

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' REGULAR MEETING
Tuesday, November 18, 2025 – 10:00 AM

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

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

AGENDA

- I. Roll Call**
- II. Approval of Minutes of the Meetings of September 9, 2025 and October 14, 2025**
- III. Executive Director's Report**
- IV. Administrative**
 - A. Election of Board Chair**
Sole Nominee: Angela Brooks
 - B. Substitution of Developer Entity**
The Board is asked to approve the substitution of special purpose entities for Fine Print Construction LLC as the approved developer of the mixed-income rental properties being constructed as part of Fine Print Construction LLC's project on 2329 Ellsworth Street, 2445 Federal Street, 1709 point Breeze Avenue, 1711 Point Breeze Avenue, and 1822R – 34 and 1836 Point Breeze Avenue in the Second (2nd) Council District. The disposition was approved by Board Resolution 2022-55 on December 13, 2022. This entity substitution is at the request of the applicant. The new entities to develop and manage the rental properties are as follows: 2329 Ellsworth LLC, 2445 Federal LLC, 1709 Point Breeze LLC, 1711 Point Breeze LLC, and SUUDA-Kenyatta Bey LLC (for 1822R-34 and 1836 Point Breeze Avenue).
- V. Property Dispositions**
 - A. Development – Affordable Housing (Requests for Proposal (RFP))**
 - 1. RFP Francisville Ogden et al – Francisville Commons 1, LLC**
The properties below are proposed for disposition to **Francisville Commons 1, LLC** to develop ten (10) single family homes in the Fifth (5th) Council District, yielding 10 Homeownership units. All ten (10) units will be two-story buildings with finished basements. The homes fit within the context of the neighborhood. Each unit will have three (3) bedrooms, and two (2) bathrooms. The approximate square footage of each unit is 1,200 SF. They will be sold to households with incomes at or below 100% of AMI

for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder. An EOP plan will apply to this project.

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

2. RFP North Central Bailey St et al – Nation Builders WFH, LLC

The properties below are proposed for disposition to **Nation Builders WFH, LLC** to develop twenty (20) single family homes in the Fifth (5th) Council District. The homes on Bailey Street will be two stories and contain three (3) bedrooms, two (2) bathrooms, with finished basements. The remaining homes on North 26th Street, North 27th Street, and C.B. Moore Ave will be three stories and contain three (3) bedrooms, two (2) bathrooms, without basements. The approximate square footage of each unit is 1,300 SF. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder. An EOP plan will apply to this project.

- **1808*, 1809*, 1810*, 1812*, 1819*, 1824*, 1828*, 1837*, 1838 N. Bailey Street; 2525, 2611* Cecil B. Moore Avenue; 1725, 1726*, 1729, 1747, 1749, 1832* N. 26th Street; 1735*, 1747*, 1765* N. 27th Street (CD 5)**
(properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

3. RFP North Central Etting Street et al – North Etting Commons, LLC

The properties below are proposed for disposition to **North Etting Commons, LLC** to develop seventeen (17) single family homes in the Fifth (5th) Council District. Each unit will be two stories and contain three (3) bedrooms, two (2) bathrooms, with finished basements. The approximate square footage of each unit is 1,200 SF. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder. An EOP plan will apply to this project.

- **1816*, 1817*, 1838*, 1839*, 1841*, 1842*, 1843*, 1845*, 1847, 1848*, 1849*, 1851*, 1853, 1854*, 1861*, 1862*, 1866* N. Etting Street (CD 5)**
(properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

4. RFP Strawberry Mansion - Oakdale Street et al – Civetta Property Group, LLC

The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop thirty-eight (38) single family homes in the Fifth (5th) Council District. Each unit will be two stories and contain three (3) bedrooms, two (2) bathrooms, without a

basement. The approximate square footage of each unit is 1,375 - 1,400 SF. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder. An EOP plan will apply to this project.

- **2420, 2438*, 2442*, 2456*, 2648*, 2650, 2651* N. Corlies Street; 2519*, 2544*, 2600*, 2603*, 2611*, 2640*, 2710*, 2931, 2935, 3019*, 3021*, 3027*, 3029*, 3031*, 3039* W. Oakdale Street; 2423*, 2425*, 2437*, 2446*, 2501*, 2502, 2504*, 2505, 2506*, 2513*, 2516*, 2517*, 2526*, 2529, 2539*, 2542, 2556*, 2567 N. Stanley Street (CD 5)**

(properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

B. Development – Affordable Housing (unsolicited)

1. ~~Trinity Property Advisors LLC~~ REMOVED

~~The properties below are proposed for disposition to Trinity Property Advisors LLC to develop three (3) single-family homes in the Fourth (4th) Council District. The three (3) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms with a front porch and without basements at 1,100 SF each. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.~~

- ~~**134*, 138*, 140* N. 58th St Street (CD 4)**~~

~~*(* properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*~~

2. ~~Civetta Property Group LLC~~ REMOVED

~~The properties below are proposed for disposition to Civetta Property Group, LLC for the development of thirty four (34) single family homes in the Third (3rd) Council District. Eleven (11) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. Seventeen (17) units will be two (2) stories with a porch and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. Five (5) units will be three (3) stories with a porch and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. Two (2) units will be three (3) stories with a mansard and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. One (1) unit will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. The homes will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was~~

unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. The home fits within the context of the neighborhood.

- ~~4201*, 4205, 4207*, 4219*, 4239 Mantua Avenue; 4514*, 4517*, 4521*, 4606*, 4610* Merion Avenue; 4115, 4510*, 4511*, 4512*, 4514* Ogden Street; 4222*, 4227* Otter Street; 4527 Parrish Street; 4123*, 4135*, 4324 Pennsgrove Street; 818*, 877* N. Preston Street; 4637* Westminster Avenue; 884* N. 41st Street; 948*, 950* N. 42nd Street; 922*, 948*, 1001* N. 43rd Street; 854*, 866*, 960* N. 45th Street; 838*, 1015* N. 46th Street (CD 3)~~
(properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

3. Civetta Property Group LLC

The properties below are proposed for disposition to **Civetta Property Group LLC** to develop thirty (30) single-family homes in the Seventh (7th) Council District. Fifteen (15) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms without basements at 1,375 SF each; the other fifteen (15) units will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms without basements at 1,375 SF each. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- 509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212, 2233*, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2206 N. Orianna Street; 2202, 2204, 2257 N. Orkney Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; 2047, 2054, 2151 N. 5th Street (CD 7)
(property being transferred by the City of Philadelphia to the Land Bank)*

C. Gardens and Open Space

1. By Faith Eternal Health Care

The properties below are proposed for disposition to **By Faith Eternal Health Care** in the First (1st) Council District to develop the parcels into a managed open space that promotes wellness, sustainability, and community connection through hands-on learning. The space will be used to grow vegetables, herbs, and flowers by youth, veterans, and community members participating in year-round wellness and construction programs. It will also host seasonal community events and programs, such as the Spring Celebration, Family Comes First Event, Fall Festival & Backpack Giveaway, and the summer camp "The Village That Heals." The garden will be open to the community during designated hours, supervised by staff and volunteers, and secured at other times. All produce grown will be shared with community members, participating families, and residents in need, and used in nutrition and cooking

workshops, not sold commercially. Overall, the project aims to create an inclusive space for healing, learning, and community building.

- **2758-60, 2762 Helen Street (CD 1)**

D. Side/Rear Yards

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

- **2726* N. 15th Street (CD 8)** – Maurice L. Hammond
*(*property being transferred by the City of Philadelphia to the Land Bank)*

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: Philadelphia Land Bank November 18, 2025, Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: November 7, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, November 18, 2025, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

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

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

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

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, November 17, 2025:

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

Questions/comments submitted via email by the 3:00 pm deadline will be forwarded to the Board prior to the meeting, and copies will be distributed to public attendees at the Board meeting. They will be answered or addressed during the meeting to the extent the Board chooses, and they will be attached to the minutes of the meeting.

Public Comment DURING Board Meeting:

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

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

Rules of Conduct:

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

Minutes of Board Meeting:

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

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

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

Recording of Meeting:

Please note that because of the public nature of the Board meeting, attendees are not prohibited from audio or video recording the entire meeting or parts of the meeting. Attendees who wish to record the meeting may not delay the beginning of the meeting or block the view of other attendees and shall not interfere with the proceedings.

PHILADELPHIA LAND BANK

SEPTEMBER 9, 2025, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, September 9, 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 10:05 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez gave an update on the Land Bank's ongoing assessment being managed by Guide House Consultants. She announced that public comments will no longer be read aloud during meetings but will instead be attached to the minutes, with copies available for review. Ms. Imredy Saah also reviewed the Board's public comment policy and requested that attendees sign up to make public comments and sign the attendance sheet.

Item I **Roll Call**

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

Michael Johns was absent from the Board meeting.

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

Item II **Approval of Board Minutes**

Chair Wetzal called for a motion to adopt the Board meeting minutes of August 12, 2025.

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

Upon motion made and duly seconded, the Board approved the Board meeting minutes of August 12, 2025.

Item III
Executive Director's Report

No Executive Director's report was provided this month.

Item IV
Development

IV.A. Affordable Housing (unsolicited)

Ms. Martinez presented Item IV.A, requesting Board approval for an unsolicited application from Civetta Property Group LLC, to develop thirty (30) single-family homes in the 7th Council District. Fifteen (15) homes will be two-story and fifteen (15) homes will be three-story, all with three bedrooms, two bathrooms, no basements, and with an approximate area of 1,375 square feet. The homes will be sold for up to \$280,000 to households at or below 100% AMI and will qualify for the Turn the Key program. The project was evaluated under the disposition policy and includes an EOP plan.

Chair Wetzel called for questions from the Board.

Mr. Jeremiah noted that a letter from Councilmember Lozada had just been circulated and asked whether the Board's decision on the item would be moot, given that the Councilmember does not support the project and would not introduce it in City Council. Ms. Imredy Saah responded that the Board's and City Council's decisions are intended to be separate, and that one should have no bearing on the other. The Board's role is to vote on qualified applications, and Council support is not required for the Board to approve a qualified disposition.

Mr. Beauvais asked whether the developer had communicated with the Councilmember, noting that the application was unsolicited. Mr. Jeremiah noted that the Councilmember's letter confirms she had spoken with the developer. Mr. Beauvais asked for clarification on the substance of that discussion.

Ms. Brennan Tomasetti of Civetta Property Group (Civetta) reported that Civetta began engaging with Councilmember Lozada's office in November 2024 to discuss community outreach and offer educational seminars. She shared that in June of this year, the Council office approved a seminar to take place on August 13th. Ms. Tomasetti explained that Civetta had previously hosted a community event on July 10th with about 10 attendees, received feedback on the location, and rescheduled for July 24th at the Council office's preferred site, where about 33 people attended. She stated that between those events, Civetta also held several property tours to show completed and in-progress homes. She added that on August 13th, the day the educational seminar was scheduled, the Council office canceled the event and informed Civetta it could not proceed.

Mr. Beauvais asked Ms. Tomasetti to clarify what she meant by "educational seminars." Ms. Tomasetti explained that Civetta offers educational seminars to help first-time homebuyers understand the homebuying process and the Turn the Key program, including how to qualify and what to expect. She said these presentations are conducted in various communities to provide information and build awareness. Civetta initiates these seminars independently but routinely informs and involves Council offices to collaborate on community education. She further explained that the seminars were separate from the development proposal, noting that Civetta submitted an unsolicited application to the Land Bank, was selected as the most qualified developer, and then began the community engagement efforts.

Mr. Beauvais asked if Civetta had spoken with the Councilmember before submitting the proposal. Ms. Tomasetti replied that they typically do not.

Chair Wetzel asked if public comments were received on this development.

Ms. Imredy Saah confirmed two written comments were received. She stated that one letter, from Ceiba, urged the Board not to approve the disposition until the 7th Council District completes its neighborhood plan and assessment of publicly owned land. The second letter, from Councilmember Quetcy Lozada, acknowledged Civetta's community meetings but noted strong community opposition to the project. The Councilmember requested that the Board not approve the disposition in alignment with residents and RCOs. Ms. Imredy Saah added that both letters will be attached to the September meeting minutes (attached as **Exhibit B**).

Chair Wetzel opened the public comment period and invited the first speaker, Ms. Nilda Pimentel-Perez, to come forward. Ms. Pimentel-Perez, speaking on behalf of the Norris Square Community Action Network (NSCAN), reiterated the group's opposition to the transfer of lots to Civetta Property Group. She referenced prior comments made at the previous Land Bank meetings and a July 2 letter sent to Councilmember Lozada, emphasizing that Turn the Key projects rely on PHDC subsidies and city-owned land, and that policy reforms are needed before such projects proceed. She explained that the group urged PHDC to expand affordability for households earning under \$52,000 and create a formula to offer some homes at lower price points.

Mr. Beauvais asked Ms. Pimentel-Perez to clarify whether her organization opposed development of the lots altogether or just the current proposal. Ms. Pimentel-Perez responded that they do not oppose development in general but oppose this specific project as presented. She explained that their objection is based on the process and the developer's unwillingness to modify the project model – the community made recommendations regarding price points and suggested including some market-rate units to help subsidize more affordable homes. She said the group is continuing discussions with Councilmember Lozada and other community organizations to explore a more equitable approach and is open to supporting any developer, including Civetta, who proposes a fairer model.

Ms. Lopez-Kriss asked whether the community saw any possibility of continued dialogue with the developer or if agreement was no longer possible. Ms. Pimentel-Perez responded that there is always room for compromise. She said that while she could only speak for her own group, they are open to continued discussions, including with Civetta, as broader efforts continue with Councilmember Lozada to develop a more equitable model.

