

MAY 12, 2026 PLB BOARD MEETING
MATERIALS FOR AGENDA ITEM II
APRIL 14, 2026 MINUTES & TRANSCRIPT

PHILADELPHIA LAND BANK (DRAFT)

APRIL 14, 2026, BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, April 14, 2026, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed 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 reviewed the agenda and explained why some items were removed. She stated that the RFP disposition to Gonsosa Development, LLC had been removed from the agenda and would not be heard at the current meeting.

Ms. Imredy Saah outlined the rules for public comment, asking speakers to limit remarks to two minutes, address only the item currently under consideration, and refrain from making accusations or negative comments about applicants, staff, Board members, attendees, or other members of the public. She also noted that the meeting may be recorded pursuant to the Pennsylvania Sunshine Act, after which she proceeded to roll call.

Item I
Roll Call

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

The following members of the Board of Directors reported absent: Angela Brooks, Alexander Balloon, Jenny Greenberg, and Maria Gonzalez

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

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

Item II
Approval of Board Minutes

Ms. Imredy Saah stated that approval of the March meeting minutes would be deferred to the May meeting due to difficulties in obtaining a corrected transcript.

Item III
Executive Director's Report

Mr. Rodriguez reported that since February 2026, the Land Bank has been working with consultants to upgrade its website and implement a new Application Tracking System (ATS). He explained that the ATS will serve as a centralized platform to manage applications from submission through certificate of completion, automating manual tasks, improving communication with applicants, coordinating agency reviews, and enhancing data tracking. Mr. Rodriguez shared that discovery, data review, and organizational preparation phases are complete, and that a beta site is in development, including a form stack tool to guide applicants through all required attachments. He anticipated that a demonstration would be ready for the Board by summer.

Ms. Lopez-Kriss inquired about database consolidation and language accessibility.

Mr. Rodriguez confirmed that the ATS will consolidate several existing databases, though some cannot be migrated due to firewall and proprietary data constraints, and that the system will offer separate application tracks for English and Spanish speakers with ADA compliance built in.

Ms. Lopez-Kriss recommended incorporating direct constituent usability testing into the consultant's scope, and Mr. Rodriguez agreed to review the contract accordingly.

Mr. Rodriguez provided an update on the Turn the Key (TTK) mortgage program, reporting that of 1,004 units approved for development, 369 have been sold, 200 are under construction, and 400 plus are in the entitlement process. He stated that the Land Bank has committed \$25.8 million in mortgages, with an average award of \$71,000 and an average senior mortgage of \$197,307, up from \$185,000. He noted that tighter underwriting criteria under the new federal administration have constrained the mortgage market and reduced available financing products through the Land Bank's thirty partner banks.

Mr. Dema asked whether the average Area Median Income (AMI) of 66% for Turn the Key homebuyers reflected buyers broadly distributed across income levels or concentrated near that figure.

Mr. Rodriguez confirmed that buyers tend to cluster around that band, and noted that projects in the 2nd Council District, where units are capped at 80% AMI, is experiencing difficulty attracting qualified buyers due to tighter underwriting standards and reduced Community Reinvestment Act program funds, which have contributed to the higher average mortgage of \$197,000.

Mr. Rodriguez highlighted that the \$1,400 monthly TTK mortgage remains significantly below the \$2,000 to \$2,933 average market rent for a comparable three-bedroom unit. He added that the demographic data showed that TTK buyers are predominantly female (65%), primarily between the ages of 40 and 45, and mostly single-person households.

Mr. Dema sought clarification on the \$18.91 price per square foot figure cited in the report's rent data. Mr. Rodriguez confirmed it reflects an average query for Philadelphia County and noted that Turn the Key data falls below that figure.

Mr. Rodriguez reported that for fiscal year 2026, land dispositions are exceeding goals for housing being developed at 61–80% and 81-100% AMI. He noted that the current goals are in need of revision and expressed hope that updated targets will emerge from the vision plan strategy, which is still in development.

Mr. Goodman asked if the \$25.8 million in committed mortgages corresponds to the 369 units that have been settled, Mr. Rodriguez responded in the affirmative.

Mr. Goodman then requested that future disposition reports include properties still in process but not yet closed, as the current report only captures settled transactions. Mr. Rodriguez agreed to provide that information to the Board.

