a history of being for low-income housing, for affordable housing for all, not just for the city's median income which is way over what low-income neighborhoods are. You're destroying the neighborhood. Please stop all housing projects from

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homeownership or rental that are not affordable to our neighborhood ZIP code in 19133 which is where most of these lots are at 19133. I'm sick of watching my neighbors living in their cars or small RVs or children raised in this neighborhood not able to afford living next to their families when their parents need taken care of. Have PHCC only allow the use of the term affordable pricing to housing prices based on the AMI of the neighborhood affected by the project that would be finished. What we found by the way, as the lady who spoke for Civetta, is they said there were how many was it she thought were attentive. We have the signage sheets both that they prepared and we compared. There were 31 (indiscernible). So again, it's the facts that matter. And in this neighborhood we are opposed to this project because it does not benefit the nature. It hurts me. Thank you.

MR. WETZEL: Any questions from the Board? Thank you.

MS. DECARLO: You're welcome, and hope that you vote with your heart and your conscience.

MR. WETZEL: The next person signed up is Mohamed Rushdy.

MR. RUSHDY: Good morning. First of all, I apologize for the contentious meeting last time. I'm

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coming today just to offer.

MR. WETZEL Spell your last name.

MR. RUSHDY: First name is Mohamed, M-O-H-A-M-E-D. Last name is Rushdy, R-U-S-H-D-Y. Yes.

First, I just want to talk about Michael and Brandon, Thomas Eddy, and what they do outside of Turn the key. Michael and Brandon have been the leaders of UDA, the Urban Development Association, which is empowering 100 percent Black and Brown owned developers to develop Turn the Key homes in the neighborhoods. They have been, you know, a key part of developing over 23 developers that are getting funding from the Accelerator Fund and developing Turn the Key homes in different neighborhoods, something that I have not seen and spoken about here today. But I wanted to mention that because it's extremely important to understand the personality that is going to be developing these homes if it gets approved.

Second, I do.

Agree with Nilda. First of all, I've met Nilda a couple of times. Very nice person, very nice, care for the community. Everyone here cares for the community, I 100 percent agree. I understand where the frustration is coming from, and I just wanted to offer a couple of perspectives.

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First is I myself had an application that went in front of the 7th District and it was contentious, and I pulled the application. But part of what was presented was four different alternatives. I offered for the first time homes for 199, so we're talking about 220. We offered 199. I remember Angel calling me and said 199 this, you know, has never happened in the city. And I provided an alternative and said, okay, well we're going to do all at 280, okay, because, you know, that provides a 6 percent margin, that's the minimum of what's needed to finance these jobs. Or we can do, 10 market-rate, 10 100 percent AMI, 10 80 percent AMI, 10 60 percent AMI. We basically provided four alternatives that provide that opportunity for lower-priced homes, and it still did not go through and still people did not like it, and I respected that and I pulled that.

I just want to say that we have seen the development happen in Norris Square over the last 10 or 15 years, and homes are selling there now for $700,000 and $800,000, right. Market-rate homes, it is up there. And so, you know, we don't get everything we want. Unfortunately, it requires a lot of money to get everything that we want. But we see the opportunity of people buying homes at $190,000

Exhibit A

after the subsidy compared to $700,000 or $800,000 homes. You know, that's being afforded by people making, you know, 22, 23, 24 bucks an hour. It doesn't get better than that, knowing that there are no subsidies that are coming from house that we're waiting for two years and three years to do.

Again, I don't want to go in circles. Everyone here knows the Turn the Key program. And I do agree with Nilda on the subsidy part. Angel and the Land Bank Board, the idea that $280,000 homes get $75,000 and then the $250,000 homes get a lesser subsidy is basically saying it's the same price. It doesn't make any sense. It should be a 75 straight, so if you're offering 280, it's down to 205. If you're offering 250, it's down to 175. The fact that we're reducing the subsidy, we're basically hurting everyone, the developer and the resident. So I agree 100 percent with that, needs to be revised at some point. And that's it. I hope everyone here approves. Again, at the end of the day, it's an application that has met all guidelines of the Land Bank. Application for transparency and for liability on the Land Bank is everything. Every rule has been followed. Okay. At the end of the day the Council person will have to make a decision after, if this gets approved, on

whether she wants to introduce the resolution or not. That lies within her. Thank you.

MR. WETZEL: Any questions from board?

MR. DEMA: Well, how are you making your numbers work, that's $199,00,

MR. RUSHDY: Because there was going to be market-rate homes being sold for $500,000 on, on, on zero (indiscernible).

MR. DEMA: So you're using the profit of money that you make on the market-rate is helping to subsidize (indiscernible).

MR. RUSHDY: Right.

MR. DEMA: So, was the community supportive of such a model?