Mr. Jeremiah asked if Ms. Pimentel-Perez was suggesting that market-rate units could help subsidize lower-priced homes. Ms. Pimentel-Perez agreed and said her group would consider that approach, emphasizing they are advocates, not developers, and seek affordability for households earning under \$52,000. She said any plan must be fair, consensus-based, and developed with community groups and CDCs. She added that the concept of mixed pricing could work if homes are distributed equitably across the neighborhood.

Ms. Lopez-Kriss asked whether including market-rate units to subsidize affordable ones would be acceptable to NSCAN. Ms. Pimentel-Perez confirmed it might be, explaining that details like distribution and percentages would need further discussion. She added that her group is open to evaluating any future proposals, including unsolicited ones, that meet community needs, but the current Civetta proposal remains unacceptable in its present form.

Mr. Jeremiah asked Ms. Tomasetti whether Civetta was willing to continue negotiating with community organizations to reach a resolution on the proposed development project. Ms. Tomasetti stated that Civetta makes every effort to engage with the community, understand its needs, and propose suitable development options. She explained that Civetta had previously suggested mixed-income projects with both market-rate and affordable units, similar to proposals by other developers who had submitted applications in the district, but those efforts did not gain support. After hearing community feedback favoring affordability for all project homes, Civetta decided to focus on 100 percent AMI affordable housing to reflect what they understood to be the community's primary preference.

Ms. Greenberg asked whether Civetta had proposed any mix of market-rate and affordable units for this project. Ms. Tomasetti replied that they had not included such a combination in the current proposal. Ms. Greenberg then asked whether Civetta would consider revising the plan and whether the Board should table the item. Ms. Imredy Saah interjected that under the Disposition Policies, any change in project use (including different AMI levels), or a greater than 15 percent change in price or square footage, would require a new application, full review, and presentation as a new project. Ms. Tomasetti added that Civetta has qualified homebuyers earning around \$53,000 but that lower-income households might not be able to afford the long-term maintenance expenditures of homeownership. She stated that their Turn the Key project is not a complete solution but a positive step toward addressing housing needs.

Ms. Gonzalez responded that low-income households seek the same opportunities as others and suggested designating some homes for that income range. Ms. Tomasetti apologized for any misunderstanding, explaining her comments were about long-term sustainability of homeownership, and Ms. Gonzalez added that housing counseling can help prepare buyers for long-term ownership.

Mr. Beauvais asked how this application reached this stage, questioning why Civetta chose to proceed despite community objections. Ms. Tomasetti explained that Civetta receives a wide range of feedback from communities on each project, including requests to address parking setbacks and affordability. She noted that not all requests for changes can be addressed and that community opinions are often divided. Ms. Tomasetti said Civetta considered all feedback and moved forward with what it believed to be the strongest proposal for the project sites.

Mr. Jeremiah asked what specific requests the community made to Civetta. Ms. Tomasetti responded that the absence of parking set aside for each unit was a major point of contention. She reported that the community had also suggested lowering the sale price of the homes to around \$200,000. She explained that unfortunately, Civetta cannot build at that price point given current construction and financing constraints; that level of affordability would require additional subsidies or external financial support beyond what the Civetta as the developer can provide.

Mr. Beauvais asked whether Civetta could withdraw the proposal without losing its progress or momentum if it agreed to make changes to the price point. Ms. Imredy Saah explained that community meetings were implemented by the Board to inform residents about projects, but under the Council-mandated Disposition Policies, developers are not required to negotiate with or obtain approval from the community. The Land Bank process does not require community consent. The Board several years ago created a policy requiring that the developer provide information about the proposed project to the community so that community members could then provide feedback at the Board meeting should they wish to. RCO involvement and negotiation with the community is required by the law when a zoning variance is being sought, which is not part of the Land Bank's process. She reiterated that if a proposed project changes by 15% or more in price or scope, it must be re-evaluated and submitted as a new

application. She added that developers do have the option to withdraw their proposals, as some have chosen to do after multiple attempts to be approved failed.

Mr. Rodriguez clarified that developers may withdraw proposals for financial reasons, noting that after investing heavily in pre-development, they may decide to stop if Board approval seems unlikely.

Mr. Jeremiah noted that without support from the 7th District Councilmember, the project would likely not advance, since the Councilmember must introduce the necessary legislation. He expressed deep concern with the process, saying it fails to allow the City to meet its housing goals. Mr. Jeremiah noted that while the Mayor's housing initiative seeks to expand affordability, developers cannot be expected to absorb financial losses to meet lower price points. It is impossible for a developer to build a home costing at least \$225,000 to build and then sell it for \$200,000 without receiving substantial public subsidy. Drawing on his experience with PHA, Mr. Jeremiah explained that affordable housing development for low-income households only works because of significant federal and state subsidies, as PHA serves households with average incomes of \$24,000 and average rents of \$365. He stated that expecting private developers to make such projects viable without similar support is unrealistic – it is a financial issue, not a matter of goodwill.

Further reflecting on his nine months on the Board, Mr. Jeremiah voiced exasperation and frustration about the Board's role in an unworkable system. Ms. Imredy Saah pointed out that the Land Bank's process is determined by the ordinance passed by City Council, and that it must follow the process set forth in the law.

Ms. Gonzalez commented that some Councilmembers choose not to advance certain types of projects, such as side yards or gardens, in their districts. She emphasized the need for stronger collaboration between the Land Bank and City Council to set clear development priorities. Ms. Gonzalez said this would prevent wasted effort and expense for developers on projects unlikely to be approved and ensure that proposals presented to the Board have a fair chance of moving forward.

Chair Wetzel recognized Jeremy Blatstein. Mr. Blatstein stated that this was the third hearing on the Civetta project and criticized the timing of Councilmember Lozada's opposition letter, submitted the morning of the meeting after two prior reviews. He called the letter inconsistent, noting that it questions eligibility for city employees while opposing homes priced for households up to 100% of AMI—the standard approved by all Councilmembers under the NPI bond issuance that included funding for the Turn the Key program. Mr. Blatstein emphasized that the Land Bank's role is to dispose of land, not hold it, and that the Board should evaluate qualified applications independently of Council politics. He said rejecting the project undermines housing goals, discourages minority developers, and blocks progress toward Mayor Parker's goal of 30,000 new homes. He urged the Board to approve the proposal.

Next, Chair Wetzel recognized Ms. Tomasetti, who wanted to add for the record that Civetta's planned educational seminars on August 13th and September 3rd were both canceled by the Councilmember's office on the day of each event, despite the team's preparation. She expressed disappointment that, after three Board reviews and significant time and resources from all involved, the project had not received a final determination. Ms. Tomasetti reaffirmed Civetta's commitment to the Turn the Key program, sharing that it has had a powerful impact on homebuyers and their families. She said Civetta remains eager to continue providing affordable housing in Philadelphia.

Chair Wetzel recognized Zane Knight. Mr. Knight requested that 447 W. Norris Street be excluded from the project because it features a long-standing Mural Arts piece, *Camille's Dream*, which would

be lost to redevelopment. He also questioned the claim that Philadelphia lacks housing, noting the city already has many vacant or underused homes. Mr. Knight thanked the Board for discussing broader Land Bank challenges and emphasized the need for solutions at multiple levels of government.

Chair Wetzel recognized Patricia DeCarlo. Ms. DeCarlo opposed the Civetta project, noting most residents voted against it at the community meeting. She said selling lots for \$100 fuels gentrification and that affordability metrics inflated by suburban incomes make the homes unaffordable for Norris Square residents. She urged the Board to reject the project, saying it does not benefit or reflect the needs of the community.

Chair Wetzel recognized Relina Bonilla. Ms. Bonilla, a Norris Square resident and RCO member, said the community wants homes but cannot afford the proposed \$280,000 price under the Turn the Key program. She said her own daughter, despite stable employment, would not qualify for such a mortgage due to expenses and credit factors. Ms. Bonilla acknowledged that Civetta had allowed residents to tour a model home and appreciated its efforts to maintain neighborhood character and consider accessibility needs. However, she said the program's income and credit requirements exclude many working families. She urged the City and developer to find a compromise, suggesting lower prices around \$230,000–\$250,000, so that long-term residents can remain in the community and preserve its history.

Mr. Isaiah Franco, representing Ceiba-LEDC, expressed support for Councilmember Lozada's letter and stated that she is developing a housing framework for the 7th District to guide future projects. He thanked Civetta for its work and the opportunity to tour the homes but said his organization wants to respect the process and ensure the project aligns with the Councilmember's forthcoming plan before moving forward.

Chair Wetzel, as Chair of the Board, acknowledged that the discussion had shifted from the specific disposition to broader issues of policy, affordability, and community input. He stated that while the Board's role is to approve or deny property dispositions, it is difficult to do so when larger policy matters remain unresolved and when both the Board and City Council must act. Chair Wetzel said his duty was to call the question and move the process forward, leaving it to individual Board members to express their views through their votes.

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

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

Upon motion made and duly seconded, the Board held a roll call vote. Five Board members voted in favor of the disposition (Mr. Beauvais, Mr. Jeremiah, Ms. Lopez-Kriss, Chair Wetzel, and Mr. Brown), and five opposed (Mr. Goodman, Ms. Gonzalez, Ms. Greenberg, Mr. Dema, and Ms. Rashid). As a majority of the eleven Board members (six votes) is required to approve or reject a proposed disposition under the organization's bylaws (as required by the Pennsylvania Land Bank Act), the motion failed, and the disposition was neither approved nor rejected, thus tabling the disposition.

Item V

Public Comment (Old & New Business)

Chairman Wetzel invited any old and new business to be raised at this time.

Mr. Ryan Gittler-Muñiz, representing Iglesias Garden, reminded the Board that it has been eight months since submitting a revised Purchase and Development Agreement (PDA) and nearly five years since the original garden application was filed in 2020. He said he was following up after being told two months earlier that an update was expected by the end of the summer and asked if there were any new developments.

Ms. Imredy Saah responded that the Purchase and Development Agreement is still being revised but explained that progress has been delayed due to limited staff capacity—only two legal staff members are currently handling the workload of four to five people. She emphasized that the delay is not due to lack of effort and said she hopes to finalize and deliver the agreement within the next few weeks. She acknowledged the importance of the project, noting it remains a priority.

Next, Mr. Blatstein recommended that Land Bank Board meetings be recorded and televised to increase transparency and public access. He said he plans to petition City Council to amend the bylaws to require live recordings. Mr. Blatstein reiterated that the Board’s mission is to return land to productive use, not to hold it indefinitely, and expressed concern over the frequency of “no” votes. He called for a review of the Land Bank’s disposition policy, criteria for qualified applications, and the roles and accountability of Board members to ensure the Board fulfills its mission effectively and in line with its intended purpose.

Ms. Imredy Saah then introduced an email from Amanda Martinez, owner of 1315 South 20th Street, asking the Land Bank to address overgrown trees and debris on the vacant lot at 1317 South 20th Street (the email is attached to these minutes as **Exhibit C**).

Mr. Rodriguez reported that the Land Bank received Ms. Martinez’s email on Thursday and resolved all issues by Friday. He noted that PHDC manages maintenance for PRA and Land Bank properties and explained that 311 requests may take longer to reach their office, but direct inquiries are typically addressed within 24 to 72 hours.

Item VI

Adjournment

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

Mr. Beauvais moved to adjourn the meeting. Ms. Lopez-Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:17 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, September 9, 2025, at 10:00 AM.

User Name
Stephanie Rhoades
Zane Knight
Karen Minor
Jacqueline Sims
Mike Blount
Dewain Clark
Relina Bonilla
Conlan Crosley
Greg Heller
Wanda Chavarria
Cassandra Sykes
Melissa Santiago
Melania Cerrato
Edward Hairston
Joanna Parker
Nilda L. Pimentel
Kenneth Hanley
Isaiah Franco
Staci Scott
Ryan Gittler-Muñiz
Margaret White
Antonio Cerqueira
Jeremy Blatstein
Antony Fullard
Talia Giles

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PHILADELPHIA LAND BANK

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MEETING OF THE BOARD OF DIRECTORS OF THE

10

PHILADELPHIA LAND BANK

11

Tuesday, September 9, 2025

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10:00 a.m.

