

PHILADELPHIA LAND BANK

NOVEMBER 18, 2025 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, November 18, 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 10:10 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 acquisition of properties at Sheriff's sales, indicating that the final anticipated acquisition was scheduled for the following day, November 19, 2025. She noted that the agenda was revised at the last minute to remove two items.

Ms. Imredy Saah then explained that the Board will first discuss each proposed disposition before opening the floor to public comment. She explained that each speaker will be limited to two minutes, with time strictly enforced due to the length of the agenda. She added that public comments will be accepted by agenda item, and comments on matters not on the agenda should be held until the end of the meeting.

Item I **Roll Call**

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

No board members were 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.

Item II **Approval of Board Minutes**

Vice Chair, Mr. Dema called for a motion to adopt the Board meeting minutes of September 9, 2025 and October 14, 2025.

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

Upon motion made and duly seconded, the Board unanimously approved the Board meeting minutes of September 9, 2025, and October 14, 2025.

Item III
Executive Director's Report

Mr. Rodriguez welcomed the two new Board members, Angela Brooks and Alexander Balloon. He provided a brief update on the unified land use strategy plan, noting that it began two months ago and is expected to be completed by spring or summer of 2026. He stated that the Land Bank operational assessment has been completed and that outcomes will be discussed with the Board and made public once a rollout plan is determined, potentially by the next Board meeting.

Mr. Rodriguez also reported that pursuant to Resolution No. 2023-32, he had administratively approved an increase in the maximum sales price for eight (8) affordable homeownership units in the 2nd Council District to be developed by Fine Print Construction. He shared that the price increased from \$267,000 to \$280,000 due to increased construction costs and difficult soil conditions on the sites. He noted that the AMI requirement remains at 80%.

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

Item IV
Administrative

IV.A. Election of Board Chair

As Acting Chair, Mr. Dema moved the meeting to administrative matters and asked Ms. Saah to proceed.

Ms. Saah stated that, following the departure of former Board Chair Herbert Wetzel, the Board solicited nominations in accordance with the bylaws and received one nomination for Angela Brooks. She explained that the election is uncontested and that the Board is being asked to elect Angela Brooks as Chair until officer elections are held at the next Annual Meeting in August 2026.

Mr. Dema asked whether there were any Board questions or public comments. There were none.

Mr. Dema then requested a motion to elect the Board Chair.

Mr. Beauvais moved to elect Ms. Brooks as Board Chair, and Ms. Greenberg seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Appointing Angela Brooks as Board Chair (attached to these minutes as **Exhibit C**).

IV.B. Substitution of Developer Entity

Mr. Dema turned the meeting over to the newly elected Chair, Angela Brooks.

Mr. Rodriguez requested Board approval for the substitution of separate special purpose entities as developers for individual sites being developed by Fine Print Construction LLC, the approved developer of mixed-income rental properties at several sites in the Second (2nd) Council District. He noted that the disposition was approved by Board Resolution 2022-55 on December 13, 2022. The request was made by the applicant, and the proposed new entities are: 2329 Ellsworth LLC; 2445 Federal LLC; 1709 Point Breeze LLC; 1711 Point Breeze LLC; and SUUDA-Kenyatta Bey LLC.

Mr. Dema asked whether the substitution was essentially a name change with no change in principals.

Ms. Imredy Saah clarified that Board approval is required because the members of the original LLC created a new entity for each building but confirmed that the principals of each new entity remain the same.

With no questions from the Board and no written comments, Chair Brooks called for a motion to adopt the resolution approving the developer substitution.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution 2022–55 to Substitute Special Purpose Entities for Fine Print Construction, LLC as Developer of 2329 Ellsworth Street, 2445 Federal Street, 1709 Point Breeze Avenue, 1711 Point Breeze Avenue, 1822-34 Rear Point Breeze Avenue, and 1836 Point Breeze Avenue** (attached to these minutes as **Exhibit D**).

Item V **Property Dispositions**

V.A.1. Development – Affordable Housing (RFP) – Francisville Ogden et al – Francisville Commons 1, LLC

Mr. Rodriguez requested Board approval to convey 1437, 1438, 1539, 1544, 1546 and 1610 Ogden Street; 863 N. 15th Street; and 841, 845 and 851 N. 16th Street (CD 5) to Francisville Commons 1 LLC to develop ten single-family homes. He stated that the homes will be approximately 1,200 square feet, sold to households at or below 100% of AMI for up to \$280,000, and eligible for the Turn the Key program. He added that the minority-owned, PHDC-approved developer was selected through an RFP, met all requirements, held community meetings without objection, and is in attendance.

Mr. Johns encouraged the developer to raise basement levels above grade to allow for more natural light and reduce flooding risks.

Mr. Goodman agreed, adding that since most nearby homes appear to be three stories rather than two, increasing the height would help the proposed homes better fit the neighborhood context.

Ms. Imredy Saah stated that the Land Bank received seventeen (17) public comments and a petition with approximately 600 signatures opposing development of 1544 and 1546 Ogden Street and requesting that the lots remain as community open space. She noted that the site is not a licensed garden and there is no formal agreement for its use. All written comments received are attached to these minutes as **Exhibit E**.

Mr. Jeremiah asked how the two Ogden Street lots differ from the parcels proposed by Fifth District Councilmember Young as an alternative garden site. Ms. Saah responded that she was not aware of

the details, understood the alternative site to be 1438 Poplar Street, and noted that such discussions occur between the Council office and the residents, not the Land Bank.

Mr. Jeremiah asked whether excluding the two parcels would impact the developer's plans.

Mr. Rodriguez responded that the project resulted from an RFP issued in coordination with the Council office, and changing the inventory at this stage would be unfair to other applicants who did not have the opportunity to propose on a different set of parcels. He added that the inventory was reviewed with the Council office prior to issuance of the RFP.

Ms. Brooks invited the Council office representative to speak before moving on to members of the public who had signed up to speak on this particular agenda item.

Mr. Crosley identified himself as representing the Fifth Council District and stated that the Council office fully supports the proposal. Ms. Brooks thanked him.

Mr. Michael Katz, a resident of the community, stated that he chose to live near the community garden and values it as an important space for connection, recreation, and neighborhood life. He expressed concern that removing a long-standing garden in favor of development overlooks the role green space plays in building community and urged consideration of its impact alongside the need for housing.

Mr. Brown asked whether an application had been submitted for use of the garden. Mr. Rodriguez responded that, in the Fifth Council District, the priority for certain areas has consistently been affordable housing, so side yard or garden agreements were not available, and this policy did not change between Council administrations.

Ms. Ashley Knueppel, a resident of the community, explained that she and her husband cleaned up the Ogden Street lots in 2020 and helped create a community garden that is now widely used for neighborhood events. She noted that the garden was never formally approved but emphasized strong community support, citing a petition with over 600 signatures. She stated that she supports affordable housing and the developer but requested that the two lots be removed from the project due to the garden's community value and lack of early community engagement.

Mr. Joe Deutschman, the block captain for 15th and Ogden Street, urged the Board to preserve the garden if possible and raised concerns that the proposed two-story homes would not match the surrounding four-story buildings, suggesting a three-story design instead. He also stated that the current garden site is more visible and feels safer than the proposed alternative location, which he described as less central and near abandoned buildings.

Mr. Brandon Burns, a nearby community member, expressed concern about developing housing on the community garden, emphasizing the importance of preserving scarce urban green space. While voicing support for affordable housing, he asked whether alternative sites could be considered given the lack of other public open spaces in the neighborhood.

Mr. Spiller, a longtime Ogden Street resident, expressed support for workforce and affordable housing but emphasized that the community garden is essential for neighborhood connection and local

businesses. He raised concerns about the safety and suitability of the proposed Poplar Street alternative and urged the Board to explore creative options, such as swapping lots, to preserve the garden.

Mr. Jeremiah asked whether the community engaged with Councilmember Young about their opposition. Mr. Deutschman responded that they did not meet directly with the Councilmember but worked with Mr. Crosley to consider relocating the garden to 1438 Poplar Street with potential City support. He stated this did not resolve concerns because the alternative site is less central, has lower foot traffic, and presents safety issues.

Mr. Jeremy Blatstein voiced support for Councilmember Young and the development, stating that informal garden use creates liability for the agency that owns the land and sets a poor precedent. He emphasized that the RFP's purpose is to return vacant lots to productive use for housing.

Mr. Jacob Pritchett acknowledged the value of community green spaces but urged the Board to prioritize the City's urgent need for affordable housing and avoid actions that would delay or prevent its development.

Ms. Patricia DeCarlo stated that removing the garden is unfair given the community's seven years of maintenance and urged preserving the two lots while substituting other vacant parcels for development.

Ms. Lopez-Kriss asked about the timeline if the lots were removed from the RFP. Mr. Rodriguez replied that reissuing the RFP would take at least 30 days, plus additional community meetings, potentially adding up to 60 days, and noted that the original RFP was posted sometime in early summer with multiple community meetings held.

Mr. Goodman asked about neighborhood housing comparables for Turn the Key pricing. Mr. Rodriguez stated that Turn the Key homes would be well below market, with nearby home prices around \$400,000 to \$500,000, and noted that he had not analyzed comparable vacant lots.

Mr. Johns asked whether the developer could voluntarily exclude a lot after Board approval. Mr. Rodriguez responded that such a change is not part of the resolution and, if material, would require returning to the Board and coordination with the Council office.

Mr. Jeremiah asked whether the developer had explored alternatives to preserve the garden. Mr. Coleman of The Prime Corporation responded that he met with the community and Council and is aware of the concerns, but explained that because the project resulted from an RFP, he has limited ability to change it and any modifications would require Council review.

Ms. Brooks asked for further Board discussion.

Ms. Imredy Saah noted the Board could adopt the resolution or propose an alternative, but changes to an RFP would effectively be a denial. Mr. Rodriguez cautioned that altering core RFP terms would undermine the process, and Ms. Imredy Saah added that removing two lots would be a material change requiring a new RFP.

Ms. Gonzalez urged better identification of informal gardens and earlier community–Council coordination to avoid disruptions. Ms. Brooks emphasized City liability from unlicensed use and noted this may be addressed in the land strategy. Mr. Rodriguez stated that an inventory review and Council

discussions occurred and that no party had a legal right to occupy the land. Ms. Greenberg added that a clear licensing and insurance process could help prevent similar issues.

Mr. Balloon emphasized strong public support for the Turn the Key program, noting that many working residents cannot afford to buy in the neighborhood and that there is a waiting list and a City goal of 1,000 Turn the Key homes.

Ms. Brooks then called for a motion to adopt the resolution.

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

Upon motion made and duly seconded, the Board held a roll call vote. Ten Board members voted in favor of the disposition (Angela Brooks, Nicholas Dema, Cornelius Brown, Andrew Goodman, Rebecca Lopez-Kriss, Alex Balloon, Kelvin Jeremiah, Darwin Beauvais, Maria Gonzalez, and Michael Johns), and one opposed the disposition (Ms. Greenberg).

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 1437, 1438, 1539, 1544, 1546 and 1610 Ogden Street; 863 North 15th Street; and 841, 845 and 851 North 16th Street to Francisville Commons 1, LLC** (attached as **Exhibit F.**)

V.A.2. Development – Affordable Housing (RFP) – North Central Bailey St et al – Nation Builders WFH, LLC

Senior Development Specialist Brian Romano requested Board approval for the disposition of 1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837 and 1838 N. Bailey Street; 2525 and 2611 Cecil B. Moore Avenue; 1725, 1726, 1729, 1747, 1749 and 1832 N. 26th Street; and 1735, 1747 and 1765 N. 27th Street in the Fifth (5th) Council District to Nation Builders WFH, LLC for the development of twenty (20) single-family homes. He stated that the homes will be eligible for the Turn the Key program, sold at up to \$280,000 to households at or below 100% AMI. He noted that the developer was selected through an RFP as the most qualified bidder, that three bids were submitted with two deemed qualified, that an EOP plan will be required, and that a community meeting was held on September 4, 2025.

Seeing no questions from the Board, Chair Brooks asked if there were any written comments.

Ms. Imredy Saah reported that one letter and a petition were submitted requesting that 1725 North 26th Street be removed from the project and preserved as open space, noting that the writer, Mr. Grossman, is present and signed up to speak. All written comments received are attached to these minutes as **Exhibit G.**

Mr. Grossman stated that the September 4 meeting was not a meaningful community meeting, as no City staff attended and residents' questions went unanswered. He explained that he and his neighbors support affordable housing generally but oppose development of 1725 North 26th Street, which they described as an actively used community garden and green space. Citing a petition with thirty (30) block residents' signatures, he urged the Board to remove that single lot from the project and suggested that development occur on nearby vacant parcels instead, emphasizing the garden's long-standing community use and value.

Ms. Lopez-Kriss asked what questions went unanswered at the community meeting. Mr. Grossman responded that residents asked about the project timeline and other basic details, but the developer

could not provide answers and no City or Council representative attended, making the meeting ineffective.

Chair Brooks asked Mr. Rodriguez for clarification on the purpose of community meetings.

Mr. Rodriguez explained that the meetings are informational sessions required to present proposed dispositions to the community and gather feedback, not deliberative or RCO meetings, and not intended for decision-making. He noted that developers may choose whether to incorporate community input before Board review and confirmed that the purpose is to inform residents about what is being proposed.

Mr. Crosley stated that he represents the Fifth Council District and that the Council office fully supports disposition.

Chair Brooks asked whether the community garden was licensed. Mr. Rodriguez stated that it was not, explaining that the area's land-use policy prioritizes affordable housing and does not allow side-garden or open-space applications, including temporary leases.

Mr. Pritchett urged the Board not to take action that would delay construction of new affordable housing, emphasizing Philadelphia's urgent housing need.

Seeing no further questions, Chair Brooks called for a motion. Mr. Balloon moved to approve the disposition, and Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 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) to Nation Builders WFH, LLC** (attached as **Exhibit H**.)

V.A.3. Development – Affordable Housing (RFP) – North Central Etting Street et al – North Etting Commons LLC

Mr. Romano requested Board approval for the disposition of 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862 and 1866 N. Etting Street in the Fifth (5th) Council District to North Etting Commons, LLC for the development of seventeen (17) single-family affordable homes. He stated that the homes will be sold to households at or below 100% AMI for up to \$280,000, be eligible for the Turn the Key program, and were selected through an RFP as the most qualified proposal following a community meeting held on September 29th. An EOP plan will be required.

Ms. Saah reported that one letter was submitted regarding the North Central Etting Street RFP from the Strawberry Mansion Community RCO, expressing full support for the project and requesting Board approval. The written comment is attached to these minutes as **Exhibit I**.

Ms. Cummings, Director of the Strawberry Mansion Community Concern RCO, stated that she submitted written comments and spoke to provide additional context. She emphasized her extensive professional background in City government, planning, and development and clarified that she does not oppose development itself but opposes development that lacks respect for community history and

impact. She added that, in contrast, The Prime Corporation engaged with the community respectfully and with awareness of past trauma.

Mr. Crosley stated that the Fifth Council District fully supports the disposition.

Mr. Blatstein expressed support for the project and for Councilmember Young's approach to advancing similar RFP projects in the Fifth Council District.

Mr. Johns thanked Ms. Cummings for her continued engagement and noted that her support of the developer as a community partner rather than a "conqueror" was significant and meaningful.

Chair Brooks called for a motion. Mr. Jeremiah moved to approve the disposition, and Mr. Johns seconded.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862, 1866 N. Etting Street (CD 5) to North Etting Commons, LLC** (attached as **Exhibit J**).

V.A.4. Development – Affordable Housing (RFP) – Strawberry Mansion – Oakdale Street et al – Civetta Property Group, LLC

Next, Mr. Romano requested Board approval for the disposition of 2420, 2438, 2442, 2456, 2648, 2650 and 2651 N. Corlies Street; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031 and 3039 W. Oakdale Street; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556 and 2567 N. Stanley Street in the Fifth (5th) Council District to Civetta Property Group LLC for the development of thirty-eight (38) single-family affordable homes. He stated that the two-story homes will be approximately 1,375–1,400 square feet, sold to households at or below 100% AMI for up to \$280,000, and be eligible for the Turn the Key program. He noted that the developer was selected through an RFP as the most qualified bidder, that two qualified bids were received, the EOP applies, and a community meeting was held on October 9, 2025.

Mr. Dema asked whether the removal of two properties was a technical matter and not a change to the RFP, and Mr. Rodriguez confirmed that it was technical and did not alter the RFP.

Ms. Imredy Saah shared that one letter was submitted regarding the Strawberry Mansion RFP from the Strawberry Mansion Community RCO, expressing full support for the project and requesting Board approval. The written comment is attached to these minutes as **Exhibit K**.

Seeing no further questions from the Board, Chair Brooks proceeded to public comments.

Ms. Cummings expressed strong support for the Civetta Property Group project, citing community engagement, respect for neighborhood character, and pathways to homeownership, and also praised The Prime Corporation's Etting Street proposal as a strong Turn the Key design.

Mr. Crosley stated that the Fifth Council District supports the project.

A member of the public made several comments regarding a developer, following which Mr. Jeremiah requested that those comments, which he perceived as a derogatory personal attack, be stricken from the record for not conforming to the Board's policy. Ms. Imredy Saah added that personal accusations

are not permitted under the public comment policy and confirmed that the comment would not be included in the minutes.

Mr. Edward Walter asked whether Turn the Key affordability at 100% AMI aligns with the program's definition of "affordable" and whether AMI has a specific definition or is used more broadly.

Mr. Rodriguez explained that Turn the Key homes are capped at 100% AMI to enable developers to secure construction financing, even though most buyers earn much less, around \$45,000 per year. He described Turn the Key as a leverage program where the Land Bank discounts land value, developers and banks assume construction risk, and buyers receive subsidies. He added that although homes are priced at \$280,000, the average mortgage at closing is about \$180,000, resulting in monthly payments below area rents.

Mr. Pritchett expressed support for the project, noting that adding thirty-eight homes is a positive step forward and that there are residents currently waiting for housing like this.

Seeing no further questions, Chair Brooks called for a motion. Mr. Beauvais moved to approve the disposition, and Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2420, 2438, 2442, 2456, 2648, 2650 and 2651 North Corlies Street; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031 and 3039 West Oakdale Street; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556 and 2567 North Stanley Street to Civetta Property Group LLC** (attached as Exhibit L).

V.B.1. Development – Affordable Housing (unsolicited) – Trinity Property Advisors LLC –
REMOVED FROM AGENDA

V.B.2. Development – Affordable Housing (unsolicited) – Civetta Property Group LLC -
REMOVED FROM AGENDA

V.B.3. Development – Affordable Housing (unsolicited) – Civetta Property Group LLC

Before moving on to the next item of the agenda, Ms. Imredy Saah explained that two items were removed from the agenda. She shared that the proposed disposition to Trinity Property Advisors was removed because the developer had not completed the required re-certification due to unresolved tax issues, which could not be cleared in time; she noted it will likely return in December. She stated that the second item, the proposed disposition to Civetta Property Group in the Third District, was removed at the developer's request, as they are reconsidering how to phase and schedule their dispositions.

Cristina Martinez, Senior Development Specialist, requested Board approval for conveyance of 509, 511, 534 and 536 W. Dauphin Street; 310, 313, 503 and 505 Diamond Street; 516 and 518 Edgley Street; 2305, 2307 and 2309 N. Lawrence Street; 2210, 2212, 2233, 2306, 2308, 2310 and 2312 N. Leithgow Street; 447 W. Norris Street; 2206 N. Orianna Street; 2202, 2204 and 2257 N. Orkney Street; 2049, 2138, 2236, 2252 and 2254 N. Reese Street; 304, 309, 311, 323 and 512 W. Susquehanna Avenue; and 2047, 2054 and 2151 N. 5th Street in the Seventh (7th) Council District to Civetta Property Group LLC to develop 30 single-family homes. She stated that the homes will be two- and three-story units of approximately 1,375 square feet, sold to households at or below 100% AMI for up to \$280,000, and

eligible for the Turn the Key program. She noted that the application was unsolicited, evaluated under the disposition policy, the EOP applies, and listed the properties included in the project.

Mr. Rodriguez noted for the record that Mr. Johns had recused himself from consideration of the item.

Chair Brooks reminded attendees that public comment is limited to two minutes and must remain non-personal.

Ms. Lopez-Kriss noted that 2257 North Orkney Street and 2247 North 5th Street were removed from the project. Chair Brooks confirmed the removals and asked whether there were any further Board questions before proceeding to public comments.

Councilwoman Quetcy Lozada stated that she submitted a letter for the record and spoke in opposition to the project, noting this was the fourth time the community has raised concerns. She emphasized that her office follows a community-led process, expressed frustration that residents must repeatedly oppose a project she believes does not meet her district's needs, and stated that the developer has not adequately responded to community requests. She urged the Board to respect and support the community's position.

Chair Brooks thanked Councilwoman Lozada and indicated that the Land Bank's attorney would explain the process and why the item returned multiple times.

Councilwoman Lozada responded that the process is not always applied consistently, stated that some parties receive opportunities others do not, and offered to provide data from her office to support that concern.

Ms. Imredy Saah explained that once an applicant and application are qualified, the matter comes before the Board, and state law and the bylaws require six affirmative or negative votes for any disposition over \$50,000. She stated that in prior instances the item did not receive a dispositive vote due to lack of quorum or insufficient votes, and that developers may request that the item be returned to the Board for consideration. She noted that the developer did so here and invited Councilwoman Lozada to submit any examples of inconsistent application of this process for review.

Ms. Nilda Pimentel, representing neighborhood groups and the coordinating RCO, stated that the community has opposed the proposal multiple times and sought a more responsive alternative. She argued that similar projects in other districts have included lower-priced homes, noted the lack of affordable development in her neighborhood, and urged the Board to allow continued negotiations to expand access to the Turn the Key program for local residents.

Ms. Imredy Saah summarized written correspondence received, including an October letter from the Councilwoman, a letter from Ceiba opposing the project pending completion of a comprehensive plan for publicly owned land in the Seventh Council District, and resident emails requesting preservation of certain lots as green space or supporting the project. She also noted receipt of a petition with sixteen (16) signatures supporting the project and written testimony from the developer outlining its engagement timeline with the Seventh Council District. All written comments received are attached to these minutes as **Exhibit M**.

Ms. Talia Giles, Director of the Philly Liberation Center, stated that her organization and other neighborhood groups have opposed the Civetta project since July. She said the community recommended offering some homes at \$250,000, challenged claims that lower AMI households would

not be able to sustain mortgage payments, and urged negotiations with Councilmember Lozada, expressing concern that Civetta had not engaged in good-faith discussions with the community.

Ms. Patricia DeCarlo criticized the Board's process, stating that repeated community opposition has not meaningfully affected outcomes. She argued that long-standing community gardens should be identified before land is proposed for housing, called for stronger neighborhood integration into decision-making, and urged the Board to reject the project, citing community votes opposing it and concerns about affordability at 100% AMI.

Ms. Pandin stated that many households in her neighborhood are single-income, working-class households and cannot afford the proposed home prices, noting that even two working adults may struggle given prevailing wages on projects like Civetta's.

Mr. Mo Rushdy thanked Councilmember Lozada for raising community concerns and stated that the issue is not disagreement with the program's goals but misunderstanding of the legislation's intent. He explained that Turn the Key represents a meaningful step toward affordability in a district with \$700,000 to \$800,000 homes, noting that buyers earning modest wages have been purchasing homes with mortgages around \$180,000. He added that achieving lower AMI levels depends on mixed-income, cross-subsidized development, and without it, deeper affordability becomes financially unworkable.

Chair Brooks asked about recent construction cost increases. Mr. Rushdy explained that \$280,000 homes now cost roughly \$263,000–\$267,000 to build, making projects increasingly difficult to finance. He stated that construction costs have risen about thirty percent (30%) since 2019, citing an increase from roughly \$240,000 to \$325,000 for a 2,000-square-foot home. He added that rising costs have sharply reduced the number of homes sold under \$350,000 outside of Turn the Key, emphasizing that price increases reflect cost pressures rather than profit.

Mr. William Gonzales congratulated the new Chair and the Land Bank on the completion of its process assessment and urged consistency in applying process improvements. He requested that the Board pause the project to allow Councilmember Lozada's forthcoming planning report to guide broader negotiations, emphasizing respect for the planning process and coordinated decision-making before proceeding.

Mr. Blatstein stated his opinion that the Turn the Key program was enacted by City Council and that projects meeting its requirements must be approved by the Board. He emphasized that pricing differences affect subsidy levels, not the buyer's final cost, which remains around \$180,000, and argued that the program is intended to provide homeownership opportunities without discrimination. He urged approval of the project so the thirty homes can move forward for eligible buyers.

Mr. Goodman stated that no discrimination is occurring and asked for clarification that the Turn the Key enabling legislation and the Land Bank disposition policy are separate. Ms. Imredy Saah responded that Turn the Key legislation and the Land Bank process were both set by Council, and Mr. Goodman reiterated that they are distinct.

Ms. Relina Bonilla, a longtime neighborhood resident, stated that while she understands the need for housing and supports Turn the Key in concept, the affordability levels do not reflect the realities of low-income residents. She questioned whether local households can truly afford the mortgages, raised concerns about home design for seniors and families, and emphasized the financial strain on working

residents who earn too much for assistance but still cannot afford homeownership, urging closer evaluation of neighborhood incomes and costs.

As public comments concluded, Ms. Gonzalez stated that Board members support the Turn the Key program but recognize that rising construction costs require additional resources and flexibility. She suggested increasing subsidies and considering set-asides for households at or below 80% AMI to better balance developer feasibility with community needs. She emphasized the need for continued dialogue and compromise, acknowledged community displacement concerns, and questioned why the Board should proceed now given public and Councilmember opposition, an ongoing land review, and requests to pause the resolution to determine a clearer path forward.

Mr. Jeremiah asked the developer why they continued with the application despite opposition from both Councilwoman Lozada and the community.

Ms. Brennan Tomasetti of Civetta Property Group responded that while she was aware of community opposition, she was not aware of the Councilmember's direct opposition. She stated that Civetta engaged the community, believes there is some neighborhood support, and chose to follow the established process to advance the project, emphasizing the urgent need to build more affordable housing despite differing community views.

Mr. Folks identified himself as representing Councilmember Lozada and stated that, prior to submitting the written opposition, the Council office contacted Mr. Tomasetti twice by phone to directly communicate its opposition to the project.

Mr. Jeremiah asked whether there was an opportunity for the Councilwoman, the community, and the developer to engage in dialogue to reach a mutually acceptable resolution.

Councilwoman Lozada responded that her office and community groups had repeatedly offered Civetta opportunities to negotiate and raised concerns directly. She emphasized that neither she nor the community opposes the Turn the Key program but rather the application of a uniform approach that does not account for neighborhood-specific needs, and urged flexibility to tailor the program accordingly.

Chair Brooks called for a motion.