MR. RUSHDY: No, they rejected that offer. They rejected that offer. And again we would be on these homes losing close to $60,000 per house. So again it becomes a math problem in terms of the numbers. And again sometimes we get, we're looking at the four profit developers. There's a reason why, you know, we have over a thousand developers in the city and there's only three that are doing them. It's because it is not something that typical developers want to do because of the low margins. But these margins are the minimum required by the banks financing these jobs for

it to be financed.

MR. JEREMIAH: But I think I hear you say. And, correct me if I'm wrong, that one, it's a cost issue, and two, this is not a developer issue; it's really a subsidy issue. And I think I hear you say that conceptually you agree with the folks in the community who were saying we can afford something substantially less so that I cannot reduce the cost any further. This is already almost bare-bones. Why not provide, as a policy matter, public policy matter, either a higher subsidy or continue to subsidy at a lower level. Continue to subsidy even though the price point for the sale of the house is at a lower level.

MR. RUSHDY: Right, right. I think that correcting the subsidy to.

MR. JEREMIAH: To get to that number that in the community.

MR. RUSHDY: Right. To have it consistent is a first step, and I think many people here would agree. It just makes perfect sense, and I do. You know, one of the things that also has not been mentioned here is, you know, it's not only the $75,000 that the buyers get with the Philly First, and then the approved Turn the Key lenders offer anywhere between $5,000 to $17,000 in extra closing costs. The average

buyer that Riverwards Group had closed this year had a $550 down payment; that was the average and the mortgage was about $1,150, which is lesser than a studio, living in a three-bedroom, two-bathroom home. Now, that's with today's interest rates. Give it a couple years, three years, when the rates kind of go back to where they were, you're talking about people living for $900 per month with no down payment in a single-family home in the neighborhood, which is just by mortgage calculations, is affordable by someone that is making $2,800 to $3,200 per month. So you can get into closer to where we are. But we are suffering from higher interest rates; we are suffering from higher construction costs. I did send the Land Bank kind of everything that came from our suppliers, the expected increases over the next coming year, and, at last here, it is just a math problem. Thank you.

MR. JEREMIAH: Was it the same community who gave that idea (indiscernible)?

MR. RUSHDY: Correct. And that was shared with four different developers.

MR. WETZEL: Any other questions from the board.

MR. JEREMIAH: Mr. Chairman? I wonder if somebody can explain who sets the subsidies for the Turn the Key. Is this a levy bank?

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MR. RODRIGUEZ: No, no.

MR. WETZEL: No. I think, with what I'm hearing today, it is a clear public policy issue that is separate from the land facility, and that is how much subsidy, how much affordability, how far you can bring it down to make it affordable to particular neighborhoods here in the City of Philadelphia. That is essentially with the Department of Planning and Development, the Division of Community Housing Development, to make those decisions and propose those kinds of changes.

MR. RUSHDY: So, (indiscernible), and Dr. Jeremiah being on the board of PHDC, I will bring that up to PHDC's David Thomas. It might not even be a bad idea if we do it on a neighborhood-based approach. The subsidies would change based on the neighborhood. There is no reason, if let's say we're in the fifth district, let's take the fifth district as a benchmark, let's say 75. Maybe it is a hundred thousand dollars for the seventh district to get things closer. Maybe it's less in other neighborhoods, meaning that it doesn't have to be one subsidy that fits all. It can be neighborhood-based, based on the incomes of that specific neighborhood. I think that might be a good idea that we discuss with

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David Thomas.

MR. WETZEL: I just want to make a point. What was the original cap for Turn the Key? Was it $225,000?

MR. ROGRIGUEZ: $200,000.

MS. GREENBERG: Come on.

MR. BROWN: The sale price.

MR. RODRIGUEZ: Sales price. Remember, the legislation dictates that you can spend up to $100,000 as a buy-down, and then it really falls into what's affordable. You can't have, on the prescriptive side, like 100 percent of AMI or below. You can't expend more than 30 percent of that person in that category, their annual income, on home prices. So the calculation was made: you actually had 100 percent of AMI; you could go higher back when we started Turn the key. The idea being that allowing sales prices at $300,000 wouldn't be possible. So we started looking at, you know, there were a couple of issues: income, you know, volatility, cash flow, property. If you're spending all your money and you don't have the real cushion. So we landed on $280,000 as the high end for the sales price based on what it costs to build a unit at that time. So what we're seeing now is because of, you know, tariffs and other items, the cost to build a home, it used to be $230,000 all in to build a unit.

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Now it's closer to $250,000.

MR. RUSHDY: We're actually approaching $260,000 now. Right.

MR. RODRIGUEZ: So if you think about it, when we started where you had this differentiator, we're in the Second District because it was one of Grays Ferry, the Council President had asked that everything be at 80 percent of the AMI. So we had everything at $230,000; you were at cost. Right. So it was a volume issue. So how many could you put out? And then, as you see prices going up, you'll see that the board has approved price increases, but I've reported out a price increase. So the baseline to build a unit is about $250,000 as more is saying, it's going up to $265,000. It should be important note to your question, there's a separation. PHDC manages the mortgage. The Land Bank only disposes of land. We do not provide subsidy to a developer. This policy was not to subsidize developers; it was to subsidize one by material.