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23 Reported by: Kiyziah Vaughn

24 Job No.: 947150

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<p style="text-align: right;">Page 2</p> <p>1 ATTENDANCE</p> <p>2 HERBERT WETZEL, CHAIR</p> <p>3 DARWIN BEAUVAIS, ESQ., BOARD MEMBER</p> <p>4 MARIA GONZALEZ, BOARD MEMBER</p> <p>5 KELVIN JEREMIAH, BOARD MEMBER</p> <p>6 ANDREW GOODMAN, BOARD MEMBER</p> <p>7 REBECCA LOPEZ KRISS, BOARD MEMBER</p> <p>8 NICHOLAS DEMA, BOARD MEMBER</p> <p>9 ANDREA IMREDY SAAH, ESQ.</p> <p>10 CORNELIUS BROWN P.E., BOARD MEMBER</p> <p>11 JENNY GREENBERG, BOARD MEMBER</p> <p>12 ANGEL RODRIGUEZ</p> <p>13 MAJEEDAH RASHID, BOARD MEMBER</p> <p>14 LILY BERNADEL, ESQ.</p> <p>15 CRISTINA MARTINEZ</p> <p>16 CAROLYN TERRY</p> <p>17 BRENNAN TOMASETTI</p> <p>18 NILDA PIMENTEL-PEREZ</p> <p>19 RYAN GITTLER-MUNIZ</p> <p>20 JEREMY BLATSTEIN</p> <p>21 ZANE KNIGHT</p> <p>22 PATRICIA DECARLO</p> <p>23 RELINA BONILLA</p> <p>24 ISAIAH FRANCO</p>	<p style="text-align: right;">Page 4</p> <p>1 sign-up list. There's one over there on that</p> <p>2 table. And indicate which agenda item you'd like</p> <p>3 to speak to, and sign it. You can also bring up</p> <p>4 new or old matters, not just the one that's on the</p> <p>5 agenda today for disposition. You'll have two to</p> <p>6 three minutes for public comment per person, will</p> <p>7 assist with timing. And the comments must be</p> <p>8 related to the specific agenda item you have</p> <p>9 signed up to discuss.</p> <p>10 And we ask that there be no personal attacks</p> <p>11 or hate speech against anyone, including</p> <p>12 applicants, staff members, Board members,</p> <p>13 attendees, or other members of the public. We</p> <p>14 expect courtesy and respect for all in attendance.</p> <p>15 And that's that.</p> <p>16 MR. WETZEL: Thank you, Andrea. Do you want</p> <p>17 to call the roll?</p> <p>18 MS. SAAH: Yes. Okay. So we have Herbert</p> <p>19 Wetzell?</p> <p>20 MR. WETZEL: Here.</p> <p>21 MS. SAAH: Nicholas Dema?</p> <p>22 MR. DEMA: Here.</p> <p>23 MS. SAAH: Andrew Goodman?</p> <p>24 MR. GOODMAN: Here.</p>
<p style="text-align: right;">Page 3</p> <p>1 PROCEEDINGS (10:00 a.m.)</p> <p>2 MR. WETZEL: Are you being sued? At the Land</p> <p>3 Bank Board of Directors for the month of September</p> <p>4 2025. Andrea?</p> <p>5 MS. SAAH: Yes. Good morning, everyone.</p> <p>6 Prior to today's meeting, the Board held an</p> <p>7 executive session at which a representative of the</p> <p>8 administration updated them about progress on the</p> <p>9 Land Bank's assessment, which is being managed by</p> <p>10 Guild House Consultants, so. I also wanted to</p> <p>11 draw your attention to the fact that the public</p> <p>12 comments are not being read anymore into the</p> <p>13 record. They will be attached to minutes. The</p> <p>14 public comments that were received prior to the</p> <p>15 meeting, we have made copies of everything.</p> <p>16 Everything has been forwarded to the Board. If</p> <p>17 you'd like a copy of any public comments received</p> <p>18 prior to the meeting, they are over there on the</p> <p>19 table. And that's that.</p> <p>20 And then I also wanted to list the rules for</p> <p>21 public comment, which are in the memo that's</p> <p>22 attached to the agenda. If you wish to comment on</p> <p>23 a particular item, we ask that you sign up on the</p> <p>24</p>	<p style="text-align: right;">Page 5</p> <p>1 MS. SAAH: Cornelius Brown?</p> <p>2 MR. BROWN: Here.</p> <p>3 MS. SAAH: Maria Gonzalez?</p> <p>4 MS. GONZALEZ: Here.</p> <p>5 MS. SAAH: Kelvin Jeremiah?</p> <p>6 MR. JEREMIAH: Present.</p> <p>7 MS. SAAH: Michael Johns? Majeedah Rashid?</p> <p>8 MS. RASHID: Here.</p> <p>9 MS. SAAH: Darwin Beauvais?</p> <p>10 MR. BEAUVAIS: Here.</p> <p>11 MS. SAAH: Jenny Greenberg?</p> <p>12 MS. GREENBERG: Here.</p> <p>13 MS. SAAH: Rebecca Lopez Kriss?</p> <p>14 MS. LOPEZ-KRISS: I'm here.</p> <p>15 MS. SAAH: All right. 10 of 11 members are</p> <p>16 present, so we have a quorum and can proceed.</p> <p>17 MR. WETZEL: Thank you, Andrea. Item two on</p> <p>18 the agenda is the approval of the minutes of the</p> <p>19 meeting of August 12th, 2025. Those minutes were</p> <p>20 distributed to the Board members. May I get a</p> <p>21 motion to adopt those minutes?</p> <p>22 MR. BEAUVAIS: So moved.</p> <p>23 MS. GONZALEZ: Second.</p> <p>24 MR. WETZEL: Motion's been made a properly,</p>

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<p style="text-align: right;">Page 6</p> <p>1 seconded to approve the minutes of the meeting of 2 August 12th, 2025. All in favor say aye. 3 (Chorus of ayes.) 4 MR. WETZEL: Opposed, nay. Ayes have it. 5 Executive Director's Report. 6 MR. RODRIGUEZ: Good morning, Mr. Chair. 7 Today I do not have a Executive Director's report. 8 MS. SAAH: No, there is no Director's Report. 9 MR. WETZEL: Okay. Then let's go to Item 4. 10 MS. MARTINEZ: Good morning, Chair, Board 11 Member, and the public. My name is Cristina 12 Martinez, Development Specialist, presenting 13 Agenda Item 4A. Today we're asking the Board to 14 authorize a resolution for the disposition of the 15 following properties to Civetta Property Group, 16 LLC, to develop 30 single-family homes in the 7th 17 Council District. 15 units will be two stories, 18 containing three bedrooms and two bathrooms 19 without a basement. 20 The other 15 units will be three stories and 21 contain three bedrooms and two bathrooms without a 22 basement, at 1,375 square feet. The homes fit 23 within the context of the neighborhood. They will 24 be sold to households with incomes at or below 100</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. JEREMIAH: -- the resolution. 2 MR. WETZEL: Yes. 3 MR. JEREMIAH: I -- given the Council members 4 lack of support, doesn't that render our decision 5 moot, if she's not going to introduce that in 6 Council? 7 MS. SAAH: The Board and Council's decisions 8 are separate processes. And the Board's 9 responsibility is to vote on a qualified 10 application. It's your decision how to vote, but 11 Council support is not required in order for the 12 Board to approve a disposition. Two entirely 13 separate entities. Hope that answers the 14 question. 15 MR. BEAUVAIS: Okay. So I, I, I have a 16 question. So it says it was unsolicited. So do 17 we know if the developer even spoke to the Council 18 person? 19 MR. JEREMIAH: The developer's here, they 20 just speak to the director. Would you like for 21 her to address the Board? 22 MR. BEAUVAIS: I would like that. 23 MR. JEREMIAH: The letter does state that the 24 Council Member spoke to the developer.</p>
<p style="text-align: right;">Page 7</p> <p>1 percent of AMI, for a maximum sale price of 2 280,000. All homes will be eligible for the Turn 3 The Key Program. The application was unsolicited 4 and evaluated pursuant to Disposition Policy. An 5 EOP Plan will apply to this project. 6 The properties are 509, 511, 534, 536 West 7 Dauphin Street; 310, 313, 503, 505 Diamond Street; 8 516, 518 Edgley Street; 2305, 2307, 2309 North 9 Lawrence Street; 2210, 2212, 2233, 2306, 2308, 10 2310, 2312 North Leithgow Street; 447 West North 11 Street; 2206 North Orianna Street; 2202, 2204, 12 2257 North Orkney Street; 2049, 2138, 2236, 2252, 13 2254 North 3 Street; 304, 309, 311, 323, 512 West 14 Tuscahana Avenue (phonetic); and 2047, 2054, 2151 15 North 5th Street. 16 MR. WETZEL: Thank you. Are there any 17 questions from the Board? Go ahead. 18 MR. JEREMIAH: Mr. Chair, there's a letter 19 that was just circulated. 20 MS. SAAH: Yes. 21 MR. WETZEL: Yes. Andrea was going to -- 22 MR. JEREMIAH: No, I have a question 23 regarding -- 24 MR. WETZEL: Yes.</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. BEAUVAIS: Oh. And I would like to know 2 the nature of that conversation. 3 MS. TOMASETTI: Sure. Brennan Tomasetti. Do 4 you want me to spell or just answer the question? 5 Okay. I'm happy you asked, because I -- as I was 6 brainstorming this this morning, just wrote down a 7 sequence of events and dates, and so I'll read 8 those now and tell me if you want me to stop. But 9 we began engagement with the Councilwoman's Office 10 in November of 2024, starting the conversation, 11 talking about community engagement and requesting 12 that our company be available as a resource to 13 conduct educational seminars in the community. 14 In June, we received confirmation from the 15 Councilperson's Office that we would be approved 16 to conduct an educational seminar at their office 17 on August 13th. On July 10th, we held our first 18 community event. There were approximately 10 19 people in attendance. We heard feedback that the 20 location was not ideal, and so we did a reschedule 21 for July 24th in a new location, that was 22 preferred by the Council Office. 23 Between those dates of July 10th and July 24 24th, we held a series of property tours,</p>

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<p style="text-align: right;">Page 10</p> <p>1 approximately three or four property tours for 2 members of the community that were interested in 3 seeing our product, both a completed product and a 4 series of behind the scenes construction, so that 5 they could see the underlying workings of our 6 properties and the quality of our homes. On July 7 24th, we held the second community event at the 8 preferred location. There were approximately 33 9 people in attendance.</p> <p>10 On August 13th, which was to be the day of 11 the first educational seminar, the Council Office 12 canceled the day of the event and said that we 13 could not conduct the educational seminar for the 14 community. They requested --</p> <p>15 MR. BEAUVAIS: Can we pause --</p> <p>16 MS. TOMASETTI: Yes, of course.</p> <p>17 MR. BEAUVAIS: What do you mean by 18 educational seminars?</p> <p>19 MS. TOMASETTI: So our company, we recognize 20 that for a first-time homebuyer, there's a lot of 21 learning to be had here, right? It's a scary 22 proposition to buy your first home, particularly 23 if that's not something, you know, obviously, 24 you've done before or perhaps even members of your</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. BEAUVAIS: Okay. So you didn't talk to 2 the Councilperson prior to?</p> <p>3 MS. TOMASETTI: We typically do not.</p> <p>4 MR. BEAUVAIS: Okay. That's all right.</p> <p>5 MS. TOMASETTI: Oh, I'm sorry.</p> <p>6 MR. BEAUVAIS: Thank you.</p> <p>7 MS. TOMASETTI: Yeah, of course. Of course. 8 Thank you. Any other questions while I'm here?</p> <p>9 MS. GONZALEZ: I just have a question.</p> <p>10 MS. TOMASETTI: Yeah.</p> <p>11 MS. GONZALEZ: Pretty much, the proposal that 12 you presented to us at the last Board meeting 13 remains unchanged?</p> <p>14 MS. TOMASETTI: Correct.</p> <p>15 MS. GONZALEZ: Okay. Thank you.</p> <p>16 MS. TOMASETTI: Yes. Any others? Okay. 17 Thank you.</p> <p>18 MR. WETZEL: Andrea, you did cover the change 19 in the policy, that public comments received have 20 been made available for everyone?</p> <p>21 MS. SAAH: Yes, yes, but I will just 22 summarize --</p> <p>23 MR. WETZEL: Yeah.</p> <p>24 MS. SAAH: -- that briefly. So we received</p>
<p style="text-align: right;">Page 11</p> <p>1 community have done before. And then the Turn the 2 Key benefit is also a layer on top of that. So we 3 have a full-blown, like, presentation that we take 4 out in the communities to help them understand 5 what the process is going to look like, what Turn 6 the Key is, what Turn the Key isn't, how they 7 would go about qualifying.</p> <p>8 MR. BEAUVAIS: And you started this in 9 partnership with the Councilperson and then --</p> <p>10 MS. TOMASETTI: We started it ourselves. And 11 we've done this in many communities before, but we 12 always reach out to the Council Office to offer 13 this service and help educate the community in 14 advance of bringing a first-time project or any 15 new project to a community.</p> <p>16 MR. BEAUVAIS: Okay. So I'm missing 17 something. You were doing the educational 18 process, how did that translate to 30 unsolicited 19 parcels that you wanted to develop?</p> <p>20 MS. TOMASETTI: Oh, sorry, somewhat 21 unrelated. Yeah, no, we submitted an unsolicited 22 proposal for -- to build this project we were 23 awarded by the Land Bank as the most qualified 24 developer, and then we began community engagement.</p>	<p style="text-align: right;">Page 13</p> <p>1 two comments, public comments in reference to this 2 particular agenda item. They were both given to 3 the Board. One was received this morning and 4 therefore given to the Board in person. But we 5 received a letter from Ceiba stating that they 6 asked the Board not to approve the, the -- this 7 particular disposition. And they're asking that 8 this disposition be stopped until the Seventh 9 Councilmanic District can complete its 10 comprehensive neighborhood plan and assessment of 11 the use of a publicly owned land.</p> <p>12 So they're asking the Board to respect the 13 process and wait to make any further dispositions 14 on -- decisions on land dispositions in the 15 Seventh District. The second letter was received 16 this morning, it came from Councilwoman Quetcy 17 Lozada's office stating that they're also asking 18 that they recognize that Civetta has met with the 19 community at various meetings. Nevertheless, the 20 community has expressed strong opposition to the 21 proposed plan for a variety of reasons. And she 22 said her staff has spoken directly with the 23 developer and with community-based organizations. 24 And so she is basically asking in support of</p>