Ms. Gonzalez moved to postpone the item to allow the Councilwoman's office, the developer, and the community time to negotiate a resolution. After discussion about timing, she amended the motion to a 60-day postponement.

Mr. Jeremiah seconded the amended motion, and Ms. Brooks called for a vote on the amended resolution to postpone the item for at least sixty (60) days.

Upon motion made and duly seconded, the Board approved the postponement by a minimum of sixty (60) days to allow Councilwoman Lozada, the community, and the developer to engage in further negotiations.

V.C.1. Gardens and Open Space – Faith Eternal Health Care

Ms. Martinez requested Board approval for the conveyance of 2758–60 and 2762 Helen Street in the First Council District to Safe Eternal Healthcare, a nonprofit, for use as permanently restricted

managed open space subject to a 30-year mortgage. She noted the application was unsolicited, evaluated under the disposition policy, and that an EOP plan is not required.

Ms. Imredy Saah reported receiving an email from Steven Chervaka requesting consideration of parking needs and asking whether the proposed garden would be accessible to neighbors or fenced and locked like another community garden space nearby. The written comment is attached to these minutes as **Exhibit N**.

Mr. Rodriguez clarified that public parking is not permitted in garden open space and that the property would be subject to a permanent deed restriction. Ms. Imredy Saah added that while fencing is required, the space would not be locked and would remain open to the community.

Seeing no further questions, Chair Brooks called for a motion. Mr. Beauvais moved to approve the disposition, and Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2758-60, 2762 Helen Street to By Faith Eternal Health Care**. (attached as **Exhibit O**).

V.D.1. Side/Rear Yards

Ms. Martinez requested Board approval for the conveyance of 2726 North 15th Street to Maurice L. Hammond for use as a side yard. She stated that the property will be subject to a 30-year mortgage and permanently restricted for side-yard use, the application was unsolicited, and an EOP plan is not required.

Ms. Lopez-Kriss noted a potential typo in the resolution listing a \$20,000 conveyance price.

Ms. Imredy Saah clarified that \$20,000 is the appraised value, with \$1 paid at closing and a \$19,999 mortgage, and stated she would revise the resolution to reflect the full price and mortgage. She added that there were no public comments.

Chair Brooks called for any further questions from the Board and the public. There were none. She then called for a motion.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 2726 North 15th Street to Maurice L. Hammond** (attached as **Exhibit P**).

Item VI

Public Comment (Old & New Business)

Before moving to the next agenda item, Mr. Goodman asked whether PHDC is considering raising the Turn the Key subsidy cap from \$75,000 to the \$100,000 allowed under the enabling legislation, and whether the Board could encourage that discussion. Mr. Rodriguez responded that PHDC is reviewing the subsidy level, noted that the PHDC Board Chair has already raised the issue with PHDC, and explained that the current cap resulted from extensive deliberation when the program was established, though it is now under reconsideration.

Ms. Pamela Watson said the side-yard application process has been unclear and inconsistent, citing repeated agenda removals of a lot she would like to apply for. Mr. Rodriguez responded that the property was removed from a developer proposal, confirmed staff has her application, and said they would follow up with her directly.

Mr. Blatstein stated that the Turn the Key process was enacted by City Council and that any changes to the program or process should be made legislatively by Council. He expressed frustration with calls for neighborhood-specific exceptions, arguing that consistent rules are necessary for clarity and that responsibility for changes rests with City Council, not the Land Bank Board.

Mr. Richard Delgado expressed solidarity with residents stewarding vacant lots, emphasizing they are not anti-housing but have invested years of sweat equity maintaining community gardens and deserve consideration in development decisions. He urged respect for community input on the type of housing developed. Separately, he requested an update on Iglesias Gardens' long-pending Purchase and Development Agreement, noting that revisions were submitted ten months ago and the organization is still waiting to sign documents.

Ms. Imredy Saah and Mr. Rodriguez explained that revisions to the Purchase and Development Agreement, Mortgage, Note, and Declaration of Restrictive Covenants required review and approval by the Philadelphia Redevelopment Authority to ensure consistency. That review is complete, materials were shared with the Neighborhood Gardens Trust earlier this week, and the finalized response and PDA will be sent to Mr. Delgado by the end of the week.

Mr. Rushdy indicated that the board discussion is a productive forum for solutions and noted opportunities to better align the Turn the Key program with community needs. He explained that subsidy levels should respond to interest rates: as rates fall, the same subsidy yields much lower payments, potentially wasting funds. He proposed a matrix tying subsidy amounts to market interest rates and different AMI levels so assistance can be adjusted over time, allowing deeper subsidies for lower-income buyers while maintaining affordable monthly payments.

Mr. Crosley thanked attendees for their patience and noted that, through collaboration among the public sector, private developers, and the community, Council District 5 has advanced more than 180 workforce homeownership units, with over 100 already delivered and 65 more expected by year's end. He also highlighted the recent approval of five tax credit projects totaling over \$100 million in equitable development.

Mr. Rodriguez echoed those remarks, noting that early coordination helped establish momentum and that the current agenda reflects the progress made. He commended the work completed and expressed support for continuing future RFPs.

Ms. Pandin objected to her prior comments about a developer being excluded from the minutes, arguing that the action was unfair and undemocratic.

Ms. Imredy Saah and Mr. Rodriguez explained that comments asserting unverified factual claims about individuals or companies cannot be repeated in the official record because they create potential legal liability. Chair Brooks clarified that this policy is applied consistently to all speakers, regardless of who makes the statement.

Ms. Imredy Saah and Mr. Rodriguez added that while her participation would be noted in the minutes, specific unverified allegations would not be included.

Ms. Cummings raised concerns about accessibility and transparency at the in-person meeting, noting inadequate microphones, difficulty hearing Board members, the small room size, and health concerns due to attendees being seated in such close proximity to each other. She said this created a perception that the Board was speaking among itself rather than to the public, and she urged more professional accommodations.

Mr. Rodriguez acknowledged the concern and stated that staff are actively working to improve the sound system, noting prior attempts to acquire equipment and expressing hope that future budget resources will resolve the issue.

Mr. Lawrence Macey of Macey Enterprises LLC introduced himself and his development model, which reinvests 50% of net profits into the surrounding community. He emphasized collaboration with the Land Bank and community early in the process, noted he plans to submit unsolicited applications, and requested the appropriate contact for moving forward.

Mr. Zane Knight suggested that when credible allegations of unethical business practices arise, the Board consider tabling the item and requesting further review before disposing of City land. He emphasized the importance of due diligence and transparency, without taking a position on the specific issue.

Item VII
Adjournment

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

Mr. Beauvais moved to adjourn the meeting. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 12:42 p.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, November 18, 2025, at 10:00 AM.

User Name
Ron Williams
Damaris Diaz
Talia Giles
Kate Nessmith
Edward Walker
Mike Tomasetti
Brennan Tomasetti
Jeremy Blatstein
Tiffany D. Washington
Kyeaf S. Riddick
Mo Rushdy
Councilwoman Quetcy Lozada
Jacob Pritchett
Sloane A. Folks
Richard Kruger Delgado
Brandon Burns
Joshua Matthew
Tom Delucia
Zane Knight
Talia Torres
Desmond Kirton
David Langlieb
Clara Morton
Halee Bouchehrian
Noah Grossman
Dennis Maryak
Gabriel Spiller
Conlan Crosley
Nilda L. Pimentel
Patricia DeCarlo
Lawrence Macey
William Gonzalez
Margarita Pandin
Ruth Pamela Watson
Ashley Kneuppel
Joe Deutschmann
Bonita Cummings
Edward Walker
Relina Bonilla
Sloan Folks

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

Page 1

PHILADELPHIA LAND BANK
BOARD MEETING
Tuesday, November 18, 2025, 10:00 a.m.

Attendance:

Angela Brooks, Chair
Cornelius Brown, Member
Nicholas Dema, Member
Rebecca Lopez-Kriss, Member
Andrew Goodman, Member
Maria Gonzalez, Member
Jenny Greenberg, Member
Michael Johns, Member
Alex Balloon, Member
Kelvin Jeremiah, Member
Darwin Beauvais, Member
Angel Rodriguez, Executive Director
Andrea Imredy Saah, Senior Counsel
Lily V. Bernadel, Staff Attorney
Carolyn Terry, Land Bank Staff
Brian Romano, Land Bank Staff
Cristina Martinez, Land Bank Staff

LOCATION: 1234 Market Street, 17th Floor
Philadelphia, PA 19107

Reporter: Maureen McCarthy
Any reproduction of this transcript is
prohibited without authorization by the certifying
agency.

Job # 946895

Exhibit A

**Board of Directors Land Bank Meeting
11/14/2025**

<p align="center">I N D E X</p> <p align="right">Page 2</p> <p>DISCUSSION AMONG PARTIES</p> <p>Motions:</p> <p> Minutes Darwin Beauvais moved, Maria Gonzalez seconded, all voted in favor</p> <p> Item IV.A Darwin Beauvais moved, Jenny Greenberg seconded, all voted in favor</p> <p> Item IV.B Michael Johns moved, Darwin Beauvais seconded, all voted in favor</p> <p> Item V.A.1 Darwin Beauvais moved, Cornelius Brown seconded, all except Jenny Greenberg voted in favor</p> <p> Item V.A.2 Alex Balloon moved, Michael Johns seconded, all voted in favor</p> <p> Item V.A.3 Kelvin Jeremiah moved, Michael Johns seconded, all voted in favor</p> <p> Item V.A.4 Darwin Beauvais moved, Alex Balloon seconded, all voted in favor</p> <p> Item V.B.3 all voted in favor of postponing the decision by 60 days (to the January Board meeting)</p> <p> Item V.C.1 Darwin Beauvais moved, Andrew Goodman seconded, all voted in favor</p> <p> Item V.D.1 Michael Johns moved, Maria Gonzalez seconded, all voted in favor</p> <p>Adjournment Darwin Beauvais moved, Maria</p>	<p align="right">Page 4</p> <p align="center">P R O C E E D I N G S</p> <p>1</p> <p>2</p> <p>3 MR. DEMA: Welcome to the Board of Directors.</p> <p>4 We'll start with roll call.</p> <p>5 Nicholas Dema: Present.</p> <p>6 Darwin Beauvais: Present.</p> <p>7 Cornelius Brown: Present.</p> <p>8 Andrew Goodman: Present.</p> <p>9 Maria Gonzalez: Present.</p> <p>10 Jenny Greenberg: Present.</p> <p>11 Kelvin Jeremiah: Present.</p> <p>12 Rebecca Lopez-Kriss: Present.</p> <p>13 Angela Brooks: Present.</p> <p>14 Alex Balloon: Present.</p> <p>15 Michael Johns: Present.</p> <p>16 MR. RODRIGUEZ: Do you want to start with</p> <p>17 public comment information?</p> <p>18 MS. SAAH: Yes. We'll take public comment after</p> <p>19 the board has a chance to discuss each proposed</p> <p>20 disposition among itself, of course, asking questions,</p> <p>21 and then it will be opened up for public comment.</p> <p>22 Each person will be limited to two minutes. We</p> <p>23 have a long agenda and I have a timer. You will hear a</p> <p>24 friendly alarm. It will be timed and I will assist with</p> <p>25 calling up people for different agenda items.</p> <p align="right">Page 5</p> <p>1 If you have a public comment pertaining to</p> <p>2 something that's not on the agenda, but is a new or old</p> <p>3 business, then please wait until the end, and then we'll</p> <p>4 have time to do that. Any questions? Anything unclear?</p> <p>5 Great. Thank you.</p> <p>6 MR. DEMA: Approval of the minutes.</p> <p>7 MS. SAAH: I do need to announce there was an</p> <p>8 executive session prior to the public session, and the</p> <p>9 executive director explained to the board that we will</p> <p>10 report on acquisitions and sheriff sales, which have</p> <p>11 been occurring since August at the December meeting</p> <p>12 because our likely last sale that we will be acquiring</p> <p>13 is tomorrow.</p> <p>14 And also review the revised agenda</p> <p>15 because two items came off the agenda at the last</p> <p>16 minute.</p> <p>17 MR. DEMA: We'll move for the approval of the</p> <p>18 minutes for September and October. Did everybody</p> <p>19 receive a copy?</p> <p>20 ALL: "Yes".</p> <p>21 MR. DEMA: Can I get motion for the approval? .</p> <p>22 MR. BEAUVAIS: So moved.</p> <p>23 Second?</p> <p>24 MS. GONZALEZ: I second.</p> <p>25 MR. DEMA: All in favor say aye:</p>
--	--

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

Page 6

1 ALL: Aye.

2 MR. DEMA: We'll move next to the executive director

3 report. Angel?

4 MR. RODRIGUEZ: Good morning, board members and

5 public. Couple things. I want to welcome the two

6 newest board members, Angela Brooks and Alexander

7 Balloon. Welcome back, Alex.

8 Second, just a brief update. We have a

9 vacant unified land strategy plan underway. It

10 just got started two months ago. The overall

11 timeline expectation of that is something would be

12 coming either next year, spring or closer to summer

13 for that to be completed.

14 And that will be a unified land strategy

15 plan and it's underway.

16 The Land Bank operational assessment has

17 been completed. We will be discussing the outcomes

18 of that with the board. And then, I guess, once we

19 -- it's decided on how it will be rolled out,

20 hopefully, by the next board meeting, we make that

21 public here.

22 Final thing I'd like to talk about is

23 approved changes to approved projects. Pursuant to

24 resolution 23-32, allowing executive director of the

25 Land Bank from time to time on behalf of the Land

Page 7

1 Bank to approve an increase in the maximum price of

2 home ownership constructed by the developer as part

3 of a board-approved disposition as approved the

4 increase of maximum sales price for eight single

5 family homes of the board-approved disposition to

6 \$280,000 per unit up from 267,000.

7 The increase is due to increased construction

8 cost, soil conditions, and the inclusion of

9 basements and was done in consultation with district

10 office. The AMI of both board-approved disposition

11 -- of the board-approved disposition remains 80% of

12 AMI.

13 It was an unsolicited application. This is

14 phase 1 for single family homes by Fine Print

15 Construction LLC. The board approved it on December

16 13th, 2022, and it was settled in April, 2024. The

17 original project summary for Fine Print Construction

18 was to develop 44 mixed income home ownership and

19 rental units and one commercial unit for a property

20 management office.

21 Eight affordable single family home ownership

22 units will be sold to house households with incomes

23 at or below 80%. And 11 units and four will be in

24 four multi-family buildings, three triplexes, one

25 duplex, and leased to households with income at or

Page 8

1 below 80% of AMI

2 One multi-family building will contain 25

3 rental units, of which four of those units will be

4 leased to households with incomes at or below 80% of

5 the AMI. The application was unsolicited and

6 evaluated pursuant to the disposition policy.

7 MR. DEMA: We'll move to administrative. Angel,

8 do you want to do the first one?

9 MS. SAAH: With the departure of our prior board

10 chair, Herbert Wetzel, the position came open and so in

11 consistent compliance with the board bylaws, we

12 requested nominations from the board members for the

13 position of chair and received one nomination of Angela

14 Brooks.

15 And therefore, uncontested election and we are

16 therefore asking the board is supposed to vote on the

17 election of Angela Brooks for the position of chair

18 until the next annual meeting occurs, which will be next

19 August.

20 MR. DEMA: Questions from the board? Did we

21 receive any public comment?

22 MS. SAAH: There's no public comment.

23 MR. DEMA: Can I get a motion for the election

24 of board chair?

25 MR. Beauvais: So moved.

Page 9

1 MS. GREENBERG: Second.

2 MR. DEMA: All those in favor say "aye."

3 ALL: "Aye".

4 Those opposed? The "ayes" have it.

5 Congratulations.

6 Turning it over to you, madam chair:

7 MS. BROOKS: Thank you, members of the public

8 here joining us today. Which one of you -- I tum it

9 over to you?

10 MR. RODRIGUEZ: So the next item for the board

11 to consider is substitution of developer entity. The

12 board is asked to approve the substitution of special

13 purpose entities for Fine Print Construction LLC as the

14 approved developer of a mixed income rental properties

15 being constructed as part of Fine Print Construction

16 LLC's project on 2329 Ellsworth Street, 2445 Federal

17 Street, 1709 Point Breeze Avenue, 1711 Point Breeze

18 Avenue and 1822 rear - 34 and 1836 Point Breeze Avenue

19 in the 2nd council district.

20 Disposition was approved by the board resolution

21 22-55 on December 13th, 2022. This entity substitution

22 is at the request of the applicant. The new entities to

23 develop and manage the rental properties are as follows:

24 2329 Ellsworth LLC, 2445 Federal LLC, 1709 Point Breeze

25 LLC, 1711 Point Breeze LLC, and Suda-Kinyata Bay LLC for

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 10</p> <p>1 1822 rear-34 and 1836 Point Breeze Avenue. 2 MS. BROOKS: Any questions? 3 MR. DEMA: A question. Is this more of a name 4 change? There's no principal changes? 5 MS. SAAH: So if the original developer had 6 created subsidiary organizations, we wouldn't even need 7 a board approval, but because the members of the 8 original LLC developer entity created new entities for 9 each particular multi-family building, they therefore 10 need to come back to the board. But it's still the same 11 members. 12 MR. DEMA: Thank you. 13 MS. BROOKS: Is there any written comments 14 submitted on this item? 15 MS. SAAH: No. 16 MS. BROOKS: Are there any comments from the 17 public on this item? 18 MS. BROOKS: Motion to adopt this item? 19 MR. JOHNS: So moved. 20 MR. BEAUVAIS: Second. 21 MS. BROOKS: All in favor? 22 "Aye." 23 MS. BROOKS: Anybody opposed to? Great. This 24 one is adopted. 25 MR. RODRIGUEZ: So moving forward to section 5</p>	<p style="text-align: right;">Page 12</p> <p>1 the neighborhood. 2 The applicant is a minority developer and 3 participant of MVP, as stated before. Francisville 4 Commons 1 followed all the same procedures as previously 5 approved with -- as with previously approved 6 developments. They provided frontage specific plans for 7 the various lot widths, and they posted multiple 8 community meetings for the total of over 20 9 participants. 10 There were no objections raised by the 11 committee. The developer is in attendance. 12 MS. BROOKS: Questions from the board. 13 MR. JOHNS: I think I raised the comment during our 14 review of the proposals that the, if the developer could 15 consider raising the basements higher out of grade so 16 that they're not so low, you know, being eight feet 17 underground is kind of like being in a grave. So 18 the higher you can raise those basements out of the 19 ground, you get more window above grade. So in case 20 there's a huge rain storm, in case a huge snowstorm 21 you're not buried. 22 So if the developer, just across the board, 23 could consider that when they're doing these infill 24 units would be helpful. 25 MR. GOODMAN: Especially when it looks like most homes</p>
<p style="text-align: right;">Page 11</p> <p>1 of the Agenda Property Disposition, 5A development of 2 affordable housing through request for proposal. First 3 item is RFP for Francisville Ogden et al to Francisville 4 Commons 1 LLC. 5 Today we're asking the board to authorize the 6 disposition of 1437-1438, 1539, 1544, 1546 and 1610 7 Ogden, 863 North 3rd 15th Street, 841-845 and 831 North 8 16th and the 5th council district to the prime 9 corporation of New Jersey doing business as Francisville 10 Commons 1 LLC to develop ten single family homes. Each 11 unit will be two stories and contain three bedrooms, two 12 baths and finished basements. The approximate square 13 footage is 1200 square feet. 14 The homes fit within the context of the 15 neighborhood. They will be sold to households with 16 incomes at or below 100% of AMI for a maximum sales 17 price of \$280,000. All homes will be eligible for the 18 neighborhood preservation initiatives Turn to Key 19 program. 20 The prime corporation is a participant of PHDC's 21 annual development program and previously approved for 22 other developments. Applicants were solicited via 23 request for proposal, Francisville Ogden RFP, and the 24 applicant was the most qualified bidder. The plan will 25 apply to this project homes fit within the context of</p>	<p style="text-align: right;">Page 13</p> <p>1 are three story instead of two stories, so getting extra 2 height would make them fit within the context better. 3 MS. BROOKS: Any other questions? 4 MS. SAAH: We did receive multiple public 5 comments for two particular properties in this 6 disposition. Namely, 1544 and 1546 Ogden Street. We 7 have 17 individuals made comments by the deadline and 8 two more this morning. Plus there was a lengthy 9 petition with about 600 signatures, and they all 10 requested these two lots be removed from the project to 11 permit the lots to remain as community open space. 12 I would like to point out this is not a licensed 13 garden. The city has not provided permission to them to 14 be occupying this space. So there's no preexisting 15 agreement. 16 MS. LOPEZ-KRISS: For the benefit of the record, 17 could you provide how many were in support or opposed. 18 MS. SAAH: So sorry. I meant to say they're all 19 opposing the inclusion of these two properties in the 20 open -- in the project for developing home ownership. 21 They're stating that this is a well-used community green 22 space, has been many years, and is a small but essential 23 park that has benefitted the community a long time. 24 Some of the other comments raised---- 25 were that the</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 14</p> <p>1 building heights don't match the neighborhood. Two 2 stories would sit among three and four-story homes with 3 roof decks, pilot houses. The removal of the green 4 space is one of very few green spaces, and that there 5 was no community input in shaping the request for 6 proposals.</p> <p>7 And they're requesting that two other nearby 8 vacant publically owned parcels be included in the 9 development instead, and they did -- so there was a 10 suggested relocation of the garden to a different 11 property, and the gardeners feel that would not provide 12 a strong and safe option for their community to relocate 13 it there, because of visibility issues, lack of 14 community presence, safety issues.</p> <p>15 MS. GONZALEZ: Is that pretty much what everyone feels like? 16 MS. SAAH: Yes.</p> <p>17 MS. SAAH: All comments were provided to the 18 board. So they had a chance to look.</p> <p>19 MR. RODRIGUEZ: And will be included with the 20 minutes, correct.</p> <p>21 MR. JEREMIAH: What's different between those 2 lots 22 an the lots were being proposed as an alternate for the 23 garden?</p> <p>24 MS. SAAH: I am not aware of that. From what I 25 understand, it was 1438 Poplar Street, but the Land Bank</p>	<p style="text-align: right;">Page 16</p> <p>1 live, which is right across from the community 2 garden, was just that. That garden itself is truly 3 a great place for me as someone who moved to the 4 city to start making new community, new friends, and 5 also feel welcome.</p> <p>6 It's a spot where if I go to have coffee the 7 next day, I can quickly sit down, enjoy some outside 8 time, bring my dog with me. At night, hang out with 9 people outside the fire pit in that garden, and it's 10 a bit -- it's a shame that we are -- that an 11 established community garden, rather than being 12 considered for something that's there, it's been 13 around for I think about seven years, from what I 14 learned after living there.</p> <p>15 It's a shame that's being just, well, we 16 don't care about that. When in reality, if 17 anything, like better than just adding in new work 18 force housing. While I do agree that we need 19 housing, I think that to exclude the impact that 20 green spaces have and ignore that in terms of 21 fighting it is doing a disservice to what a 22 community can actually accomplish.</p> <p>23 With that said, I don't have anything 24 else to add there. Thank you.</p> <p>25 MR. BROWN: Was an application submitted for use</p>
<p style="text-align: right;">Page 15</p> <p>1 is not involved in those kinds of discussions. That 2 would have been between council offices.</p> <p>3 MR. JEREMIAH: Would the exclusion of those laws impact 4 the -- will the exclusion of those two parcels 5 impact the plans that the developer had?.</p> <p>6 MR. RODRIGUEZ: It's important to note this was 7 an RFP. We issued the RFP in conjunction with council's 8 office so to change the inventory presented for the RFP. 9 So at this point, if we were to change the stated 10 inventory, we would have to consider that, I mean, it's 11 an undo advantage because somebody else -- every other 12 applicant didn't have an opportunity to apply for that.</p> <p>13 And I would say that we did review the inventory 14 with council office.</p> <p>15 MS. BROOKS: Did the council representative from the 16 council office want to speak?</p> <p>17 MR. CROSLLEY: Good morning, board and madam chair. 18 I'm Conlan Crosley. I serve as developer of 19 development and labor relations for CD 5. We have 20 full support for this proposal.</p> <p>21 MS. BROOKS: Thank you.</p> <p>22 MS. SAAH: We have Michael Katz.</p> <p>23 MR. KATZ: So my name is Michael Katz. I actually 24 moved to Philadelphia a year and a half ago roughly, 25 and one of the reasons I actually picked where I</p>	<p style="text-align: right;">Page 17</p> <p>1 of this garden?</p> <p>2 MR. RODRIGUEZ: So it's important to note that 3 the 5th district in certain areas, the priority was 4 always affordable housing, was never made available. So 5 you would not be able to put in a side yard garden 6 agreement. That did not change from council president 7 Clark's tenure to this councilman's tenure.</p> <p>8 MS. SAAH: Next, Ashley Knueppel-</p> <p>9 MS. KNUEPPEL: I have some pictures and the petition and 10 things like that. I hate public speaking so I 11 apologize. Hi. My name is Ashley. I lived in 12 Philadelphia for many years, but I moved to Ogden 13 Street in 2020.</p> <p>14 When I arrived, the blocks being discussed 15 were filled with construction debris and trash. My 16 husband and I immediately cleaned them up and built 17 a couple plots. We never imagined what it would 18 turn into today. It's amazing to hear.</p> <p>19 I did -- I was in touch with councilman Clark 20 at the time and asked if we could turn it into an 21 official community garden, but because it was left 22 in Land Bank, he said go ahead and continue, but we 23 can't make it formalized.</p> <p>24 I did try to go through the process and did 25 the best I could.</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 18</p> <p>1 So now, as Michael said, it's being used 2 very regularly. Every Monday morning, there's a 3 breakfast crew that has meetings once a month. We 4 have a civic action club. It's been host to an seed 5 swap, a 13th and 65th birthday part, block parties. 6 You name it. We try to build community. We're 7 thoughtful about this. 8 We want to bring in new neighbors. We really 9 support affordable housing. I really support block 10 developers and minority developers. I would love if 11 we could continue to have this developer. It's just 12 a matter of if we can swap these two lots out. 13 We've been told since March that it's a 14 difficult process, but to be frank, I think that the 15 burden is on the city. If due diligence had been 16 done and these lots had been looked at or discussed 17 with the community in advance, we could have 18 potentially avoided being here. 19 Our petition has over 600 signatures. 20 Some are, you know, just friends and family who we 21 support. But I mean, over 500 of them are locals 22 and Philadelphians. Some asked me to share their 23 quotes and their words, I don't have time for that, 24 but I do have their quotes here. 25 But it's pretty clear, people find it safe and</p>	<p style="text-align: right;">Page 20</p> <p>1 located. 2 These current lots are directly next to a very 3 popular coffee shop. So that leads to the high 4 utilities of the space and safety of a space. 5 There's always people constantly going through where 6 this other lot is near a few different shelters 7 that, you know, house some sex offenders and things 8 like that. 9 And there's a couple abandoned buildings 10 across the street. There's the Carlyle that had a 11 fire and abandoned for awhile. We're not sure if 12 this space will be as safe. So that's why we're 13 here and asking just to be considered. Thank you. 14 MS. SAAH: Next we have Brandon Burns. 15 MR. BURNS: My name is Brandon. I'm a community 16 member near the Ogden garden. I wanted to come and 17 voice my concern about developing any sort of 18 housing on a community garden. 19 On a personal note, I go there very often to 20 read, and I think that green spaces in urban areas 21 are already in a tenuous position. The existing and 22 remaining -- and I think that affordable housing is 23 a very great initiative to take, but I'm just 24 wondering if there are alternative sites for this 25 project, because there are really no other green</p>
<p style="text-align: right;">Page 19</p> <p>1 welcoming and -- I'm sorry, I'm getting worked up. 2 But yeah, I just I'm -- I care about it a lot. I'm 3 so sorry. That's it. It's just public speaking 4 [Applause] 5 MS. SAAH: Next. Joe Deutschman? 6 MR. DEUTSCHMAN: Hey everyone. Joe. I'm the block 7 captain of 15th and Ogden Street. Worked on the 8 garden. Andrea, we appreciate how you laid out 9 everything for us and worked with us and Conlan as 10 well and potentially finding other solutions if this 11 does go through. 12 But the community just wanted to, you know, 13 reiterate items that have already been raised along 14 with trying to save the garden, if possible. We're 15 also talking a lot about the building heights. Yes. 16 A lot of the buildings immediately adjacent to these 17 lots are four-story buildings. A couple will be 18 sandwiched between two four-story buildings with 19 pile houses and roof decks, so it appears they will 20 stand out with the current design. So slab on grade 21 Three-story would probably make a lot more 22 sense. Even PHA housing is like catty-corner to 23 some is also three-story housing. So there's, you 24 know, that's definitely a big role, and then the 25 other lot just doesn't -- isn't as centrally</p>	<p style="text-align: right;">Page 21</p> <p>1 public open third spaces in the neighborhood. 2 So yes, I just wanted to stress my 3 support for affordable housing, but also my concern 4 for losing open public green space in the 5 neighborhood. Thank you. 6 MS. SAAH: Next is Gabriel Spiller. 7 MR. SPILLER: Good morning everyone. My name is 8 Gabriel, lifelong Philadelphian. I grew up in Mount 9 Airy. I've been living on this block in Ogden a 10 little over ten years. I watched it go from you can 11 park anywhere to you got to get there before 3:00 12 p.m. It's been quite a transformation 13 And throughout the past ten, 11 years or so, 14 from my experience, the community garden is not only 15 something that has happened very naturally, 16 organically and, you know, has been a context for 17 like an actual existence of a neighborhood. 18 I have seen a lot of different residents come 19 in and out, very transient, and that's one of the 20 reasons I'm excited about the idea of work force 21 housing and something not only just affordable, but 22 incentivizing family and people to stay long-term. 23 Adjacent to that is something like this green 24 space, this communal space that does play a role in 25 me and my family staying there. Plays a role --</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 22</p> <p>1 I've seen kids, strollers, pets, animals, elderly, 2 lots of people benefit from these spaces that has 3 already been mentioned, there really are no other 4 alternatives.</p> <p>5 The proposed plot on Poplar, as mentioned, 6 across from the abandoned Hotel Carlyle where, you 7 know, not too long ago, you could get rooms by the 8 hour, and I think that you can see a very drastic 9 shift between what is possible when there is space 10 for connectivity and space for an actual 11 neighborhood to emerge.</p> <p>12 I think, otherwise, things like a sense of 13 community don't really occur. Everything else is 14 very, you know, to and from, nobody else has any 15 real sense of connectivity unless you have these 16 third spaces.</p> <p>17 Not only do the residents benefit, local 18 businesses benefit. You have all -- not just the 19 coffee shop that sees a lot of additional business 20 and foot traffic because of this park, but you also 21 have gyms. You have a daycare. All of which are 22 businesses that utilize and benefit from having 23 these shared community spaces</p> <p>24 And I think that there's always going to be 25 that battle between what is mandatory, what do we</p>	<p style="text-align: right;">Page 24</p> <p>1 city grants that might be available to help start 2 the rebuild.</p> <p>3 MR. JEREMIAH: Did that resolve it? Because 4 they're still here.</p> <p>5 MR. DEUTSCHMAN: Again, the main points are, you 6 know, the location not being as ideal. The central 7 location of the current lots makes it a lot more 8 heavily used. The anchor business and coffee shop 9 on the corner helps it a lot. The area, this other 10 lot, just doesn't have the same foot traffic. 11 There's some abandoned buildings on that lot and 12 shelters.</p> <p>13 MS. BROOKS: Can you speak up or go closer to 14 the mic?</p> <p>15 MR. DEUTSCHMAN: We just don't know that we'll be able to 16 build the same level of community involvement or it 17 will take quite a bit of time to rebuild and get 18 people to move to that space and gather in that 19 space.</p> <p>20 MS. BROOKS: I have a follow-up. One of the 21 letters submitted that talked about the original -- and 22 maybe this is a question for you, ma'am -- originally 23 lots where you're occupying for the garden now had a lot 24 of loitering, nonpositive loitering as well in the 25 garden itself cleaned that up. So I mean conceptually,</p>
<p style="text-align: right;">Page 23</p> <p>1 need as communities, as a city and as residents, and 2 I think that's going to -- there's always going to 3 be tension there, but I think if there is room to 4 have some kind of creative solution here to either 5 make room for additional units within the other 6 plots, swap those out, I think it would be well 7 worth exploring even if there's difficulty there.</p> <p>8 I appreciate you all for exploring this and 9 giving us the time. Thank you.</p> <p>10 MR. JEREMIAH: In light of councilman Young's support 11 for this resolution of the development, I wondered if 12 somebody from the community, perhaps the person 13 circulating the petition, can respond to the 14 following: What engagement have you had, if any, 15 with the council member about your opposition to it, 16 to the conclusion of the two parcels specifically?</p> <p>17 MR. DEUTSCHMAN: I can speak to that. We haven't spoken 18 with the council member directly. We worked with 19 Conlin mainly to explore additional possible spaces 20 that were nearby for relocating the garden, which 21 we're super appreciative of.</p> <p>22 MR. JEREMIAH: What were the results of that?</p> <p>23 MR. DEUTSCHMAN: The 1438 Poplar Street would be the 24 targeted lot, and Conlan and Jeffrey's office would 25 potentially help clear it, possibly get funding,</p>	<p style="text-align: right;">Page 25</p> <p>1 maybe the garden would do the same on the 14th and 2 Poplar as well. It could be the same thing this one 3 did.</p> <p>4 MR. DEUTSCHMAN: It's possible. I would say that the 5 Carlyle is a big potential hold-out on that. 6 Probably don't know the area that well but there's 7 basically --</p> <p>8 MS. BROOKS: I know it very well. 9 The Carlyle Hotel having the fire and 10 having the historical designation not knowing if 11 that will -- I don't know when that will ever be 12 developed or ever be changed over. That's probably 13 a tough one.</p> <p>14 MS. SAAH: One more comment. Jeremy Blatstein? 15 MR. BLATSTEIN: Hello, Jeremy Blatstein. 16 Congrats, chair. good morning. 17 The great city councilman, Jay Young, I 18 support him in this. Can't question when he really 19 wants to listen to the community, he's a big 20 community guy. So I feel like if this is what he 21 thinks is best for the community, we should support 22 that.</p> <p>23 I'm obviously being very facetious right 24 now. 25 We really shouldn't -- this is a bad</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 26</p> <p>1 precedent in terms of a piece of lot. They kind of 2 said it themselves. They have a fire pit on it. 3 It's a liability for the City of Philadelphia, and 4 it's something that across the city kind of, you can 5 use these pieces of land for a period of time, but 6 it's, in the end, a liability for the City of 7 Philadelphia, and we should be putting these lots 8 back into productive use for housing and that was 9 the goal of the RFP, and I think that's what should 10 be supported. Thank you.</p> <p>11 MS. SAAH: Last is Jacob Pritchett.</p> <p>12 MS. DECARLO: I'm not signed up for this but could I 13 say something?</p> <p>14 MS. SAAH: We still have a commenter. Thank 15 you.</p> <p>16 MR. PRITCHETT: Good morning. Thank you for giving me 17 the opportunity to comment.</p> <p>18 I just want to say, I have respect for 19 community green spaces and third places and 20 everything. I just want to remind everybody that 21 Philadelphia has a crucial need for affordable 22 housing right now, and I just ask that the board, 23 with any considerations they're making, prioritize 24 that and not taking the action that would delay or 25 prevent the development of more affordable housing.</p>	<p style="text-align: right;">Page 28</p> <p>1 up to another 60 days, and that would also have to be 2 done in conjunction with councilman's office.</p> <p>3 MS. LOPEZ-KRISS: Do you recall what the timing? When was 4 this first posted to get a sense of how long this one 5 took?</p> <p>6 MR. RODRIGUEZ: That, I don't know off the top 7 of my head. It would have been some time June through 8 summer. Take a second for the developer to have 9 community meetings. They had multiple.</p> <p>10 MR. GOODMAN: And did the staff--do you all have a sense 11 of what the housing comps are in this particular 12 neighborhood to get a sense of where Turn the Key price 13 housing would fall?</p> <p>14 MR. RODRIGUEZ: Below the market rate. Well 15 below.</p> <p>16 MR. GOODMAN: Judging by how the vacant lots themselves 17 were appraised, the average was 175, 200K each just for 18 vacant lot appraisals, let alone what a house cost.</p> <p>19 MR. RODRIGUEZ: Ranging from anywhere from 400 20 to 500,000 in the area.</p> <p>21 MS. LOPEZ-KRISS: Are there comparable vacant 22 lots?</p> <p>23 MR. RODRIGUEZ: Couldn't speak to that right 24 now. I haven't done that research.</p> <p>25 MR. JOHNS: Isn't it up to the developer at this point?</p>
<p style="text-align: right;">Page 27</p> <p>1 Thank you.</p> <p>2 MS. SAAH: Ms. DeCarlo, if you you'd like to 3 make a brief comment?</p> <p>4 MS. DECARLO: I'm sorry. This is about fairness 5 and justice. If they talked to an attorney, they 6 would have been sued for adverse possession. These 7 people have been taking care of city lots for how 8 many years?</p> <p>9 >> Seven years.</p> <p>10 MS. DECARLO: Seven. They're missing a couple of 11 years. To take this away and ask them to take 12 vacant lots that the city hasn't done squat with so 13 they can start a garden again is outrageous. Give 14 them the two lots and get two other lots from the 15 vacant lot. Thank you.</p> <p>16 [Applause]</p> <p>17 Respect community.</p> <p>18 MS. SAAH: That ends the public comment section.</p> <p>19 MS. LOPEZ-KRISS: Angel, I have a question. You had 20 mentioned that if you were to remove these lots from the 21 RFP, we have to go back out to RFP. What is the 22 timeline for that type of process?</p> <p>23 MR. RODRIGUEZ: Minimum, RFP's have to be posted 24 or 30 days and rescored, and they would have to then 25 have to do another community meeting. That could take</p>	<p style="text-align: right;">Page 29</p> <p>1 If the board decides to say yes; right? To have that 2 conversation with the community and say, okay, I won't 3 do this lot because --</p> <p>4 MR. RODRIGUEZ: It's not part of the resolution.</p> <p>5 MR. JOHNS: I'm saying, if the developer has this 6 conversation with the community, regardless of how the 7 board votes, right, the developer could say, I won't do 8 this lot just because I want to support you guys. The 9 developer can say that?</p> <p>10 MS. LOPEZ-KRISS: How did the numbers work then? 11 > I don't know.</p> <p>12 MR. RODRIGUEZ: If it triggers the material 13 change piece of 15%, it would have to come back to the 14 board anyway. So it really does depend on the square 15 footage of each development, the cost, loss of units. 16 Fundamentally, we're changing the RFP and again, I would 17 say that RFP's are always consistently done in 18 conjunction with council's office so it's not something 19 we unilaterally could make a decision on.</p> <p>20 MR. JEREMIAH: Is the developer here?</p> <p>21 MR. RODRIGUEZ: Yes.</p> <p>22 MR. JEREMIAH: Was wondering, rather than conjecture, 23 has the developer -- can he respond with the community 24 organizations whether or not they could build, keep the 25 other two replacement lots? Have they explored other</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 30</p> <p>1 options? I'm just curious.</p> <p>2 MR. DEUTSCHMAN: It's not a project regardless whether</p> <p>3 it gets reconfigured. I assume, you know, some of the</p> <p>4 other lots that are in the Land Bank area that are</p> <p>5 further away, I assume there's costs.</p> <p>6 MR. JEREMIAH: Can you let the developer speak?</p> <p>7 MR. COLEMAN: Darren Coleman with The Prime Corporation.</p> <p>8 I can barely hear you in the back.</p> <p>9 There are two replacement lots that I</p> <p>10 guess the community garden would be replaced at.</p> <p>11 Have you explored with them whether or not they can</p> <p>12 remain where they are currently? Are you building</p> <p>13 on the lots that have been earmarked for that?</p> <p>14 I don't know anything about the</p> <p>15 replacement lots. We didn't talk about that.</p> <p>16 MR. JEREMIAH: Council would have the review.</p> <p>17 Have you engaged with them?</p> <p>18 MR. COLEMAN: Yes. We've met and talked on the phone</p> <p>19 and everything is fine. We get along. They had</p> <p>20 concern about the open, you know, open space, the</p> <p>21 park. I knew that from our first gathering, but it</p> <p>22 was an RFP pretty much, and I'm not in control -- if</p> <p>23 it was unsolicited, you know, one of those things, I</p> <p>24 probably could have some control with that.</p> <p>25 But when it's an RFP, I had to bid</p>	<p style="text-align: right;">Page 32</p> <p>1 the project.</p> <p>2 MS. BROOKS: Call the resolution.</p> <p>3 MS. GONZALEZ: I just want to say, in an ideal world, when</p> <p>4 vacant lots are inventoried, I think there should be a</p> <p>5 way to identify where they're being repurposed into</p> <p>6 gardens, and that community groups should, you know, and</p> <p>7 I don't put it on council, but also community groups</p> <p>8 should take the step to talk to city council and have</p> <p>9 those discussions and see, you know, if and try to come 10</p> <p>to an agreement or not, which is fine.</p> <p>11 But just have that opportunity to talk so</p> <p>12 that I think it would minimize, you know, these, you</p> <p>13 know, disruptions to community and also there could</p> <p>14 have been an opportunity to negotiate for other</p> <p>15 locations.</p> <p>16 MS. BROOKS: There's also a risk to the city.</p> <p>17 So the city employees have to do a better job in having</p> <p>18 that. If there had been an incident on this lot while</p> <p>19 unlicensed, that's a huge risk and liability to the</p> <p>20 city. So -</p> <p>21 MR. RODRIGUEZ: As you heard from the community,</p> <p>22 there was conversation at the council office. We did</p> <p>23 inventory and we did go through at the inventory about</p> <p>24 what was there. These conversations were had multiple</p> <p>25 times, and we were instructed to move forward. So we</p>