Mr. Jeremiah raised the question of whether the Land Bank has sufficient funds to support all units currently in progress. Mr. Rodriguez confirmed that the 1,004 approved units are fully budgeted, but noted that any units beyond that would require further discussion, particularly regarding the balance of Neighborhood Preservation Initiative funds and the upcoming PHA/PHDC partnership allocation. He emphasized the importance of maintaining a continuous pipeline, as any pause would be difficult to recover from.

Mr. Jeremiah stressed the importance of proactively addressing potential budget gaps given the significant number of units in the pipeline. Mr. Rodriguez acknowledged the concern but characterized it as a cash flow management issue rather than a funding shortage, noting that bond spending is dependent on program timelines. He expressed confidence that sufficient funds would be available but agreed that the matter needs to be explicitly addressed.

Mr. Dema added that there is some flexibility in the budget given that it is not strictly tied to the fiscal year and that the Mayor can submit a revised budget at any time if funds are exhausted.

Mr. Rodriguez agreed but cautioned that the Board should be mindful of approving projects without confirmed funding, given the critical role of mortgage commitments in construction financing.

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

Item IV **Administrative Matters**

IV.A. Interagency Transfer

Mr. Rodriguez requested Board approval for the conveyance of 1822-30 West Cayuga Street in the 8th Councilmanic District, to be transferred from the Redevelopment Authority through the Land Bank to the City's Department of Public Property for the expansion of Nicetown Park and installation of green stormwater infrastructure as part of the broader Nicetown Sports Court development. He reported that all necessary ordinances and PRA resolutions are in place.

Mr. Dema called for questions from the Board. There were none.

Ms. Imredy Saah confirmed that there were no written comments.

Seeing no further questions from the Board or the public attendees, Mr. Dema called for a motion.

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

Upon motion made and duly seconded, the Board adopt the **Resolution Authorizing Conveyance of 1822-30 West Cayuga Street to City of Philadelphia** (attached as **Exhibit C**).

Item V
Property Dispositions

V.A. Development – Affordable Housing (Requests for Proposals (RFP))

1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC

Mr. Romano requested Board approval of a proposal by Civetta Property Group LLC to develop 26 single-family, three-bedroom, two-bathroom homes averaging 1,375 square feet in the 5th Council District. He reported that the homes will be sold to households at or below 100% AMI with a maximum sales price of \$280,000, and all will be eligible for the Turn the Key program. The applicant was selected through an RFP process as the most qualified of four eligible bidders, an EOP plan will apply, and a community meeting was held on March 3rd with ten attendees. He noted that the developer was present to answer any Board questions.

Mr. Dema called for questions from the Board.

Mr. Jeremiah asked about the anticipated sales price, and Mr. Romano confirmed a maximum sales price of \$280,000 at 100% AMI.

Mr. Dema asked why some homes will have basements and others will not. Mike Tomasetti of Civetta Property Group explained that the difference is due to lot sizing, as some lots are longer while others are not.

Mr. Dema asked if any written comments were received regarding this disposition.

Ms. Imredy Saah reported that approximately 20 written comments were received, largely raising the same points. She noted that nearly all submitters identified as members or supporters of the Philadelphia Land Stewards Union (PLSU), and that all requested that 1818 North 23rd Street be removed from the project to allow a PLSU member who submitted an Expression of Interest (EOI) in 2019 and has cared for the lot for 20 years to acquire it. Ms. Imredy Saah further noted that commenters argued that 100% AMI does not constitute affordable housing, citing the city's average income of approximately \$60,000 and average home price of \$229,000. The written comments are attached to these minutes as **Exhibit D**.

Mr. Dema then opened the floor to public comment.

Dominique Johnson, a 32nd Ward committee person and next-door neighbor to 1818 North 23rd Street, addressed the Board expressing frustration over his family's years-long effort to acquire the lot. He stated that he submitted an EOI in 2019 but never received a response, but that his family continued to maintain and care for the property. He shared that he was caught off guard when the site was designated for development. Mr. Johnson shared that his family requested that the Land Bank review his case and allow him an opportunity to apply.

Mr. Rodriguez explained that the EOI process was discontinued in 2020 due to the absence of any application criteria for such EOIs and that all submitters were notified at that time. He noted that the property had been designated a priority for affordable housing under Council President Clark, a designation maintained under Councilmember Young, and that the RFP was developed and posted in conjunction with the Council Office. Mr. Rodriguez also cautioned that unauthorized use of Land Bank properties constitutes trespass and poses significant liability to the agency.