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<p style="text-align: right;">Page 14</p> <p>1 the position of residents and all the RCOs, she's</p> <p>2 asking that the Board not approve this</p> <p>3 disposition. She does not support it.</p> <p>4 MR. WETZEL: Thank you, Andrea.</p> <p>5 MS. SAAH: I'm sorry, both of these will be</p> <p>6 attached to the minutes.</p> <p>7 MR. WETZEL: Thank you, Andrea. And do we</p> <p>8 have any additional people signed up?</p> <p>9 MS. SAAH: There's nobody --</p> <p>10 MR. WETZEL: None?</p> <p>11 MS. SAAH: -- who has signed up here --</p> <p>12 MR. WETZEL: Thank you. This is a public</p> <p>13 comment period. So, the first person who signed</p> <p>14 up, it's Nilda, is it Pimentel?</p> <p>15 MS. PIMENTEL-PEREZ: Yes, Pimentel.</p> <p>16 MR. WETZEL: Please come forward. Thank you.</p> <p>17 MS. PIMENTEL-PEREZ: Thank you. Good</p> <p>18 morning.</p> <p>19 MR. WETZEL: Good morning.</p> <p>20 MS. SAAH: Good morning.</p> <p>21 MS. PIMENTEL-PEREZ: Mr. Chairman, Board</p> <p>22 members, and staff, I'm speaking on behalf of the</p> <p>23 Norris Square Community Action Network, which is</p> <p>24 the coordinating -- serves as the neighborhood</p>	<p style="text-align: right;">Page 16</p> <p>1 homeownership projects absent a PHDC subsidy,</p> <p>2 second mortgage. So mindful of that, we made</p> <p>3 recommendations to the Councilwoman on how PHDC</p> <p>4 could expand accessibility and affordability for</p> <p>5 potential homebuyer subgroups, the people that we</p> <p>6 advocate for, that make less than \$52,000 a year.</p> <p>7 We also made a recommendation for the</p> <p>8 Councilwoman to approach PHDC and recommend how</p> <p>9 they may be able to come up with a formula to</p> <p>10 ensure an equitable distribution of the number of</p> <p>11 homes. Not necessarily the majority, but a number</p> <p>12 of homes offered at a lower price point. So, when</p> <p>13 a developer representing the building industry</p> <p>14 reaches out to community representatives, as was</p> <p>15 the case of Mr. Mo Rushdy at the last Land Bank</p> <p>16 Board meeting, and does so at a critical time, we</p> <p>17 listened.</p> <p>18 And despite the deep disagreements and</p> <p>19 tensions that we've had in the past, we believe --</p> <p>20 we took him seriously, and now we believe that we</p> <p>21 have a path for negotiations and reaching common</p> <p>22 ground. The local CDC obviously play a critical</p> <p>23 role in this process, and we expect them to be</p> <p>24 engaged in that dialogue, where we also recognize,</p>
<p style="text-align: right;">Page 15</p> <p>1 association under coordinating RCO for the area.</p> <p>2 Our group wants to sort of restate its position</p> <p>3 regarding the transfer of lots to the Civetta</p> <p>4 Group. The reasons for our position, and for</p> <p>5 consistently opposing many of these projects, were</p> <p>6 presented at last month's Land Bank meeting.</p> <p>7 What I want to highlight, if I may, some of</p> <p>8 the main points that we made at, at that meeting,</p> <p>9 which were also included in the letter that we</p> <p>10 sent to the Councilwoman back in July, I think it</p> <p>11 was July 2nd. And I'll reference that in the</p> <p>12 points on that letter today. Among other things,</p> <p>13 we asked the Councilwoman, that before any</p> <p>14 projects of this nature were approved through the</p> <p>15 Turn the Key program, crucial policy reforms</p> <p>16 needed to be implemented. And, as you stated at</p> <p>17 the, the last meeting, that issue is out of your</p> <p>18 work scope.</p> <p>19 We cannot lose sight of the fact that</p> <p>20 transfer of these lots are intrinsically linked to</p> <p>21 PHDC subsidy, the second mortgage. And the Turn</p> <p>22 the Key program cannot function without city-owned</p> <p>23 land. And similarly, the Land Bank's Board cannot</p> <p>24 entertain transferring lots for these</p>	<p style="text-align: right;">Page 17</p> <p>1 given the local market realities and the political</p> <p>2 environment that we're in, that not a single</p> <p>3 entity can develop all the lots by itself. So we</p> <p>4 believe that good faith prevails now with</p> <p>5 Councilwoman Lozada and Mr. Rushdy advocating</p> <p>6 before PHDC.</p> <p>7 MR. RODRIGUEZ: Can I just make a point of</p> <p>8 clarification?</p> <p>9 MS. PIMENTEL-PEREZ: Yes.</p> <p>10 MR. RODRIGUEZ: Mr. Rushdy does not have a</p> <p>11 proposal before --</p> <p>12 MS. PIMENTEL-PEREZ: No, we understand that.</p> <p>13 MR. RODRIGUEZ: It's -- Tomasetti is the name</p> <p>14 of the developer, and Civetta is the name of the</p> <p>15 company.</p> <p>16 MS. PIMENTEL-PEREZ: No --</p> <p>17 MR. RODRIGUEZ: You keep referring to Mr.</p> <p>18 Rushdy, which was a project that was a year and a</p> <p>19 half ago.</p> <p>20 MS. PIMENTEL-PEREZ: No, I understand, but</p> <p>21 I'm speaking to the issue of process and allowing</p> <p>22 the community, the major stakeholders in the</p> <p>23 community, to engage in a dialogue that will lead</p> <p>24 to making the Turn The Key program more accessible</p>

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<p style="text-align: right;">Page 18</p> <p>1 and affordable to the people that we advocate for. 2 So we made reference to him, because that was 3 memorialized in the minutes of this Land Bank 4 meeting. He made the statements at the last Board 5 Meeting, and we took him seriously, and we reached 6 out because we believe that good faith prevails, 7 that we don't want to continue procrastinating. 8 We don't want to continue delaying the 9 development of these lots that are so crucial. 10 And that I believe that we have an opportunity 11 here to really work something out where 12 everybody's going to come out a winner, if you 13 will, and it will save time, energy, and 14 resources, and money on the palm for everyone. 15 So you may be surprised that at the next 16 Board Meeting of the Land Bank, we may be here 17 supporting a project and not necessarily opposing 18 every single project that is presented. So -- 19 MR. BEAUVAIS: So -- 20 MS. PIMENTEL-PEREZ: -- what we're asking is 21 for you to give negotiations a chance and to vote 22 no. That's the reason why I shift your attention 23 to the process, because I think that the process 24 should be respected, and you should give an</p>	<p style="text-align: right;">Page 20</p> <p>1 MS. PIMENTEL-PEREZ: Yes, sir. At this 2 moment, yes. 3 MR. BEAUVAIS: So are you saying that you do 4 not want these lots to ever be developed? 5 MS. PIMENTEL-PEREZ: No, not to ever be 6 developed. 7 MR. BEAUVAIS: Okay. So you are saying that 8 you prefer some sort of development that you will 9 approve, right? So, in other words, you're saying 10 that, that this particular developer hasn't done 11 what you like in order to get this done, because 12 you do want this developed? 13 MS. PIMENTEL-PEREZ: Well, yes, we want -- 14 MR. BEAUVAIS: Okay. 15 MS. PIMENTEL-PEREZ: -- all kinds of 16 development, even in the interim. Well -- 17 MR. BEAUVAIS: No, I'm not saying all kinds. 18 I'm saying this. 19 MS. PIMENTEL-PEREZ: No, this one in 20 particular we opposed a month ago and today. 21 MR. BEAUVAIS: Now, let me say today, these 22 lots -- 23 MS. LOPEZ-KRISS: Stop interrupting him. 24 MS. PIMENTEL-PEREZ: No, no, no.</p>
<p style="text-align: right;">Page 19</p> <p>1 opportunity, give negotiations a chance. 2 MR. WETZEL: Thank you. 3 MR. BEAUVAIS: Question. 4 MS. PIMENTEL-PEREZ: Yes. 5 MR. BEAUVAIS: So you're saying you're not 6 necessarily opposed to this project, you're 7 opposed -- wait, wait for my question. 8 MS. PIMENTEL-PEREZ: Mm-hmm. 9 MR. BEAUVAIS: You're not necessarily opposed 10 to this project, you're opposed that you haven't 11 finished negotiations? 12 MS. PIMENTEL-PEREZ: Right. 13 MR. BEAUVAIS: And you prefer the 14 negotiations to take place the way other 15 developers in the past, have negotiated? 16 MS. PIMENTEL-PEREZ: No, we are opposing the 17 project as it was presented, given that it was not 18 -- 19 MR. BEAUVAIS: Let me ask it differently. 20 Are you opposed to those -- to these 30 lots being 21 developed -- 22 MS. PIMENTEL-PEREZ: Yes, sir. 23 MR. BEAUVAIS: -- or 30 units being 24 developed?</p>	<p style="text-align: right;">Page 21</p> <p>1 MR. BEAUVAIS: Stop interrupting me. These 2 lots -- 3 MS. PIMENTEL-PEREZ: No, it's not about the 4 lots. It's about the process, and it's about the 5 model that is being proposed. There was an 6 opportunity, because there was dialogue. 7 MR. BEAUVAIS: Okay. 8 MS. PIMENTEL-PEREZ: There was a couple of 9 community meetings where we made specific 10 recommendations regarding the price points, and we 11 even, even suggested to entertain the possibility 12 of the developer offering, as it was in the case 13 like a year and a year and a half ago, by some 14 developer, some, some units -- some units at 15 market rate, to cross-subsidize the, the houses at 16 a lower point. 17 But we were told that that's the model. Mr. 18 Civetta stated that's the model, and he was not 19 deviating from the model. So we felt that we sort 20 of -- we were locked -- we were locked. He was 21 locked into that position. And while that was 22 happening -- that -- while that happened, we were 23 also in conversations with a Councilwoman, and we 24 represented some other groups.</p>

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<p style="text-align: right;">Page 22</p> <p>1 And we felt that, while we enter into this</p> <p>2 dialogue and figure out what is a more equitable</p> <p>3 model, that we would entertain any proposal from</p> <p>4 any developer that, that provided an equitable</p> <p>5 number of, of houses at a lowest price points. So</p> <p>6 we are open to that.</p> <p>7 MR. BEAUVAIS: And that's fair.</p> <p>8 MS. PIMENTEL-PEREZ: And it's, it's because</p> <p>9 we want the process to be -- give -- to give other</p> <p>10 process a chance to see if we can come up with</p> <p>11 something better. And, like I said, probably will</p> <p>12 surprise you at the next meeting. It could be the</p> <p>13 Civetta Group, it could be any other developer.</p> <p>14 If, if they present a proposal that we believe</p> <p>15 fits or include all the alignments in that</p> <p>16 framework that we have come up with, then we will</p> <p>17 support it. We have no -- at least our group will</p> <p>18 have no problems about supporting a project like</p> <p>19 that.</p> <p>20 MR. BEAUVAIS: That's fair.</p> <p>21 MS. LOPEZ-KRISS: I, I have a good question.</p> <p>22 MS. PIMENTEL-PEREZ: Yes.</p> <p>23 MS. LOPEZ-KRISS: Are, are you -- is there no</p> <p>24 further conversation at all, with this particular</p>	<p style="text-align: right;">Page 24</p> <p>1 MS. PIMENTEL-PEREZ: Mm-hmm.</p> <p>2 MR. JEREMIAH: If Civetta comes to you and</p> <p>3 your colleagues with a proposal that says, "You</p> <p>4 know, we'll build 15 market rate units and we'll</p> <p>5 lower the price point for the affordable 15</p> <p>6 others." Would that be something that you would</p> <p>7 seriously consider? What would be the framework</p> <p>8 that would get you -- get you guys to a place</p> <p>9 where you can meaningful engage in what you call</p> <p>10 negotiations?</p> <p>11 MS. PIMENTEL-PEREZ: We'll consider the</p> <p>12 proposition of supporting some market rate. And</p> <p>13 I'm speaking for my group. And just keep in mind,</p> <p>14 please, our group does not hold, own, develop, or</p> <p>15 manages property or land. So we have -- we have a</p> <p>16 skin in the game, so to speak, but we don't have a</p> <p>17 financial interest. We're advocates. Our</p> <p>18 interest is to make sure that this program becomes</p> <p>19 more accessible and affordable to working people,</p> <p>20 credit-worthy working people making under \$52,000</p> <p>21 a year.</p> <p>22 So on your question, I think it's a matter of</p> <p>23 figuring out a formula that is fair. I won't be -</p> <p>24 - I cannot speak to the number, the actual number,</p>
<p style="text-align: right;">Page 23</p> <p>1 developer? Like this is -- in your organization's</p> <p>2 feelings, are you -- you don't think you'd ever</p> <p>3 come to an agreement?</p> <p>4 MS. PIMENTEL-PEREZ: You always frame the</p> <p>5 arena for compromise, always. So I'm -- I cannot</p> <p>6 speak for the CDCs in the area, for the group, I</p> <p>7 could speak for my group. And there's consensus,</p> <p>8 actually, probably some groups may think that</p> <p>9 we're developer friendly, but our record shows the</p> <p>10 opposite. But we are very reasonable, and if a, a</p> <p>11 developer, it could be Mr. Civetta, comes back to</p> <p>12 us with something that -- in the interim, while</p> <p>13 the groups figure out this model and, and the</p> <p>14 Councilwoman and other individuals advocate before</p> <p>15 PHDC, we're open. We're open.</p> <p>16 MR. JEREMIAH: So, ma'am, did, did I</p> <p>17 understand your earlier comment about the market</p> <p>18 rate units, potentially as a compromise, being</p> <p>19 used to subsidize a lower point -- price points</p> <p>20 for the affordable?</p> <p>21 MS. PIMENTEL-PEREZ: Mm-hmm.</p> <p>22 MR. JEREMIAH: Hypothetically, and I'm not --</p> <p>23 I'm not negotiating on behalf of anybody, I'm just</p> <p>24 curious. There are 30 units to be built.</p>	<p style="text-align: right;">Page 25</p> <p>1 but it has to be a formula that is agreed by</p> <p>2 everybody because our group doesn't make that</p> <p>3 decision. That has to be -- that has to come from</p> <p>4 a consensus among all the groups involved,</p> <p>5 including the CDC.</p> <p>6 MR. JEREMIAH: No, I, I, I understand that.</p> <p>7 I guess what I'm asking is, in the best of worlds,</p> <p>8 if you, as a representative of your group was to</p> <p>9 proffer a framework for a meaningful engagement</p> <p>10 that results in a resolution of these parcel, I</p> <p>11 guess what I'm asking is, what would that look</p> <p>12 like from your perspective, and based on your own</p> <p>13 understanding of what the community might be --</p> <p>14 might tolerate?</p> <p>15 MS. PIMENTEL-PEREZ: As I said, it would have</p> <p>16 to be a representation that is reasonable and also</p> <p>17 the location of, of those houses, so in, in a way</p> <p>18 we don't sort of balkanize the neighborhood and</p> <p>19 place the market rate houses in areas where the</p> <p>20 real estate market is stronger than others. But I</p> <p>21 think that's the decision of the -- of the groups</p> <p>22 involved to come up with, with a formula. But in</p> <p>23 terms of the concept, it's something that</p> <p>24 definitely could be entertained.</p>