<p style="text-align: right;">Page 31</p> <p>1 MR. JEREMIAH: I understand.</p> <p>2 MR. COLEMAN: But they had mentioned that multiple</p> <p>3 times about the open space. Again, it has to go</p> <p>4 through council.</p> <p>5 MR. JEREMIAH: Understood. Thank you.</p> <p>6 MS. BROOKS: Any other questions or discussions</p> <p>7 among the board? All right.</p> <p>8 MS. SAAH: Just as a point process, the board</p> <p>9 can make a motion to adopt this resolution as is. The 10</p> <p>board has also in the past made resolutions, proposed 11</p> <p>alternate resolutions. I'm just making you aware of 12 that,</p> <p>madam chair, that is something the board can</p> <p>13 certainly consider again. This is an RFP.</p> <p>14 MR. RODRIGUEZ: Just this caveat to the point 15</p> <p>it does not challenge the integrity of the RFP process. 16 So</p> <p>I just want to be very clear, because when you change 17</p> <p>things that are fundamental to the RFP, there were other 18</p> <p>solicitors, you have, now changed that parameter and 19</p> <p>they did not have an opportunity to bid on that</p> <p>20 alternate or altered, you know, inventory.</p> <p>21 MS. SAAH: So it would have to be a new RFP?</p> <p>22 Even an alternative resolution would</p> <p>23 essentially be a no.</p> <p>24 MS. BROOKS: Anything we propose would be --</p> <p>25 MS. SAAH: Two lots is a material change, 20% of</p>	<p style="text-align: right;">Page 33</p> <p>1 did move forward.</p> <p>2 Again, no one had a license agreement or a legal</p> <p>3 right to occupy the land.</p> <p>4 MS. BROOKS: We should have told them you need to</p> <p>5 vacate.</p> <p>6 MS. BROOKS: That will probably be part of the</p> <p>7 land strategy happening at this moment.</p> <p>8 MS. GREENBERG: Additional comment. If there</p> <p>9 were a clear process to try to get a license agreement</p> <p>10 and insurance, then we could also avoid these</p> <p>11 situations.</p> <p>12 MR. BALLOON: I just wanted to comment. I watched the home</p> <p>13 hearing and heard -- some of us were there -- and I</p> <p>14 heard a lot of comments just in general in support of</p> <p>15 Turn the Key program, and I think about the time I spent</p> <p>16 at the free library and people I worked with who were</p> <p>17 like library assistants 2's who make \$19 an hour who</p> <p>18 want to live in this neighborhood and they can't afford</p> <p>19 to buy in this neighborhood.</p> <p>20 So I think it's important that people just</p> <p>21 remember that there's a waiting list for the Turn to Key</p> <p>22 program, and the city council identified a goal of a</p> <p>23 thousand Turn the Key homes. So I just wanted to sort</p> <p>24 of share that. Thank you.</p> <p>25 MS. BROOKS: At this point, I would entertain a</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 34</p> <p>1 motion to adopt. 2 MR. BEAUVAIS: So moved. 3 MR. DEMA: Second. 4 MS. SAAH: We're doing a roll call vote. 5 Mr. Dema: Approve. 6 Angela Brooks: Approve. 7 Rebecca Lopez-Kriss: Approve. 8 Andrew Goodman: Approve. 9 Kelvin Jeremiah: Approve. 10 Maria Gonzales: Approve. 11 Alexander Balloon: Approve. 12 Michael Johns: Approve. 13 Jenny Greenberg: Nay. 14 Darwin Beauvais: Approve. 15 Cornelius Brown: Approve. 16 MS. SAAH: Ten in favor, one against, and the 17 motion therefore passes. 18 MS. BROOKS: Thank you all for coming. It may 19 not be the outcome that you want, but I'm hoping that 20 you can continue to work with city council's office 21 since Conlin is here and hold them accountable. They 22 offered to help clean up a new lot. Hopefully, you guys 23 are able to continue to work together. 24 > And the developer too. Seems like a decent 25 person.</p>	<p style="text-align: right;">Page 36</p> <p>1 There were a total of three bids submitted on 2 this RFP and only two were qualified, and the EOP 3 will apply to this project. The community meeting 4 was held September 4th. The developer is in 5 attendance today if you should have questions. 6 MS. BROOKS: Thank you. Questions from the 7 board? Any written comments? 8 MS. SAAH: I'm sorry. Yes. I thought there 9 were no questions. There was one letter and the 10 petition was about 30 signatures requesting that 1725 11 North 26th Street be removed from the project and 12 retained as open space. 13 The writer Grossman is here today, and has 14 signed up to speak, but basically his e-mails stated he 15 and his wife had managed the community garden for 40 16 years and they're asking that the board prevent -- 1725 17 North 26th Street at this time. 18 MS. BROOKS: Several people are signed up to 19 speak. We'll call you one by one. You have two 20 minutes. 21 MS. SAAH: Tim Rossi. Anyone? 22 MR. ROSSIE: My mistake. I'm actually one of the 23 developers. Signed in on the wrong sheet. 24 MS. SAAH: No problem. It's good to know you're 25 here.</p>
<p style="text-align: right;">Page 35</p> <p>1 MR. RODRIGUEZ We're at item number 2, RFP North 2 Central Bailey Street et al. 3 Brian Ramono. 4 MR. ROMANO: Good morning, board chair, members of 5 board and public. Brian Romano, senior development 6 specialist here to present item 5A-2. 7 The board is being asked to approve a 8 resolution to select a nation builder's WEH LLC to 9 develop 20 single family homes in the 5th council 10 district. The properties are: 1808, 1809, 1810, 11 1812, 1819, 1824, 1828, 1837 and 1838 North Bailey 12 Street. 2525, 2611 Cecil B Moore Avenue. 1725, 13 1726, 1729, 1747 and 1749 and 1832 North 26th 14 Street. 1735, 1747 and 1765 North 27th Street. 15 The homes on Bailey Street will be two 16 stories and contain three bedrooms, two bathrooms 17 with finished basements. The remaining homes will 18 be three stories and contain three bedrooms and two 19 bathrooms without basements. The approximate square 20 footage is approximately 1250 to 1300 square feet. 21 The homes we sold to households with incomes 22 at or below 100% AMI for the maximum sales price of 23 280,000. All homes will be eligible for Turn the 24 Key. Applications were solicited through an RFP, 25 and this applicant was the most qualified bidder.</p>	<p style="text-align: right;">Page 37</p> <p>1 · Noah Grossman? 2 3 4 5 6 7 8 9 10 MR. GROSSMAN: Hello, can you hear me? Before I begin, 11 just to correct the record, it was stated a minute 12 ago that September 4th, there was a community 13 meeting about this. 14 Nobody showed up from the city at this 15 meeting. It was just maybe a dozen people on the 16 block and the developer. So I would think's not a 17 meeting, and I say that because they couldn't answer 18 our questions. But let me begin. 19 I've got a petition here with 30 20 signatures, everybody on the block. My name is Noah 21 Grossman. I live at 1735 North 26th Street. I'm a 22 wood worker. I live with my wife and dog. I'm here 23 representing everybody on the block. 24 The proposed conveyance we've all been 25 discussing, RFP North Central Bailey Street, et al,</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 38</p> <p>1 Nation Builders calls for putting five new houses on 2 the block and 15 others on the block straddling our 3 block and this one location, 1725, is slated to be 4 turned into a house. It's currently a community 5 garden and green space.</p> <p>6 This is going to remind you of the previous 7 conversation that just went down. People on the 8 block want to prevent the project from moving 9 forward on this one particular lot. We're all 10 positive about building and developing the 11 neighborhood with affordable housing with the one 12 exception of this lot.</p> <p>13 If you were to come through and look at 14 the lots, you'd see that on any particular given 15 day, morning, afternoon, night, this lot is being 16 used. It's a garden. There's kids throwing a 17 football. There's people training their dog to sit 18 and roll over. There's tomatoes being grown. 19 There's carrots. There's egg plants shared with 20 neighbors.</p> <p>21 And I've had a lot of conversations seeing 22 what people want. Everyone wants to preserve this 23 lot. The statement that everybody has signed on the 24 petition says, "we, the undersigned, object to the 25 conveyance of 1725 North 26th Street. We demand</p>	<p style="text-align: right;">Page 40</p> <p>1 I think I'm looking at a bunch of smart 2 dedicated people. Just take a quick look at these 3 lots before you slate them to be turned into 4 something else. Seems like a pretty easy task.</p> <p>5 Thank for your time. Thanks for looking at 6 the petition. Thanks for taking me seriously.</p> <p>7 MS. LOPEZ-KRISS: I had a question. You 8 mentioned at your community meeting that you asked the 9 developer a number of questions they could not answer. 10 What were those questions.</p> <p>11 MR. GROSSMAN: I asked them personally questions about 12 timeline, like when things would be, you know, 13 built. Couple super nice guys. Told me again and 14 again, they didn't have answers to my questions. I 15 was there with maybe 15 other people.</p> <p>16 They asked a number of relevant questions. 17 They didn't have the answers to those either, you 18 know, they're there to do their job. They said 19 something along the lines of council member who's 20 supposed to be here didn't show up. Something like 21 that. So, right. If it was supposed to be a 22 community meeting, it wasn't a community meeting.</p> <p>23 MS. BROOKS: Angel, can you maybe clarify the 24 purpose of the community meeting and when they're held? 25 I would imagine a developer wouldn't be able to answer</p>
<p style="text-align: right;">Page 39</p> <p>1 that it continue to be used as a community green 2 space."</p> <p>3 If you were to see the lot, there's wild 4 flowers, there's irrigation barrels, there's an 5 irrigation system. There's a picnic table. It's a 6 legit private park. People are there and using it.</p> <p>7 It's been suggested by councilman Jeffrey 8 Young Junior's staff member, Conlin Crossly. I just 9 saw you a minute ago. He politely suggested we 10 collectively adopt a different lot and go through 11 the motions creating a proper officially recognized 12 Philadelphia garden.</p> <p>13 I chatted with people on the block. I 14 suggested this, they said, you know, what do you 15 guys think? Should we find a different lot two 16 blocks over?</p> <p>17 MS. SAAP: Time.</p> <p>18 MR. GROSSMAN: Final note. Everybody said, no, let's 19 keep this block. If they want to build another 20 house, they can go a block and a half over and build 21 on one of those lots.</p> <p>22 Someone suggested maybe this process 23 should require looking at the lots before we, you 24 know, before we decide to destroy what's on the lot 25 and build a house. I think that's a great idea.</p>	<p style="text-align: right;">Page 41</p> <p>1 the timeline since a lot is out of their control and 2 sits with us on city council timeline.</p> <p>3 MR. RODRIGUEZ: The purpose of the community 4 meeting board previously had passed a resolution to have 5 an information session. That is the purpose of the 6 community meeting. It's not for deliberation or -- it's 7 not an RCO meeting. It's just for information and past.</p> <p>8 We believe the Land Bank and Land Holding 9 agencies are required to post properties prior to 10 considering for disposition, and in the past, people 11 would state that they weren't aware.</p> <p>12 So previous iterations of this board may 13 determine a community engagement process, would have to 14 occur before they would be considered before the board. 15 .it wasn't for an up or down vote. It was merely to 16 present to the community and to hear feedback from the 17 community.</p> <p>18 It is totally within the purview of the 19 developer in terms of business decisions whether they're 20 going to listen to the community prior to coming to the 21 board or not.</p> <p>22 But the purpose was information.</p> <p>23 MS. BROOKS: Essentially, information about what 24 they're proposing specifically? 25 MR. RODRIGUEZ: Correct.</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 42</p> <p>1 MS. BROOKS: Thank you.</p> <p>2 MS. SAAH: Next we have Conlan Crosley.</p> <p>3 MR. CROSLEY: Good morning. Again, I'm Conlan Crosley.</p> <p>4 I serve as the director of development and labor of</p> <p>5 CD 5 and we're in full support of this competitive</p> <p>6 RFP put out.</p> <p>7 MS. BROOKS: Was this community garden licensed?</p> <p>8 MR. RODRIGUEZ: No. I want to be very clear</p> <p>9 that there's, I believe, from Tioga running from 6th all</p> <p>10 the way to the river going south. The land use policy</p> <p>11 as a priority is affordable housing.</p> <p>12 And that's been going on for multiple years.</p> <p>13 You cannot submit a side garden open space</p> <p>14 application.</p> <p>15 MS. BROOKS: Temporary lease agreements as well as</p> <p>16 acquisitions?</p> <p>17 MR. RODRIGUEZ: Correct.</p> <p>18 MS. SAAH: Jacob Pritchett.</p> <p>19 MR. PRITCHETT: Hello, thank you again. I'll keep it short.</p> <p>20 You can probably guess what I'm going to say.</p> <p>21 Please don't take actions that will delay</p> <p>22 construction of new housing. Philadelphia has a crucial</p> <p>23 need for more housing right now, particularly housing</p> <p>24 that's designed to be affordable.</p> <p>25 MS. SAAH: Jeremy Blatstein?</p>	<p style="text-align: right;">Page 44</p> <p>1 board is being asked to approve a resolution</p> <p>2 selecting North Etting Commons one, LLC to develop</p> <p>3 17 single family homes in council district 5 on the</p> <p>4 1800 block of North Etting Street.</p> <p>5 The properties are 1816, 1817, 1838, 1839,</p> <p>6 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851,</p> <p>7 1853, 1854, 1861, 1862, and 1866 North Etting</p> <p>8 Street. Each home will be two stories with a</p> <p>9 finished basement and contain three bedrooms, two</p> <p>10 bathrooms. Square footage is approximately 1200</p> <p>11 square feet.</p> <p>12 The homes will be sold to households with</p> <p>13 incomes at or below 100% of the AMI for maximum</p> <p>14 sales price of 280,000. All homes will be eligible</p> <p>15 for Turn the Key program. The applications were</p> <p>16 solicited through an RFP, and the applicant was the</p> <p>17 most qualified bid bidder.</p> <p>18 There were four propose submitted and all four</p> <p>19 were qualified. An EOP will apply to this project.</p> <p>20 Community meeting was held on September 29th. The</p> <p>21 developer is in attendance if you should have</p> <p>22 questions.</p> <p>23 MS. BROOKS: Thank you. Any questions from the</p> <p>24 board?</p> <p>25 MS. SAAH: There was one letter on this</p>
<p style="text-align: right;">Page 43</p> <p>1 MR. BLATSTEIN: I'm good.</p> <p>2 MS. SAAH: I think that was it for this</p> <p>3 particular agenda.</p> <p>4 MS. BROOKS: Eyeing the crowd to see if there</p> <p>5 was anybody else. Okay. A motion?</p> <p>6 MR. BALLOON: Move we approve the disposition.</p> <p>7 MR. JOHNS: Second.</p> <p>8 MS. BROOKS: Do you want to do roll call?</p> <p>9 MS. SAAH: Roll call again.</p> <p>10 Darwin. Approve.</p> <p>11 MS. GREENBERG: Approve.</p> <p>12 MS. SAAH: Cornelius.</p> <p>13 MR. DEWA: Approve.</p> <p>14 MS. BROOKS: Approve.</p> <p>15 MS. LOPEZ-KRISS: Approve.</p> <p>16 MS. SAAH: Andrew?</p> <p>17 Approve.</p> <p>18 MS. SAAH: Kelvin, approve.</p> <p>19 Maria Gonzales: Approve.</p> <p>20 Alex Balloon: Approve.</p> <p>21 MS. SAAH: Michael Johns.</p> <p>22 MS. SAAH: Approve.</p> <p>23 MS. SAAH: Unanimous vote to approve.</p> <p>24 MR. JOHN: Thank you everybody. Next agenda.</p> <p>25 MR. ROMANO: I'm here to present item 5A -3. The</p>	<p style="text-align: right;">Page 45</p> <p>1 particular disposition the Etting Street RFP, and it</p> <p>2 came from the Strawberry Mansion Community concerning an</p> <p>3 RCO. They basically wholeheartedly supported this</p> <p>4 project and asked the board to approve the disposition.</p> <p>5 MS. BROOKS: Anybody signed up?</p> <p>6 MS. SAAH: Yes, I apologize.</p> <p>7 MS. CUMMINGS: Before you start my two minutes, I just</p> <p>8 wanted to say I think this is my first time in</p> <p>9 person before this body and, therefore, was not very</p> <p>10 clear about the public comment portion in terms of</p> <p>11 the verbal comment that I'm here to make.</p> <p>12 So of course, my commentary is longer than two</p> <p>13 minutes. So I wanted to have permission, since it's</p> <p>14 my first time, to read what I wrote as my verbal</p> <p>15 comment. It's not longer than five minutes, but</p> <p>16 it's more than two minutes.</p> <p>17 MS. BROOKS: We've given everybody two. You're</p> <p>18 welcome to summarize and give it in writing.</p> <p>19 MS. CUMMINGS: I'll be skipping around in that case.</p> <p>20 Good morning. My name is Bonita Cummings, director</p> <p>21 of Strawberry Mansion Community concern and RCO.</p> <p>22 I rise today with my high ancestors returned</p> <p>23 in whirlwind and standing in protection before me.</p> <p>24 I have submitted written correspondence, which you</p> <p>25 all know and have seen, in reference to -- and in</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 46</p> <p>1 this case, I was combining it so it was the prime 2 corporation RFP for the 1800 block of Etting Street 3 and Civetta Property Group RFP for the Strawberry 4 Mansion portion. 5 I felt it necessary to speak to add verbal 6 context to the documents already before you. My 7 professional background and why my voice deserves 8 respect, I'm not, despite ongoing attacks in this 9 body and in city council, an angry, ignorant or dumb 10 black girl or woman trying to stop development. 11 That label has been projected on to me by 12 someone who has never once had the courage or 13 intelligence to speak to me. My record stands on 14 its own. I have 42 years of city government, 15 service beginning first on the technical staff of 16 city council under council president Joseph Coleman. 17 I later served 32 years in the office of 18 chief clerk of city council working from President 19 John Street through President Kenyatta Johnson. I 20 have worked on all stages of the legislative process 21 from bill introduction to legal interpretation 22 alongside residents, agencies, departments and 23 developers throughout Philadelphia and especially 24 within my home community of Strawberry Mansion. 25 I also hold professional credentials,</p>	<p style="text-align: right;">Page 48</p> <p>1 understanding of our trauma and why we fight in our 2 communities to uphold our understanding of 3 development. So thank you. 4 MS. SAAH: Thank you. Conlin Crossly. 5 MR. CROSLLEY: Good morning again. This is the most 6 I've been up here in awhile. 7 This is count CD 5 fully supports this 8 RFP. Thank you. 9 MS. SAAH: Jeremy. 10 MR. Blatstein: 17 Turn the Key homes, 11 it's good. These other types of projects that need 12 to be approved in the 5th District, I am in support 13 of what Council Young is doing with these RFPs and 14 it's just another step to the goal. 15 MS. SAAH: Jacob Pritchett. 16 MR. PRITCHETT: Nothing to add. 17 MS. BROOKS: Motion? 18 MR. JOHNS: I want to thank Ms. Bonita Cummings. She's 19 come to a lot of the meetings on several boards and 20 she's very vocal and very committed to the community. 21 So to see her come and support a developer and 22 say they came not as a conquer but someone who wants to 23 partner with the community, I think that speaks volumes. 24 So thank you. 25 [Applause]</p>
<p style="text-align: right;">Page 47</p> <p>1 including graduate of the national development 2 corporation economic development finance 3 professional program, senior tax analyst, 4 participant in the Urban Land Institute, 5 Philadelphia planning commission redevelopment 6 laboratory where we design middle and failing 7 neighborhoods and defend those designs before mayor 8 and city council panels. 9 When I speak on zoning housing, RFP's, land 10 dispositions and community voice, I speak from 11 technical expertise, financial training, planning 12 knowledge, decades of legislative experience and 13 inter- Government community responsibility. 14 MS. SAAH: Miss Cummings, you're two minutes are 15 up. Please wrap up. 16 MS. CUMMINGS: I oppose development and I -- I oppose 17 development done without respect of our community 18 and without understanding of the trauma created by 19 the Government itself 20 But I just wanted to skip to point of the 21 developer itself and the meeting held. It was held 22 as a site visit as well as a zoom meeting. I wanted 23 to say that the Prime Corporation came to our 24 community, not as a conqueror of that community, but 25 they came with respect and they came with the</p>	<p style="text-align: right;">Page 49</p> <p>1 MR. JEREMIAH: Motion to adopt. 2 MR. JOHNS: Second. 3 MS. BROOKS: All in favor? 4 "Aye." 5 MS. BROOKS: Any "nay's"? Okay. 6 MR. ROMANO: I came here to present item 5A-4. The 7 board is being asked to approve a resolution 8 selecting Civetta Property Group LLC to develop 38 9 single family homes in the 5th council district. 10 The properties are 2420, 2438, 2442, 2456, 2648, 11 2650, 2651 North Courtly Street. 2519, 2544, 2600, 12 2603, 2611, 2640, 2710, 2931, 2935, 3019, 3021, 13 3027, 3029, 3031 and 3039 West Oakdale Street. 14 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 15 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 16 2556, and 2567 North Stanley Street. 17 The homes with no porch will be two stories 18 with three bedrooms and two bathrooms with a 19 finished basement. The homes with a front porch 20 will be two stories, three bedrooms, two bathrooms 21 and an unfinished basement. The homes will be 22 approximately 1375, 1400 square feet. 23 The homes we sold to households with incomes 24 at or below 100% AMI for a maximum sales price of 25 \$280,000. All the homes will be eligible for Turn</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 50</p> <p>1 the Key program. Applications were solicited 2 through an RFP and the applicant was the most 3 qualified bidder.</p> <p>4 There were two bids submitted for this RFP. 5 Both were qualified bids. And EOP will apply to 6 this project. The community meeting was held on 7 October 9th. The developer is in attendance if you 8 should have questions.</p> <p>9 MS. BROOKS: Questions from the board? 10</p> <p>11 MR. DEMA: One. >> Just there's a note that two 12 properties were stricken. That's technical; right? 13 It's not that the RFP changed; correct?</p> <p>14 MR. RODRIGUEZ: Correct.</p> <p>15 MS. BROOKS: Any other questions? Do we have 16 public comment?</p> <p>17 >> Can I make a comment? 18 MS. BROOKS: One moment.</p> <p>19 MS. SAAH: Comments. This will be the letter as 20 well.</p> <p>21 >> Okay.</p> <p>22 MS. CUMMINGS: We're clear about this. I just want to 23 add, in wrapping this up, that why these two RFPs 24 are different, and I will jump to the Civetta 25 Property Group, Stanley Corely and Oakdale Streets.</p>	<p style="text-align: right;">Page 52</p> <p>1 out of local 158. Civetta is a developer that has set 2 up a bad precedence for our city on its previous and 3 current projects in the hundreds of properties they have 4 already developed.</p> <p>5 Civetta owns Cruise Builders, a general 6 contractor owned by Civetta, and they award contracts, 7 Cruise Builders does, to subcontractors who commit tax 8 fraud and wage theft and do not uphold area standards 9 for workers, and they pay their workers in cash. Thank 10 you.</p> <p>11 MS. BROOKS: Thank you. Does the developer want 12 to respond?</p> <p>13 MR. TOMASETTI: So hello. Thank you for your time. I 14 normally don't get up and speak. I'm Mike 15 Tomasetti, Civetta Property Group and Cruz Builders.</p> <p>16 Yes, so we'd gone out to the carpenters 17 union and looked for bids from them for these types 18 of projects. These are thin margins, as some might 19 know, and their numbers don't align with the 20 mission. So it's hard to 10X a framing contract 21 when it doesn't work for the numbers.</p> <p>22 So that's all I have to say. And thank 23 you</p> <p>24 MS. SAAH: Jeremy Blatstein.</p> <p>25 MR. BLATSTEIN: Hello, Jeremy Blatstein. First off, the</p>
<p style="text-align: right;">Page 51</p> <p>1 Michael Tomasetti did something many do not. 2 They listen, respect the block height and character. 3 They're committed to additional community meetings. 4 They are willing to help residents qualify for home 5 ownership, and this 40 parcel RFP represents 6 restorative development, generational stability, 7 pathway to home ownership for long-term residents, a 8 chance to rebuild dignity, safety and equity, and 9 our support is clear and fully documented</p> <p>10 And I did lastly too want to say that in terms 11 of the prime corporation 1800 block of Etting 12 Street, this is one of the strongest designs 13 submitted under the Turn the Key as is relative to 14 our community. So we thank you.</p> <p>15 MS. BROOKS: Thank you. We'll have you come up 16 after Conlan.</p> <p>17 MR. CROSLY: Good morning again. My name is Conlan 18 Crossly. The 5th council matic district supports 19 this project. Thank you.</p> <p>20 MS. SAAH: Please identify yourself. You're not 21 signed up.</p> <p>22 >> Margarita Padnin.</p> <p>23 MS. BROOKS: Repeat your name.</p> <p>24 MS. PANDIN: Margarita Pandin. Good morning, I'm a 25 resident of Philadelphia, and I'm also a union carpenter</p>	<p style="text-align: right;">Page 53</p> <p>1 fact they'd come up here and slander Civetta 2 Property Group is kind of disheartening, making 3 unbaseless accusations about contractors and the 4 work they do, it's kind of -- is alarming because, 5 realistically, what this Turn the Key program is, 6 the margins are slim. If he's even working with and 7 allowing people to bid on it, it's still is a step 8 in the right direction.</p> <p>9 And I can only -- we can only see the good 10 homes that the Civetta Property Group has completed. 11 Everyone here has been in the homes, the Turn the 12 Key homes they've completed. I think that it just 13 should be said how fortunate we are to have somebody 14 like them to be doing these projects.</p> <p>15 And the last thing is just, more homes, more 16 homes, more homes, these Turn the Key homes are what 17 should be getting approved on city land.</p> <p>18 Thank you.</p> <p>19 MR. WALTER: It's more a general question. I thought 20 Turn the Key stuff should be affordable, and 21 affordable 100% AMI seems like a workforce or 22 something like that. Is there like a definition for 23 AMI or is it kind of like a broad statement?</p> <p>24 MR. RODRIGUEZ: >> So the legislation is at 100% 25 or below, on average. What we're seeing in terms of</p>