Mr. Dema asked how EOI submitters were notified when the process was vacated in 2020. Mr.

Rodriguez confirmed that mass mailings and emails were sent to over 20,000 EOI submitters.

Ms. Lopez-Kriss asked whether the Mr. Johnson's EOI was on record. Ms. Imredy Saah confirmed that an EOI was submitted in 2019 by Denise Frank, the owner of 1816 North 23rd Street and Mr. Johnson's mother, noting that under the disposition policy, only the property owner of record is eligible to apply. Ms. Imredy Saah stated that Ms. Frank's EOI was closed in 2020 when the process was vacated and all submitters were notified.

Mr. Jeremiah asked whether notification of the EOI discontinuance was confirmed as sent to the applicant. Ms. Imredy Saah confirmed that a mailing was sent, noting that addresses were obtained from EOI submissions or property records when missing.

Mr. Jeremiah also asked whether side yard dispositions are available in the 5th District, and Mr. Rodriguez responded that they are not.

Ms. Lopez-Kriss asked whether the property could be applied for as a side yard, and Mr. Rodriguez confirmed it could not, as it is designated exclusively for affordable housing per the land strategy established with Councilmember Young's office.

Ms. Lopez-Kriss then asked whether any notice was issued to alert occupants that use of the property constituted trespass.

Mr. Rodriguez explained that an inspector was sent and the Council office was then consulted, with the directive being given to move forward with the RFP. He noted that no formal vacate notice was issued, but that the approved developer applicant was required to conduct community engagement, post a flyer, and hold a community meeting as part of the RFP process, and that the Council office had been made aware that someone was using the property.

Gloria Cartagena, a member of the Philadelphia Land Stewards Union (PLSU), spoke in opposition to the disposition, requesting that 1818 North 23rd Street be removed from the application to allow Mr. Johnson, who has maintained the lot for 20 years, to acquire it. She questioned why a developer was prioritized over a longtime resident, stating that 100% AMI does not constitute affordable housing, and urged the Board to postpone approval until the matter is resolved.

Taussy Valcarcel, a member of the PLSU, opposed the disposition, echoing prior comments that 1818 North 23rd Street should be removed and that Mr. Johnson, who applied in 2019, should have priority to acquire the lot, reiterating that 100% AMI does not constitute affordable housing.

Ryan Gitler-Muniz, an organizer with the PLSU, opposed the disposition and requested a postponement to allow discussions with the council office regarding the removal of 1818 North 23rd Street. He also asked about the property's designation prior to 2020.

Mr. Rodriguez clarified that an EOI is not an application and does not confer any rights, and that since 2018, side yards and gardens in that district had been restricted in favor of affordable housing by former Council President Clark's office. He noted that by the time the EOI was submitted in 2019, the property was already designated for affordable housing, meaning a side yard application would not have been approved regardless.

Ms. Lopez-Kriss asked whether the affordable housing designation was established by the Council member in 2018, prior to the 2019 EOI submission. Mr. Rodriguez responded in the affirmative.

Mr. Jeremiah asked Mr. Rodriguez to walk through the EOI process.

Mr. Rodriguez reiterated that an EOI was not an application, and that under the prior disposition policy, the Land Bank would not have moved forward without Council approval, which was deeply involved in all dispositions at that time. He noted that the disposition policy has since changed to a more independent process.

Ms. Lopez-Kriss acknowledged the frustration, noting that the applicant felt they were not adequately notified that their EOI would not be advanced.

Mr. Gitler-Muniz reported that Mr. Johnson received a standard confirmation email stating the Land Bank would follow up within 30 days. Mr. Rodriguez acknowledged that the EOI system was flawed, as it generated the same confirmation regardless of whether the requested use was eligible, and that Council approval was required to advance any EOI.

Mr. Jeremiah confirmed that the property was not available for side yards in 2019 and that notice of the EOI process being vacated was sent in 2020 as a general notice to all EOI submitters, not specific to any address.

Ms. Lopez-Kriss noted that upon receiving that notice, the applicant would have needed to reapply and would have then learned of the ineligibility. Mr. Gitler-Muniz acknowledged the point, noting that earlier notification could have led to a different outcome.