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<p style="text-align: right;">Page 26</p> <p>1 MS. THOMAS: I think, personally, I'm trying 2 to understand if there is a path forward here. 3 And I'm not sure I understand that yet. So is 4 there any place for market rate housing to 5 subsidize lower cost units? With -- is that 6 acceptable to your group in any way? 7 MS. PIMENTEL-PEREZ: I, I believe I, I 8 mentioned that. That that is -- 9 MS. THOMAS: You're okay with it. 10 MS. PIMENTEL-PEREZ: That is certainly 11 something. The, the detail is, you know, there's 12 a subtext -- 13 MS. THOMAS: Right, right. That was always - 14 - 15 MS. PIMENTEL-PEREZ: It's a distribution, 16 yeah, and the percentage. 17 MS. THOMAS: But I don't know if that means 18 that there's a path forward. 19 MR. JEREMIAH: I don't know either. 20 MS. PIMENTEL-PEREZ: The, the -- for us, 21 there is a path forward. And that is, I mentioned 22 earlier that in the interim, any proposal that is 23 submitted unsolicited, including unsolicited, will 24 be seriously evaluated. And if it meets some of</p>	<p style="text-align: right;">Page 28</p> <p>1 MS. TOMASETTI: I'll just say as a -- as a 2 way of being, our company does our very best to 3 engage with the community and understand what is 4 needed, and come up with options that, that fit. 5 That said, we have in the past, proposed a 6 combination of market rate and affordability, and 7 it went nowhere. I know that Mo Rushdy, who also 8 has proposed such in this district, it's a 9 combination of 60 percent AMI and market rate, 10 that, too, has not been enough. 11 So we're struggling with, like, how to get there, 12 right. So we've heard, "We want mix," and we've 13 13 proposed that, it doesn't go anywhere. We want --14 14 and then we've heard, "We want 100 percent 15 affordability," and we found a way to do that, and 16 that, since then, has been what we've put forward. 17 Let's just go with 100 percent affordability 18 because that seems to be what the majority of 19 folks want and need. 20 MS. LOPEZ-KRISS: Right. 21 MS. LOPEZ-KRISS: With this particular proposal, 22 have you made that? 23 MS. TOMASETTI: We have not -- we have not 24 proposed a combination of market rate and a lower</p>
<p style="text-align: right;">Page 27</p> <p>1 the requirements that we have, that there's no 2 reason why we should reject it if we feel that 3 it's, it's good for the community. But the 4 Civetta specifically, as it has been developed, it 5 is not acceptable to us. 6 MR. WETZEL: Thank you. Any other questions 7 -- 8 MR. JEREMIAH: Yeah. 9 MR. WETZEL: -- from the Board? 10 MR. JEREMIAH: Yes. May I ask a question of 11 Civetta? Civetta, may I -- I think -- I think her 12 hand was up to speak, Mr. Chair. Civetta person, 13 I think her hand was up -- 14 MS. THOMAS: Sure. 15 MR. JEREMIAH: -- to speak. I'm just 16 curious. I was trying to get to a place where -- 17 and I think my fellow commissioner was as well, 18 trying to figure out if there is a path forward 19 that the parties would be willing to engage in, 20 that could lead to some resolution of the issue? 21 Is there a willingness on your part to continue to 22 negotiate to find a resolution with the community- 23 based organizations with regard to those 30 24 parcels?</p>	<p style="text-align: right;">Page 29</p> <p>1 affordability with regard to this specific budget. 2 MS. MARTINEZ: Is it something you would 3 think about? Is it -- I mean, I guess the point 4 is, like, do we table this, like, what, what do we 5 do with this? 6 MS. SAAH: Can I just point out that under 7 the Disposition Policy, any major change of more 8 than 15 percent in price, whatever, is a new 9 application, must be submitted new, vetted new, 10 and presented as a new project. 11 MS. LOPEZ-KRISS: Thank you. 12 MS. TOMASETTI: And I would just like to say 13 in terms of affordability, I keep hearing the 14 number of like \$53,000 a year or less. I'll say 15 that obviously, the interest rates vary, but we 16 have absolutely had homebuyers in that range 17 qualify at -- for our product. And I'm not an 18 expert in the lower-income housing needs and, and 19 the best way to solve that issue, but I do think 20 it becomes a little bit dangerous if we start to 21 put people in homes that aren't making a certain 22 amount of money, because what about the 23 maintenance of the home for the long-term 24 feasibility?</p>

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<p style="text-align: right;">Page 30</p> <p>1 It's one thing to put somebody in a brand-new 2 construction home, it's another thing to say like 3 10 years down the road the roof's gone or 4 something else is gone, that they have to be able 5 to handle. You have to be at a certain income 6 bracket to be able to sustain that. So this 7 isn't, as you all know, this is not a solid 8 solution for all of the affordability issues in 9 the City of Philadelphia, but it is an incredible 10 step forward for a big piece of the problem. 11 MS. GONZALEZ: Let me just say something, I'm 12 sorry. Low income people want the same thing as 13 any other income people -- 14 MS. TOMASETTI: Sure. 15 MS. GONZALEZ: -- first and foremost. So I 16 think that saying that is really, you know, 17 disrespectful to lower income households, I just 18 say that. And also my issue, you know, with this, 19 you know, as this proposal as presented, is that 20 we hear, hear all over and over, how lower income 21 households, 80 percent of AMI or below, have 22 purchased homes, but yet we haven't seen the track 23 record and we don't -- and so if that is the case, 24 then why not, you know, make a certain number of</p>	<p style="text-align: right;">Page 32</p> <p>1 And some of these things in our purview, are just 2 not feasible in terms of being able to -- 3 MR. BEAUVAIS: But, in fairness, I did not 4 hear her say that here. I didn't hear her talk 5 about setback and parking, you know, I heard about 6 -- 7 MS. TOMASETTI: But these are conversations 8 that also occur. 9 MR. BEAUVAIS: I heard about affordability, 10 so I'm just curious. 11 MS. TOMASETTI: Yes, yes, yes. But those are 12 conversations that also occur with the community. 13 So -- 14 MR. BEAUVAIS: And you decide -- 15 MS. TOMASETTI: -- if, if it's now -- well, 16 the parking, the parking is -- yes, it's not 17 something -- 18 MR. BEAUVAIS: And you decided to just forego 19 and just move forward? 20 MS. TOMASETTI: We, we were seeing cases like 21 this -- again, there's going to be all sorts of 22 opinions from every community that we go into. We 23 can't -- 24 MR. BEAUVAIS: But I'm asking your opinion.</p>
<p style="text-align: right;">Page 31</p> <p>1 the homes, you know, available to lower income 2 brackets if they do qualify. 3 MS. TOMASETTI: So first of all, I apologize. 4 I mean no disrespect at all. I just wonder about 5 how someone at a bracket of that type of income is 6 going to be able to afford a major repair to a 7 home again, longer term. So no disrespect. 8 MS. GONZALEZ: That's what housing counseling 9 is for and preparing people to be homeowners. Not 10 everybody's destined to be that, but, you know, 11 just preparing people to make sure that they have 12 a savings for when things come up. 13 MR. BEAUVAIS: I'm, I'm just curious. It 14 sounded like you were supposed to be negotiating 15 with the community. At least, they, they -- wait 16 for my question. They have been asking to, to 17 somehow resolve this. How did we end up here? Is 18 it that you, you, you basically said no and that 19 you decided to not withdraw and to move forward 20 and take your chances? I, I -- I'm just curious. 21 MS. TOMASETTI: We hear, as you might 22 imagine, all kinds of feedback on all of our 23 projects, right. We get a lot of requests for 24 parking and a setback and all sorts of things.</p>	<p style="text-align: right;">Page 33</p> <p>1 MS. TOMASETTI: My opinion of? Sorry, just 2 so I'm answering your question -- 3 MR. BEAUVAIS: My question is, how did we end 4 up here? You negotiated with them, they talked to 5 you about affordability. 6 MS. TOMASETTI: Right. 7 MR. BEAUVAIS: And is it that you're saying 8 we just decided to not pay attention and move 9 forward and take our chances here? 10 MS. SAAH: It, it doesn't necessarily mean 11 that they can't -- 12 MS. TOMASETTI: It's a subset of opinions 13 here in the room today, right. And there are 14 other opinions at the community meeting with 33 15 people, and some people are for this, some people 16 are not for this. 17 MR. BEAUVAIS: Okay. 18 MS. TOMASETTI: And so we've heard all the 19 opinions. We put forward the project that we -- 20 MR. BEAUVAIS: Okay. 21 MS. TOMASETTI: -- believe is strongest given 22 the space that we have. 23 MR. BEAUVAIS: That's fair. 24 MR. JEREMIAH: What was the community's ask</p>

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<p style="text-align: right;">Page 34</p> <p>1 of you as the developer specifically?</p> <p>2 MS. TOMASETTI: I don't know that we --</p> <p>3 MR. BEAUVAIS: Setback in parking.</p> <p>4 MS. TOMASETTI: -- ever got there. Setback</p> <p>5 in parking was huge on the list. It was a very</p> <p>6 strongly contested item.</p> <p>7 MR. JEREMIAH: On the affordability question</p> <p>8 though, because what we hear, we didn't hear --</p> <p>9 MR. BEAUVAIS: 200,000.</p> <p>10 MR. JEREMIAH: I'm sorry, may I --</p> <p>11 MR. BEAUVAIS: \$200,000</p> <p>12 COURT REPORTER: I'm sorry, there's crosstalk.</p> <p>13 I need one person speaking at a time, please.</p> <p>14 MR. WETZEL: Yes, please, one at a time.</p> <p>15 MS. TOMASETTI: There was certainly talk of</p> <p>16 having a price point of 200,000, and our</p> <p>17 constraint there is not -- and we talked about</p> <p>18 this, right. This is our third round on this</p> <p>19 project at the Board. The last time we were here,</p> <p>20 we were talking about the fact that we are unable</p> <p>21 to build at that price point, and so should there,</p> <p>22 and could there be further subsidy? Perhaps, but</p> <p>23 we are not able to solve that problem. That's a</p> <p>24 different problem that needs to be solved</p>	<p style="text-align: right;">Page 36</p> <p>1 that has been vetted by the staff and is qualified</p> <p>2 and is presented to the Board, then if it's 15</p> <p>3 percent or more, then it has to be re-vetted, re-</p> <p>4 evaluated, and brought before the Board as a</p> <p>5 different application, so. And the developer --</p> <p>6 to speak to your first part of that question, the</p> <p>7 developer can choose to withdraw. That's a --</p> <p>8 other developers have said after two attempts</p> <p>9 they're, they're tired of the process and just</p> <p>10 wish to withdraw altogether.</p> <p>11 MR. RODRIGUEZ: You need to qualify that.</p> <p>12 MS. SAAH: Yes.</p> <p>13 MR. RODRIGUEZ: You've invested too much money</p> <p>14 in pre-development to continue the process.</p> <p>15 MS. SAAH: Yes.</p> <p>16 MR. RODRIGUEZ: It's not that they're tired,</p> <p>17 it's that --</p> <p>18 MS. SAAH: Sorry.</p> <p>19 MR. RODRIGUEZ: -- it is the -- it's a</p> <p>20 financial business decision to stop coming to the</p> <p>21 Board if they do not believe the Board will</p> <p>22 approve it. So don't -- it's not about fatigue,</p> <p>23 it's a real business decision, so.</p> <p>24 MR. JEREMIAH: But I think that I, I, I will</p>
<p style="text-align: right;">Page 35</p> <p>1 elsewhere. But we, we cannot build under that,</p> <p>2 unfortunately.</p> <p>3 MR. JEREMIAH: I get it. I get it.</p> <p>4 MS. TOMASETTI: Yeah.</p> <p>5 MR. WETZEL: Thank you.</p> <p>6 MS. TOMASETTI: Yeah.</p> <p>7 MS. MARTINEZ: There was a question.</p> <p>8 MS. SAAH: Did you --</p> <p>9 MR. WETZEL: Andrea, can they withdraw and</p> <p>10 not miss their momentum? Oh, but if it ends up</p> <p>11 being a different price point, it's still --</p> <p>12 MS. SAAH: I'd just like to point out that</p> <p>13 the community meetings were implemented by the</p> <p>14 Board, required by the Board quite a while ago, to</p> <p>15 inform the community about the project. Under the</p> <p>16 disposition policy, there is no requirement for</p> <p>17 negotiations or for community approval, right.</p> <p>18 Again, because there are so many different</p> <p>19 community viewpoints, I'm not saying that these</p> <p>20 are not valid, but the Land Bank's process does</p> <p>21 not provide for community input unless there is</p> <p>22 requirement of community approval, unless there is</p> <p>23 a variance that's required.</p> <p>24 So if there is a change to a proposed project</p>	<p style="text-align: right;">Page 37</p> <p>1 just note that the practical implication of lack</p> <p>2 of community support and, in this case, lack of</p> <p>3 support by the member for the Seventh, the Council</p> <p>4 Member for the Seventh --</p> <p>5 MS. SAAH: Could you speak up, Kelvin, for</p> <p>6 the record?</p> <p>7 MR. JEREMIAH: For the -- for the member of</p> <p>8 the Seventh, is that, as I understand the process,</p> <p>9 she would need to introduce right legislation</p> <p>10 before Council. If she is objecting to it, it's</p> <p>11 likely that she will not, and doesn't the project</p> <p>12 essentially die? Secondly, in a -- we -- we've</p> <p>13 talked ad nauseam now, about the expectations that</p> <p>14 we are imposing on these developers. Having been</p> <p>15 here about nine months, I've seen time and time</p> <p>16 again, the, the developer is making every effort</p> <p>17 to acquiesce, to negotiate, to come to some kind</p> <p>18 of resolution.</p> <p>19 We had a number of parcels that were -- the</p> <p>20 Board had approved, the Council member decided in</p> <p>21 his interest, and I guess the community's</p> <p>22 interest, not to move forward after the folks have</p> <p>23 spent all kinds of money on, on that. I am, and</p> <p>24 probably because I'm new on this Board, I am</p>