MR. WETZEL: But Angel, I think my point was, and I was involved, some of the others here, in the creation of TTK. When it was thought that they could be built and sold and developers would build them for $250K, $75K brought it down to $175K and $10K brought it

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down to $165K. What's happened is the cost of the units has gone up, and the subsidy has remained the same, and it's sliding. But that's a policy issue for others, not, not necessarily us. We can advocate for or suggest that it ought to be considered, but that's where the problem came in. If we could build, and if you could build for $250K, bring it down to $175K, then another 10 to 165, and with the banks down to 155 or so, you're talking about a different ballgame. But that's not the reality.

MR. RODRIGUEZ: There were other issues when we started too. So remember it was at 5 percent interest rates on mortgages, and they shot up to 8 percent.

MS. GONZALEZ: Yes, right.

MR. RODRIGUEZ: So, that had a big impact as to what we could get.

MR. JOHNS: Yes.

MS. GONZALEZ: Yeah, I think a lot of the focus has been in making sure that the developers are able to recover their costs and stay, you know, and make money, which is fine. You know, as an affordable housing developer, you know, I don't want to lose money in a deal, but I think there also should be a focus on trying to make it affordable for lower-income households. Can there be another tier of Turn the key

Exhibit A

to make sure that we're targeting those households, especially they want to remain living in the neighborhood because ultimately they're going to get displaced. And the people that are moving in. Because, you know, our income levels are 100 percent AMI, those folks that have the resources are the ones that are going to take advantage and, really buy those areas that are higher pricing. So I think there's a policy issue. Yes, we want to make the developers (indiscernible) because we want them to continue to do what they do, right? They're helping, you know, transform Philadelphia. And that's a great thing. But at the same time, the deeper affordability. I remember Nick and I, we worked back in the day and the formulas were different. And maybe we should think about that and see how we can go back to that and make sure that we're providing deeper affordability, deeper subsidies for those aspects.

MR. JEREMIAH: If I may. You know, we can speak about this ad nauseam. Right. The reason I raised the question around the public policy issue of the subsidy was because I think I have an understanding of what our function is as a Land Bank Board, which I assume, was to really make some decisions around the dispositions of publicly held properties. The deeper

public policy issue around affordability is not a function of falls within our purview. I think we need to refer that back to, and as a board, we could certainly do that. We're hearing every single meeting that these, the AMI isn't working, that the affordability is in question. I don't think we should put that on the developer. The developer is operating, they're building these units, they're building it barely breaking even. PHA does the same thing. And our costs are three times that of the private developers that we have here. Nobody is going to subsidize anybody else's homes. And we cannot ask a developer to do that. Their bottom line is they're leveraging funding from the private sector, they're going to banks. Interest rates are hovering at 7, 8 percent and we're asking them to sell something they're building at 260 for 220. That's crazy. If we want to subsidize the lower cost, we need to take that back to the City Council. We need to take it to PHDC and its board. This is not something that should rest on the feet of the developers. I think that's absolutely nuts.

MR. BROWN: I want to just add one point that MR. Jeremiah mentioned --

MR. JEREMIAH: As a public policy matter.

MS. GONZALEZ: 100 percent is that the actual policy that was passed in 2020 was done specifically to provide, you know, lower AMIs. We drifted away from it and what it said is 49 percent market rate, 51 percent. And the whole idea behind there was two ideas. One is to create mixed-income housing in these neighborhoods, but also to provide that cross-subsidy that works initially.

MR. RODRIGUEZ: I think you're conflating two issues. There's the Disposition Policy. What we're talking about is a subsidy for Turn the Key, which is NBI.

MR. BROWN: Right.

MR. RODRIGUEZ: So, two separate issues. So, the fact that, in terms of Land Bank Disposition Policies, developers are able to present a mixed-income project at 51 percent affordable and 49 percent, these have been presented, which is what you did present previously. It was bolstered by the fact that a certain portion of that project would have been qualified for Turn the Key. Turn the key is a separate piece of legislation, and we need to treat it as such.

MR. RODRIGUEZ: 100 percent. No, no, we're not. And what I'm saying here is, when you say we drifted away

in the communities, we have drifted away, meaning that the communities did not like the fact that there's market rate on public land, even though the whole purpose of it was to cross-subsidize and reach lower AMIs on the affordable stuff. And then it ended up, over the years, changing from, you know, 49 percent market rate to 20 percent market rate to, okay, well, everyone wants affordable. And if everyone wants affordable, then it has to be at that 280. So that's kind of what happened versus doing that, allowing for market rate on lower ends. But that's the discussion. Any questions?

MR. JEREMIAH: No, I'm good.