Exhibit A

**Board of Directors Land Bank Meeting
11/14/2025**

<p style="text-align: right;">Page 54</p> <p>1 home buyers are making \$45,000 a year, which is around 2 49% of AMI.</p> <p>3 The cap, which was determined under the 4 neighborhood preservation initiative for 100% of AMI, 5 was to solicit and allow developers to get construction 6 financing.</p> <p>7 So a lot of this has to do -- I think a 8 lot of -- what's not clearly understood in public is 9 that the Tum the Key program is really a leverage 10 program. So the city will discount the value of the 11 land, but the risk is really borne by the bank and 12 developers.</p> <p>13 So the issue really is to provide the 14 opportunity for the developer to get construction 15 financing so they actually can build the project.</p> <p>16 And what Tum the Key does is provide subsidy to the 17 home buyer.</p> <p>18 So the home buyer has to be qualified, earn a 19 certain income level. We've been very fortunate 20 that most of the people that are acquiring these 21 homes are really migrating from different parts of 22 the City of Philadelphia.</p> <p>23 So they're identifying Tum the Key 24 homes, and they're in neighborhoods where you have 25 normal or regular market rate housing prices that</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. PRITCHETT: Jacob Pritchett again. Thank you for 2 giving me the opportunity to comment. I just wanted 3 to say I think 38 more homes is a great step in the 4 right direction. And there are people currently 5 waiting for homes like this.</p> <p>6 MS. SAAH: That's it.</p> <p>7 MS. BROOKS: Motion?</p> <p>8 MR. BEAUVAIS: So moved.</p> <p>9 MR. BALLOON: Second.</p> <p>10 MS. BROOKS: All those in favor?</p> <p>11 "Aye."</p> <p>12 MS. BROOKS: "Nay's"? Okay. All right.</p> <p>13 MR. RODRIGUEZ: We're moving to the unsolicited 14 session of the agenda. Christine Martinez will present 15 it.</p> <p>16 MR. RODRIGUEZ: Before we start, can you share with the 17 public why these two items are not items removed from 18 the agenda?.</p> <p>19 MS. SAAH: Certainly. Sorry you're missing 20 that. The first item, Trinity Property Advisors Group, 21 it is our standard practice to verify that each 22 applicant that's presented before the board is a 23 qualified applicant.</p> <p>24 There is legislation. It's very clear as 25 to what that is, so we routinely make sure they're</p>
<p style="text-align: right;">Page 55</p> <p>1 are far out of their reach, and what ends up 2 happening is that they're able to acquire homes.</p> <p>3 So it starts out at 280, but at the closing 4 table, the average price or mortgaged amount is 180. 5 The average mortgage is about 1350, which is well 6 below what the rents are in the area.</p> <p>7 So it's a cash positive for the home 8 buyer. But the reason for the 100% is just to allow 9 for developers to be able to get construction 10 financing. So banks are benefitting and able to 11 underwrite those projects and also they're 12 benefitting from issuing mortgages.</p> <p>13 >> Under \$200,000, they want --</p> <p>14 MS. BROOKS: A lot of people don't understand 15 that process. Thank you for asking.</p> <p>16 MR. JEREMIAH: Madam chair, before the next person speaks, 17 the earlier comment that I saw as derogatory personal 18 attack I think does not conform to the board's policy 19 and ask that it be stricken from the record.</p> <p>20 MS. BROOKS: Thank you.</p> <p>21 MS. SAAH: We ask that people not make personal 22 accusations. That is part of our policy for public 23 comments, especially ones that cannot be disproven on 24 the spur of the moment. So we'll strike that comment 25 from the minutes.</p>	<p style="text-align: right;">Page 57</p> <p>1 still qualified at, IE, you know, the organizational 2 documents, that they're tax-compliant and all of 3 that.</p> <p>4 And this situation we -- we recertified and 5 found out Trinity Property Advisors needed to do 6 some work on certain business items before it gets 7 brought back to the board.</p> <p>8 The next one, item B2, with Civetta 9 Property Group, the developer sent an email asking 10 us to remove this from the agenda item. Andrea, 11 what was the stated purpose?</p> <p>12 MS. SAAH: They indicated, because of the number 13 of projects they current had before the board and also 14 underway, they would be considering their schedule in 15 facing the dispositions.</p> <p>16 MR. RODRIGUEZ: I apologize for that. Gone.</p> <p>17 MS. BROOKS: I think we had a clarification in 18 the back. I also can't hear you.</p> <p>19 >> I was saying that I couldn't hear the 20 reason.</p> <p>21 MS. SAAH: The reason, sorry. So for the first 22 or second one? Both okay. Do you want to speak?</p> <p>23 >> How do you all not have proper sound? 24 People can't hear you within the small space.</p> <p>25 MS. SAAH: So the first one was removed from the</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 58</p> <p>1 agenda because as part of our process, the developer has 2 to be re-certified as qualified before every major step 3 if the process. 4 So for this particular developer, who had passed 5 the qualification requirements before, turns out that 6 there's some business items that need to be addressed 7 with their taxes, and so they didn't have sufficient 8 time after we notified them that it came back, the tax 9 certification didn't come back clear. 10 So usually they're able to do that within a 11 couple of days but there wasn't enough time for that -- 12 this time. Most likely, it will come back in December. 13 MR. RODRIGUEZ: Correct. 14 MS. SAAH: The other one, Civetta Property Group 15 who received an email late yesterday afternoon asking 16 that this disposition in the 3rd District be removed 17 from the agenda because they're reconsidering their 18 dispositions and how to phase them into scheduling. 19 MS. MARTINEZ: Good morning, chair, board members and 20 the public. My name is Christina Martinez. Good 21 morning, chair board members and the public. 22 My name is Christina Martinez, senior 23 development specialist presenting agenda item 5B3. 24 Today we're asking the board to authorize a 25 resolution for the disposition of the following</p>	<p style="text-align: right;">Page 60</p> <p>1 Thank you. 2 MR. RODRIGUEZ: Make note Michael Johns recused 3 himself from consideration on this. 4 MS. BROOKS: We've all been here before. I'm 5 going to remind everybody we have two minutes for public 6 comments. We'll stay within the parameters of not being 7 personal out of courtesy to council members here. We'll 8 start with you after board questions if there are 9 questions from the board. 10 MS. LOPEZ-KRISS: There's 2257 North Orkney and 11 2247 North 5 Street are removed. 12 MS. SAAH: Removed in the process of going -- 13 MS. BROOKS: She was acknowledging that 2257 or 14 K and 2047 North 5th Street were removed. That's two 15 addresses that were there that are now removed. Are 16 there any other questions? 17 MS. GREENBERG: Some of us don't have this 18 project packet. It was in the email version. 19 MS. BROOKS: If you can have a seat, we'll let 20 someone -- 21 >> Good morning. 22 MS. LOZADA: Good morning, everybody. Thank you. I 23 want to be respectful of the time. I just want 24 to -- I did submit a letter for the record. I am 25 here to speak on the properties that were just read</p>
<p style="text-align: right;">Page 59</p> <p>1 property: 2 The Civetta Property Group LLC to develop 30 3 single family homes in the 7th District, council 4 district, 15 units will be two stories and contain 5 three bedrooms, two bathrooms without basements, and 6 the other 15 units will be three stories and contain 7 three bedrooms and two bathrooms without basement at 8 approximately 1,375 square feet. Each home 9 fits within the context of the neighborhood. They 10 would be sold at -- they would be sold to households 11 with income at or below 100% of AMI for a maximum 12 sales price of 280,000. All homes would be eligible 13 for the Turn the Key program. The application was 14 unsolicited and evaluated pursuant to the 15 disposition policy, and EOP plan will apply to this 16 project. 17 The properties are: 509, 511, 534, 536 West 18 Dolphin Street. 310, 313, 503, 505 Diamond Street, 19 516, 518 Edgley Street. 2305, 2307, 2309 North 20 Lawrence Street. 2210, 2212, 2233, 2306, 2308, 21 2310, 2312 North Leithgow Street. 447 West Norris 22 Street. 2202, 2204 North Orkney Street. 2206 North 23 Orianna Street. 2049, 2138, 2236, 2252, 2254 North 24 Reed Street. 304, 309, 311, 323, 512 West 25 Susquehanna Avenue. 2054, 2151 North 5th Street.</p>	<p style="text-align: right;">Page 61</p> <p>1 into the record. 2 This is our fourth go around for this 3 particular project, and I want to apologize to 4 community residents who have consistently had to 5 show up here to speak on their opposition of the 6 project. 7 I have a process in my office and so I am 8 here to tell you, personally, that I have a process 9 in my office that is led by community voices. 10 And I'm a little frustrated at the fact 11 that community residents have to come here multiple 12 times to speak on their opposition of a project they 13 don't believe responds to the need in our community. 14 Many of you know that I represent one of the 15 poorest districts in the City of Philadelphia. So 16 there is not a one size fits all. There are things 17 possibly happening in other districts and in other 18 parts of the City of Philadelphia. And there are 19 things that just don't and won't work in my 20 district. So this particular project is one of 21 those things that won't work. 22 We have tried to speak with the 23 developer. He's not responded to some of the 24 requests that community residents have. For some 25 reason, there are processes that are pulled out of</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 62</p> <p>1 this particular board that allow for continued 2 opportunities which don't happen in other 3 situations, and so I'm here to tell you that I stand 4 with the community.</p> <p>5 We know what is best for our neighborhood. We 6 know what is best for our community. I'm asking 7 this board to listen to the community. They are the 8 ones directly impacted by projects that occur in 9 their neighborhood that then others go away and 10 don't have to respond to.</p> <p>11 So like I said, my letter was submitted 12 and I ask that you support and respect what 13 community residents have to say. Thank you.</p> <p>14 MS. BROOKS: Thank you for being here. I just 15 want to give our attorney to talk about the Land Bank 16 process and why this came back so many times because 17 it's a very specific reason.</p> <p>18 MS. LOZADA: Can I say something? I want to make sure 19 we're clear that the process is not always the same, 20 and we have to be honest about that. The process is 21 not always the same, and there are not opportunities 22 given to everyone in front of this body that are 23 given to some.</p> <p>24 And while we said earlier we shouldn't be 25 speaking without being able to give specific data.</p>	<p style="text-align: right;">Page 64</p> <p>1 I certainly invite the council woman to submit 2 any instances where this did not occur to your 3 knowledge and we would certainly then correct that, 4 if that were the case.</p> <p>5 MS. LOZADA: Thank you.</p> <p>6 MS. BROOKS: I know we have people signed up.</p> <p>7 MS. BROOKS: Any board questions?</p> <p>8 MS. SAAH: Nilda Pimentel.</p> <p>9 MS. PIMENTEL: Good morning to all. Madam chair man, I 10 represent one of the many groups from the 11 neighborhood that have unequivocally registered this 12 proposal and I'm here representing the neighborhood 13 association and the coordinating RCO for the area.</p> <p>14 As it was stated, this is the fourth time 15 since August that our group and other groups have 16 expressed a position to a better proposal. In all, 17 we recognize there's integrity and order in process. 18 When we talk about four months, we're talking about 19 lost time that the developer would have used to 20 bring us to the table and negotiate something that 21 was susceptible to us when we particularly made 22 recommendations for him to consider setting aside 23 just giving us five houses at \$250,000.</p> <p>24 This is not precedent setting. It has been 25 done in many other communities, in Carol Gardens,</p>
<p style="text-align: right;">Page 63</p> <p>1 I'm happy to hold back to the office and pull the 2 data and submit it to the body.</p> <p>3 MS. SAAH: Thank you. I wanted to explain how 4 the process works, why things come before the board or 5 when.</p> <p>6 Once, an applicant is qualified and their 7 application is qualified, it comes before the board.</p> <p>8 Our bylaws require and the state's law 9 actually requires that there be for any property 10 worth more than \$50,000, any disposition, that there 11 have to be six votes, a majority of the entire 12 board, in order for that vote to be dispositive, so 13 it's either six votes for or six votes against.</p> <p>14 In the first three instances in which 15 this came before the board, there was either not a 16 quorum or, which was in October, or there were not 17 enough votes either for or against. It is then the 18 developer's prerogative to ask that it be brought 19 back to the board for a dispositive vote.</p> <p>20 There have been instances where such a vote 21 could not occur where the developer chose not to 22 come back before the board. In this instance, the 23 developer asked to come back before the board. We 24 have a full board and hopefully will have a 25 dispositive vote today.</p>	<p style="text-align: right;">Page 65</p> <p>1 Grays Ferry in Point Breeze. District council 1 for 2 this board has approved projects from developers 3 that have sold houses as low as 230,000, and to 4 265,000, not a ready made model of \$280,000, which 5 is the amount that Mr. Tomasetti said he couldn't 6 deviate for.</p> <p>7 In fact, in one neighborhood offered houses at 8 \$230,000. Granted, there were condominiums in some 9 district council districts, there were houses, home 10 ownership, but why not offer this product in our 11 neighborhood?</p> <p>12 We really want this board to -- right now, it 13 goes beyond the numbers. It is our communities 14 seller insistence in making this Turn the Key 15 program, which is excellent. It's an excellent 16 program.</p> <p>17 But at a moment, when we have in our 18 neighborhood, we have been besieged by market great 19 housing over the past five years. 983 units of 20 housing, not a single affordable development have 21 been produced.</p> <p>22 We ask you to please allow the council woman 23 to continue negotiations, conversations with PHHC to 24 make sure that we expand the pool of people that -- 25 good working people with great FICO score that could</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 66</p> <p>1 benefit from this program. Thank you.</p> <p>2 MS. BROOKS: Thank you. We forgot to summarize</p> <p>3 the written correspondence we received. And my</p> <p>4 apologizes for that. We did receive a letter. We</p> <p>5 received council woman's letter back in October, and it</p> <p>6 was distributed.</p> <p>7 MS. SAAH: We received this time a letter from SAVA</p> <p>8 opposing the project and requesting that the disposition</p> <p>9 be stopped until the comprehensive plan and use</p> <p>10 assessment for publically owned land in the 7th district</p> <p>11 is completed and apparently scheduled to be released 12</p> <p>12 soon.</p> <p>13 We also received an email from a resident</p> <p>14 asking for maintenance of the lots at 4th and</p> <p>15 Susquehanna Avenue as green spaces, and we received</p> <p>16 an email from a resident on the 2300 block of</p> <p>17 Lawrence Street supporting the proposed development</p> <p>18 of the Turn the Key homes.</p> <p>19 We received a petition with 16 signatures</p> <p>20 supporting the project, then testimony. We did</p> <p>21 receive written testimony from the developer</p> <p>22 regarding their timeline of their engagement with</p> <p>23 the 7th council district.</p> <p>24 MS. SAAH: We'll go on to the next person who signed</p> <p>25 up. Talia Giles?</p>	<p style="text-align: right;">Page 68</p> <p>1 any of the community groups.</p> <p>2 MS. SAAH: Next, Patricia deCarlo.</p> <p>3 MS. DECARLO: My name is Patricia deCarlo. So this</p> <p>4 will be the fourth time I show up for this meeting,</p> <p>5 and this time you are going to be the ones that I'm</p> <p>6 charging to. You need to, as a board, review your</p> <p>7 mission and your procedures.</p> <p>8 To tell me that we come to this meeting and we</p> <p>9 can speak, but it doesn't make any difference</p> <p>10 because it's not an RCO. It's not a zoning meeting.</p> <p>11 It's a problem with your process.</p> <p>12 To have land proposed for development</p> <p>13 where there are gardens that have been there for</p> <p>14 seven years, where the owner of the property and</p> <p>15 that land is part of her, it's been there 20 years</p> <p>16 and the Land Bank takes it over and still puts it up</p> <p>17 for development of housing is a problem on your</p> <p>18 side.</p> <p>19 We shouldn't have to come here and say we</p> <p>20 have a garden in those two lots like they did</p> <p>21 before. So this process, please -- and I know</p> <p>22 you're the new board president, I would ask you to</p> <p>23 prioritize looking at the process both for</p> <p>24 neighborhood incorporation into the process and</p> <p>25 review of the land before it gets allowed to be</p>
<p style="text-align: right;">Page 67</p> <p>1 MS. JILES: Good morning. My name is Talia Jiles. I'm</p> <p>2 the director of the Philly Liberation Center which</p> <p>3 is an organizing advocacy group in the north square</p> <p>4 community, and I also live in that community. In</p> <p>5 order to keep things brief and to the two minutes,</p> <p>6 I'm going to try to summarize best that I can.</p> <p>7 Since July our organization along with many</p> <p>8 others has joined in the neighborhood opposing the</p> <p>9 Civetta project. We were also part of the</p> <p>10 discussion when the proposal was presented and</p> <p>11 supported. The recommendation made by all the</p> <p>12 groups in our community for Civetta to offer some</p> <p>13 houses at 250,000.</p> <p>14 Because of the previous board meeting, some</p> <p>15 speakers raised the issue that lowering income for</p> <p>16 families making less than 60% of AMI would set the</p> <p>17 group of individuals up for failure, but that is not</p> <p>18 true, and there is specific data to prove that's not</p> <p>19 true, which I'm happy to share later again because</p> <p>20 of the two minute restriction.</p> <p>21 I want to focus on fact that negotiations</p> <p>22 should happen with that council member Lozada, and</p> <p>23 that, you know, I think it shows a lack of good</p> <p>24 faith that the Civetta group has not tried to have</p> <p>25 had these negotiations with our community or with</p>	<p style="text-align: right;">Page 69</p> <p>1 developed into housing.</p> <p>2 There are other uses besides housing and in</p> <p>3 this particular case, we're talking about affordable</p> <p>4 housing to our neighborhood, our neighborhood. Not</p> <p>5 the 100% median income of the City of Philadelphia</p> <p>6 and the county. Please say no to this project</p> <p>7 because we, the community, have spoken. There was a</p> <p>8 community meeting. 17 voted against. Only two</p> <p>9 voted for.</p> <p>10 So I don't know where these things came from 11</p> <p>11 they put out afterwards. OK? So do me a favor. 12 Six of</p> <p>12 you, let's get it over with and vote no.</p> <p>13 Thank you.</p> <p>14 [Applause]</p> <p>15 MS. SAAH: Margarita Pandin.</p> <p>16 MS. PANDIN: Hi again, everybody. I'm a resident of New</p> <p>17 Orleans Square and the people in our neighborhood as</p> <p>18 well as in West Philadelphia probably more so are a</p> <p>19 lot of the households are one income from one adult,</p> <p>20 and working people not professionals.</p> <p>21 So maybe a professional one-income household</p> <p>22 can afford the prices that are being proposed for</p> <p>23 these properties. But not one income worker and</p> <p>24 even two workers, especially, with what workers are</p> <p>25 being paid on projects like Civetta projects.</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 70</p> <p>1 And nothing that I'm saying here is 2 personal or derogatory. They're just facts. If 3 anybody here thinks I'm making up stuff, why don't 4 you have the city controller who has the ability to 5 audit the subcontractors of Civetta do so. 6 Thank you have a nice day. 7 MS. SAAH: Mo Rushy. 8 MR. RUSHDY: Good morning, madam chair and board. I 9 did testify a couple times on this application 10 before. I just want to say that, first of all, you 11 know, having council member Lozada here today is -- 12 thank you for coming today and expressing your 13 community's concerns. 14 I don't think there is disagreement on what 15 the council woman is trying to do with the 16 administration tried to do and the Government is 17 trying to do and what the program says. 18 I think what's missing here is the 19 communication of what the original legislation 20 intended to do, and I was having a conversation with 21 the council woman outside today, where -- and I 22 built in this community, built 400 homes in this 23 community, you know, and PHA soon will acquire stuff 24 there. 25 My point here is that there are homes that are</p>	<p style="text-align: right;">Page 72</p> <p>1 MS. BROOKS: Before you sit down, I do have a 2 question as a developer, and I'm asking you, not 3 Civetta, because they might have a different reason to 4 answer. 5 Can you talk about construction costs? How much 6 higher they are now versus maybe a year ago or is there 7 a percentage that you're seeing higher now? 8 MR. RUSHDY: Absolutely. The \$280,000 homes today is 9 costing between 263,000 to 267,000. So when you saw 10 that change today for fine print to go from 267 to 11 280, it was not to make more money. It is actually 12 these are becoming impossible to do. Right? 13 I was talking with some people yesterday about 14 a PHA, RFP for the same sort of housing and we're 15 like grinding costs. How can this be done? The 16 costs have gone up dramatically the last five years. 17 We built 2,000 square feet homes from about \$240,000 18 back in 2019. 19 The same house today is being built for 20 325,000. That's an \$85,000 increase on 2,000 square 21 feet. That's \$40 a square foot more. That's a 30% 22 increase, and so when we see these -- that says on 23 the City of Philadelphia there was 48 homes sold 24 under 350,000 outside of Turn the Key in 2019. 25 And last year, there was only 11. So that's a</p>
<p style="text-align: right;">Page 71</p> <p>1 over \$700, 800,000 in the 7th district. Today when 2 we have homes being sold at \$180,000 for buyers 3 where they're making \$22 an hour, average down 4 payments of \$550, average mortgage which will 5 probably be not below 1100 with interest rates 6 falling. 7 I understand that this might not be the 8 ultimate desire, but it is a great step on what we 9 have seen over the ten, 15, last ten, 15 years in 10 terms of gentrification, that brought in 700, 11 \$800,000 homes. 12 Last point is part of the intent of the 13 legislation was to allow mixed income on these lots 14 where we were able to actually achieve lower AMI's 15 than the 100% AMI \$280,000. I once had an 16 application for 60, 70 units. We had homes at 199 17 before this subsidy, 199, not even 230. 18 But there was a cost to that and that cost was 19 out of 60 homes, there was 20 marketable homes we 20 were going to sell. So it was the cross subsidizing 21 of this mixed income housing that allows us to get 22 to these lower AMI's without it, it becomes a 23 mathematical problem, not an ideological problem 24 that vary, a lot of us cannot solve. 25 Thank you for your time.</p>	<p style="text-align: right;">Page 73</p> <p>1 drop of 80%. This is not about greed. This is just 2 to make up the cost increase or else these jobs 3 would not sell out and today all the stuff we built 4 in Kensington in 2018 be 2019, close to 300 units of 5 forced sale housing today, we would not be doing 6 these jobs. We could not, or else I would have to 7 be selling them for 550,000. Back then, 275 in 8 2019. 9 MS. BROOKS: Thank you. 10 MS. SAAH: Jacob Pritchett. 11 MR. PRITCHETT: Nothing to add. 12 MS. SAAH: Mr. William Gonzales? 13 MR. GONZALES: Congratulations on becoming chair and 14 congratulations to Land Bank for issuing an 15 assessment of process and planning. 16 I've heard an overview of it this morning, 17 thanks to PACDC, looking forward to reading it. 18 It's about process and planning. 19 So in my letter, I respectfully request that 20 you be consistent about process improvements, and 21 process improvement means looking at the legislative 22 form work, which is after you make a decision. 23 You're engaging in some negotiations with 24 city council about what to do after you vote. You 25 have a council woman here. So are you going to</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 74</p> <p>1 complicate those negotiations between the executive 2 branch and the legislative branch around these 3 things? 4 What we're asking is that you allow a process 5 that a council woman is leading in terms of 6 planning. Her planning report will be issued soon, 7 and then it will be a framework to bring everybody, 8 including Mrs. Zilla, to the table and figure what 9 is best for the 7th council district. 10 So I respectfully request that you hit the 11 reset button, hit the reset button. Pause this. 12 Give the council woman an all-involved chance to 13 talk and a chance to give you the best product. 14 We believe in home. Home is an amazing 15 opportunity, a historic opportunity. Let's make it 16 work. But that involves process. Your piece that I 17 hope to read soon is about process. 18 Please respect the process. Thank you. 19 MS. SAAH: Tiffany Washington? Okay. Next we 20 have Jeremy Blatstein. 21 MR. Blatstein: I love we're 22 talking about processes. Respectfully, council 23 woman, City of Philadelphia city council passed the 24 legislation for Turn the Key. If a project meets 25 the stipulation of Turn the Key, this board has to</p>	<p style="text-align: right;">Page 76</p> <p>1 30 people to live in. Thank you. 2 MR. GOODMAN: There is no discrimination happening 3 here. Can we clarify the Turn the Key enabling 4 legislation and Land Bank disposition policy are 5 entirely different? Can we make sure we're clear and 6 factual on this? Thank you. 7 MS. SAAH: Turn the Key legislation, also the 8 Land Bank process and policy set by council. 9 MR. GOODMAN: Entirely separate. 10 MS. SAAH: I would like to point out that we're 11 losing two board members in like two minutes. 12 MR. BROWN: One. Brown and I think there was 13 one other person, Relina Bonita. Could you please come 14 forward and quickly speak? 15 MS. BONITA: Good morning. I lived in the area over 45 16 years and watched the decline of the area, and I 17 understand that housing is basically needed in our 18 area, but as a low-income person myself, the AMI, 19 30% is just wrong. 20 If that could be evaluated more clearly and 21 more closely, if you were to go out to that 22 neighborhood and maybe survey it and ask the people 23 in the neighborhood, could you afford this mortgage 24 price? 25 I understand what Turn the Key is doing, and</p>
<p style="text-align: right;">Page 75</p> <p>1 legally approve those Turn the Key projects. 2 If in terms of the steps being taken in 3 this process, it is not the place of the council 4 woman or for this board to interfere on her behalf. 5 It's her choice if she wants to not approve this and 6 let it hold on her desk. 7 But speaking about price, homes 230 were 8 still only getting sold at the \$180,000 to the home 9 buyer. I want to make that clear. Even homes that 10 were at 280 to 230, the subsidy, which is decreasing 11 to the developer and the sale price to the actual 12 home buyer was still that 180 number. 13 So even if that 230 number went down, the 14 subsidy just went down. That's something so if 15 they're saying, okay, we accept that 230 number, we 16 want more of that. Then that's what this is. 17 The 280 number is no different, and 18 realistically, the Turn the Key program, this is 30 19 homes for 30 city workers. You can't discriminate 20 on who you want to live in these homes just because 21 you don't think you want to pick and choose. 22 That's not how process works. I don't think 23 anybody would call for discrimination in the City of 24 Philadelphia. So this is what this, the Turn the 25 Key is for, and we need to approve these homes for</p>	<p style="text-align: right;">Page 77</p> <p>1 I've seen homes that Civetta built. He allowed me 2 to walk in and see. I've got no complaints. Small 3 kitchen, maybe big families would have to squeeze 4 in. No bathroom on the first floor. That would be 5 inconvenient as a senior. I don't like running up 6 and down steps. 7 All in all, I understand where he's coming 8 from. You have to understand where we're coming 9 from. 10 When you were a mother raising adult 11 children and two adult children move out of the area 12 to find a place, that's more reasonable for them to 13 buy a home, and it's far away from you, you kind of 14 wonder what's going to happen with your other 15 offspring. I have a daughter who lost custody of 16 two children, not hers. She making a good income 17 working in a hospital, would not be able to afford a 18 mortgage payment, her car insurance, her medical 19 bills, needs of the children, family needs that 20 carry, because she doesn't qualify for the income of 21 other people to have benefits given to take care of 22 her children when she has to work crazy hours. 23 You kind of wonder how are they going to make 24 ends meet? What happens if something financial was 25 to happen and the mortgage goes into default? They</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 78</p> <p>1 would lose their home, but if the mortgage rate and 2 prices of the home was a little less expensive, 3 maybe they would be able to make ends meet. 4 I just find it so disheartening on both 5 ends. Thank you. 6 MS. BROOKS: Thank you for being here. I 7 believe that was the end of public testimony. 8 MS. GONZALES: I think there's definitely an 9 opportunity here to increase resources for Tum the Key. 10 Contrary to what some perceive about some of the board 11 members on the Land Bank, we're supportive of Tum the 12 Key program. 13 But we also understand that construction costs 14 increased and doubled because of everything that's 15 been just happening at every level of city, state 16 and federal Government. 17 And I think there's an opportunity here 18 with home initiative to be able to increase the 19 amount of subsidy available for people to support 20 developers, and also be able to possibly maybe have 21 set aside or have some units for, you know, moderate 22 income people 80% and below AMI. 23 So I think there's opportunities here for us 24 to be able to continue the conversation and reshape 25 what this looks like in the future o that it doesn't</p>	<p style="text-align: right;">Page 80</p> <p>1 asking to set aside a resolution, not moving 2 forward, and so I'm curious, why continue on this 3 track given all of that, and what exactly are we to 4 do with the fact of it's playing in my head because 5 I know what happens, I know what my role here on the 6 board is. I also know what happens after this board 7 takes an action. 8 MR. JEREMIAH: I cannot discount that. So I'm curious. 9 What am I missing? Why continue on this track, 10 knowing full well that the council member will not 11 support any disposition as relates to this project? 12 MS. TOMASETTI: Great question. Hi, Brennan Tomasetti, 13 Civetta Property Group. 14 I'll say that I was not fully aware of -- I 15 knew there was community opposition to this project. 16 I was not clearly aware of the council woman's 17 direct opposition to this project. 18 We've spent a great deal of time and resources 19 doing our best to engage the community as we do for 20 all of our projects. We believe strongly in this 21 mission, and so we're looking to build as many homes 22 in the City of Philadelphia by way of Tum the Key 23 program or any other affordable program as possible. 24 It's never possible to meet all of the 25 expectations of all community members. We did start</p>
<p style="text-align: right;">Page 79</p> <p>1 bum developers but then again, it also helps 2 communities. 3 You know, I know firsthand the Norris Square 4 community suffered through lots of trauma. The 5 Puerto Rican community was displaced from the Art 6 Museum area, and they moved further north and now 7 they're being pushed out again. 8 So I understand what they're going through and 9 I think there's an opportunity here to have some 10 level compromise to also provide affordable housing 11 for -- and if you earn \$45,000 and you can buy a 12 home, I'm telling my son, he has 30 days to move. 13 > I'm not quite sure why this is so difficult. 14 But I'm going to see if I can ask the 15 developer a question because I think I might be 16 missing something. 17 We have in the first instance an 18 unsolicited proposal. We have secondly widespread 19 what seems to be widespread public opposition. You 20 have council member opposition and council member, 21 as I heard her saying, she wanted to continue a 22 process to figure a way forward. 23 You have, according to speakers, a land 24 review exam happening for the 7th. I heard earlier 25 the schedule for this very developer where they were</p>	<p style="text-align: right;">Page 81</p> <p>1 to think we were losing our minds since we put a 2 street team in the community directly adjacent to 3 where we're proposing to build in this district and 4 we had -- we have a small petition, 16 people who 5 signed in support of this. 6 So what we felt was there are people in the 7 community who want this type of housing. It's just 8 not meeting the needs of everyone. So we thought 9 that we would follow the process. We made the 10 submission. We'd like to see it through. 11 But understand that there is opposition and 12 13 now direct opposition from the council woman as 14 well. So with respect to all of this speakers 15 before, we're just trying to build more affordable 16 housing in the City of Philadelphia because we know 17 it is an urgent need in the city and across the 18 country. 19 Thank you. 20 MR. FOLKS: I would like put on the record Sloan 21 Folks, office of council member, council Lozada, 22 room 44. 23 Prior to -- not to -- not to contradict, but 24 prior to our submission of a letter to the Land Bank 25 board with council members' opposition, we did reach out by phone not once but twice to Mr. Tomasetti to</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

Page 82

1 let him know directly that we were in opposition to
 2 the project. Thank you.
 3 MR. JEREMIAH: In light of that, may I ask another
 4 question, madam chair? Is the council woman still
 5 here?
 6 MS. BROOKS: She is.
 7 MR. JEREMIAH: Is there any opportunity for you and the
 8 community as well as the developer to dialogue to find
 9 an amicable resolution to the dispositions of these
 10 properties to them?
 11 MS. LOZADA: I think that we have offered -- the
 12 community has offered Civetta an opportunity,
 13 several opportunities to negotiate and to express
 14 their concerns and to work through what their
 15 concerns were, and that has not been --
 16 MR. JEREMIAH: With your office directly?
 17 MS. LOZADA: With my office. Tomasetti and Civetta
 18 consistently had dialogue, and community residents
 19 through the RCO and other stakeholders, directly
 20 reached out to him and email as well. I want to
 21 state for the record, and again, I think multiple
 22 people said it, we are not opposed to Turn the Key.
 23 That's not -- that's not what we as a community or
 24 me as a council member.
 25 We are against just the standard process, the

Page 83

1 way that the legislation or the program sits in its
 2 original state doesn't work for us. We're saying,
 3 look at each individual neighborhood and work with
 4 community groups to be able to build a program that
 5 works for us.
 6 I heard earlier that construction costs
 7 increased. We know that. Materials had increased.
 8 We know that as well. But this is a city program.
 9 The city has to figure out how to respond to the
 10 needs of different neighborhoods in a different way.
 11 So the program can be tweaked.
 12 I'm just flabbergasted at the fact people
 13 don't want to do that. Or people feel that it is a
 14 problem to be able to respond and make changes to
 15 the program as it is to be able to respond to the
 16 needs of different neighborhoods.
 17 MS. BROOKS: I entertain a motion.
 18 MS. GONZALEZ: I would like to make a motion to
 19 postpone, to give an opportunity for council woman's
 20 office and for the developer and the community to come
 21 together and try to work this out. I think, given the
 22 testimony that we have heard and to try to come to a
 23 resolution so that after this board makes a decision, it
 24 doesn't go to die.
 25 MS. BROOKS: It has been moved and seconded.

Page 84

1 MS. SAAH: Would you repeat?
 2 MR. RODRIGUEZ: The amendment is to postpone the
 3 item for further conversation between the developer and
 4 council office and community.
 5 > I think that should have a time frame.
 6 MR. BROOKS: Can I entertain you having a time
 7 frame? Everybody complained about the time it's taken.
 8 MS. GONZALEZ: 30 days until the next meeting.
 9 MS. BROOKS: Are we saying we can make this --
 10 we're not taking any more public comment.
 11 >> The community planning process spoken
 12 about have a deadline.
 13 MS. BROOKS: We're not taking any more public
 14 comment.
 15 > We've been doing 30 days.
 16 MS. BROOKS: I want to be clear. We're saying
 17 that this extension, we would be coming back at our next
 18 meeting so they need to figure this out in those 30
 19 days. You know what I mean?
 20 MS. GONZALEZ: 60 days because we're in the
 21 holidays and no one will be meeting on anything. So in
 22 deference to the community and everyone involved, I
 23 think within 60 days.
 24 MS. BROOKS: Again, we're not taking any more
 25 public comment. If we continue to have public

Page 85

1 comment --
 2 MR. JEREMIAH: I second the resolution.
 3 MS. BROOKS: We had it seconded the amendment.
 4 We're going to do a voice vote on the amended resolution
 5 which would be postponing this for 60, 6-0, days.
 6 Can we request a roll call vote?
 7 MS. SAAH: Yes.
 8 Alex Balloon? Yes, in favor of the
 9 postponement.
 10 Maria Gonzales: Yes.
 11 Kelvin Jeremiah: Yes.
 12 Andrew Goodman: Yes.
 13 Rebecca Lopez-Kriss: Yes.
 14 Angela Brooks: No.
 15 Nick Dema: Yes.
 16 Cornelius Brown: Yes.
 17 Jenny Greenberg: Yes.
 18 Darwin Beauvais: No.
 19 MS. SAAH: We have nine in favor and two against.
 20 MS. BROOKS: "Ayes" have it. And so I just want
 21 to encourage the developer and council member's office
 22 to recognize we've got the 60-day process. Council
 23 member Lozada, I know you're working on land strategy.
 24 Will that be done 60 days as well? Perfect.
 25 So Civetta are you guys good? All right. Thank