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<p style="text-align: right;">Page 38</p> <p>1 beside myself, because I, frankly, I don't know 2 what the hell I'm doing on this Board, to be 3 honest. I, I don't -- I don't get this process. 4 MS. SAAH: So it is -- 5 MR. JEREMIAH: I don't get it because it 6 doesn't result in, in what -- the outcomes that I 7 think we want to see. The Mayor has an ambitious 8 home initiative that we're trying to be supportive 9 of. We're hearing from the community 10 organizations that there need to be lower price 11 points. That cannot be on the developer. And I 12 think I've said it before, and I, I hate to do it 13 again. This is a question of dollars and cents. 14 We cannot ask a developer who is paying 15 \$225,000 to build a product, to sell that product 16 at \$200,000 without a substantial subsidy coming 17 from somewhere. Somebody has to pay for it, 18 right? I won't do it. At PHA, I would not do 19 that. And we receive a whole lot of subsidies 20 that allows folks to, to make this product work. 21 The average household income for a PHA client is 22 \$24,000. The average rent is \$365, regardless of 23 unit size. 24 I don't know where you will be able to do</p>	<p style="text-align: right;">Page 40</p> <p>1 related to the process. I know that in certain 2 Council districts, you know, certain Council 3 people do not like side yards, so those are not 4 introduced, right. Some of them may not want 5 gardens, and those are not introduced. But I 6 think there needs to be more collaboration between 7 the Land Bank and Council to establish priorities 8 for their districts so that we're not here 9 spinning our wheels and making developers invest 10 time and money on a project that they know it's 11 not going to get to the finish line. 12 So I think there's something that needs to 13 happen, you know, aside from this meeting and 14 aside from this project, to have those real 15 conversations so that, you know, when, you know, 16 proposals come before the Board, they have a fair, 17 you know, expectation of getting approved at the - 18 - at the end. 19 MR. WETZEL: Thank you, Maria. Ryan 20 Gittler-Muniz? 21 MR. GITTLE-MUNIZ: Just a public comment. 22 MR. WETZEL: I'm sorry, I can't hear you. 23 MS. LOPEZ-KRISS: He said not this section. 24 MR. WETZEL: Never mind. Jeremy Blatstein?</p>
<p style="text-align: right;">Page 39</p> <p>1 that in any world, other than the substantial 2 subsidy that goes into those products that we're 3 putting in. We make no money from this, and we're 4 asking a community-based -- we're asking a 5 developer to come out-of-pocket to do this and to 6 do it on goodwill? This is a business for them. 7 For God's sake, man, why am I here, Herb? 8 MR. WETZEL: You have to answer your own 9 questions. 10 MS. SAAH: So -- 11 MR. WETZEL: I have to remain neutral as 12 Chair. 13 MS. SAAH: Okay. I was trying to -- 14 MR. JEREMIAH: The frustration -- 15 MS. SAAH: -- explain that this is the way -- 16 I have no judgment that the -- 17 MR. JEREMIAH: I get it. 18 MS. SAAH: -- ordinance was passed by City 19 Council. 20 MR. JEREMIAH: Andrea, I completely get it. 21 MS. LOPEZ-KRISS: Excuse me, are you taking other 22 comments? Do you have other people? 23 MR. BEAUVAIS: I'm not done yet. 24 MS. GONZALEZ: I just want to say something</p>	<p style="text-align: right;">Page 41</p> <p>1 MR. BLATSTEIN: Hello, Board. My name is 2 Jeremy Blatstein. A couple things that I just 3 want to make clear, right. This is a continuation 4 of the project, right, so things that were 5 discussed last week, Darwin, when you were not 6 here, that were kind of covered. So I just wanted 7 to make sure that was clear in terms of some of 8 the points that were raised. 9 Second, the fact that Councilwoman sends a 10 letter for the date of the third meeting is kind 11 of alarming. Like, this was heard two other 12 times, and the third time she decided to send a 13 letter of opposition. Not really sure where that 14 goes, and I don't think that that's really fair of 15 the process. 16 Secondly, this letter doesn't make sense. If 17 you look at the bottom paragraph in the middle, it 18 says, "One of our concerns is that a considerable 19 number of residents who work for the City may not 20 meet the eligibility requirements due to their 21 salary." So are we talking about affordability or 22 not? Because I'm not really sure which direction 23 we're going in terms of this letter. 24 Also, she has been very clear that this is 30</p>

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<p style="text-align: right;">Page 42</p> <p>1 workforce housing homes, right. These are 30 2 homes that we're delaying, that are being stopped. 3 The point of this Land Bank is to dispose of 4 property, not just to bank land. So in terms of 5 really going through qualified applications and 6 this being part of a program that every single 7 member of City Council voted for, right, let's 8 make that clear. Turn The Key is a program that 9 each member of Philadelphia City Council voted in 10 support of. The, the rules of that program are up 11 to 100 percent AMI. 12 So, before we start saying, "Oh, does this 13 Councilperson support this?" It makes zero sense 14 that a member of Philadelphia City Council does 15 not support a program that they voted in support 16 of. And this Board should not be covered, to make 17 your point, this should not -- this Board should 18 not cover for members of Philadelphia City 19 Council. Because, if not, you'd let Philadelphia 20 City Council vote on these proposals first, before 21 this Board heard it. But that's not how this 22 process works. 23 So your job, is to vote on qualified 24 applications. So to try to then put this -- all</p>	<p style="text-align: right;">Page 44</p> <p>1 MR. BEAUVAIS: Just one question. How are 2 you connected to this project? 3 MR. BLATSTEIN: I am not connected at all, 4 sir. 5 MR. BEAUVAIS: All right. Thank you. 6 MR. BLATSTEIN: Yeah, you're welcome. 7 MR. BEAUVAIS: Was he looking at me like 8 that? 9 MR. WETZEL: Brennan Tomasetti? 10 MR. BEAUVAIS: Do you want to come at me? 11 MR. WETZEL: No, no, no, let's be 12 respectful. 13 MS. SAAH: Yes. 14 MS. TOMASETTI: I've covered a lot of what my 15 notes said, but there were a few things, just for 16 the record. When we were talking about the 17 timeline earlier, I stopped at the educational 18 seminar that was planned on August 13th that was 19 cancelled by the councilperson's office the day 20 of, and our team was prepared, and had done a 21 great deal of work to conduct that session. We 22 scheduled it in postponement to September 3rd, so 23 just the other day, same, same outcome. 24 The day of the event we reached out to</p>
<p style="text-align: right;">Page 43</p> <p>1 this earnest on private developers, "Did you do 2 this or that?" Is not fair to these developers. 3 And this is one developer. You want there to be 4 more minority developers in the City of 5 Philadelphia, but they come here and see what's 6 going on, and why would anybody want to jump 7 through all these hoops? 8 It's really a shame that this project really 9 is the best example of Turn The Key. And then 10 we're talking about affordability? That makes no 11 sense to me, and Councilwoman Lozada, should be 12 ashamed that she sends this letter the morning of, 13 against it. Because, again, this solves a piece 14 of the problem, and it's not like -- I'm not 15 really sure what she even means. Half this is, 16 like, garbage. 17 And realistically, we need housing in 18 Philadelphia. The Civetta Group is, is doing 19 that, and you should vote in support of this 20 project to also support Mayor Parker's goal of 21 30,000 homes, because each and every one of you 22 are preventing 30 homes from getting built and 23 will be put on you moving forward. Thank you. 24 MR. WETZEL: Thank you. Go ahead.</p>	<p style="text-align: right;">Page 45</p> <p>1 confirm that the Council was ready to receive us 2 at their office to conduct the homebuyer seminar, 3 and we were told that we would have to reschedule. 4 As has already been said here a number of times, 5 this is our third round on this project alone, and 6 it just seems like, I know, and no, not just for 7 our team, but certainly for our team as well, 8 we've consumed a great deal of time and resources. 9 All of you have consumed a great deal of time and 10 resources, and there's plenty of people behind the 11 scenes putting in a ton of work, and it just seems 12 like it's all for naught, which is a shame. 13 Finally, we believe strongly in the Turn The 14 Key program. We see homebuyers exit our office 15 almost on a daily basis at this point, and the 16 level of just pride, and excitement, and true 17 feeling of, like, change to their lives is 18 unbelievable. Just outside these doors earlier, a 19 woman shared with me her granddaughter walking 20 into a Turn The Key home -- her daughter, and then 21 her granddaughter, as a surprise, seeing the home 22 for the first time, and she broke down in tears. 23 It's just -- the impact that the program is 24 having is phenomenal, and we hope that we can</p>

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<p style="text-align: right;">Page 46</p> <p>1 continue bringing more affordable housing to the 2 City of Philadelphia. Thank you. 3 MR. WETZEL: Thank you. Zane Knight? 4 MR. KNIGHT: Hello. Thank you for allowing 5 me to speak, and thank you for voicing, you know, 6 some of the issues that I feel like, you know, 7 y'all see within the Land Bank, you know, as well 8 publicly. I'm mostly just echoing a lot of what's 9 already been said about the project, but there 10 were a couple of other points I wanted to bring 11 up. One being for specifically the lot 447 West 12 North Street, which is pictured in the packet here 13 at the top and is labeled with the address. 14 You'll see that there is a mural here on this 15 -- on the side of the connecting house. The title 16 of the mural is Camilla, or Camilla -- Camille's 17 Dream. As somebody who's, like, been working with 18 mural arts, I would, at the very least, if this 19 project was unfortunately approved, I would 20 request that this particular lot be excluded from 21 that approval, due to the fact that the 22 neighborhood has already seen issues with at least 23 one, if not a couple of murals being covered. 24 So I don't see a benefit -- I mean, I see a</p>	<p style="text-align: right;">Page 48</p> <p>1 public art from display, and to the point of 2 public housing. I, again, I appreciate the 3 mention of, like, issues within Land Bank and what 4 we can, like, do to address a lot of these issues, 5 and I share a lot of those concerns, and I also 6 understand that a lot of our issues need to come 7 from, like, state and federal levels, but I also 8 share our understanding that where -- we are where 9 we are at presently. Thank you very much. 10 MR. WETZEL: Patricia DeCarlo? 11 MS. DECARLO: Thank you. Good morning, third 12 time. So let's get to the point. Number one, the 13 community meeting that was hosted by this 14 developer was way outside of the neighborhood. 15 They had to be pulled in and written to, to give a 16 meeting at the neighborhood where they were 17 proposing to build. And if you -- I don't want to 18 go into a lot of details, because you should know 19 the details, you've already heard them, okay? 20 So number two, when we requested a meeting in 21 the neighborhood, so that the neighborhood would 22 know about it, knowing full well that they were 23 scheduled to meet with you at this date, they gave 24 us a date for the meeting, because the date that</p>
<p style="text-align: right;">Page 47</p> <p>1 benefit to, like, the public art element, and 2 especially in our neighborhood, but I don't see a 3 benefit to the fact that public money, City money, 4 has gone from mural arts to put these public works 5 on display and then to give away a lot that is 6 going to inevitably be developed and cover up what 7 is supposed to be public artwork. And this work 8 has been here since 2004, so this work has been 9 here for over 20 years now. So that's just one 10 point that I would like to address. 11 Also, to the point about Philadelphia needing 12 housing, I feel like that is a misconstrued 13 narrative, because we have a significant ratio of 14 usable houses and -- usable housing for people, a 15 significantly ratio, more housing to, like, 16 homeless people and other people, so, you know, I, 17 I find that narrative a little skewed, considering 18 there is a disproportionate number of empty and 19 available housing, far more than two units per 20 necessary individual. 21 So yeah, those are, I believe, my only two 22 points, just the request for the one lot 23 displaying public art to not be given away and 24 used for development, which would exclude that</p>	<p style="text-align: right;">Page 49</p> <p>1 we had, we had already scheduled another meeting. 2 So the date that they gave us was beyond the date 3 of the meeting with you, which means you would 4 have approved it, we wouldn't have known, and then 5 they would have had the community meeting and it 6 would have been approved. 7 So that's why we came here, and you stopped 8 them. So we had the community meeting at the 9 community, and they came. Of all the votes that 10 were done, two were in favor. Everything else was 11 against, 20. What has been the response from the 12 neighborhood? And it's something that, with all 13 due respect to the Land Bank and the mission and 14 the blah, blah, bleh, bleh, it's our neighborhood, 15 it's our land, and we can't ask strongly enough, 16 to tell you, stop giving away our land at \$100 per 17 lot, in order to gentrify the neighborhood and get 18 the people out of there. 19 Do you know how many people are sleeping now 20 in RVs, trucks? I'm sorry, PHA, what's your 21 waiting list, waiting to receive to get a chance 22 at getting into public housing? Right? The 23 Latino community, what's the percent at PHA 24 compared to the need in that community? So what</p>