MS. DECARLO: Just want to make a comment. You're selling the property, our property, our neighborhood, at $100 a lot. Doesn't make any sense. Makes sense about lowering the cost for the developer. It doesn't make sense for the neighborhood. You are gentrifying our neighborhood. You're kicking out people who've been there, changed the neighborhoods, got rid of the drugs, and you're selling it to people. They're coming, what, from New York? From Northern Jersey. So it's our land. And you know what, the other thing about the gentrification, our taxes go sky-high. They don't pay for it. You don't pay for

Exhibit A

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it. We do. So, with all due respect to the Land Bank, and you just do disposition of land, you do more than disposition of land. If you dispose of the land for these projects, you are the first step leading to gentrification, which is killing our neighbor. Thank you.

MR. WETZEL Thank you, Pat. No one else has signed up for public comment.

MR. BLATSTEIN: Yes, I am. I signed up to speak.

MR. WETZEL: Jeremy BLATSTEIN.

MR. BLATSTEIN: J-E-R-E-M-Y last name B-L-A-T-S-T-E-I-N. First point, I'm glad that we got brought up inside, and the scale of how Turn the Key works is an issue. That is why the 280 number, realistically, how it's set up, makes the most sense. Right? It does not make sense to try to force a developer to sell a home for 220 if that's just only going to slide down to the 200 number, right? So, in this current environment, with what the rules are, putting at 280 encourages more developers to be successful in this current process. Secondly, Philadelphia realistically has an income problem; it does not have a housing affordability problem. So, again, what the point of this Land Bank Board is, is to dispose of properties

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so that housing can be built. It is not the job of the Land Bank Board to figure out how to increase the income levels of Philadelphia. So, again, we need to again, I say this all the time. What is the point of this Board if the point of this Board is to negotiate public policy? Sure. But I don't think that that's why this Board was created. The Board was created to dispose land that would facilitate the direction of the City Council. So, in this case, what we're talking about is 30 homes to Turn the Key. So, does this project meet the standards of what the disposition policy is for the Land Bank?

Secondly, realistically, we're going to waste a lot of time here. This could be a whole big waste of time. Why? Councilmanic Prerogative and City Councilwoman Quetcy Lozada. Realistically, let's be real. We just spent all this time in. Is Councilwoman Lozada going to introduce this policy? What are we going to do? What we've dealt with, with Jay Young, and are they going to hold this? And this is, again, where we need to really reevaluate the process of this whole thing. Because, again, we're wasting time, energy, and resources to try to push forward affordable housing Turn the Key. We're focused on a subsection of our society right now to

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have homeownership. It gets convoluted when you start talking about this lower AMI level. I'm sorry. Not every single person in the City of Philadelphia should own a home, plain and simple. Not everyone can afford one. Not everyone should have one. It's actually probably a misconception that homeownership is the top of the line. Right. We should be creating different levels of housing for every AMI level and all types of people. This program, Turn the Key, it says very specific thing. And, again, this idea of gentrification, that's BS., right? Like nobody's getting kicked out.

MR. JEREMIAH: Yeah. I am sorry for that.

MR. BLATSTEIN: Excuse me. I just listened to three people come up here and say things that are not true. I believe that. I don't write the word. (indiscernible) conversation. Let's say we're talking about a very important thing. And let me say what we're talking about. Nobody's getting kicked out, right? These are vacant lots that we are creating housing for. That is so important. And again, I just want to make sure that it's clear what this conversation is going, right? This conversation gets really, it's really dangerous to say that people are being kicked out. Again, there's loop, right? When

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you talk about taxes, our taxes raise (indiscernible) Longtime Owner Occupant Program. Right? Those are freezing taxes for your people in your community. There are programs in place to address the idea of the negative effects of gentrification.

SPEAKER A: But in somewhere else.

MR. BLATSTEIN: That's the point of the Land Bank Board. Does this project meet, does this project meet the criteria or not? You should vote on that. You're not voting on public policies. The policy is not it.

MR. DEMA: Thank you.

MR. BLATSTEIN: Thank you very much.

MR. BROWN: Thank you.

MR. GOODMAN: All right, Mr. Chairman, can I just make a clarifying question, because this narrative comes up a lot. So I'm going to read the first paragraph of the Disposition Policy.

No agency shall be obligated to select any applicant for surplus property nor dispose of a surplus property to an applicant for such property, including the highest-scoring applicant. The role of this Board is not a rubber stamp for the minimum eligibility criteria of the Disposition Policy. That's just not true. Says it right here. Anybody who applies for the Disposition Policy is hopefully

Exhibit A

reading this, the first paragraph. This thing can be super, super clear about it.

MR. WETZEL: So you did sign up for both items?. (indiscernible)

MR. ALI: My name is Jihad Ali, J-I-H-A-D, A-L-I. I wanted to come and make a comment about this because I think you made some great points, but I'm very familiar with Ms. Patricia DeCarlo She says, she served the city and she served with the Redevelopment Project.