Exhibit A

**Board of Directors Land Bank Meeting
11/14/2025**

<p style="text-align: right;">Page 86</p> <p>1 you guys for coming. That means you don't have to come 2 in December. So I know. But I know we are losing some 3 board members. We still have two other items on the 4 agenda. You don't have to come in December but probably 5 will be back in January. 6 Next item. 7 MS. MARTINEZ: Christina Martinez, senior development 8 specialist presenting agenda item 5c1. Today we're 9 asking the board to authorize the disposition of 2758 to 10 60 and 2762 Helen Street in the 1st council district for 11 conveyance by Safe Etemal healthcare, a nonprofit 12 organization, to destabilize as managed open space, 13 properties will be subject to 30-year mortgage and 14 permanently restricted as managed open space. 15 The application was unsolicited and evaluated 16 pursuant disposition policy and EOP plan will not apply 17 to this project. 18 MS. BROOKS: Questions from the board? 19 MS. SAAH: We received an email from Steven Chervaka, 20 asking not necessarily opposed to the garden but asking 21 that parking somehow be incorporated into the plan. And 22 even paid parking. 23 He also mentioned there's a dead end -- at the 24 end of their dead-end street, a lot is fenced in with 25 the garden and nonprofit using it and that neighbors do</p>	<p style="text-align: right;">Page 88</p> <p>1 board to authorize the disposition of 2726 North 2 15th Street in the 8th council district for 3 conveyance to Maurice L Hammond as a side yard that 4 applicant owns and resides in the adjacent home. 5 The property will be subject to a 30-year 6 mortgage and permanently restricted for use as a 7 side yard. The application was unsolicited and 8 evaluated pursuant to the disposition policy and EOP 9 plan will not apply to this project. 10 MS. LOPEZ-KRISS: I think there may be a typo in 11 the resolution. Page 159. It says the conveyance is 12 \$20,000. 13 MS. SAAH: It is -- the appraised value is 14 20,000, but they would pay a dollar at closing and have 15 a mortgage of 19,999. 16 MS. LOPEZ-KRISS: I noticed on the other one. 17 MS. SAAH: I'll change the side yard. 18 MS. LOPEZ-KRISS: That's the one I'm talking 19 about. 20 MS. SAAH: The resolution for the garden only had the 21 price paid at settlement in the resolution, not the 22 price plus the mortgage. 23 MS. SAAH: I'll make changes to the resolution 24 to indicate the full price and the mortgage. Thank you 25 for pointing that out. There were no public comments.</p>
<p style="text-align: right;">Page 87</p> <p>1 not have access to it. He wanted to know how neighbors 2 will be able to use this particular garden, which is up 3 for disposition and whether it would be fenced in and 4 locked as well. 5 MR. RODRIGUEZ: Stipulate for the board that 6 public parking is not an allowable use in gardens in 7 open space. There would be a permanent deed restriction 8 and so also it's not part of the proposed plan to use in 9 terms of what's been designed. 10 >> Site plan looks like it would be gated. 11 MS. SAAH: It has to be fenced as part of the 12 requirement, but not locked. It's supposed to be 13 available to the community. 14 MS. BROOKS: Anybody in-person trying to speak? 15 MS. SAAH: No in-person comments unless someone 16 here wishes to add something for this particular 17 disposition. 18 MS. BROOKS: A motion. 19 MR. BEAUVAIS: So moved. 20 MR. GOODMAN: Second. 21 MS. BROOKS: All those in favor? 22 ALL: "Aye". 23 MS. BROOKS: Opposed? Okay. That has been 24 approved. 25 MS. MARTINEZ: Agenda item 5B1. Today we're asking the</p>	<p style="text-align: right;">Page 89</p> <p>1 MS. BROOKS: All those in favor? 2 ALL: "Aye." 3 MR. JOHNS: So moved. 4 MS. GONZALEZ: Second. 5 MS. BROOKS: All those in favor? 6 ALL: "Aye." 7 MS. BROOKS: Opposed? That's been approved. 8 MR. GOODMAN: The land disposition decisions are separate 9 from the Turn the Key initiative decisions; right, but 10 it's come up multiple times that the enabling 11 legislation gives legal authority for subsidy to go up 12 to 100K max. But the enabling legislation for Turn the 13 Key allows the subsidy to be out to 100,000 but right 14 now, as implemented, it caps at 75 and has been since 15 inception of program. 16 Is PHDC looking at this? Potentially raising 17 the subsidy amount and can the board, given the fact 18 it's come up how many months now? Write a letter or 19 something to encourage this conversation if it's not 20 ongoing? 21 MR. RODRIGUEZ: Yes. PHDC is reviewing it. I 22 believe the board chair also issued a letter to PHDC to 23 look at that issue, and you are correct, that 24 legislation is housed under the blueprint for home 25 ownership under a neighborhood reservation initiative</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 90</p> <p>1 which outlines what's a qualified buyer.</p> <p>2 But also, more importantly, what income levels</p> <p>3 are. Again, historical knowledge, there was a lot of</p> <p>4 issues around the 75,000 was initially set by council.</p> <p>5 A lot of deliberations were done. We looked at buying</p> <p>6 points and all kinds of things.</p> <p>7 This was a massive effort to come up with where</p> <p>8 we ended. I would point out that this was a project</p> <p>9 that started just at the beginning of the pandemic, and</p> <p>10 has survived the pandemic. Mainly because of those --</p> <p>11 the research that we had done but that is being</p> <p>12 considered.</p> <p>13 MS. SAAH: Additional requests for new and old</p> <p>14 business by Pamela Watson.</p> <p>15 MS. WATSON: Good afternoon. My name is Pamela</p> <p>16 Watson. I reside in the 3rd District. I'm a new</p> <p>17 resident of the 3rd District. I applied for a side</p> <p>18 lot application months and months ago. The process</p> <p>19 is not transparent to me.</p> <p>20 I've gotten approval to my application and</p> <p>21 then more hurdles thrown at me over and over, over</p> <p>22 the course of the last few months. I also noticed</p> <p>23 that that property along with others in the 3rd</p> <p>24 District has been on the agenda and stricken from</p> <p>25 the agenda several times.</p>	<p style="text-align: right;">Page 92</p> <p>1 Phone call?</p> <p>2 MR. RODRIGUEZ: Provide that to my assistant.</p> <p>3 >> Would I be able to make a statement</p> <p>4 before we adjourn?</p> <p>5 MS. BROOKS: You can. I believe we have other</p> <p>6 people signed up. We know your name. We'll make sure</p> <p>7 we call you up.</p> <p>8 >> Thank you.</p> <p>9 MS. SAAH: Jacob Pritchett.</p> <p>10 >> He left.</p> <p>11 MS. SAAH: Jeremy Blatstein.</p> <p>12 MR. Blatstein. The last thing I'll</p> <p>13 say, in terms of legislation, it's passed by city</p> <p>14 council, if city council doesn't like how the</p> <p>15 process is, they should change it.</p> <p>16 It's kind of disingenuous for the council</p> <p>17 woman to get up here and talk about process or</p> <p>18 legislation and they are the ones who passed it.</p> <p>19 It's frustrating to try to get up here and say,</p> <p>20 well, there should be different processes for</p> <p>21 different neighborhoods when that's what was passed.</p> <p>22 I struggle with that. How can you expect</p> <p>23 people to understand what the process is if you want</p> <p>24 to try to one-off it in each neighborhood, and</p> <p>25 council woman has the Turn the Key program applying</p>
<p style="text-align: right;">Page 91</p> <p>1 So it was not clear. When I called and when I</p> <p>2 tried to get clarification, is it even still</p> <p>3 available? Because it is -- again, it has been</p> <p>4 stricken from the agenda.</p> <p>5 So as a community member, I've been</p> <p>6 engaging people in my community about this property,</p> <p>7 and there's a lot of support for what I want to do</p> <p>8 with the side lot for my community, but it's not</p> <p>9 clear if it's even worth the battle</p> <p>10 What I've seen with other communities today</p> <p>11 here, I want to do it the right way, engaging my</p> <p>12 council and make sure I'm applying and having it</p> <p>13 legal. But it's not clear and transparent how the</p> <p>14 process is working.</p> <p>15 MR. RODRIGUEZ: Address?</p> <p>16 MS. WATSON: 818 North Presley. It was also listed on</p> <p>17 June 10th meeting and posted, but also again crossed</p> <p>18 at the last minute. That's why I asked earlier the</p> <p>19 reasoning for it and it was given that it was -- due</p> <p>20 to spacing and scaling.</p> <p>21 MR. RODRIGUEZ: What we'll do, I believe that</p> <p>22 was removed from that proposal from the developer. We</p> <p>23 will follow up with you by the proposal and with staff</p> <p>24 and get back to you. We have your application.</p> <p>25 MS. WATSON: I'll expect an email from your office?</p>	<p style="text-align: right;">Page 93</p> <p>1 to her neighborhood and every single other council</p> <p>2 person in the City of Philadelphia accepted that.</p> <p>3 I would just like something as we moved move</p> <p>4 forward, they talk about that a lot, and I would put</p> <p>5 the earnest to city council to make those</p> <p>6 adjustments into the Land Bank board. It's on city</p> <p>7 council to make the changes, how it operates.</p> <p>8 MS. SAAH: Richard Delgado.</p> <p>9 MR. DELGADO: Good afternoon, board and chair. My name</p> <p>10 is Richard, a volunteer and organizer with Iglesias</p> <p>11 Gardens in North Philly, a community garden and</p> <p>12 space right around the Norris Square area.</p> <p>13 I want to say a comment of solidarity with</p> <p>14 some residents here today who are speaking to issues</p> <p>15 related to lots that were being stored and are now</p> <p>16 moving forward to housing.</p> <p>17 I'm disturbed by the implication out of some</p> <p>18 comments that these residents are anti-housing and</p> <p>19 anti-developments. These are residents who</p> <p>20 stewarded three lots.</p> <p>21 What do I mean? In a moment when the City was</p> <p>22 doing nothing, these residents, street to street,</p> <p>23 block by block, neighborhood by neighborhood were</p> <p>24 maintaining, cleaning and turning these spaces into</p> <p>25 public and civic spaces for the benefit of the</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

<p style="text-align: right;">Page 94</p> <p>1 community.</p> <p>2 And I believe that those residents</p> <p>3 deserve some consideration from this board, also by</p> <p>4 developers for the work they have done to steward</p> <p>5 that public land for the benefit of those</p> <p>6 communities, and it's not about being against</p> <p>7 housing or development.</p> <p>8 What kind of development and housing are we</p> <p>9 bringing to these communities and what role and</p> <p>10 decision-making authority do those community members</p> <p>11 who've done that sweat equity work get in this</p> <p>12 process? So that message is for them and for you.</p> <p>13 As to the actual old business that I'm</p> <p>14 here for, once again, my name is Richard. I'm a</p> <p>15 voter organizer with the Iglesias Gardens in North</p> <p>16 Philly. Ten months ago, our organization sent to</p> <p>17 Land Bank final revisions to our purchase and</p> <p>18 development agreement.</p> <p>19 But we're still waiting for documents to sign.</p> <p>20 In the five years since we submitted our land</p> <p>21 application, which was approved successfully, we</p> <p>22 attended several meetings to remind this board and</p> <p>23 Land Bank staff that we remain highly motivated to</p> <p>24 finish this process and secure our garden's land.</p> <p>25 And it would be really nice to go back to our</p>	<p style="text-align: right;">Page 96</p> <p>1 MS. SAAH: I'd like to get you off my desk as</p> <p>2 well. Trust me. One more.</p> <p>3 Moe Rushty and Lawrence Macy and Conlin Crossly.</p> <p>4 MR. RUSHDY: Thank you for your time. This has been a</p> <p>5 discussion. We're sitting in this board meeting and</p> <p>6 there's a lot of support and opposition, and we need</p> <p>7 to -- this is a good forum for actually providing</p> <p>8 solutions.</p> <p>9 I do chair PHDC and I did see there's</p> <p>10 opportunities that we can actually reach synergies</p> <p>11 between what the program does and intent of the</p> <p>12 program and members of the community.</p> <p>13 Let me give you a little bit of context. One</p> <p>14 of the things we're not realizing is Turn the Key</p> <p>15 was extremely crucial to be at that number, \$75,000</p> <p>16 in the midst of COVID, and the rising interest rates</p> <p>17 are dropping every -- 1% of the interest rates are</p> <p>18 dropping is equivalent to about 15 to \$20,000 in</p> <p>19 substance.</p> <p>20 What does that mean? If we stay at \$75,000</p> <p>21 when the interest rates will go down 2%, we're</p> <p>22 wasting money. So why don't we actually take a deep</p> <p>23 dive, okay, and start looking and saying, listen, if</p> <p>24 we want to be \$1300 payment for the 100% AMI and we</p> <p>25 know that interest rates will be dropping down to</p>
<p style="text-align: right;">Page 95</p> <p>1 Iglesias community with some update from this board</p> <p>2 on that.</p> <p>3 MS. SAAH: I can give you an update. We</p> <p>4 submitted our -- the NGT's attorney had requested</p> <p>5 multiple changes to the PDA in addition to yours, and we</p> <p>6 finally got those. We provided a response to NGT and</p> <p>7 we'll provide a response to you by the end of the week</p> <p>8 along with a PDA, but it had to be -- it had to be</p> <p>9 cleared with the redevelopment authority as well because</p> <p>10 we have to be consistent.</p> <p>11 MR. RODRIGUEZ: Let me explain.</p> <p>12 MR. RODRIGUEZ: Purchase and development agreement,</p> <p>13 which also -- so the purchase and development agreement</p> <p>14 also involved a mortgage note and a declaration of</p> <p>15 restrictive covenants on the garden.</p> <p>16 So all of those had to be carefully reviewed and</p> <p>17 approved by the Philadelphia Redevelopment Authority's</p> <p>18 legal department as well, as well as go through our</p> <p>19 process.</p> <p>20 So that has been done. We provided that to</p> <p>21 NGT earlier this week, and I apologize it hasn't</p> <p>22 been sent to you, but there's two of us in the</p> <p>23 office and we have a lot going on. I will make sure</p> <p>24 you get it end of the week.</p> <p>25 MR. DELGADO: Thank you for the update.</p>	<p style="text-align: right;">Page 97</p> <p>1 let's say 5%, maybe the subsidy is only 50,000 or</p> <p>2 55,000.</p> <p>3 So if we can reach a matrix and I put them</p> <p>4 together and sent it to other board members to kind</p> <p>5 of start discussing that about a month ago. If we</p> <p>6 can look and discuss a matrix that actually links</p> <p>7 the interest rates on the market, you know, 5%, 6%,</p> <p>8 7% and different AMI's, we might be able to, with</p> <p>9 the legislative branch, increase these subsidies to</p> <p>10 where these are in the neighborhoods and decreasing</p> <p>11 them, also depending on a time we're in.</p> <p>12 I think, in a year's time, we're not going to</p> <p>13 need -- that same 75,000 will reach actually a</p> <p>14 payment of less than 1,000 bucks. But why would I 15</p> <p>16 have a payment for less than 1,000 bucks for someone</p> <p>17 making 60,000? They can pay a little bit more so we</p> <p>18 can have someone else that needs a deeper aim. Just 18</p> <p>19 wanted to put this up.</p> <p>20 MS. SAAH: Collin Crossly.</p> <p>21 MR. CROSLEY: Good morning. This is my last time up.</p> <p>22 Promise. I'm Collin Crossly. I serve as director</p> <p>23 of development and labor for council member Young in</p> <p>24 the 5th District.</p> <p>25 I thank everyone for their continued patience</p> <p>since we've come into office with regards to</p>

Exhibit A

Board of Directors Land Bank Meeting
11/14/2025

Page 98

1 development. Through a collaborate partnership with
 2 public and private sectors and community
 3 involvement, we have now found our north star, and
 4 sent over 100 units of home ownership and additional
 5 65 more by the close-out of this year totalling over
 6 180 units of work force housing and CD5.

7 In addition to the 180 units of housing in the
 8 Turn the Key program, we've also recently been
 9 approved for five tax credit projects for over 100
 10 -- \$100 million worth of equitable development.

11 I appreciate everybody's patience. I know
 12 it's been a long go of it, and just wanted to make a
 13 comment. Thank you.

14 MR. RODRIGUEZ: Just want to echo what Conlin
 15 said.

16 I think it was a great process early on when the
 17 councilman came into office, needed an opportunity to
 18 understand what the lay of the land was, but once we got
 19 moving, started moving. I think this agenda was
 20 indicative of the good work we had done. So kudos and I
 21 hope do you more RFP's.

22 MS. PANDIN: I just wanted to clarify. Previously,
 23 when I made my first comment and Jeremiah, when he
 24 asked comments be stricken off the record was my
 25 comments.

Page 99

1 So I just wanted to say that's very
 2 unDemocratic. We're residents here. This is the
 3 CEO of one of the biggest landlords and employers in
 4 Philadelphia. I'm going to finish. My comments,
 5 right, are based on fact

6 But what he did was personal and derogatory,
 7 because they're my previous employer that had to
 8 settle in court with me, so I'll clarify that, and
 9 that's very bullish behavior and unDemocratic, and
 10 my comments should noting stricken from the record.

11 MS. SAAH: What we generally do with comments is
 12 list who made the comment, and in a case like this, what
 13 we would say is that you made -- you made claims
 14 regarding the tax -- the status of their subcontractors
 15 payments. So we cannot repeat those -- what the things
 16 that you particularly said, we cannot do that because
 17 then we open ourselves to liable.

18 >> They have to prove that it's not true.

19 MR. RODRIGUEZ: I think you're missing the
 20 point. We have rules of conduct, which you have just
 21 stated is -- this is not a court of law, and you're
 22 making and asserting a fact, if it is, and going into a
 23 public record, it creates a liability for the
 24 organization which we can't afford to do.

25 >> Prove it wrong.

Page 100

1 MR. RODRIGUEZ: It's not our point to prove it
 2 wrong. You made statement. We don't know if it's true
 3 or not. If you have a grievance with Civetta Property
 4 Group, handle that in a court of law. You have made a
 5 statement to this body which we cannot verify at this
 6 active meeting. Therefore, it creates a liability for
 7 us.

8 >> Maybe the misrepresentation that Jeremiah
 9 did, saying that it was personal and derogatory,
 10 it's personal and derogatory as my previous employer
 11 that has to settle in court to do that against me.

12 MS. SAAH: Your comments will be included in the
 13 minutes. This comment, yes.

14 MS. BROOKS: For the record, let's say if it
 15 hadn't been you or anybody else, the same action would
 16 have been taken.

17 >> But it wasn't the case.

18 MS. BROOKS: For the record, for anybody in the
 19 room, the same thing would happen.

20 MS. CUMMINGS: Can I ask, to be here in person, it's the
 21 perception that you all are talking to each other.
 22 We have no adequate microphones and things where
 23 people with hearing impairment and anything could be
 24 going on, you know, just don't hear well. So -- and
 25 this room is very small.

Page 101

1 I'm quite sure with COVID and viruses this
 2 time of year, we probably could look at some more
 3 space, and that you would at least work to have
 4 microphones, you know, as in a professional board.
 5 Why would the board be passing around and we can't
 6 hear you at all?

7 It's the perception you're really not talking
 8 to us anyway. You're talking to each other. We
 9 can't hear you out there. We appreciate you
 10 getting -- Bonita Cummings, director of Strawberry
 11 Mansion community concerns.

12 Thank you also for today allowing me to speak
 13 and not taking my voice from me today. Thank you

14 MR. RODRIGUEZ: Do want to state Ms. Cummings
 15 raises a significant question. We have been looking
 16 into that. In terms of what technical assistance having
 17 a good, you know, PA system for the board.

18 I will say that we have spent money to acquire
 19 and we ended up having to return it or it was never
 20 delivered. So we are -- it's an ongoing process. I'm
 21 hopeful that we'll have a significant budget to allow us
 22 to adequately --

23 MS. SAAH: We have a new person who signed up.
 24 Lawrence Macey?

25 MR. MACEY: Correct. I'm going to be really brief

Page 102

1 because everybody is ready to go. I didn't expect
 2 to come up here this morning. I actually came to

Page 104

1 into the district.
 2 Again, I'm a unique developer, half of my net

Exhibit B



1234 Market Street, 16th Floor, Philadelphia, PA 19107
phillylandbank.org

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: November 18, 2025

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for the eight (8) single family homes of Board-approved disposition to \$280,000 per unit from \$267,000. The increase is due to increased construction costs due to soil conditions, and the inclusion of basements and was done in consultation with the District Council office. The AMI of both Board-approved dispositions remains at 80% AMI.

- Unsolicited Application (PHASE 1 – SFH)- Fine Print Construction, LLC
 - Land Bank Board approval – Dates: 12/13/2022; Resolution 2022-55; Settled April 2024
 - Original Project Summary: Fine Print Construction, LLC to develop forty-four (44) mixed-income homeownership and rental units and one commercial unit for a property management office. **Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI.** Eleven (11) units in four (4) multifamily buildings (three triplexes, one duplex) will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-five (25) rental units of which four (4) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

Exhibit C

RESOLUTION NO. 2025 - 44

RESOLUTION APPOINTING ANGELA BROOKS AS BOARD CHAIR

WHEREAS, Herbert Wetzel was appointed by the Mayor of Philadelphia to serve on the Philadelphia Land Bank Board of Directors (the “**Board**”) on April 25, 2024 and served as Chair of the Board until he was relieved of his appointment on October 16, 2025;

WHEREAS, on October 17, 2025, Cherelle Parker, Mayor of Philadelphia, appointed Angela Brooks to fill the Board of Directors vacancy created by Herbert Wetzel’s departure;

WHEREAS, Section 201 of the Bylaws of the Philadelphia Land Bank (as amended) states “If an office is vacated, the position may be filled during a regular meeting of the Board;”

WHEREAS, Angela Brooks is the sole nominee for the office of Board Chair;

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that, in accordance with Section 201 of the Bylaws of the Philadelphia Land Bank, Angela Brooks is elected Chair of the Board until the next election of the officers of the Board of Directors is held.

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

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit D

RESOLUTION NO. 2025 – 45

RESOLUTION AMENDING RESOLUTION 2022-55 TO SUBSTITUTE SPECIAL PURPOSE ENTITIES FOR FINE PRINT CONSTRUCTION, LLC AS DEVELOPER OF 2329 ELLSWORTH STREET, 2245 FEDERAL STREET, 1709 POINT BREEZE AVENUE, 1711 POINT BREEZE AVENUE, 1822-34 REAR POINT BREEZE AVENUE AND 1836 POINT BREEZE AVENUE

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Philadelphia Code;

WHEREAS, the Board of Directors (the “**Board**”), pursuant to Resolution 2022-55 adopted on December 13, 2022 (the “**Resolution**”), approved the conveyance of 2329 Ellsworth Street, 2445 Federal Street, 1709 Point Breeze Avenue, 1711 Point Breeze Avenue, 1822-34 Rear Point Breeze Avenue, and 1836 Point Breeze Avenue (collectively, the “**Properties**”), in addition to eight (8) additional properties not at issue in this request, to Fine Print Construction, LLC (“**Fine Print**”);

WHEREAS, Fine Print has requested approval to substitute the following separate special purpose entities for Fine Print as Developer of each of the respective Properties: 2329 Ellsworth LLC, 2445 Federal LLC, 1709 Point Breeze LLC, 1711 Point Breeze LLC, and SUUDA-Kenyatta Bey LLC (for 1822-24 Rear and 1836 Point Breeze Avenue), each of which is a Pennsylvania limited liability company whose members are one or both of the same individuals who organized Fine Print Construction LLC (the “**Special Purpose Entities**”);

WHEREAS, the Special Purpose Entities are in all respects qualified to serve as Developer of each of the respective Properties;

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to amend the Resolution and approve the substitution of the Special Purpose Entities as Developer of each of the respective the Properties, with all other terms of Resolution 2022-55 to remain in full force and effect;

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

1. The substitution of the Special Purpose Entities as Developer of each of the respective Properties is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council. All other terms and conditions of the approved disposition of the Property shall remain in full force and effect.
2. The conveyance of the Properties to the Special Purpose Entities complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to consummate the conveyance of the Premises (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents,

Exhibit D

or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit E

From: Amber Walker <awalkr86@gmail.com>
Sent: Monday, November 17, 2025 8:58 AM
To: Andrea Saah
Subject: RFP Francisville Ogden et al – Francisville Commons 1, LLC

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.

Hi,

The Lil Ogden Garden is a gathering place for the community in Francisville as well as the only green space in the neighborhood that people can enjoy. The Francisville Ogden et al – Francisville Commons 1, LLC has not taken into account the importance of this space for the community. Affordable housing is important and that can be pursued while preserving the community's green spaces. I hope alternative solutions will be considered that will keep the Lil Ogden garden intact.

Thank you,

Amber Walker

From: Antonia Scannapieco <antoniascannapieco@gmail.com>
Sent: Saturday, November 15, 2025 3:15 PM
To: Andrea Saah
Subject: Please save Little Ogden Garden!

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.

Please save the Little Ogden Garden!

The area brings so much happiness to our little corner of the neighborhood. Not only does the garden mean so much, people use the space to enjoy their coffee, connect with one another, and spread joy - more of what our city and neighborhood needs. Please please save the garden.

Sent from my iPhone

Exhibit E

Andrea Saah

From: Knueppel, Ashley <knueppela@arcadia.edu>
Sent: Monday, November 17, 2025 1:27 PM
To: Andrea Saah
Subject: Oppose: RFP Francisville Ogden et al – Francisville Commons 1, LLC
Attachments: Z Garden Signs (4).pdf; Z Garden Signs (3).pdf

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,

I would like to note my opposition to this project. Two of the lots in this RFP will take away a beautiful, well-loved community garden and green space that has been in use by neighbors for 5 and a half years.

Affordable and workforce housing is a priority in Philadelphia, and we fully support that mission. We simply believe this proposal can be adjusted to deliver the same number of units, better match the context of the neighborhood, and enhance our section of Francisville by preserving a well-used community green space as a small but essential pocket park.

Issues With the Current Plan

- Building Heights Don't Match the Neighborhood
 - The current proposal includes two-story single-family homes, but they would sit among 3- and 4-story homes with roof decks and pilot houses.
 - At the UFCA meeting, multiple neighbors expressed concerns that this would make the workforce units visibly different from surrounding homes.
 - We want all neighbors (current and future) to blend in seamlessly.
- The Removal of an Important (and ONLY) Green Space
 - A 7-season community garden currently exists on two of the lots and
 - The garden is already an active, well-used community space and would be permanently lost under the current plan. There is no other accessible green space for several blocks in any direction; the Parrish Street dog park is expected to be developed as well, further reducing available open space.
 - Eliminating the garden would remove the last remaining community gathering space in this part of Francisville.
- No Community Input in Shaping the RFP
 - The community garden was not accounted for in the RFP process, even after neighbors raised concerns in March
 - Neighbors had no opportunity to weigh in on how the RFP could best fit community needs
 - We are only now being included, after the proposal was already shaped

Proposed Alternatives (Win-Win)

- Substitute two nearby vacant parcels or adjust the development plan by allowing greater height or multi-unit configurations on the remaining parcels so the full unit count is preserved while keeping the two active garden lots (1544 & 1546 Ogden).
- Both options deliver the same amount of workforce housing and maintain a centrally located, thriving pocket park - benefiting current residents and incoming families alike.

Exhibit E

Note on the City's Suggested Relocation of the Garden: After months of conversation, Councilmember Young's office suggested relocating the garden to 1438 Poplar Street; and while we appreciate this thought, the current garden remains the stronger and safer option for our community. Relocating the garden would introduce significant safety and activation risks that the current location does not have. The existing garden benefits from established community presence, ongoing visibility, and proven safety outcomes. Starting over in a location with known safety concerns would jeopardize the stability and public use that the garden currently provides:

Six years of labor, resources, and community trust have gone into the current space. The current location's constant daily foot traffic keeps the area safe, visible, and active. Before the garden existed, the Ogden lots experienced drug use, prostitution, and vandalism — all eliminated by community presence.

The proposed relocation site has several documented safety concerns: proximity to abandoned buildings, witnessed drug use, proximity to a shelter housing known sex offenders [Further information, recommendations, comments, etc can be found in the petition which now has almost 600 signatures.](#)

Thank you for your time and consideration,
Ashley

Exhibit E



Exhibit E



Exhibit E

From: Cierra Williams <cierrarwilliams@gmail.com>
Sent: Wednesday, November 12, 2025 10:13 PM
To: Andrea Saah
Subject: Lil Ogden Garden Perseveration

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.

Good Morning,

My name is Cierra Williams and I am a resident of the Francisville community, I am also a Philly-based content creator, and I am reaching out to ask for the preservation of the Lil Ogden Garden. Not only is this a great use of green space that is much needed in a very divided community (due to gentrification) but also it's generally pleasant to look at.

I am born and raised from Philly, I went to Temple University and I genuinely love my city. However, I do not like what it's becoming. The current administration seems to be more than happy to sell the city off to the highest bidder regardless of the actual cost to the community. I understand that these lots are supposed to be made into "affordable housing"; however, I'm not sure who this housing will actually benefit (after reading the current plan). There are about 10+ new builds in the area that could offer affordable units instead of building new [construction on already weak streets](#).

I am planning on making a video on TikTok/Instagram about this matter to raise awareness about what is happening within the current administration but wanted to reach out to you all first for my comments to be brought to the board. The amount of building in the area that is set to take place would make me and I'm sure many others, permanently move out of the area. This may not be seemingly a big deal; however, soon the area will be stuck with people who are transient and don't really care about the community like myself.

Looking forward to hearing from you.

Best,
Cierra Williams

Exhibit E

From: Emma Read <emma082000@gmail.com>
Sent: Monday, November 17, 2025 9:52 AM
To: Andrea Saah
Subject: URGANT: SAVE LIL' OGDEN GARDEN

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.

Good morning, Andrea:

This is email is to show my support for the community garden, Lil' Ogden. I live at 1531 Ogden street and this is vital to me and to the neighborhood. I urge you to save and preserve the garden. Please do not build on it.

There are approximately 40,000 vacant lots in Philadelphia, 10,400 are publicly owned. There are plenty of viable alternatives to build housing. I will acknowledge that many are used for dumping, but this only shows the significance of Lil' Ogden.

Green spaces reduce violence and increase community interaction. Building Lil' Ogden Garden started during the pandemic— time where many people didn't have their basic needs met, social unrest, and a future that was unknown. Yet, neighbors came together to create a space for the community. Although the pandemic is behind us, Lil' Ogden stayed and thrived. It is still an essential part of the neighborhood.