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<p style="text-align: right;">Page 50</p> <p>1 you're doing, whether you like it or not, is 2 making a decision for the neighborhood which is 3 not beneficial. Period. End of story. 4 Whether it's the Land Bank's fault, PHDC's 5 fault, the Mayor's fault, I don't know. The 6 developer's fault, it's not beneficial. It is not 7 affordable to the neighborhood. So the word 8 affordable in the City of Philadelphia has been 9 misused to an extent and lied to people to an 10 extent that is unforgivable. 11 Number one, if you took out the, the outside 12 counties that you're now including into the 13 affordable numbers, that would lower the 14 affordability and the median income way down. If 15 you did the median income based on the income of 16 the area where you're building, that would give 17 you a sense of what's affordable. 18 But to do the median income based on City of 19 Philadelphia income and the surrounding counties, 20 that's just a lie, that's fraud. It's never going 21 to be affordable to a poor neighborhood, low 22 income, like Norris Square. What it's going to do 23 is it's going to gentrify. 24 Number two, let's learn from where history in</p>	<p style="text-align: right;">Page 52</p> <p>1 isn't affordable to the median income in our 2 neighborhood. It doesn't provide any parking off- 3 street. Please drive through Norris Square at 4 night so that you see all these cars that are part 5 of people who live there, but don't have a place 6 to park off-street, because all these developments 7 and multi-family developments have been done with 8 no off-street parking. Sad. 9 So understand that the decisions you make, 10 have an impact on the neighborhood. It's not 11 beneficial. Please vote no today. No more 12 excuses, no more uh-huh, mm-hmm. Just know it 13 does -- it doesn't benefit the neighborhood of 14 Norris Square. Thank you. Have a great day. 15 MR. WETZEL: Thank you, ma'am. And is the 16 last one here, is it Relina? 17 MS. BONILLA: Yes. 18 MR. WETZEL: Vanelli? 19 MS. BONILLA: Bonilla. 20 MR. WETZEL: Bonilla. Thank you. 21 MS. BONILLA: Hi. My name is Relina Bonilla, 22 and I am a community member of Norris Square, also 23 part of the RCO community of Norris Square. And 24 when we first heard about what was happening, we</p>
<p style="text-align: right;">Page 51</p> <p>1 the neighborhood came. If you go to Norris Square 2 right now, you will find small houses, two 3 stories, in small streets. Medium-sized houses, 4 median income, and medium-sized streets. Large 5 houses, Victorian houses, and the larger streets. 6 What that allowed was a mixed income neighborhood. 7 What are we doing now? There's no mixed income. 8 It's just not affordable to low income and working 9 class. 10 Last statement. I remember years ago being 11 absolutely amazed. There was a family on welfare. 12 The first bill that they always pay, the first 13 bill they always paid was their housing bill, not 14 the food bill, not the -- their housing bill. And 15 so do not assume, like some people do, that 16 because they have a lower income, they can't 17 afford to pay, because they will be responsible 18 and they will continue to fix it, because they 19 will do it and their neighbors will do it. 20 So please, Land Bank, look at your mission. 21 It isn't to give away and gentrify the poor 22 neighborhoods of Philadelphia. It is to provide 23 use for the land that is beneficial to the 24 community. This project is not beneficial. It</p>	<p style="text-align: right;">Page 53</p> <p>1 came to the meeting. And we had our community 2 meeting, and a lot of questions were asked, 3 including with Turning The Key. And my heart is 4 saddened because there can't be a resolution to 5 this. We want homes for our community. I don't 6 want to see my older children move out from the 7 community, because they can't afford the proposed 8 mortgage rate that Turn The Key, as all Civetta 9 have in place, as well as the price of the home, 10 280,000. 11 I've been in the home, Mr. Civetta allowed us 12 to go in, and I was very impressed, because he's 13 trying to keep the homes built the way the 14 community has it built from way back. I was 15 excited to see that there was more than one 16 bathroom, because nowadays a family needs more 17 than one bathroom, especially when you're raising 18 young children. I wasn't happy that the bathroom 19 was on the third floor and the master bedroom was 20 on the third floor because, as a parent, you want 21 to make sure you are the closest to the front and 22 back doors, not your children. 23 He was willing to make arrangements if there 24 was someone who was disabled to be able to, to</p>

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<p style="text-align: right;">Page 54</p> <p>1 want to purchase the home, he was willing to make 2 accommodations for that. And he was also willing 3 to maybe make a first-floor bathroom if it was a 4 senior citizen or senior citizens wanting to have 5 their own home, who maybe have lived in an 6 apartment all their lives. So it's got its pros 7 and cons.</p> <p>8 But I will say this, I have an adult daughter 9 who's raising two of her nephews. She's got a 10 good-paying job working in the hospital, but 11 paying car insurance, medical insurance, car 12 payments, and trying to maintain the necessities, 13 she would not be able to pay the mortgage price 14 that has been offered by Turn The Key. Now, Turn 15 The Key says, "Yes, we understand the 100 percent 16 AMI," but Turn The Key said it would depend on the 17 person's credit, it would also depend on what bank 18 institution that they would process a loan. So 19 there's the con.</p> <p>20 Because not everybody has good credit, but 21 they're maintaining it and trying to build it. 22 And not everybody's going to have the same bank 23 person with the loan. So something has to give 24 and take there when it comes to Turn The Key.</p>	<p style="text-align: right;">Page 56</p> <p>1 true, I have seen people in my generation move out 2 of Philadelphia. I want our generation to 3 continue to live and make it historical and be 4 reminded this is where you grew up, this is where 5 your grandmother, your grandparents. I want the 6 ancestral and the history part to stay preserved.</p> <p>7 MR. WETZEL: Thank you -- thank you so much. 8 That is it for people signed up?</p> <p>9 MR. FRANCO: Excuse me. I apologize, I wrote 10 my name on this form late. Would it be okay if I 11 give a brief statement?</p> <p>12 MS. SAAH: Yeah. Keep going. Please 13 identify yourself.</p> <p>14 MR. FRANCO: Yes. Hello. My name is Isaiah 15 Franco, I'm here representing Ceiba-LEDC. I just 16 wanted to speak, and again echo her letter. After 17 listening through everything today, I wanted to 18 say that the Seventh Councilwoman is working on a 19 plan that could perhaps be that framework that you 20 were talking about, moving forward and having 21 Council District goals for these housing 22 initiatives. I just wanted to echo her letter, 23 and highlight that we appreciate the opportunity 24 to tour these houses.</p>
<p style="text-align: right;">Page 55</p> <p>1 And, and I understand that Turn The Key is willing 2 to offer their 10,000 plus the other grant, but 3 they also said it depends on the person's base 4 credit. We have certain people that live in our 5 community that are going to college and working, 6 but not getting an -- not getting the affordable 7 pay rate, because Pennsylvania has a problem with 8 that.</p> <p>9 So that's why we want affordable housing. 10 When we had the meeting, yes, someone shouted out, 11 "How about 200,000?" But that's not what we 12 asked. We were -- someone had said, "How about if 13 you would go maybe 250,000 or 230,000?" He said 14 no, he couldn't do it. And I understand the 15 economy is hard and tight for everyone. And 16 business is business, you're trying to make an 17 income.</p> <p>18 You got to pay your employers who work 19 underneath you, you got to support yourself and 20 your family. And that's very understandable. But 21 something has to break. And if nothing breaks and 22 we keep coming back and, and fighting this, and 23 fighting us, something has to come out. An 24 agreement has to be made, you know. And it's</p>	<p style="text-align: right;">Page 57</p> <p>1 We appreciate the work that Civetta has done, 2 but we want to trust the process and ensure that 3 this will be able to get through to the 4 Councilwoman on time for it to be approved. 5 That's it, we've been here for a while. Thank you 6 all.</p> <p>7 MR. WETZEL: Thank you. As Chair, I sort of 8 have to stay neutral in things, but I think we've 9 reached a point where we're talking about process 10 versus policy and affordability issues and 11 community input. There's a lot going on here. 12 Our mission is either to approve or disapprove 13 dispositions, but it's almost impossible to do so 14 when you have such policy issues in the states, 15 and you're almost asking us to decide the fate of 16 certain communities with the outcomes that they 17 may result from this.</p> <p>18 It's also very difficult to deal with a two- 19 step process where it's both our vote and 20 Council's vote, and I understand that. From a 21 process perspective today, as Chair, I need to 22 call the question, and that's my, my job today, 23 not to deal with all the other random occasions, 24 but you, as Board members, are, you know, free to</p>

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<p style="text-align: right;">Page 58</p> <p>1 express yourself in your vote for this matter. So</p> <p>2 I'm going to ask the Board, is there a motion to</p> <p>3 adopt?</p> <p>4 MR. BEAUVAIS: Motion to adopt.</p> <p>5 MR. WETZEL: Is there a second?</p> <p>6 MR. JEREMIAH: Second.</p> <p>7 MR. WETZEL: Motion's been made and properly</p> <p>8 seconded. To approve this resolution, I think we</p> <p>9 need to do it by roll call?</p> <p>10 MS. SAAH: Yes. So I will do that. Darwin</p> <p>11 Beauvais?</p> <p>12 MR. BEAUVAIS: Aye.</p> <p>13 MS. SAAH: Majeedah Rashid?</p> <p>14 MS. RASHID: No.</p> <p>15 MS. SAAH: No? Okay. Maria Gonzalez?</p> <p>16 MS. GONZALEZ: No.</p> <p>17 MS. SAAH: Kelvin Jeremiah?</p> <p>18 MR. JEREMIAH: Absolutely yes.</p> <p>19 MS. SAAH: Okay. Andrew Goodman?</p> <p>20 MR. GOODMAN: Nay.</p> <p>21 MS. SAAH: Rebecca Lopez Kriss?</p> <p>22 MS. LOPEZ-KRISS: Aye.</p> <p>23 MS. SAAH: Herb Wetzel?</p> <p>24 MR. WETZEL: Aye.</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. WETZEL: Thank you, sir. Thank you,</p> <p>2 ma'am.</p> <p>3 MR. GITTLER-MUNIZ: Hi. My name is Ryan</p> <p>4 Gittler-Muniz, I'm from the Iglesias Garden.</p> <p>5 I was here two months ago, asking about the status</p> <p>6 for our application. It's been eight months now</p> <p>7 since we submitted our revised PDA Agreement. We</p> <p>8 originally submitted our garden application back</p> <p>9 in 2020, so I'm here again to ask if there's any</p> <p>10 updates. Last time I was here, two months ago,</p> <p>11 folks mentioned that by the end of the summer,</p> <p>12 we'd be hoping to have the updated PDA. So here</p> <p>13 to ask you --</p> <p>14 MR. WETZEL: Do we have any updates?</p> <p>15 MR. GITTLER-MUNIZ: Any updates?</p> <p>16 MS. SAAH: Yes. I mean, it is currently</p> <p>17 being -- the PDA is being developed and revised.</p> <p>18 And again, due to the fact that Land Bank staff is</p> <p>19 now a legal staff, is -- of two people, is</p> <p>20 currently doing the work of about four people or</p> <p>21 five people. It is just one of those things that,</p> <p>22 you know, we're putting out fires right and left,</p> <p>23 so it's not for lack of wanting to get this to</p> <p>24 you, we definitely want to get this garden --</p>
<p style="text-align: right;">Page 59</p> <p>1 MS. SAAH: Nick Dema?</p> <p>2 MR. DEMA: No.</p> <p>3 MS. SAAH: Cornelius Brown?</p> <p>4 MR. BROWN: Aye.</p> <p>5 MS. SAAH: And Jenny Greenberg?</p> <p>6 MS. GREENBERG: No.</p> <p>7 MS. SAAH: Okay. So we have one, two, three,</p> <p>8 four, five. We have an evenly split vote, which</p> <p>9 means it's neither approved nor disapproved</p> <p>10 because it requires six votes either way. And so</p> <p>11 it is in limbo. We're just -- we can -- it --</p> <p>12 right. It can come back next month unless the</p> <p>13 developer chooses to remove it from consideration.</p> <p>14 MR. WETZEL: Thank you all for attending.</p> <p>15 Appreciate it. I'm not -- I'm not adjourning.</p> <p>16 I'm just letting everybody --</p> <p>17 MR. JEREMIAH: Are we done?</p> <p>18 MR. WETZEL: -- know. Let's, let's get</p> <p>19 there. I have a -- there's somebody signed up for</p> <p>20 public comment on old or new business. That's</p> <p>21 the first one is Ryan?</p> <p>22 COURT REPORTER: I'm sorry. Can we get it</p> <p>23 quiet, please? Thank you. Can you please</p> <p>24 continue to you were saying?</p>	<p style="text-align: right;">Page 61</p> <p>1 MS. BONILLA: And we support the garden.</p> <p>2 MR. GITTLER-MUNIZ: Appreciate that.</p> <p>3 MS. SAAH: Okay. If I'm being honest, it's</p> <p>4 just --</p> <p>5 MR. GITTLER-MUNIZ: Do you have any sense of</p> <p>6 like -- do you have any sense of timeline, of like</p> <p>7 when we should expect?</p> <p>8 MS. SAAH: Let, let me look and see where we</p> <p>9 are with it, and I'm really hoping I can get it to</p> <p>10 you within the next few weeks. Of course, I've</p> <p>11 MR. GITTLER-MUNIZ: Okay.</p> <p>12 MS. SAAH: -- said that before.</p> <p>13 MR. GITTLER-MUNIZ: Sure, sure.</p> <p>14 MS. SAAH: But okay. Okay?</p> <p>15 MR. GITTLER-MUNIZ: Just here to bring it back.</p> <p>16 MS. SAAH: Yes. No, it's on -- believe me, I</p> <p>17 wake up in my -- in the middle of the night</p> <p>18 thinking about it.</p> <p>19 MR. GITTLER-MUNIZ: Thank you.</p> <p>20 MS. SAAH: Okay.</p> <p>21 MR. WETZEL: And the other person signed up</p> <p>22 is Jeremy Blatstein?</p> <p>23 MR. BLATSTEIN: I'll keep it -- I'll keep it</p> <p>24 brief. Land Bank meetings should be recorded and</p>