Yes. And she was always an advocate and. She's a strong leader in our neighborhood. I thought I've heard some great suggestions. I came here just because, my world is developers and minority participation on these projects. And for years, I was down here fighting the Civettis back when they first started because I didn't understand them. I could get no input in with the contractors, and I had a lot of questions. But a Civetta Group - I used to call it Michael Civetta, but now I call Mr. and Mrs. Civetta because his wife is a big part of this. I was at the first project, and we introduced some contractors when he did South Philly. They didn't participate, but we met, we brought some more, we finally got some people in, and he's done a great project out in West Philly.

I told you that was the one where they did a initiative with the duplex, and that's when I was wondering. I thought that was a great model, but then I found out about how the banks look at that. So I think the Civetta Group is one of the other great developers. I think (indiscernible) Civetta, the Hal Group - and, as somebody made a comment, there's a lot of developers (indiscernible) home those guys are built, but when it comes to this 280, whatever, whatever that number is going to be to the affordability, we need to get these guys out and build the homes. Well, we only have a limited amount a month. What was that? 800 million? Whatever. It's not going to be forever. We're not going to build a greater Northeast like they did before with the developers. But I do think that Mr. Carlo (phonetic) made a good point about the AMI neighborhoods. I don't know if you can change that if it's statute, but that is something that comes up all the time. Also, the political input that the council people have, that's what made it possible for us in West Philly. Had it not been for the councilman's office, and with the help of our good representative, we wouldn't have been at the (indiscernible). So it's the power that you have. One thing I just want to say for the

record. Abraham Lincoln said the biggest thing that we had that made us great in this country was the title citizen. So there's no subgroup of citizens. Everybody has a right -- everybody has a right to come down here and get their opinion, like I'm giving mine. I think that this is a great program. I think we can tweak it, everything needs to be tweaked as time goes on. Before I forget, as I told you before, I think Angel's doing a great job, but your staff does a great job because I see them all the time. Brian, we have to deal with him on a lot of stuff, and he's really the guy that gets this up. So I think you have your work cut out for you. I think the board is doing a great job. I think Angel is doing a great job, the staff and I think the developer is phenomenal. We need to build some houses, whatever that point is going to be. We need to discuss and talk, and we need to empower other people. Ms. Carlo is an accomplished developer, maybe she bring her in and see what she could do because she knows the game like everybody else.

MR. WETZEL: Thank you, Mr. Ali.

MR. WETZEL: The resolution is before us. Can I get a motion to adopt it?

MR. DEMA: I'll make a motion to adopt.

MR. WETZEL Can I get a second?

MR. JEREMIAH: Second.

MR. WETZEL: The motion properly seconded. All those in favor, say aye. Opposed.

MR. WETZEL: Lily, let's do a roll call.

MR. BERNADEL: Okay. Andrew Goodman.

MR. GOOMAN: Nay.

MS. BERNADEL: Maria Gonzalez.

MS. GONZALEZ: Nay.

MS. BERNADEL: Jenny Greenberg.

MS. GREENBERG: Nay.

MS. BERNADEL: Kelvin Jeremiah

MR. JEREMIAH: Yes.

MS. BERNADEL: Michael Jones.

MR. JOHNS: Johns.

MS. BERNADEL: Michael Johns

MR. JOHNS: Yes.

MS. BERNADEL: Majeedah Rashid.

MS. RASHID: Nay.

MS. BERNADEL: Nicholas Dema.

MR. DEMA: Yes.

MS. BERNADEL: Chair Wetzel

MR. WETLZE: Yes.

MS. BERNADEL: Cornelius Brown.

MR. BROWN: Yes.

Exhibit A

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MS. BERNADEL: Okay, so we have five yeses, four nos.

MR. RODRIGUEZ: Okay, you have majority of was on 11. When you have Joy, you have four.

MR. WETZEL: Okay, perfect.

MR. RODRIGUEZ: So, if you have, you have nine people and you have a four.

MR. WETZEL: Okay, I got it. So, so it's not the six.

MR. RODRIGUEZ: Right.

MR. WETZEL: That applies when there's 11.

MR. JEREMIAH: It's a majority of the. Is it a majority of the total Board or majority of those present? That's the question.

MR. RODRIGUEZ: That's a good question.

MR. GOODMAN: Pretty sure it's a majority of total, which means it's table but we can.

MR. JEREMIAH: All right, can we save them table until?

MR. BROWN: We can double check.

MR. RODRIGUEZ: Okay. We can move Chair

MR. WETZEL: So we'll move on to the next item: Gardens, Open Space.

MR. RODRIGUEZ: That's right. Today we're asking the Board to approve the disposition of 4200, 4202.

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(indiscernible).

MR. ROMANO:

Morning, members of the Board and the public. Brian Romano, Project Manager with Land Development at ROM NL. I'm here to present Item 5C. This is for a disposition of 4200, 4204 by Viola Street and 4205 Leidy Avenue. In the 3rd Council District for transfer to the Neighborhood Gardens Trust to be stabilized as community Garden.