It is a place to gather, destress, and learn about urban gardening. If Lil' Ogden is not saved, this will have detrimental impacts to the neighborhood. Green spaces are good. They bring people to neighbors and people bring businesses. How would this affect the coffee shop that is next to Lil' Ogden? This is one of the few non-chain coffee shops in the area. Do you think they will have more business if the garden is destroyed and construction begins? Francisville is on the precipice of becoming a lively neighborhood. If Lil' Ogden is destroyed, then people will move, and businesses will fail.

Affordable housing is needed, but not it does not expense of community cohesion. Please build more affordable housing, just not on land that means so much to many people. Have we learned nothing from history?

Thank you,
Emma

Exhibit E

From: Jessica Lipkin Brooks <jessica.lipkin.brooks@gmail.com>
Sent: Monday, November 17, 2025 11:01 AM
To: Andrea Saah
Subject: RFP Francisville Ogden et al – Francisville Commons 1, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Andrea,

I'm writing on behalf of my husband and I as residents of Francisville who live directly across from the Lil Ogden Community Garden. Our address is 836 N 16th St.

We were deeply disappointed to learn that the City is considering redeveloping this space. The garden was a huge reason we chose to move here. Every day, we wake up to the sight of neighbors, families, and friends using the garden to gather, relax, and connect. Its constant foot traffic not only brings joy and vibrancy to the block but also contributes significantly to our sense of safety at home. We regularly use the benches to work, read, and enjoy our morning coffee.

Losing this space would dramatically change the character of our block and our daily lives. If the garden were replaced with housing, we would likely begin considering other living options, as it would remove one of the defining, positive features of our neighborhood.

We want to be clear that we fully support the creation of workforce housing in Francisville. However, this development does not need to come at the cost of the community's only remaining shared green space. The neighborhood contains multiple vacant lots that sit unused, many of which have become eyesores due to trash, overgrowth, and rodent issues. These lots would be far better suited for new housing than an already thriving, well-loved public space.

We understand there was a proposal from Councilmember Young to relocate the garden to 14th & Poplar. If that lot is available, why not build the workforce housing there instead of displacing the existing garden? The Lil Ogden Garden is centrally located, highly visible, and well utilized, features that make it uniquely valuable. Its daily activity helps keep the area safe, engaged, and connected. A garden relocated to a less central location would not serve the neighborhood in the same way.

Removing this garden would eliminate the last community gathering space in this section of Francisville. We urge you to please reconsider this plan and preserve the Lil Ogden Community Garden at 845 N 16th St and 1544–1546 Ogden Street.

Thank you for your time and consideration. We care deeply about this neighborhood, and we hope we can work together to protect a space that so many residents rely on and cherish.

Sincerely,
Jessica & Douglass Brooks

Exhibit E

From: Josef Deutschmann <josefdeutschmann@gmail.com>
Sent: Sunday, November 16, 2025 3:50 PM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: Comments for November Land Bank Meeting - RFP Francisville Ogden et al – Francisville Commons

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

Hi Andrea,

Below are my comments for the Francisville Commons Project:

- This section of Francisville needs a viable green space, it is cut off from the rest of the neighborhood with major roads on each side (Broad, Girard, Ridge). These chosen lots are most of the remaining open city owned space in this section of Francisville (the large open lot on Parrish will be developed in the future)/
- While the RFP calls for these new homes to fit the context of the neighborhood, in many cases they will not due to the height of surrounding buildings (all 3-4 stories with roof decks and pilot houses) (one is a large RM-1 lot that has 4 unit buildings next to it on lots of the same size, others will be directly between 4 story buildings with roof decks. Instead of 2 story with basements they should be slab on grade 3 story buildings so surrounding to be more in line with heights of surrounding buildings (the developer admitted as much and tried to alter their original design but are not allowed to make those sorts of changes after the RFP was awarded)
- Community garden entering its 6th season currently on 4 of the lots (1544, 1546 Ogden, 845, 841 N 16th Street), this is the first moment in time where the community has had any chance for real input in this RFP, although there is contact information all over the garden and its well known in the neighborhood, the local RCO and community garden were never contacted about the lots being chosen or the project plans until the RFP was already awarded
- Because the lots are next to a popular neighborhood coffee shop, the space is used frequently throughout the day 7 days a week.
- While the city is working to set aside a different lot to relocate the garden, it will of course be difficult to start over and there are concerns that the space being offered may not be a reliably safe neighborhood space (very close to abandoned buildings where addicts frequently shelter and a shelter that houses former sex offenders etc. The current location near the coffee shop has kept a steady flow of foot traffic that keeps every safe and has kept activities like drug use and prostitution that occur in areas of this neighborhood out of that space.
- Our community supports affordable housing and also acknowledges that shared green spaces help build community especially in a gentrifying neighborhood which often causes some neighbors to never interact with each other.
- Since there are a few other lots nearby that are city owned and the current plans don't fit the neighborhood nearly as well as they could, the community is looking to keep 1544 and 1546 as a public garden space, and consider alternate design plans (slab on grade to increase height of new homes to blend in with surrounding building heights) and select some of the other nearby available lots as replacements. It would also be worth considering if 2 unit builds make sense on some of the larger lots (841 N 16th is particularly large) or lots that are sandwiched between other large buildings (844 N 16th, 851 N 16th in particular).
 - 1230-1248 Burns Street
 - 1245-1249 N15th Street
 - 1642 Francis Street
 - 1523 W Flora Street
 - 1613 Ogden Street

Exhibit E

- We believe this is a common-sense compromise that will improve the neighborhood for its current and future residents. Without this pocket park, there will be a stretch of several blocks with no open green spaces. This space is centrally located in a higher foot traffic area where the current alternate is more out of the way in a low foot traffic area that will lead to the space being very under-utilized.

In short-

- Issues with the current RFP
 - New home heights dramatically different than surrounding homes
 - Well loved community garden space on some of the included lots
 - No remaining green space for multiple blocks in all directions
 - No community input up to this point
- Possible Solutions
 - Redesign RFP to better fit neighborhood (slab on grade to increase height, possible multi-unit builds for larger lots), replace 2 lots with nearby alternatives to save community space
 - Win-Win for current and future residents of this section of Francisville, having a centrally located, well loved pocket park that
 - Re-locate community garden to 1438 Poplar Street
 - Safety Concerns, abandoned buildings, drug addicts and sex offenders at nearby shelter
 - Current space generates constant flow of foot traffic / use which has kept the space safe from illicit activities (drug use, prostitution, vandalism) which were common in the current space before it was set up as a community garden.
 - Restarting 6 years of continuous work / improvements / building of the space

Thanks,

Joe Deutschmann
Block Captain of 1500 Ogden Street

From: Sara Pentlicky <sara.pentlicky@gmail.com>
Sent: Saturday, November 15, 2025 9:15 PM
To: Andrea Saah
Subject: please save the ogden park!!

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.

we live one block away and love that there are parks and green space i. our neighborhood. please save the park. it is a vital community space.

sincerely,
homeowners at 807 N 20th St, Philadelphia, PA 19130

Exhibit E

From: Kristina Lowndes <kristinalowndes1@gmail.com>
Sent: Monday, November 17, 2025 3:37 PM
To: Andrea Saah
Subject: Save Lil' Ogden Garden

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.

Hi Andrea,

My name is Kristina Lowndes and I am a resident at 836 N 16th St. I am writing to support the effort to save the community garden on Ogden and N 16th street. Please do not allow developers to purchase this lot tomorrow.

I think it is incredibly important to preserve green space in urban areas and this space in particular has been transformed by a beautiful garden, seating area, and picnic tables. It is a true "Third Space." I see many local residents using this garden every day and the tables are packed with running/biking groups, friends, people walking their dogs, and people visiting the Vineyards cafe next door. I believe that spaces like the Lil Ogden garden are important for fostering community, safety, and a sense of belonging for residents and I think it would benefit everyone in the area to keep this as the beautiful green space that it is.

Finally, there are many undeveloped lots in the surrounding area that have not been transformed into functional community spaces and I believe those should be developed first, instead of removing this hub.

Best,
Kristina

From: Nicole Lemanski <nlemanski1518@gmail.com>
Sent: Sunday, November 16, 2025 2:38 PM
To: Andrea Saah
Subject: Little Ogden garden

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.

Dear Andrea Sarah,

I'm writing on behalf of the Francisville community. The little Ogden Garden at 16th and Ogden St. should be maintained as a community garden and should not be sold to a developer. There is limited green space in this area of the neighborhood. This small parcel offers a refuge and a place to grow fresh produce. Please keep it for the neighborhood and not for another for-profit corporation. There are enough profits in the world and not of enough green community space.

Thank you,
Nicole Lemanski

Exhibit E

From: Kenzie Meehan <kenziemeehan5@gmail.com >
Sent: Thursday, November 13, 2025 11:00 AM
To: Andrea Saah
Subject: Lil ogden garden Francisville

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

Can you please not let our little piece of grass go to waste to another ugly apartment building you don't care about our health or happiness if you take this away from us. Thanks in advance!

From: Kenzie Meehan <kenziemeehan5@gmail.com >
Sent: Thursday, November 13, 2025 11:06 AM
To: Andrea Saah
Subject: RFP Francisville Ogden et al – Francisville Commons 1, LLC)

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

I am Makenzie Meehan. I live across the street from Lil Ogden Park and have utilized this space since moving here. It has created a safe space to meet new people, enjoy nature, and feel connected to my community. We already have so little here in this community and if each green space we have gets filled up with commerical real estate then that will cause sadness and misery. Please reconsider selling to developers that don't care about the community or environment.

Makenzie Meehan of Francisville

From: Kate <kate.nessmith@gmail.com >
Sent: Monday, November 17, 2025 12:44 PM
To: Andrea Saah
Subject: RFP Francisville Ogden et al - Francisville Commons 1, LLC

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 Kate NesSmith and I am a resident currently living near the garden (847 N 16th St). I am hoping that the City will consider not developing on the garden lots (1544 & 1546). As a new resident, I have already met so many of my neighbors through this special space. It gives our neighborhood a space to breathe, enjoy much needed greenery and helps us build community. These lots have become a place where everyone is welcome and people are kind to one another.

Affordable housing is needed and I do not want to minimize that issue. An alternative to developing on the current garden lots would be 845 and 841 on N 16th St, or other vacant lots.

Thank you for your time and consideration. A good contact email for me is kate.nessmith@gmail.com, feel free to reach out.

Kate NesSmith

Exhibit E

Start a petition



Preservation of Our Community Garden Amid Workforce Housing Development Plans

 Sign petition

606

Verified signatures 

 Let's get to 1000 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Exhibit E



[Decision Makers: Philadelphia Planning Commission +1](#)



[13 Supporter Voices](#)



[7 Updates](#)

The Issue

LATEST UPDATE:

Nov 9, 2025

Thank you for your support of our community garden. The project to develop lots including Lil Ogden Garden has reached the final phase to be developed: a meeting on November 18th with the Philadelphia Land Bank in which the community can finally comment on whether the project as it is currently configured, is the best fit for the neighborhood or if it should be re-designed.

If the Philadelphia Land Bank Board approves the project, they will officially transfer the land to the developer and construction will begin immediately afterwards.

If you enjoy the community garden space and wish to have it preserved, this is the only way to do so. They will not accept a virtual petition. Instead, you can provide feedback before the meeting (via email or phone) or attend the in-person meeting to publicly comment.

Below are details on how to share your feedback as well as our own notes:

How to Submit Public Comment

Before the Board Meeting:

 [Support now](#)

 [Sign petition](#)

Exhibit E

1, LLC)

Be sure to provide: your full name and contact information (email address)

Your comment (mention the project name) including things like: why you think the garden should be saved, what it means to you, and/or what alternative options you support

>>>You may also call Councilmember Jeffery Young Jr.'s office to express your concerns: (215) 686-3442 and/or (215) 686-3443

During the Board Meeting:

Attend the on Tuesday, November 18, 2025 at 10:00am in person meeting at 1234 Market Street in the 17th Floor Conference Room. (Additional meeting information here).

Important! You must provide valid identification to enter and must sign up on the public comment sheet before the meeting begins.

You will be given two minutes per agenda item.

Preparing a short script or bullet points is strongly recommended.

Thank you for all of your support over the past few months. We hope to see you at the meeting or your comments shared in advance.

-Ashley and Joe & Friends of Lil Ogden Garden

ORIGINAL PETITION

We are writing as committed members of our neighborhood to express our strong support for workforce housing while also advocating for the preservation of a critical community space—our neighborhood garden.

 Support now

Exhibit E

including an existing community garden at 15th and Ogden Streets in Philadelphia.

Of the four lots that make up our community garden, we are only advocating for the preservation of two, allowing the remaining space to be used for workforce housing. This RFP designates 11 lots for development on the three blocks of Ogden St., including 2 directly across the street. Our request is **not in opposition to affordable housing or of the new neighbors we are excited to welcome to our neighborhood, but rather an effort to ensure that green space remains a vital part of our neighborhood while still making room for much-needed affordable development.**

We fully recognize the urgent need for affordable housing and deeply value efforts to make our city more inclusive and accessible to all. At the same time, welcoming new neighbors goes beyond providing housing—it also means ensuring they arrive in a **community that fosters connection, well-being, and a sense of belonging**. Green spaces, particularly those intentionally cultivated to serve the community, play a vital role in this. In our neighborhood, such spaces are exceedingly rare.

Background: The Growth of Our Community Garden

When we purchased our home in February 2020, the four lots currently listed on this RFP were abandoned, overgrown, and filled with trash. With no city plans in place for the space, we took action—hiring a trash truck to haul out debris, restoring the land, and researching how we could legally transform it into something valuable for the community. Through this research, we discovered [Pennsylvania's Right to Farm Law](#), which protects urban agriculture initiatives like ours. Under this law, we had the right to establish a community garden on vacant, neglected land, which allowed us to move forward with confidence.

During the pandemic, this space became a safe haven for neighbors to connect outdoors. In the years that followed, while many pandemic-era gardening efforts faded, we remained committed to fostering a lasting community resource. We expanded our efforts by:

- **Joined local civic association (UFCA) and became Block Captain in order to**

 Support now

Exhibit E

- **Provided free soil, compost, mulch, seeds, and supplies to any neighbor who wanted to participate**
- **Purchased outdoor furniture and built picnic tables for folks to gather and relax**
- **Organized clean-ups and supply free doggie waste bags**
- **Hosted casual gatherings and block parties with free food**
- **Hosted seasonal events, including pumpkin painting and carving, as well as children's birthday celebrations**
- **Prioritized inclusivity, intentionally involving neighbors of diverse races, genders, socioeconomic backgrounds, and both long-term and new residents**
- **Assembled non-permanent, safe pathways that were wheelchair friendly for our local neighbor (whereas before, the sidewalk dipped by 6 inches and could not be used)**

This garden has never been just about growing food—it has been about growing community.

The Importance of Green Spaces

Research consistently demonstrates that green spaces contribute significantly to the happiness and health of urban residents. They provide areas for recreation, promote mental well-being, and enhance the overall quality of life. In our neighborhood, such spaces are scarce, making the preservation of our community garden even more critical.

We acknowledge the city's responsibility to provide affordable housing and deeply respect the efforts toward a "cleaner, greener and safer Philadelphia." Our community garden aligns with this vision by offering clear environmental, social, and health benefits.

[Grid Magazine](#)

 Support now

Exhibit E

...the urgent need for workforce housing with the preservation of essential community spaces. We love that our neighborhood already includes a number of PHA housing units, and is looking to build workforce housing, demonstrating a strong commitment to affordability, equity and inclusivity.

Our neighborhood contains several other **vacant, blighted lots** that could be considered for development, allowing us to achieve both goals. If allowed, our community garden can continue (and continue to improve) our intentional initiatives around inclusivity, community building and engagement and health and well-being.

Precedents for Preservation

Philadelphia has already set commendable precedents in protecting community gardens:

- June 2023: The city reacquired liens on 91 parcels transformed into community gardens, recognizing their role in reducing violence, improving food access, and countering climate change. Council President Darrell Clarke emphasized that these gardens are neighborhood treasures that should remain under community stewardship. [Philadelphia City Council](#)
- July 2024: Pennsylvania passed SB 645, making it easier for Philadelphians to claim legal ownership of abandoned vacant lots they have maintained as gardens. This law acknowledges the profound contributions of community members who have stewarded neglected land for a decade or more. [The Public Interest Law Center](#)
[Our Request](#)

We respectfully ask that the city considers the following actions:

- **Evaluate Alternative Sites** – We would like the city to consider leaving the two lots (1544 & 1546 Ogden St) for a community garden and gathering space. Identify other vacant lots in our neighborhood suitable for workforce housing development while preserving our community garden.

 Support now

Exhibit E

Preserve and the preservation of green spaces

- **Explore Legal Protections** – Utilize existing legislation, such as SB 645, to protect and recognize the value of community gardens like ours.

With thoughtful planning and collaboration, Philadelphia can continue to be a city that not only provides affordable housing but also preserves the green spaces that contribute to the health, happiness, and resilience of its residents.

Thank you for your time and consideration. We welcome the opportunity to discuss potential solutions in supporting our Francisville neighborhood.

Sincerely,

Ashley K. and Joe D. of Francisville, Philadelphia

For Reference, the list of addresses listed in this RFP for workforce housing in the immediate neighborhood (3 blocks of Ogden St) include:

- 841 N 16th St
- 845 N 16th St
- 851 N 16th St
- 863 N 15th St
- 1437 Ogden St
- 1438 Ogden St
- 1539 Ogden St
- 1544 Ogden St
- 1546 Ogden St
- 1610 Ogden St

 Support now

Exhibit E

[Report a policy violation](#)



Ashley Knueppel

Petition Starter

Media inquiries

The Decision Makers ⓘ



Philadelphia Planning Commission

Awaiting response



Philadelphia Department of Planning and Development

Awaiting response

[Support now](#)

Exhibit E

From: Kurt Heller <kheller45@gmail.com>
Sent: Sunday, November 16, 2025 9:36 PM
To: Andrea Saah
Subject: (RFP Francisville Ogden et al – Francisville Commons 1, LLC)

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,

This is my second time writing in regards to the Lil Ogden Garden. I've been notified it's in the final decision stage and although the project will go through, I hope as many do, something in some capacity can be saved.

I've seen this beautiful garden transform our small neighborhood for the greater good over the almost 11 years I've resided here. It's the obvious centerpiece and represents the hard work and community effort of a group of people to make a difference and shouldn't be taken away completely.

Our hope beyond hope as a community member it can be saved to a point and also be shared by the newest generation of neighbors to come.

I want to feel that there's hope for this community to grow and taking this garden away would be to say the least, a cruel and major setback for us. We hope the city has a better moral compass than we anticipate and as community members will stay positive and move forward what ever the outcome.

We thank you for your attention.

Kind regards,
Kurt Heller

Exhibit E

From: Sofia Orrey <sofiaorrey@gmail.com>
Sent: Monday, November 17, 2025 3:40 PM
To: Andrea Saah
Subject: Ogden and N 16th St. Community Garden

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.

Hi Andrea,

My name is Sofia Orrey Valencia, and I am a resident of 836 N 16th St. I am writing to express my strong support for preserving the community garden at Ogden and N 16th Street, and to respectfully ask that this lot not be sold to developers.

Urban green spaces are essential, and this particular space has been transformed into a vibrant, welcoming garden with seating areas and picnic tables, a true “third space.” I see residents using it every day. The tables are often filled with running and biking groups, neighbors meeting with friends, people walking their dogs, and visitors from the Vineyards Café next door. Spaces like the Lil Ogden Garden are vital for fostering community, promoting safety, and creating a sense of belonging.

Additionally, there are several undeveloped lots in the surrounding area that have not yet been turned into functional community spaces. I believe those would be far more appropriate for development, rather than removing this well-loved community hub.

Thank you for your attention and consideration.

Best,
Sofia

From: Victor DeGeorge <victoradegorge@gmail.com>
Sent: Sunday, November 16, 2025 12:31 PM
To: Andrea Saah
Subject: RFP Francisville Ogden et al – Francisville Commons 1, LLC

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.

Good afternoon,

My name is Victor DeGeorge and I can be reached at victoradegorge@gmail.com.

I think that the Ogden garden should be preserved and I don't support the current project RFP Francisville Ogden et al – Francisville Commons 1, LLC. Affordable and workforce housing is a priority in Philadelphia, and we fully support that mission. I believe this proposal can be adjusted to deliver the same number of units, better match the context of the neighborhood, and enhance our section of Francisville by preserving a well-used community green space as a small but essential pocket park.

The garden is already an active, well-used community space and would be permanently lost under the current plan and eliminating the garden would remove the last remaining community gathering space in this part of Francisville.

Please reconsider, and look to adjusting the current development plan.

Thank you,
Victor DeGeorge

Exhibit F

RESOLUTION NO. 2025 - 46

**RESOLUTION AUTHORIZING CONVEYANCE OF
1437, 1438, 1539, 1544, 1546 AND 1610 OGDEN STREET; 863 NORTH 15TH STREET;
AND 841, 845 AND 851 NORTH 16TH STREET TO
FRANCISVILLE COMMONS 1, LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1437, 1438, 1539, 1544, 1546 and 1610 Ogden Street; 863 North 15th Street; and 841, 845 and 851 North 16th Street (collectively, the “**Property**”) to Francisville Commons 1, LLC (the “**Purchaser**”).

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

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

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit G

Andrea Saah

From: Andrea Saah
Sent: Monday, November 17, 2025 5:26 PM
To: Andrea Saah
Subject: RE: Community Garden Preservation

From: Noah <noahfg@gmail.com>
Sent: Tuesday, September 23, 2025 1:29 PM
To: Shelvia Williams <Shelvia.Williams@phdc.phila.gov>
Subject: Community Garden Preservation

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 Ms Williams,

I hope this email finds you well. My name is Noah and I'm writing to you in regards to a letter we received from developers on (8/29) who've been hired by the city about plans to convey vacant properties on N 26th St, N Bailey, N 27th and Cecil B Moore Ave. For the past four years my wife and I have managed a community garden and green space at 1725 N 26th St, which is on the block we live on. We are very excited about the plans to build affordable units in the neighborhood, but with the loss of empty lots comes the loss of green space for neighbors to gather and children to play, as well as space to grow vegetables and flowers for all to enjoy. Our neighbors have been involved with building garden beds and planting seeds, as well as picking ripe veggies. Many neighbors have been involved in maintaining the space, cleaning up garbage, pulling weeds, installing three rainwater barrels to prevent excess water from entering the sewer system, installing a picnic table with benches, installing a public garbage bin, and painting a beautiful sign.

When we first started working in this lot, we knew that our time might be limited, as 1723 is privately owned and 1725 is managed by the Land Bank. But we ask for your help in delaying/preventing the conveyance of 1725 at this time. We'd like to join the Strawberry Mansion Community Concern, along with some involved neighbors, in hope to gain support for our small green space. We intend to be present at the next community meeting to state our objections to this one lot being built on. We also invite you to come meet us at the garden to see what we've done, and let us know how we can make the garden officially recognized by the city.

Thanks and we look forward to hearing from you.

Kind regards,

Noah Grossman

Exhibit G

Andrea Saah

From: Andrea Saah
Sent: Monday, November 17, 2025 5:27 PM
To: Andrea Saah
Subject: FW: Parcel conveyance 1725 N 26th St

From: Noah <noahfg@gmail.com>
Sent: Thursday, October 16, 2025 7:28 PM
To: Brian Romano <Brian.Romano@phdc.phila.gov>
Subject: Parcel conveyance 1725 N 26th St

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

Hi Brian,

This past Tuesday I planned to go to the board meeting pertaining to the 20 parcels slated to be developed on N 26th Street, Bailey Street, and the vicinity. I understand this issue will be discussed at a meeting in the future. I intend to present this petition, signed by virtually everyone on the block, that demands maintaining a green space where we currently have a community garden: 1725 N 26th St.

Please notify me when this issue will be discussed as I intend to present this document to the board and represent all those desperate to keep a small patch of green space on the block. Some of the people who haven't signed the document have expressed interest in signing, so it'll likely have a few more signatures by the time of the meeting.

Thank you,

Noah Grossman 1735 N 26th St

Andrea Saah

From: Noah <noahfg@gmail.com>
Sent: Monday, November 17, 2025 2:55 PM
To: Andrea Saah
Subject: Petition for green 1725 N 26th St
Attachments: 1000024331.jpg; 1000024330.jpg; 1000024329.jpg

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

Thanks for the heads up Andrea. Attaching here the petition documents. I'll be there tomorrow representing all my neighbors on the block who all want to maintain the green space that we've been designing and upkeeping for the last four years.

Noah

Exhibit G

October 9, 2025

Philadelphia PA 19121

We the undersigned object to the conveyance of the 1725 North 26th Street parcel.
We demand that it continue to be used as a community green space.

NOAH Grossman *Noah Grossman* 1735 N 26th St
Alexandra Schoolman *Alexandra Schoolman* Phila PA 19121
1735 N. 26th St
Phila, PA 19121

Kean Montel Stephens *Kean Montel Stephens* 1735 N 26th St
Aliyah Howard 1719 north 26th Phila, PA 19121

Jessica Schniepp 1737 N 26th *Jessica Schniepp*

Ethan Schniepp 1737 N 26th *Ethan Schniepp*

DAMIEN JAME 1733 N 26th *Damien Jame*

Tanyia Barnett 1731 N. 26th St *Tanyia Barnett*

Kelvin Powell 1713 N 26th

Roman Suedra 1734 N 26th *Roman Suedra*

TARA FOURR 1752 N 26th *Tara Fourr*

John Gambino 1756 N 26th *John Gambino*

Kevin Ross 2601 Cecil Moore

Dexter Jones 2601 Cecil Moore *Dexter Jones*

Elsie 1728 N. 26th St *Elsie*

Charree Harris 1733 N. 26th St

Charree Harris 1713 N 26th St.

Exhibit G

Abdul Scott	1713 N 26th St	19121	Abdul
Hawain Howard	1719 N 26th St	19121	
Tayell Howard	1719 N 26th St	19121	
Katrina Greenfield	1750 N 26th St		Katrina Greenfield
Malia Greenfield	1750 N 26th St		Malia Greenfield
Joyce Jackson	1750 N 26th St		Joyce Jackson
Matthew Volk	1721 N 26th St		Matthew Volk
Sierra Althoff	1721 N 26th St		Sierra Althoff
Malerie Mysza	2602 Ridge Ave		Malerie Mysza
Carolyn Dukes	1736 North 26th St		Carolyn Dukes
David Green	1742 N. 26th St		David Green

Exhibit G

PENNSYLVANIA VERIFICATION ON OATH OR AFFIRMATION

State of Pennsylvania

County of Philadelphia

Signed and sworn to (or affirmed) before me on

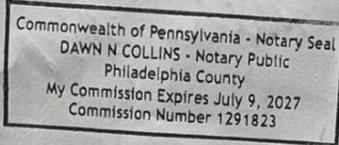
10-13-2025

Date

by

Noah Grossman

Name of Individual Making Statement No. 1



Name of Individual Making Statement No. 2

Dawn N. Collins

Signature of Notarial Officer

DAWN N. COLLINS

Printed Name of Notarial Officer

Title of Office: Notary Public

My Commission Expires: 7-9-2027

Place Official Stamp/Notary Seal Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Neighborhood Petition for Community Green Space

Document Date: 10-9-2025

Number of Pages: 1

Signer(s) Other Than Named Above: No other signer available.