Reverend Louise Branch, chaplain and committee person of the 32nd Ward, addressed the Board as a lifelong community resident and advocate. She requested that 1818 North 23rd Street be removed from the application, citing mail delivery issues during the pandemic as a reason why notices may not have been received. She noted her intention to raise the matter with Council President Young and emphasized the importance of prioritizing community needs over developer interests.

Jeremy Blastein addressed the Board, noting that the broader issue is the lack of transparency around Councilmanic prerogative and which lots are available in each district. He added that the matter is not a developer versus community issue, but rather a policy decision made by Councilmember Young in issuing the RFP, and that the developer is simply responding to it.

Lou Hemler, a resident of the community, opposed the disposition, contending that 100% AMI does not constitute affordable housing given that the median income in the area is less than half that threshold, and urged the Board to postpone approval.

Ms. Lopez- Kriss asked whether changes to the RFP could be made prior to approval. Ms. Imredy Saah explained that changes are not possible at this stage, but noted that in past instances a Council member has withheld approval for a specific property transfer after project approval. Ms. Kriss acknowledged that the Board's options are to approve, deny, or table the item, noting that if approved, the community could still engage with the Council member to explore a path forward on the specific property.

Mr. Jeremiah asked whether the approval could be amended to remove 1818 North 23rd Street. Ms. Imredy Saah noted that doing so would retroactively change the RFP. Mr. Rodriguez explained that the properties were identified and posted in conjunction with the Council office following thorough due diligence, and that removing a property after the RFP process would compromise the integrity of the process. He also emphasized that at no point was permission granted to anyone to access the

property, as doing so would jeopardize the agency's insurance coverage.

Mr. Jeremiah acknowledged the community's concerns but noted that the property was not available in 2019 and that notice was provided in 2020. He stated that since Councilmember Young supported and approved the RFP, the community's appropriate recourse is to engage with their Council member directly. He urged the Board to move forward and decide the matter.

Mr. Crosley, Director of Development and Labor for the 5th Councilmanic District, confirmed his office's full support for the RFP and willingness to work with the community to identify alternative open spaces.

Mr. Jeremiah noted that a side yard adjacent to one's home cannot be replaced by an alternative location.

Mr. Johns noted that notice of a proposed development via an RFP process is posted at the RFP properties only when the RFP is issued, meaning community members would not have been aware of the proposed project until that point.

Zane Knight raised concerns that Civetta Property Group has received a disproportionate share of land dispositions, citing 53 lots acquired for \$3,300 against a listed appraisal value of \$1,810,000, and urged the Board to ensure more equitable distribution.

Brennan Tomasetti, co-founder of Civetta Property Group, clarified that the land value does not remain with the developer but is passed on to homebuyers who gain homeownership, equity, and generational wealth.

Mr. Rodriguez clarified that land is discounted for affordable housing development because developers bear the full risk of construction financing, and that RFP selections are based on a legislative scoring rubric. He noted that Civetta's volume of dispositions reflects their focus on Turn the Key home development, not preferential treatment.

Clara Morton, a Haverford College student who has been studying the Land Bank, noted that at a prior Board meeting it was stated that a property could be removed from an RFP if it represented less than 15% of the total. Mr. Rodriguez clarified that no such threshold exists.

Mr. Goodman asked Mr. Rodriguez to clarify the 15% threshold. Mr. Rodriguez explained that under Philadelphia Code Section 16-600, a material change of 15% or more in square footage, price, or ownership requires an approved project to return to the Board and City Council for approval through an amendment and is not related to application pricing. He noted that the primary consideration is the value of the development and disposition, particularly given that much of the city's inventory has sat vacant for years amid an affordable housing shortage.

Ms. Morton noted that the Land Bank's website disposition policies have not been updated since January 2020 and still reference the EOI process, which could mislead community members seeking to acquire properties. Mr. Rodriguez explained that the disposition policy is part of an ordinance and cannot be changed without legislation, though he acknowledged that an addendum or notice could be posted on the website.

With no further questions from the Board or public attendees, Mr. Dema called for a motion.

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

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 1801, 1813, 1837, 1855 and 1868 North Bucknell Street; 1800, 1814 and 1858 Judson Street; 2318, 2326, 2330, 2332, 2334 and 2336 West Montgomery Avenue; 1800, 1818 and 1862 North 23rd Street; and 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, and 1852 North 24th Street to Civetta Property Group LLC** (attached as **Exhibit E**).