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<p>Page 62</p> <p>1 televised so that everybody can hear and see what 2 goes on in this Board. I'm going to make a post 3 for Philadelphia City Council to change the bylaws 4 so that the meetings are recorded live. I think 5 that more information is better, and everybody 6 should hear what's going on at these meetings. 7 And the last bit is just in terms of what the 8 goal of this Board is, I think it is to dispose 9 off land held, it's not to hold it. So it's 10 really, I think, something that needs to be, as 11 Mr. Jeremiah said, like, I really don't know what 12 the point of this Board is if we're not disposing 13 off land to put it to better use. So time and 14 again, you're just allowing -- honestly, it's kind 15 of alarming, because, yes, you don't have to give 16 a reason, but realistically, it's getting to the 17 point of concern of all these no votes. 18 So it's something that really does need to 19 get looked into further, in terms of what, what 20 the disposition policy says, and what the 21 guidelines are for what a qualified application 22 looks like and what these votes are. And also, 23 the last thing I'll say is, who you represent and 24 what involvement other people have on this Board,</p>	<p>Page 64</p> <p>1 this question -- excuse me. 2 MR. RODRIGUEZ: Excuse me. 3 MS. SAAH: Yeah, sorry. That's -- it's very 4 distracting when people are speaking. And she 5 asked that these questions be addressed during the 6 Board meeting. 7 MR. RODRIGUEZ: So I can report that we 8 received that email on, on Thursday, the property 9 was addressed Friday. So all those issues were 10 addressed. I will say that we do -- we manage all 11 the agencies; PHDC, PRA, and Land Bank properties. 12 Once we became aware of it, and there is kind of a 13 -- if they go through 311, does take some time to 14 get to our desk. If they contest -- contact us 15 directly, we do address it within 24 to 72 hours. 16 MS. GONZALEZ: Angel, is that lot available 17 for disposition? Do you know? 18 MR. RODRIGUEZ: Should be, yeah. 19 MR. WETZEL: All right. Can I get a motion 20 to adjourn? 21 MR. BEAUVAIS: So move. 22 MR. WETZEL: Second? 23 MS. GONZALEZ: Second. 24 MR. WETZEL: All in favor aye.</p>
<p>Page 63</p> <p>1 is something that needs to really get looked into 2 as well in terms of why you're on this Board, how 3 you're on this Board, and whether or not you're 4 doing the job that this Board is supposed to be 5 doing. So, thank you. 6 MR. WETZEL: Thank you very much. 7 MS. SAAH: Mr. Chair? 8 MR. WETZEL: Yes. 9 MS. SAAH: I also have -- we received a 10 comment that asked to be presented, a request that 11 asked to be presented as a new business. And we 12 have a email from Amanda Martinez, who owns 1315 13 South 20th Street. She was writing to asking us 14 to address the neighboring vacant lot at 1317 15 South 20th Street, which is owned by the Land 16 Bank. She says she's been trying to get it 17 cleaned up and trees removed that are hanging over 18 her property for several months now. 19 She, she had questions about when it will be 20 clipped, whether the, the land Bank received a 21 public violation notice on the property, who's 22 responsible for insuring it, and what is the Land 23 Bank's plan for ensuring the long-term and 24 proactive maintenance of this lot? She asks that</p>	<p>Page 65</p> <p>1 (Chorus of ayes.) 2 (Proceedings concluded at 11:17 a.m.) 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>

Lexitas Legal Philadelphia
215-504-4622

Exhibit A

Philadelphia Land Bank
09/09/2025

<div>1 CERTIFICATE OF DIGITAL REPORTER</div> <div>2</div> <div>3 I, KIYZIAH VAUGHN, a Digital Reporter, do</div> <div>4 hereby certify:</div> <div>5</div> <div>6 That the foregoing proceeding hereinbefore</div> <div>7 set forth was accurately captured with annotations</div> <div>8 by me during the proceeding.</div> <div>9</div> <div>10 I further certify that I am not related to</div> <div>11 any of the parties to this action by blood or</div> <div>12 marriage, and that I am in no way interested in</div> <div>13 the outcome of this matter.</div> <div>14</div> <div>15 IN WITNESS THEREOF, I have hereunto set my</div> <div>16 hand this 9th day of September, 2025.</div> <div>17</div> <div>18 </div> <div>19</div> <div>20 Kiyziah Vaughn</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div>	<div>Page 66</div>

Lexitas Legal Philadelphia
215-504-4622

Exhibit B

Ceiba



A Latino coalition building organization serving Philadelphia

174 Diamond St
Philadelphia PA 19122

215-634-7245
info@ceibaphiladelphia.org

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

September 08, 2025

Dear Board of Directors,

We are sending you this letter to respectfully request that you not approve the disposition of the 30 publicly owned parcels of land listed below to the Civetta Property Group, LLC at your September 09, 2025 meeting:

- 509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2206 N. Orianna Street; 2202, 2204, 2257 N. Orkney Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; 2047, 2054, 2151 N. 5th Street (CD 7)

The disposition of the 30 publicly owned parcels of land listed above to the Civetta Property Group, LLC, should be stopped until the 7th Councilmanic District completes its comprehensive neighborhood plan and assessment of the use of available publicly owned land that is part of that Council District's work under the Housing Opportunities Made Easy (H.O.M.E.) initiative. The 7th District Councilperson has engaged a consultant and is organizing a series of meetings with private developers, community-based organizations, and neighborhood residents to create a plan that makes the best use of the publicly available land in her district.

The Philadelphia Land Bank should respect the process. It should wait until that plan is completed by the end of the year before making any further decisions on land dispositions in the 7th Councilmanic District. We believe that a plan that is based on the input of private developers, community-based organizations, and neighborhood residents is the most productive and constructive vehicle to ensure that public land is best used for the public good.

We applaud the Civetta Property Group for meeting with community groups this summer and for providing tours of the Turn the Key properties that they developed. We look forward to working with them during the 7th Councilmanic District H.O.M.E. planning process.

Thank you for your attention to this matter.

Respectfully,

Will Gonzalez,
Executive Director

cc: Councilwoman Quetcy Lozada

Exhibit B



CITY OF PHILADELPHIA CITY COUNCIL

QUETCY M. LOZADA
ROOM 484, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3448 OR 3449
Fax No. (215) 686-1936

COUNCILMEMBER – 7TH DISTRICT

September 8, 2025

Board of Directors
C/o Angel Rodriguez
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia PA 19107

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

Dear Board of Directors:

Thank you for the time to address this incredibly polarizing issue. I am writing to you regarding the Civetta Property Group LLC request for the disposition of 30 parcels of publicly held land by the Land Bank. This application is a rejoinder to the response of the Land Bank Board of Directors meeting on August 12, 2025.

On July 24, 2025, Civetta met with the residents and community leaders at a meeting hosted by NSCA RCO in the Norris Square Community. Although Civetta's strategy included 100% affordability, local residents expressed strong opposition to the proposed plan. Concerns included; affordability based on local AMI, access to mortgages through City identified lending institutions, opportunities for local residents through community reinvestment and other issues.

Since that time, my staff has spoken directly with Civetta LLC in an effort to ascertain both their short and long-term goal for development in the 7th District. I have also reached out to a host of local Community Based Organization, for profit and non-profit developers, PCPC's designated Registered Community

Exhibit B

Organization and affected residents regarding the housing issues and their impact on the 7th Council District. I am sensitive to and understand the concerns that have been raised by this request which include; gentrification, income-based eligibility issues, removal of greenspaces, displacement of residents as a result of market pressures, and equitable development to name a few.

I understand the City of Philadelphia has worked to create tools to address the housing challenges, one of them being the Turn the Key Program for work force housing in which this request is based. Turn the Key is an income eligible based program. Houses will sell for up to \$280,000 with income qualified buyers being eligible for mortgage “buy-down” assistance funds. One of our concerns is that a considerable number of residents who work for the City may not meet the eligibility requirements due to their salary. We also have concerns regarding locally funded CBO’s and their housing counseling departments being excluded from the process of preparing and directing local residents for this opportunity. Finally, if the pipeline for City employed residents to take advantage of this opportunity is no longer “viable” in the developers view, will the houses remain “workforce housing” or will their purchase option broaden. These are questions that continue to require answers.

I believe there is a place for for-profit development. The workforce housing tool offers the most expedient way to develop housing and while not addressing moderate income housing issues, some housing concerns may be abated. There is also a great need for low-income housing purchase options for Philadelphians. I believe strong communities have always had a stratum of social and economic diversity. The disposing of 30 parcels of City owned property may serve a short-term goal of creating housing opportunities for our workforce but I must ensure, as the peoples representative of the 7th Council District, that my entire constituency has viable housing option and opportunities.

Presently, I support the position of an overwhelming number of residents, and all RCO’s, who do not believe that at this time this project serves the best interest of the majority of 7th Council District residents that are in need, as articulated by numerous groups.

Respectfully,



Quetcy M. Lozada
Councilmember, 7th District

Exhibit C

From: Amanda Martinez <amandamart417@gmail.com>
Sent: Thursday, September 4, 2025 4:03 PM
To: Andrea Saah
Cc: Vincent Thompson; Alyssa Adams; Tiphany White; Peter Le; hr@pennhort.org; landcare@pennhort.org
Subject: Public Comment Request for Land Bank Board Meeting on September 9, 2025 - 1317 S 20th St Vacant Lot
Attachments: Front.jpg; Backyard.jpeg
Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Andrea,

My name is Amanda Martinez, I own property 1315 S 20th St, Philadelphia, PA 19146. My email is amandamart417@gmail.com.

Please accept this email as a public comment for the Land Bank's board meeting on September 9, 2025. This email addresses the severe and ongoing neglect of the neighboring vacant lot at **1317 S. 20th St**, evidenced by the attached photos taken on September 4, 2025. These images show overgrown weeds and specifically one overgrown weed that has now matured into a large tree, encroaching on my private backyard.

For over two months now, I've repeatedly tried to resolve this issue through official channels, including 311, CLIP, the Land Bank, PHS, and Kenyatta Johnson's office. Despite numerous attempts, my requests for assistance have been ignored or rerouted, resulting in a frustrating lack of action. This situation is unacceptable.

I am formally asking three questions:

1. When will the 1317 S. 20th St lot be clipped to mitigate the immediate danger and nuisance caused by the overgrown weeds? Vague responses that it is the City, CLIP, or PHS's job is not acceptable - I want a date and who will be clipping it. In the event this lot is clipped before September 9, 2025, I want the following two questions to be addressed.
2. There was a public violation notice on this property on August 21, 2025. Who at the Land Bank received this notice and who is responsible for addressing it to ensure it is resolved?
3. What is the Land Bank's plan for ensuring the long-term and proactive maintenance of this lot, particularly given PHS's unresponsiveness?

I anticipate these questions to be publicly addressed during the board meeting on September 9, 2025 and will be awaiting a response in the meeting minutes. I have also cc:ed Kenyatta Johnson's team to keep them informed on the neglect of this lot, and have cc:ed PHS to keep them informed and be held accountable for this lot as well.

Thank you,
Amanda Martinez

PHILADELPHIA LAND BANK

OCTOBER 14, 2025 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, October 14, 2025, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given.

Call to Order

The meeting was called to order at 10:02 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez explained that the meeting could not proceed due to several last-minute notifications of absences.

Item I **Roll Call**

The following members of the Board of Directors reported present: Nicholas Dema, Maria Gonzalez, Jenny Greenberg, and Michael Johns.

Cornelius Brown, Darwin Beauvais, Andrew Goodman, Kelvin Jeremiah, and Rebecca Lopez-Kriss were absent from the Board meeting. Herb Wetzel and Majeedah Rashid were also absent.

The following Land Bank staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Cristina Martinez, Brian Romano and Carolyn Terry.

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

Since a quorum of Directors was not present, Ms. Imredy Saah stated that the Board could not proceed with business, and that only a motion to adjourn could be passed without a quorum present.

Vice Chair Dema called for motion to adjourn.

Ms. Gonzalez moved to adjourn the meeting. Ms. Greenberg seconded the motion.

Upon motion made and duly seconded, the Board members present unanimously voted to adjourn at 10:06 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, September 9, 2025, at 10:00 AM.

User Name
Stephanie Rhoades
Zane Knight
Karen Minor
Jacqueline Sims
Mike Blount
Dewain Clark
Relina Bonilla
Conlan Crosley
Greg Heller
Wanda Chavarria
Cassandra Sykes
Melissa Santiago
Melania Cerrato
Edward Hairston
Joanna Parker
Nilda L. Pimentel
Kenneth Hawley
Isaiah Franco
Staci Scott
Ryan Gittler-Muñiz
Margaret White
Antonio Cerqueira
Jeremy Blatstein
Anthony Fullard
Marlon Williams
Patricia DeCarlo
Sloane Folks
Alex Ritter
Lisa Johnson
Lionel Campfield
Gerald Weaver
Jakai Jackson
Kara Haggerty Wilson
Zchagiel Monroe
Michael Tomasetti
Brennan Mease Tomasetti
Winnie Branton

Darren Coleman
Kara Haggerty Wilson
Zchagiel Monroe
Michael Tomasetti
Brennan Mease Tomasetti
Winnie Branton
Tom DeLucia
Noah Reimers
Talia Giles