Exhibit H

RESOLUTION NO. 2025 - 47

**RESOLUTION AUTHORIZING CONVEYANCE OF
1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837 AND 1838 NORTH BAILEY STREET; 2525 AND
2611 CECIL B. MOORE AVENUE; 1725, 1726, 1729, 1747, 1749 AND 1832 NORTH 26TH STREET;
AND 1735, 1747 AND 1765 NORTH 27TH STREET TO NATION BUILDERS WFH, LLC**

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

WHEREAS, the Board of Directors (the **“Board”**) has determined that it is in the best interests of the Land Bank to convey 1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837 and 1838 North Bailey Street; 2525 and 2611 Cecil B. Moore Avenue; 1725, 1726, 1729, 1747, 1749 and 1832 North 26th Street; and 1735, 1747 and 1765 North 27th Street (collectively, the **“Property”**) to Nation Builders WFH, LLC (the **“Purchaser”**).

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

1. The conveyance of the Property to the Purchaser for Ten Thousand and 00/100 U.S. Dollars (\$10,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the **“Transaction Documents”**) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit I



Strawberry Mansion Community Concern

**2640 N. Myrtlewood St.
Philadelphia, PA 19132
267-847-9383**

October 8, 2025

**Re: Land Bank/PHDC 1800 Block N.
Etting Street Turn The Key Housing
Development Conveyance
Hearing Date Tuesday 10/14/2025,
10:00 a.m.- Sent via email**

**Philadelphia Land Bank
1234 Market Street
16th Floor
Philadelphia, PA 19107
ATTN: Andrea Imredy Saah, Senior Counsel
ATTN: Mr. Angel Rodriguez, Executive Director**

Dear Ms. Saah & Mr. Angel Rodriguez:

Strawberry Mansion Community Concern & RCO extends its sincere appreciation to Mr. Edward Pridgen, President and Mr. Darren Coleman, Vice President of the Prime Corporation for their willingness to engage directly with our community and for honoring our invitation to conduct a walking tour of the 1800 Block of North Etting Street and surrounding areas on Friday, September 19, 2025.

This walk-through provided an important opportunity to assess not only the specific conditions of North Etting Street but also the broader effects that new housing development will have on neighboring blocks and residents. The area has endured the consequences of prior 2024 leadership decisions that accelerated disinvestment, displacement, and the erosion of local stability throughout the 5th District and North Philadelphia.

Our intent in referencing those decisions is not to discredit individuals, but to underscore that future development must now serve as a process of healing, restoration, and justice, ensuring that the mistakes of before 2024 are not repeated.

Architectural Quality and Design Merit

After review and consultation with design professionals, our committee finds that the proposed project represents one of the strongest architectural submissions within Philadelphia's *Turn the Key* Program. It demonstrates careful thought toward livability and neighborhood balance,

Exhibit I

maintaining adequate bedroom dimensions, functional basement utility and storage space, and a design scale that respects both the block and the surrounding residents. The proposal honors the architectural rhythm and social identity of North Etting Street, embodying the community's long-standing advocacy for *quality over quantity* and design that enhances, rather than overwhelms, its residents and historic character.

Community Recommendation

Following the required public meeting held on Monday, September 29, 2025, Strawberry Mansion Community Concern & RCO concludes that 17 newly built homeownership units are the most appropriate and beneficial scale for this development.

We regard this project as an opportunity for restorative homeownership, enabling Etting Street residents and neighbors to participate in the renewal of their own community while welcoming new homeowners who share values of care and respect. This model promotes educational exchange, civic pride, and neighborhood trust. It also offers and is essential to the mutual growth of young people, a visible pathway and example of home ownership, stability, self-determination collaboration, and hope, instead of cycles of transience, instability, neglect and poverty.

Traditionally, our organization uses the term "*unopposed*" in our recommendations; however, this proposal warrants our full support, as it aligns with principles of equity, sound design, and community preservation.

Accordingly, we recommend that the Land Bank Board convey the North Etting Street parcels to The Prime Corporation, and we extend our best wishes for the successful completion of this project under ongoing community partnership.

Conditions for Responsible Stewardship

Before closing, we encourage the Land Bank and PHDC to emphasize the following to all prospective homeowners:

- Commitment to property upkeep and maintenance;
- The "*good neighbor*" principle, fostering mutual respect among long-term and new residents;
- Proper trash management and environmental responsibility;
- Participation in a homeowners' association or community improvement group; and
- Respect for the block's preservation value and the dignity of pre-existing residents.

These measures are essential for maintaining the physical, social, and cultural integrity of the North Etting Street area and ensuring that the Turn the Key initiative continues to be a model of community-driven revitalization.

We appreciate your thoughtful consideration to support this recommendation of conveyance, and we trust that both our support and our concerns will be reflected in the Board's final decision.

Respectfully,
Bonita Cummings
Director
Strawberry Mansion Community Concern (SMCC) & RCO

Exhibit I

Cc:

- Councilmember Jeffery Young, Jr., City Council, 5th District
- Conlan Crosley, Director of Development & Labor Relations, 5th District Office
- Edward Pridgen, President, The Prime Corporation
- Darren Coleman, Vice President, The Prime Corporation
- Affected RCOs & Organizations

Exhibit J

RESOLUTION NO. 2025 - 48

**RESOLUTION AUTHORIZING CONVEYANCE OF
1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862
AND 1866 NORTH ETTING STREET TO
NORTH ETTING COMMONS LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862 and 1866 North Etting Street (collectively, the “**Property**”) to North Etting Commons LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Seven Thousand and 00/100 U.S. Dollars (\$7,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit K



Strawberry Mansion Community Concern

**2640 N. Myrtlewood St.
Philadelphia, PA 19132
267-847-9383**

October 12, 2025

**Re: Land Bank/PHDC Strawberry Mansion, 40 Parcels: Stanley Street, Corlies Street & Oakdale Street The Turn The Key Housing Development Conveyance
Hearing Date Tuesday 10/14/2025, 10:00 a.m.– Sent via email**

**Philadelphia Land Bank
1234 Market Street
16th Floor
Philadelphia, PA 19107
ATTN: Andrea Imredy Saah, Senior Counsel
ATTN: Mr. Angel Rodriguez, Executive Director**

Dear Ms. Saah & Mr. Angel Rodriguez:

The Strawberry Mansion community, **prior to 2024 elected leadership decisions**, has endured many unpleasant experiences with the loss of homes due to reckless demolition. These actions accelerated disinvestment, displacement, and the erosion of neighborhood stability, while failing to address the resulting hardships and loss of generational wealth.

It is important to emphasize that when we refer to *elected leadership decisions*, we are **distinguishing between the actions of elected officials and the work of community organizations, Registered Community Organizations (RCOs), and neighborhood groups**, who have consistently acted in good faith to protect and preserve the community. Unfortunately, those earlier governmental decisions and development approvals often disregarded the voices of the very organizations and residents who have remained committed to the neighborhood's survival.

Our reference to these prior decisions is not intended to discredit individuals, but to underscore that *future development must now serve as a process of healing, restoration, and justice, ensuring that the mistakes made before 5th District, 2024 elected leadership are not repeated.*

At the required public meeting held on **Thursday, October 9, 2025**, regarding the *Turn the Key* homeownership development, targeted for approximately **40 parcels in Strawberry Mansion**

Exhibit K

on the 2400 and 2500 blocks of Stanley Street, 2400 and 2600 blocks of Corlies Street, and the 2500, 2600, 2700, 2900, and 3000 blocks of Oakdale Street, the representatives from Civetta Property Group, **Mr. Michael Tomasetti (Principal)** and **Mr. Terrill Haigler (Community Outreach Director)**, presented a notably different and respectful approach.

Their design concept demonstrated thoughtful consideration for maintaining the block height, scale, and architectural character consistent with the surrounding homes, reflecting *quality over quantity* and genuine sensitivity to community concerns. Importantly, Civetta Property Group expressed a willingness to continue working collaboratively with residents throughout the development process, including holding additional meetings to ensure equitable access to the *Turn the Key* program and providing support to help residents qualify for homeownership. The virtual presentation was well received by attendees. One comment raised was the preference for natural hardwood over laminate, as hardwood offers greater longevity and quality. This feedback illustrates the community's thoughtful engagement and the need for continued collaboration around material choices and design details.

We regard this *Turn the Key* project involving 40 new homeownership opportunities as an important step toward **restorative homeownership**, allowing long-term residents of Stanley, Corlies, and Oakdale Streets to participate in the renewal of their own neighborhood while welcoming new homeowners who share values of care, respect, and community investment. Most importantly, it restores opportunities for young families to establish stable homes and build generational strength.

Traditionally, our organization uses the term "*unopposed*" in our recommendations; however, this proposal warrants **our full support**, as it reflects principles of equity, sound design, community preservation, and a continued partnership between the developer and community.

Accordingly, we **recommend that the Land Bank Board convey** the Strawberry Mansion parcels, Stanley, Corlies, and Oakdale Streets, totaling approximately 40 lots, to **Civetta Property Group**, and we extend our best wishes for the successful and community-centered completion of this project.

Before closing, we respectfully encourage the Land Bank and PHDC to emphasize the following expectations for all *Turn the Key* prospective homeowners:

- Commitment to ongoing property upkeep and maintenance;
- The "good neighbor" principle—mutual respect between long-term and new residents;
- Proper trash management and environmental responsibility;
- Participation in a homeowners' association or community improvement initiative; and
- Respect for the preservation value and dignity of existing residents.

These measures are essential to maintaining the physical, social, and cultural integrity of the Strawberry Mansion community and ensuring that the *Turn the Key* initiative continues as a model for **community-driven revitalization** in Philadelphia.

We appreciate your thoughtful consideration of this recommendation for conveyance and trust that both our support and our guiding principles will be reflected in the Board's final decision.

Exhibit K

Respectfully,
Bonita Cummings
Director
Strawberry Mansion Community Concern (SMCC) & RCO

Cc:

- Councilmember Jeffery Young, Jr., City Council, 5th District
- Conlan Crosley, Director of Development & Labor Relations, 5th District Office
- Michael Tomasetti Principal, Civetta Property Group
- Terrill Haigler, Community Outreach Director, Civetta Property Group
- Affected RCOs & Organizations

Exhibit L

RESOLUTION NO. 2025 - 49

**RESOLUTION AUTHORIZING CONVEYANCE OF
2420, 2438, 2442, 2456, 2648, 2650 AND 2651 NORTH CORLIES STREET; 2519, 2600, 2603, 2611,
2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031 AND 3039 WEST OAKDALE STREET; 2423, 2425,
2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556 AND 2567
NORTH STANLEY STREET TO CIVETTA PROPERTY GROUP LLC**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2420, 2438, 2442, 2456, 2648, 2650 and 2651 North Corlies Street; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031 and 3039 West Oakdale Street; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556 and 2567 North Stanley Street (collectively, the “**Property**”) to Civetta Property Group LLC (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Three Thousand Eight Hundred and 00/100 U.S. Dollars (\$3,800.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit M

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

November 17, 2025

Dear Board of Directors,

We are sending you this letter to respectfully request that you not approve the disposition of the 36 publicly owned parcels of land listed below to the Civetta Property Group, LLC at your November 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, N. Orkney Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; 2054, 2151 N. 5th Street (CD 7)**

We reiterate what we stated in our September 08, 2025 and October 13, 2025 letters to you about this matter: The disposition of the 36 publicly owned parcels of land listed above to the Civetta Property Group, LLC, should be stopped until the Councilperson for the 7th Councilmanic District completes her 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 Philadelphia Land Bank should respect the process. It should wait until that plan is completed, shared, and discussed before making any further decisions on land dispositions in the 7th Councilmanic District. The plan is scheduled to be released soon.

We believe and hope that the Philadelphia Land Bank believes that the 7th Councilmanic District plan will promote productive and constructive discussions among private developers, community-based organizations, and neighborhood residents as we get our neighborhoods ready to make the best of the H.O.M.E. initiative.

We look forward to working with the Philadelphia Land Bank, the Civetta Property Group, and all who believe that planning is important for our community's success.

Thank you for your attention to this matter.

Respectfully,

Will Gonzalez,
Executive Director

cc: Councilwoman Quetcy Lozada

Exhibit M

Andrea Saah

From: Josh Christensen <manticore28@gmail.com>
Sent: Monday, November 17, 2025 1:54 PM
To: Andrea Saah
Subject: Re: Philadelphia Land Bank

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

Board members of the Philadelphia Land Bank,

This is in regards to the October 14 board meeting. I recently moved to Susquehanna and N 4th St. One of the main reasons we chose to move here was due to all the PHS green spaces. In areas of the city that don't have room for backyards, these green spaces have been essential in preventing overcrowding and providing outdoor space for those who do not have access to one beyond the sidewalk.

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

This neighborhood benefits greatly from maintaining these spaces as they are, or developing them as multi-use parks. Out of respect for long time and new residents and the future growth of this neighborhood, I truly hope the Board will reconsider developing all of these spaces for housing and look elsewhere.

Thank you very much for your consideration,
Josh Christensen

Exhibit M

My name is Michael Tomasetti, I am a principal of Civetta Property Group, LLC (CPG). I am writing today in support of the unsolicited application my company submitted to the Philadelphia Land Bank for consideration, agenda item V.B.4 on the November 18, 2025, Board Agenda. We are proposing to develop thirty (30) single-family homes in the Seventh (7th) Council District as part of Neighborhood Preservation Initiative's Turn the Key program.

Civetta Property Group, LLC has been awarded and completed development projects in the First (1st), Second (2nd), Fourth (4th), Fifth (5th) and Eighth (8th) Councilmanic Districts. Civetta is committed to the development of affordable housing throughout the City of Philadelphia, and to Mayor Parker's HOME initiative to preserve and develop thirty thousand affordable homes. We believe that our track record of city-wide Turn the Key (TTK) development efforts are clear evidence of our commitment and ability to execute.

With every project CPG takes great care to engage the community and convey the benefits of TTK developments, which offer an opportunity for homeownership to Philadelphians that would otherwise not have access to such.

We ask the Board to approve agenda item V.B.4. This project will bring thirty (30) much-needed affordable single-family homes to the Seventh (7th) Council District

Specific to this project, CPG has made deliberate efforts to engage the Council office, residents, various community groups and agencies. Please see our company's communication timeline beginning in February 2024:

District 7 Communications Timeline (2024–2025)

2024

February 13, 2024:

Rachael Pritzker sends an initial message thanking Councilwoman Quetcy Lozada, clarifying next steps for CPG's Turn the Key Application in the 7th District. She proposes a follow-up meeting to explore providing single-family homes in District 7 through the Turn the Key Program. Pritzker introduces developers Brennan and Mike Tomasetti from Civetta Property Group, who have experience building homes with the Land Bank, and expresses enthusiasm about partnering to bring affordable housing to the area.

February 22, 2024:

Kat Wayne from Rachael Pritzker's office sends a meeting invitation for an in-person meeting between Councilmember Lozada and CPG scheduled for March 26, 2024, at 11:30 AM. Later that day, the meeting is cancelled.

March 25, 2024:

Kat Wayne reschedules the meeting, sending a new invite for May 22, 2024, 9:30 am
May 22, 2024:

Brennan and Mike Tomasetti met with Councilwoman Lozada at her office at City Hall. Councilwoman stated she needed education in the district to make sure here constituents understand the program.

Exhibit M

August 22, 2024:

Unsolicited application to build 30 homes in district 7 submitted by CPG to Philadelphia Landbank

September 17, 2024:

At the Councilwoman's request, CPG participates in a Back to School community engagement event and donates 500 backpacks, in District 7.

November 12, 2024:

Mike Tomasetti of CPG emails Sara Rodriguez from the Councilmember's office about offering a homeownership education session tied to the Turn the Key initiative in District 7.

November 21–25, 2024:

Sara Rodriguez replies with potential dates for the homeownership session. Both parties agree on December 19, 2024, from 1:30 PM to 2:00 PM.

December 19, 2024 (DAY OF EVENT):

Sara cancels the meeting and requests reschedule for January, 2025.

2025

Throughout 2025, communications focus on building affordable housing in District 7 neighborhoods like Norris Square and Fairhill, primarily through exchanges between Mike Tomasetti (CPG) and Sloane Folks, the Commercial/Zoning Liaison for Councilmember Lozada.

January 6, 2025:

Sloane Folks apologizes for the canceling of December 19 meeting, noting it was not added to their calendar and requests a new date.

January 21, 2025:

A meeting is scheduled for January 24, 2025, at 10 AM between Mike Tomasetti and Sloane Folks to discuss affordable housing projects in district 7.

January 24, 2025:

Mike and Sloane meet and discuss detailed background of CPG and impact Turn the Key has had in other communities CPG has developed in. Mike ask Sloane for community leaders contact information and invites Sloane to tour a CPG new construction build.

February 6, 2025:

Mike follows up asking if Sloane visited the homes and inquires about next steps for community engagement. Sloane responds he has initiated community engagement efforts.

March 6, 2025:

Mike checks in and copies Terrill Haigler (CPG) to assist with community educational sessions. Sloane reports outreach to community groups and plans to schedule meetings with CPG.

March 6–12, 2025:

Sloane connects CPG with local organizations including West Kensington Ministry and Xiente (formally Ciaba). Meetings with key stakeholders such as Chad

Exhibit M

Pilling (West Kensington Ministry Moderator) and Rev. Adan Mairena are scheduled by Mike Tomasetti

March 6, 2025:

Julian Rios from Xiente contacts Sloane requesting details and documents on affordable housing plans for Norris Square and Fairhill, offering to arrange a call. Sloane promptly provides Mike Tomasetti's contact info and expresses the goal of connecting Xiente with Civetta for future collaboration. Julian acknowledges and plans to review the Turn the Key information.

March 12, 2025:

Mike meets with Julian via Zoom and discuss the benefits of the Turn the Key program.

March 21 – April 4, 2025:

CPG meets with community leader Rev. Adan to share the benefits of the Turn the Key program. Rev. Adan & Chad Pilling tour CPG new construction home. During this time CPG also makes multiple attempts, by email and phone, to connect with Will Gonzales from Xiente, requesting a meeting.

April 25, 2025:

CPG participates with Councilwoman's office to holds a Community Food Drive at the district office on Frankford Ave.

May 9, 2025:

CPG meets with Will Gonzales discussing the Turn the Key initiative and the workforce housing Civetta was looking to develop in district 7.

June 26, 2025:

CPG holds community event at 4416 Frankford Ave; provides an overview of TTK and specifics related to 30 TTK homes proposed to be built, in District 7. CPG handed out 1,200 flyers in the Norris Square community and selected the location for meeting due to a lack of response and/or willingness to support from Will Gonzales and West Kensington Ministries.

July 10, 2025:

Post June 26 meeting, CPG receives feedback from Councilwoman's office (Sloane) that the location of 6/26 meeting was not ideal for the Norris Square proposed development. In response, at the direction of Councilwoman's office, new community contacts provided by Sloane Folks, are invited to a meeting held by CPG at 174 W. Diamond (Xiente office). 13 community stakeholders attend the meeting.

July 25, 2025:

At a location chosen by community leaders, a second community meeting is held by CPG. Over 30 residents attend meeting, at 2011 N Mascher. CPG provides an overview of the Turn the Key initiative and specific details related to the unsolicited application to build 30 homes in District 7.

Home Tour Coordination (May–June 2025)

March 21, 2025:

Meeting with Reverend Adan Mairena & Chad Pilling, of West Kensington Ministry at 2214 N. Franklin St.

Exhibit M

May 13, 2025:

Mike Tomasetti reaches out to Sloane Folks to schedule a tour of a Turn the Key home located at 2212 N Franklin Street, proposing a date the following week.

May 16, 2025:

Mike follows up asking if Sloane has checked his schedule.

June 2, 2025:

Mike sends another follow-up email, noting he will be on vacation until July 9 but remains willing to coordinate the tour after his return. That afternoon, Sloane confirms they will coordinate after Mike’s vacation.

July 10, 2025:

Home tour at 2112 N Franklin St. with Will Gonzales of Xiente

July 17, 2025:

Home tour at 2112 N. Franklin St. with Maria Gonzales of Hace

July 17, 2025:

Home tour at 2112 N Franklin St. with Pat De Carlo & Nilda Pimentel (community leaders identified by Sloane)

July 22, 2025:

Home tour at 2201 N 8th St. with Pat De Carlo & L&I inspector (brought by Pat De Carlo).

Turn the Key Initiative – Neighborhood Support Sign-In Sheet

We, the undersigned, support having the City of Philadelphia's **Turn the Key Initiative** affordable homeownership program in our neighborhood. This program provides up to **\$100,000 in down payment grants** and creates **brand-new homes** with payments around **\$1,350 per month**.

Nosotros, los abajo firmantes, apoyamos tener la **Iniciativa Turn the Key** de vivienda asequible de la Ciudad de Filadelfia en nuestro vecindario. Este programa ofrece hasta **\$100,000 en subsidios** y crea **casas nuevas** con pagos de aproximadamente **\$1,350 al mes**.

Name / Nombre	Address / Dirección	Phone (optional) / Teléfono (opcional)	Signature / Firma
Raul Rivera	1920 Waterloo St	[REDACTED]	[Signature]
Andrew Espinosa	1530 n 4 th st	[REDACTED]	[Signature]
William Lopez	1940 Waterloo St	[REDACTED]	[Signature]
Hector fo		[REDACTED]	[Signature]
Brian S.	946 N Moschor St	[REDACTED]	[Signature]

Exhibit M

Turn the Key Initiative – Neighborhood Support Sign-In Sheet

We, the undersigned, support having the City of Philadelphia's **Turn the Key Initiative** affordable homeownership program in our neighborhood. This program provides up to **\$100,000 in down payment grants** and creates **brand-new homes** with payments around **\$1,350 per month**.

Nosotros, los abajo firmantes, apoyamos tener la **Iniciativa Turn the Key** de vivienda asequible de la Ciudad de Filadelfia en nuestro vecindario. Este programa ofrece hasta **\$100,000 en subsidios** y crea **casas nuevas** con pagos de aproximadamente **\$1,350 al mes**.

Name / Nombre	Address / Dirección	Phone (optional) / Teléfono (opcional)	Signature / Firma
<i>[Signature]</i>	2208 N Hancock St		<i>[Signature]</i>
Andrea Perez	1932 N Hancock St		
<i>[Signature]</i>	160 W Norris St		<i>[Signature]</i>
<i>[Signature]</i>	1947 North Mascher St		<i>[Signature]</i>
<i>[Signature]</i>	131 W Henson St		<i>[Signature]</i>
<i>[Signature]</i>	140 W Norris St		<i>[Signature]</i>
Kyrina Johnson	139 W Norris St		<i>[Signature]</i>
Maria Camacho	104 W Norris St		Maria Camacho

Turn the Key Initiative – Neighborhood Support Sign-In

We, the undersigned, support having the City of Philadelphia's **Turn the Key Initiative** affordable homeownership program. This program provides up to **\$100,000 in down payment grants** and creates **brand-new homes** with payments around **\$1,350 per month**.

Nosotros, los abajo firmantes, apoyamos tener la **Iniciativa Turn the Key** de vivienda asequible de la Ciudad de Filadelfia en nuestro vecindario. Este programa ofrece hasta **\$100,000 en subsidios** y crea **casas nuevas** con pagos de aproximadamente **\$1,350 al mes**.

Name / Nombre	Address / Dirección	Phone (optional) / Teléfono (opcional)	Signature / Firma
Adrian T. Diano	2446 N Canal St	[REDACTED]	<i>[Signature]</i>
Berilda Morales	1940 N HOWARD ST	[REDACTED]	<i>[Signature]</i>
Mercida Romales	1940N HOWARD ST	[REDACTED]	<i>[Signature]</i>

Exhibit M

11/17/2025

V. Property Dispositions

B. Development – Affordable Housing (unsolicited)

3. Civetta Property Group LLC

Dear Philadelphia Land Bank Board,

As a resident of the 2300 block of N. Lawrence Street, I strongly support the proposed workforce housing development on our block. These vacant lots have long been sites of illegal dumping and blight. Turning them into affordable, well-maintained homes would improve the neighborhood for everyone.

More importantly, in today's market, homeownership is increasingly out of reach for working-class Philadelphians and first-time homebuyers. This project offers a rare chance to provide truly affordable housing for families who live and work here, helping them build stability and generational wealth without displacing existing neighbors.

Approving this development is a concrete way to strengthen West Kensington, support working families, and put vacant land to productive, community-serving use. I urge you to vote in favor of this development project.

Thank you,

Logan McCurry
2300 Block of N. Lawrence Street
Philadelphia, PA

Exhibit N

Andrea Saah

From: harrowgate@aol.com
Sent: Friday, November 14, 2025 5:53 PM
To: Andrea Saah
Subject: Comment for Board Meeting on 2758-60 Helen St parcel

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

Philadelphia Land Bank:

Re: Proposal for 2758-60 Helen St

I am a home-owner and resident on Helen Street, and I do not totally oppose the proposal, except for its total use.

The area is growing, and there are several unoccupied house on our street, and parking is a problem. Eventually, those houses will be occupied and parking will be a bigger problem. And of course with the drug dealing traffic where buyers park their cars!

The residents here had frequently gotten parking tickets too on street cleaning days and for other reasons.

Why can't something be worked out to provide parking in this lot and for the proposed use too, even if we had to pay for it?

At the end of our dead-ended street there is a lot, fenced in, with a garden and some non-profit using it. Neighbors don't have access to it.

How will the neighbors be able to use this lot? Will it be fenced in and locked too?

These are my comments. Thank you for considering.

Steven Chervenka, SR
2747 Helen St.
Philadelphia, PA 19134

Exhibit O

RESOLUTION NO. 2025 - 50

**RESOLUTION AUTHORIZING CONVEYANCE OF
2758-60 AND 2762 HELEN STREET TO
BY FAITH ETERNAL HEALTH CARE**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2758-60 Helen Street and 2782 Helen Street (collectively, the “**Property**”) to By Faith Eternal Health Care (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Two and 00/100 U.S. Dollars (\$2.00) and a mortgage in the amount of One Hundred Twenty-One Thousand Nine Hundred Ninety-Eight and 00/100 U.S. Dollars (\$121,998.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.

Exhibit P

**RESOLUTION NO. 2025 - 51
RESOLUTION AUTHORIZING CONVEYANCE OF
2726 NORTH 15TH STREET TO
MAURICE L. HAMMOND**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2726 North 15th Street (the “**Property**”) to Maurice L. Hammond (the “**Purchaser**”).

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

6. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a mortgage of Nineteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$19,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
8. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
9. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
10. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 18, 2025.