2. RFP North Central – N. Ringgold St. et al. – Sub-Area 2 Gonsosa Development, LLC
REMOVED

V.B. Development – Assemblage (unsolicited)

1. MQ Management, LLC

Mr. Romano requested Board approval of an unsolicited application by MQ Management, LLC to develop 16 market-rate one-bedroom rental units, one commercial ground floor unit, and a gym at 1707 Ridge Avenue. He noted that the developer already owns adjacent properties on either side of the property and qualifies for assemblage designation, and that the developer will pay the appraised value of \$65,000 for the parcel. Mr. Romano reported that the application was unsolicited, that an EOP plan will apply, and that a community meeting was held on March 22nd with 17 attendees.

Mr. Jeremiah asked Mr. Rodriguez to explain the difference between the appraised value and the OPA value. Mr. Rodriguez explained that the appraisal was conducted in concert with surrounding comparable properties, and that in certain areas OPA values are notably higher than actual market appraisals.

Mr. Romano shared that the appraisal was completed in February.

Mr. Dema called for written comments. Ms. Imredy Saah confirmed there were no written comments but noted that Este Miller had signed up for public comment.

Ms. Miller, a Francisville resident, raised concerns that community meeting notices dated March 6th were not received until March 23rd and 26th, after the meeting had already taken place, characterizing the outreach as bad faith. She also opposed the project, stating that the area does not need additional market-rate units and that the green space should be preserved for public use.

Mr. Crosley, Director of Development for the 5th Councilmanic District, expressed full support for the assemblage, noting that the developer already owns all other parcels on the lot.

Mr. Rodriguez clarified that as the surrounding land is privately owned, the Land Bank cannot dictate how a private property owner uses their land, and that the transaction involves only the sale of one publicly owned parcel to a developer who already owns the remainder of the site.

Mr. Goodman invited Aminah Perez, owner of MQ Management, to respond to the public commenter's allegation that notifications were sent in bad faith.

Ms. Perez firmly denied the allegation, stating that she personally stuffed and mailed the envelopes at her own expense and time. She noted her longstanding engagement with the community, including voluntary attendance at zoning and neighborhood meetings dating back to 2024, and emphasized that she has no reason to discourage community participation, as she is building by right.

Seeing no further questions, Mr. Dema called for a motion.

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

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 1707 Ridge Avenue to MQ Management, LLC** (attached as **Exhibit F**).

V.C. Development – Community-Benefitting Use (unsolicited)

1. Historic Fair Hill, Inc.

Mr. Romano requested Board approval for an unsolicited application by Historic Fairhill Incorporated, a nonprofit, to develop a one-story 1,800 square foot community building at 3001 and 3003 North 10th Street in the 5th Council District. He noted that the building will include office space and community programming space, and a garden will be located on site. Mr. Romano reported that an EOP plan will apply and that a community meeting was held on March 9th with 15 attendees.

Mr. Dema called for questions from the Board. There were none.

Ms. Imredy Saah reported that several written comments were received, all expressing strong support for the disposition, noting that Historic Fairhill has been a valuable community resource providing literacy support, a library, gardening initiatives, and fresh produce distribution without a permanent building, and that a dedicated space would allow the organization to expand its programs. The written comments are attached to these minutes as **Exhibit G**.

Kerry Roeder, Executive Director of Historic Fairhill, expressed gratitude for the Board's consideration, noting that the building would serve as the organization's first permanent home after thirty years of community work and would allow them to expand their impact on literacy and community programming.

Martina Barbour, Literacy Director of Historic Fairhill, expressed enthusiasm for the building, noting it would allow the organization to expand into after-school programs and family literacy workshops in addition to the four school libraries they currently support.

Neury Caba, Green Space Director working with Historic Fairhill, expressed support for the project, noting that the building would provide a much-needed consistent space for community programming, youth engagement, and wellness initiatives in a neighborhood that has faced long-term disinvestment.

Mr. Crosley, on behalf of Councilman Young, 5th District Councilmember, expressed full support for the project, noting that his office has worked with Ms. Roeder and her team for over a year.

Seeing no further comments, Mr. Dema called for a motion.

Ms. Lopez-Kriss moved to approve the disposition, and Mr. Jeremiah seconded.

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 3001 North 10th Street and 3003 North 10th Street to Historic Fair Hill, Inc.** (attached as **Exhibit H**).