The garden has been in operation for 50-plus years. Neighborhood Gardens Trust has worked with gardeners and the Pennsylvania Horticultural Society to make improvements, including accessible raised beds, tool storage, a delivery gate, water access, and provided fresh soil, compost, and wood chips. Neighborhood Gardens Trust, which also owns 4201 Leidy Avenue, has also fenced Leidy Avenue property, removing debris from illegal dumping and regrading the site, as well as (indiscernible) a dedicated work. The properties will be subject to a 30 year mortgage and permanently restricted for use as a community garden.

MR. WETZEL: Thank you Brian. Any questions from the Board?

MS. BERNADEL: Before we move on, I just wanted

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to make a quick announcement. Jenny Greenberg, who is one of the Land Bank Board members, is also the Executive Director for Neighborhood Gardens Trust, the proposed grantee for this parcel, and as such she has submitted a letter of refusal and left before Brian presented this disposition.

MR. WETZEL: Are there any questions from the Board? Thank you, Brian. I have one person signed up, Lorraine. Is it Gomez?

MS. GOMEZ: Yes.

MR. WETZEL: Please come forward and spell your last name again for the record.

MS. GOMEZ: Good morning. My name is Lorraine Gomez. L-O-R-R-A-I-N-E, G-O-M-E-Z. I am a long, lifelong resident of the 4200 block of Viola Street. We have a garden that was established in 1974 by my parents. This garden stabilizes our communities. It provides fresh produce. Our community is a food desert. We have no grocery stores. The nearest one is ShopRite, which is 12 blocks away. We have no corner stores that sell fresh fruits and vegetables. Not only is it our source of natural fruit, it's our source of peace. We go to this garden, we have luncheons, we have group meetings. We invite the youth in to come in the neighborhood school students

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come in and help us out. It's a source of peace. Since the garden has been established, we have had no gang violence in our community. We have had no gang violence in our community since this garden has been established. We have grandmothers, aunties, moms out there every day working this garden. What we don't use, we give to the local food bank and they distribute it to the residents. This garden is vital, vital to our community. Once again, it's a food desert. We have no stores which we go and buy fresh fruits and vegetables. So I'm asking that the Garden Trust keeps our garden and allow us to continue to nurture and feed our community. Thank you.

MR. WETZEL: Before you go.

MS. GOMEZ: Yes.

MR. WETZEL: I have a question. Some of the other members, are these lots part of the garden already?

MS. GOMEZ: Yes, they are.

MR. WETZEL: They are. Okay, so this isn't an addition to what you have. This is making sure what you have stays a garden.

MS. GOMEZ: Correct.

MR. WETZEL: I got it. Any questions from the Board?

Exhibit A

MR. WETZEL: Thank you.

MR. WETZEL: There's a motion on the table. I'm sorry.

MS. DIJOLS: I have signed up under the same sheet. My name is Isabelle Dijols.

MR. WETZEL: Please come forward.

MR. WETZEL: Please go.

MS. DIJOLS: Hi, my name is Isabelle Dijols. I-S-A-B-E-L-L-E. Last name Dijols, D as in David I-J-O-L-S. I've been a resident on Viola Street for 10 years, and I've been an avid gardener for the last 10 years as well. My partner has been a gardener and a resident on that street since the 1990s. The garden is my happy place, allowing not only, you know, the joy of growing food, but also it's an amazing sense of community, and it's cross-cultural, cross-generational. The woman (indiscernible) just had her 95th birthday.

So why do we want to have those slots granted to the Community Garden. Number one, we want to preserve as well as augment that food access. As Lorraine Gomez mentioned, that area is a food desert. And there are some of our members who are volunteering to distribute foods in the neighborhood. And also, just like Adha, giving food to people on the street. So,

that is definitely a mission of that community garden. We also have a FSA farm number, and we have the desire to develop programs, educational programs for local youth internships. So, really, serve as that civic duty. And then lastly, a lot of development is in the works in our neighborhood. And, you know, we as a community we want to promote sustainable development and as such, we think it's imperative to preserve and, you know, have those additional lots to preserve that oasis of food access, and also oasis for other community members. So, here are my points.

MR. WETLZE: Thank you so much.

MS. DIJOLS: You're welcome.

MS. BERNADEL: We received three timely submitted comments. One of them was from Council Member Gauthier. Another was from Mindy Katz, the lead organizer of the Viola Street Community Garden. And the third was from Randy Smith, a 19 year old gardener at the Viola Street Garden. Those three comments are attached to the meeting packet, and all those three comments, and all other comments that were received after the submission deadline, will be attached to the August forward leading minutes as exhibits.

MR. JEREMIAH: Mr Chairman we have one more speaker in the corner.

MR. RODRIGUEZ: Yes.

MR. WETZEL: Yes.

MS. DOLEY: I'll keep it short. My name is Emily Dooley. I'm the Deputy Director for Neighborhood Gardens Trust, and I can answer any questions. Additional questions you may have.