V.D. Gardens and Open Space

- 1. Neighborhood Gardens Trust**
- 2. Empowered CDC, Inc.**

Mr. Rodriguez proposed that the two garden items be considered together as a combined agenda item, which the Board agreed to.

Cristina Martinez presented two combined garden disposition items. For agenda item V.D.1, she requested Board authorization to convey 5103 Chester Avenue (Farm 51) in the 3rd Council District to Neighborhood Gardens Trust (NGT) for permanent use as a community garden, subject to a 30-year mortgage. For agenda item V.D.2, Ms. Martinez requested authorization to convey 5123–5129 Baltimore Avenue in the 3rd Council District to Empowered CDC, Inc. for permanent use as a community garden, also subject to a 30-year mortgage. She noted that both applications were unsolicited, evaluated pursuant to the disposition policy, and do not require an EOP plan.

Ms. Imredy Saah reported that written comments were received in strong support of both dispositions. She noted that Councilwoman Gauthier of the 3rd Council District expressed support for both, citing the importance of preserving green space in the community. She added that 29 members of Farm 51 submitted comments describing 5103 Chester Avenue as a vibrant community hub offering workshops, free produce, seeds, and a free brunch program. The written comments received for the NGT disposition are attached to these minutes as **Exhibit I**.

For the Baltimore Avenue properties, she noted that comments from St. Bernard Seedlings and a neighboring resident expressed support for preserving the garden as an important community resource, particularly in light of the closure of the Greensgrow Farms site that had been located there at one time. The written comments received for the Empowered CDC disposition are attached to these minutes as **Exhibit J**.

Ro Adler, caretaker of Farm 51, expressed support for the disposition of 5103 Chester Avenue to NGT, describing the garden as an active community resource since 2008 offering free produce, community meals, and art workshops with over 130 attendees last year. She noted that she owns the adjoining property at 5105 Chester Avenue and is committed to working with NGT to preserve it as well, emphasizing that land security is the primary concern for community gardeners across the city.

Emaleigh Doley, Deputy Director of NGT, explained that if transferred to NGT, Farm 51 would receive permanent protection, with community members continuing day-to-day stewardship while NGT provides liability insurance, maintenance, and site infrastructure as landowner.

Mr. Blatstein asked whether the Baltimore Avenue disposition reflects a councilmanic priority for green space over housing. Mr. Rodriguez explained that the site has historically been used as a community garden, previously under a land lease with Greensgrow Farm for approximately 20 years, and that its continued use as a garden is consistent with that history.

Seeing no further questions, Mr. Dema called for a motion.

Mr. Jeremiah moved to approve the two dispositions, and Mr. Beauvais seconded.

Upon motions made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 5103 Chester Avenue to Neighborhood Gardens Trust** (attached as **Exhibit K**) and the

Resolution Authorizing Conveyance of 5123, 5125, 5127 and 5129 Baltimore Avenue to Empowered CDC, Inc. (attached as Exhibit L).

Item VI
Public Comments (Old & New Business)

Mr. Knight urged the Board to prioritize sustainable development when disposing of public land, expressing concern that modern construction materials are not as durable as those used historically, and calling on the Board to ensure that new development reflects a long-term, historically mindful approach to building in Philadelphia.

Ms. Imredy Saah summarized a written comment submitted by Sloane King-Wolfe, founder of Legacy Roots Housing Initiative, expressing interest in how land disposition and reuse decisions can better support community-centered development, workforce alignment, and long-term neighborhood stability, and requesting that her organization's interest in these issues be part of the public record. The letter is attached to these minutes as Exhibit M.

Ms. Doley noted that several community gardens have been directed by their Councilmembers to explore leasing options with NGT, and asked how the Land Bank handles such requests.

Mr. Rodriguez clarified that neither the Land Bank nor the PRA issues land leases for gardens or open space due to insurance constraints, and that any leasing arrangement would require the property to be conveyed back to the City Department of Public Property via an ordinance process, after which the Commissioner of Public Property could issue a long-term lease. Ms. Doley agreed to follow up with Mr. Rodriguez directly to develop a clear response for community members seeking this information.

Queen Freeman, a resident and first-time homeowner, inquired about purchasing Land Bank property at 7113 Upland Street to develop an at-risk youth facility. Mr. Rodriguez advised that city-owned land in that area is not currently available for disposition and invited her to schedule a meeting with staff to discuss her options further.

Item
Adjournment

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:54 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, March 10, 2026, at 10:00 AM.

User Name
Kenneth Hawley
Curtis Jones
Rev. Louise Branch
Paul Lacy
Jeremy Blatstein
Neury Caba
Rich Kruger Delgado
Noah Reimers
Ryan Gittler-Muniz
K. Minor
Conlan Crosley
Kerry Roeder
Joanna Pack
Lauren Schramm
Elena Hincapié
Clara Morton
Martina Barbour
Dominique Johnson
Sally Harrison
Courtney Mink
Aminah Perez
Taussy Valcarcel
Luis Reyes
Xochitl Garcia
Estee Miller
Jerae Monr
Emaleigh Doley
Zane Knight
Lou Hemler
Ro Adler
Gloria Cartagena
Mike Tomasetti
Brennan Tomasetti
Queen Freeman

Exhibit A

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PHILADELPHIA LAND BANK

IN RE: Philadelphia Land Bank Board Meeting 4-14-2026

DATE: Monday, April 14, 2026

LOCATION: 1234 Market Street, 17th Floor Boardroom

Reported by: Tanya M. Williams

Job No.: 1072744



Exhibit A

Philadelphia Land & Title Board Meeting

<p style="text-align: right;">Page 2</p> <p>1 ATTENDANCE</p> <p>2 NICHOLAS DEMA, EXECUTIVE DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT, OFFICE OF THE PRESIDENT, 3 CITY COUNCIL OF PHILADELPHIA</p> <p>4 ANDREW GOODMAN, DIRECTOR OF EQUITABLE DEVELOPMENT, OFFICE OF COUNCILMEMBER JAMIE R. GAUTHIER (CD 3)</p> <p>5</p> <p>6 REBECCA LOPEZ KRISS, DEPUTY COMMISSIONER FOR POLICY, OUTREACH AND TAXPAYER ASSISTANCE, PHILADELPHIA DEPARTMENT OF REVENUE</p> <p>7</p> <p>8 DARWIN BRAUVAIS, PARTNER, OBERMAYER REBMAN 9 MAXWELL & HIPPEL LLP</p> <p>10 CORNELIUS BROWN, PRINCIPAL AND REGIONAL MANAGER, SOUTHEASTERN PA, BOHLER ENGINEERING</p> <p>11</p> <p>12 MICHAEL JOHNS, OWNER, MDESIGNS + MMJ CONSULTING LLC</p> <p>13</p> <p>14 KELVIN A. JEREMIAH, PRESIDENT AND CEO, PHILADELPHIA HOUSING AUTHORITY</p> <p>15</p> <p>16 -----</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p style="text-align: right;">Page 4</p> <p>1 - - -</p> <p>2 PROCEEDINGS</p> <p>3 - - -</p> <p>4 MR. DEMA: Good morning everyone, 5 we're going to get started. Welcome to the 6 April board meeting for the Philadelphia Land 7 Bank. We're going to get started by roll 8 calls and rules for public comment. Andrea?</p> <p>9 MS. SAAH: Good morning everyone. I 10 first need to make an announcement that 11 before this public meeting the board held an 12 executive session in which the executive 13 director reviewed the agenda and explained 14 why some items were removed from the 15 originally proposed board agenda.</p> <p>16 Secondly, I just want to make sure 17 that with respect to public comment, I have 18 the list for everyone who signed up, and I 19 will call those folks when it comes time to 20 that agenda item. There's one person whose 21 name does not have a number or an agenda item 22 next to it, and that would be Jerae Monral or 23 Monroe. Do you know which one you wanted to 24 speak about?</p>
<p style="text-align: right;">Page 3</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p style="text-align: right;">Page 5</p> <p>1 MR. MONROE: No, I would just --</p> <p>2 MS. SAAH: Just general? Okay. How 3 about new business then? Okay, great. And 4 then the other thing I wanted to mention with 5 respect to that is that the folks who are 6 here to comment on the RFP disposition to 7 Gonsosa Development was removed from 8 the agenda, and therefore, if you -- it will 9 not be discussed today. It will be 10 potentially discussed at a future board 11 meeting.</p> <p>12 So if you're here for that and wish 13 to leave, feel free. Rules for engagement 14 are that please stick to the agenda item 15 you're addressing. You will have two 16 minutes, please state your arguments or your 17 comments in a clear and concise manner. And 18 if there are multiple comments that basically 19 have the same content, the chair reserves the 20 right to limit comments.</p> <p>21 We'll assist with timing. And we 22 ask that you not make any personal attacks, 23 accusations, or say anything derogatory or 24 hateful against anyone, including applicants,</p>