MR. WETZEL: Can you spell your last name?

MS. DOLEY: Yes. Well, first name is also tricky. It's E-M-A-L-E-I-G-H, last name Doley, D-O-L-E-Y. So I'm here as the to represent the applicant, and I think you've already heard from the gardeners about how terrific this space is. I would add that plans are also underway to plant an orchard in partnership with the Philadelphia Orchard Project in some of the additional space. And lastly, I've been here for the whole day and I just want to thank you for taking the time to listen to and read comments from community members from the other neighborhoods and the other projects that were represented as well. It's hard for people to get here and they're passionate about their neighborhoods and it's just positive to see that level of (indiscernible). So again, here if you have any questions for Neighborhood Gardens Trust. And thanks again for your time.

MR. WETZEL: Thank you. Resolution is before us.

Can I give a motion to adopt the resolution?

MR. JEREMIAH: Motion to adopt.

MR. WETZEL: Can I get a second?

MR. BROWN: Second.

MR. WETZEL: Motion properly seconded to adopt this resolution. All those in favor say aye.

MR. BROWN: Aye.

MR. WETZEL: Opposed, Nay.

UNKNOWN SPEAKER: Nay.

MR. WETZEL: The ayes have it. Next item, please.

MR. RODRIGUEZ: Before we move to the final item agenda, I just want to make be clear for the public, the previous item that was under the Civetta Property Group, based on the bylaws, that item has been tabled. So the next item for the Board to consider is the disposition of 2230 North 3rd Street in the 7th Councilmanic District. David Oliver has a side yard or side rear yard. The new applicant owns and residing resides in the adjacent home. Property will be subject to a 30-year mortgage and permanently deed-restricted for use as a side yard.

MR. WETZEL: Warren Williams has signed up speak. Is Warren here?

MR. WILLIAMS: Yes. My name is Warren Williams.

Exhibit A

W-A-R-R-E-N, W-I-L-L-I-A-M-S. I was mainly, concerned about the single-training approach. Approach Is going (indiscernible) "Sigenharin(phonetic)" Street is when such an activity might become underway. That's mainly window, any kind of activities. You come underway for 2400.

MR. RODRIGUEZ: Sir there is no development that's being considered by the Board on-site?

MR. WILLIAMS: Yes. Post. Were there about three different sites? Post?

MR. RODRIGUEZ: Yeah, that was tabled.

MR. WETZEL: That item was tabled.

MR. RODRIGUEZ: Yeah.

MR. WETZEL: Okay. So, what we're discussing right now is the disposition of a side yard on North Fifth Street, 2230 Fifth Street. Do you have a comment on that?

MR. WILLIAMS: No.

MR. BROWN: Sorry, (indiscernible) third, sir.

MR. WETZEL: Are there any questions from the board?

MR. KAMRAN: I signed up for Public Comment.

MR. WETZEL: Your name please.

MR. KAMRAN: Timour Kamran.

MR. WETZEL: Oh, please come forward.

MR. KAMRAN: Thank you. My name is Timour Kamran. First name T-I-M-O-U-R, last name K-A-M-R-A-N. I'm here representing nearby residents of the Side Yard and also the Norris Square Community Action Network Neighborhood Association. Just real quick. First, in reference to the previous discussion. I just wanted to state for the record that our group NSCAN submitted our recommendations to the Council Member's Office regarding the issue with the subsidies and the sort of scale of the subsidies to the cost of the property. But I'm here to just talk about. I'm here to read a petition that was signed by 10 nearby residents opposing the disposition of the side yard. We, the undersigned residents of the 2200 block of North Third Street and the corner block on Susquehanna Avenue, want to express our opposition to transferring the 2230 North 3rd Street property. This is a block with only five houses, (indiscernible) lighting, three industrial properties, and eight city lots. We believe that given the need to make this block and corner on Susquehanna Avenue safer for the residents, create a sense of community, we need houses tilts on the block rather than using the lot as a side yard. Besides, we learned about the lot transfer application under your consideration from our neighborhood

association. The applicant of this lot never approached us about his intentions to acquire the lot or ask for our support. That's the residents and the neighborhood association. We understand that residents can apply for lots, but we respectfully ask the Land Bank Board to consider approving the transfer of lots that match our priority, and that is proposals that include houses and for any affordable housing to benefit a greater number of people, not a single individual properties. So thank you very much for your time and attention, and that letter signed by Tina Ngo, Ian Sosa, Robbie Perez, Karen Lee, Cathy Smalls, Guillermo Centeno, Jose Morales, Vivian Quinones, Alexandra Olivencia, and myself, Timour Kamran. All who reside on Third Street and the immediate corner on Susquehanna. So thank you, Bruce.

MR. WETZEL: Any other..

MR. OLIVER: I have signed up.

MR. WETZEL: Your name.

MR. OLIVER: David Oliver.

MR. RODRIGUEZ: He's the applicant for the property.

MR. OLIVER: Good morning, everybody. My name is David Oliver, O-L-I-V-E-R. So I just wanted to say that I appreciate everyone's perspective. Thank you

for sharing. I grew up in one -- first of all, let me say these glasses are prescription. I don't want you to think I'm trying to be cool.

MR. JEREMIAH: Those are cool glasses.

MR. OLIVER: Thank you. I just want to say that I grew up in the 10133 zip code, 2326 North 12th Street, West Cumberland Street and 107 West Lippincott Street, and I decided to return to the neighborhood because, when they started to revitalize the neighborhood, my parents are gone, and it just was dear to me. So, some of the things that I do for my neighborhood on the 26th District are that I routinely clean the block. My fiancÃ©e and I literally clean the block, clean the yard, and we pick up trash. I volunteer at the Youth Study Center with the, the Juvenile Justice Services Center. There's a lot of different things I do mediations in the community with different schools and neighbor disputes and things like that. I teach the Fair Chance Hiring Law at the Northwest Parole Office every Tuesday. There's a lot of things that I do to help better my community as a whole, but I would like to apologize to the Instan for not reaching out to them, and ignorance is not an excuse. But I really didn't know that, that was something that I probably should have done. I know

Exhibit A

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that now, and I will be reaching out to them to help contribute in any way that I can. But --.

MR. RODRIGUEZ: Can I just clarify for the board, that is not a requirement under Side Yard Disposition. We have never requested side yard applicants. Residency and adjacency is primary concern for side yards. The approval of 7th District has a long history of disposing of side yards and approving side yards. There's never been a criteria to get approval for disposition (indiscernible), so just want to --.

MR. OLIVER: Thank you for that. But again, I still would like to contribute and be a more visual force in the neighborhood. But, like I said, I applied for the side yard because, like the people said, there are five houses on the block. Four of them -- excuse me -- three of them are single-family homes, the other two are multi-unit homes, and then there's a garage and publics like a event space at the corner. They just replace all the lights as well. And it's a beautiful block, and I, I want to stay here. So that's why I applied for the side yard. But that's what I wanted to say, and thank you again for hearing me out.

MR. WETZEL: Thank you Oliver. There's motion before. You got a -- we got a, figure this out,

Page 67

because.

MR. JEREMIAH: Come forward, man. In the meantime, please come forward.

MS. PIMENTEL: Yeah, again, N-I-L-D-A, last name P-I-M-E-N-T-E-L, I just want to say I don't disagree with regard to what Mr. Rodriguez said. That is not a reform. To receive any endorsement or blessings, if you will, from neighborhood associations. We're focusing on the feedback that we have received from the block, the neighbors, the residents on the block, and around the corner. They're the ones that consistently, for the past two years, have been cleaning, conducting cleanups, especially during the day and every other day on the clean the block, and organize also some community events. I think, from a public policy point of view, given the demand, the interest of developers, the demand that we have for housing, and the fact that the number of sitting lots exceeds the number of residences there, and we do not have over-lighting. We're working with the Councilwoman and the Streets Department precisely to ensure that there's overlay on the block and a security-camera access tool because of the legal dumping on the corner that we clean every single week, that a better use will be to earmark those lots for

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houses. We need people on that block. We hardly have any sense of community there, notwithstanding the fact that we have people from the block involved in the cleanups and, around the corner, four pietre houses whose residents are very much involved. So they also signed that letter. So we're looking at about 10 to 11 people who have actually put their name on the letter, asking the Board, in this particular thing, not to approve it because they'd rather have houses there. We need houses. Thank You.

MR. WETZEL: Thank You. So, resolution before the floor. Put disposition to this side yard. Can I get a motion to adopt?

MR. JOHNS: So moved.

MR. WETZEL: Can I get a second?

MR. JEREMIAH: Second.

MR. WETZEL: All those in favor say aye. Those opposed, ayes have. So, Old Business, New Business for public comment. Hearing none. Can I get a motion to adjourn?

MS. GONZALEZ: Motion to adopt.

MR. WETZEL: Can I get a second?

MR. JEREMIAH: Aye.

MS. BERNADEL: And update regarding the NBA assessment.

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(Proceedings concluded at 11:36 a.m.)

Exhibit A

CERTIFICATE OF DIGITAL REPORTER

I, HEIDI SCHOENTUBE, a Digital Reporter, do hereby certify:

That the foregoing proceeding hereinbefore set forth was accurately captured with annotations by me during the proceeding.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS THEREOF, I have hereunto set my hand this 12th day of August, 2025.

Heidi M. Schoentube

Heidi Schoentube
Digital Reporter

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 Krolikowski <kat.krolikowski@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

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

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 Krolikowski

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

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

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

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

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

xiente.
DISRUPTING INTERGENERATIONAL POVERTY

Jotform SIGN 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,

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 urther 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,

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.