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<p style="text-align: right;">Page 6</p> <p>1 staff members, board members, attendees, 2 other members of the public. 3 And this board meeting may be 4 recorded, is permitted by the Right to Know 5 and Sunshine Act. So, sorry, not Right to 6 Know, the Sunshine Act. So there may be 7 people who are recording this meeting at this 8 time, and that is because it is a public 9 meeting. Lastly, roll call. Angela Brooks? 10 (No response.) Nicholas Dema? 11 MR. DEMA: Present. 12 MS. SAAH: Andrew Goodman? 13 MR. GOODMAN: Here. 14 MS. SAAH: Rebecca Lopez Kriss? 15 MS. KRISS: Here. 16 MS. SAAH: Alex Balloon? (No 17 response.) Darwin Beauvais? 18 MR. BEAUVAIS: Here. 19 MS. SAAH: Cornelius Brown? 20 MR. BROWN: Here. 21 MS. SAAH: Maria Gonzalez? Jenny 22 Greenberg? (No responses.) Michael Johns? 23 MR. JOHNS: Present. 24 MS. SAAH: And Kelvin Jeremiah?</p>	<p style="text-align: right;">Page 8</p> <p>1 Bank's acquisition and disposition 2 activities. 3 We're implementing and designing an 4 external-facing tool that allows applicants 5 to monitor the status of their submissions, 6 hopefully reducing frustration and improving 7 our customer service. We hope that by making 8 these improvements, the Land Bank will save 9 time, improve transparency, and increase our 10 full spectrum of efficiency. 11 The Unified Application Tracking 12 System, or ATS will be a single customer 13 relationship management system that will 14 track applications from submission to 15 issuance of the certificate of completion. 16 What our -- what we're going for, what this 17 ATS system will do is automate manual tasks 18 such as application review to enhance 19 operational efficiency. 20 And we're and improve response 21 time, communicate with the applicants and 22 coordinate agency reviews and approvals, 23 centralize documentation to create a central 24 repository to store documents, streamline</p>
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<p style="text-align: right;">Page 7</p> <p>1 MR. JEREMIAH: Present. 2 MS. SAAH: We have a quorum of 3 seven members and we can proceed. Yes, just 4 to note that we had intended to have the 5 March 10th board meeting minutes to 6 present to the board for approval today. 7 We've had been experiencing some issues with 8 receiving a transcript, an accurate 9 transcript in a timely manner. 10 So we're continuing the work on 11 making sure that we have accurate minutes, 12 and we will present those to the board in 13 May. And we're working on the transcript 14 issue as well. 15 MR. DEMA: Thank you. Next we have 16 the executive director's report. Angel? 17 MR. RODRIGUEZ: Good morning, board 18 members and public. Today I have three items 19 I'd like to go over with the board. First, 20 I'd like to provide some updates on the work 21 we're doing to improve our website, 22 www.landbank.org. Beginning in February of 23 2026, we began working with consultants to 24 optimize our technology to improve the Land</p>	<p style="text-align: right;">Page 9</p> <p>1 communication and tracking, and improve data 2 tracking through enhanced data collection 3 methods, setting key performance indicators, 4 and establishing evaluation methods to allow 5 for analysis and better measurement 6 outcomes. 7 Currently today, we've done -- 8 we've completed discovery and organizational 9 preparation phase. We've completed the data 10 access and investigation phase. Currently, we 11 have four databases that we operate from, so 12 we're working on transferring and providing 13 access to the consultants so that we get -- 14 we can migrate the information. 15 The experience site, which is a 16 beta site, is in process to be developed. 17 Yesterday we just had a preview of the 18 application experience for side yards. We're 19 moving forward with garden and land 20 applications. What we'll end up doing is 21 then doing some ground beta testing. 22 But they're also working on is a 23 file uploader design and form stack 24 development. But that will allow, and just for the public and for the board's</p>
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<p style="text-align: right;">Page 10</p> <p>1 edification is that when you apply to the 2 Land Bank, it's not just the application. 3 There are about 14 or 15 actual attachments 4 that have to go up to have a complete 5 application. 6 So the form stack will tell you 7 whether you've submitted everything. And it 8 will automate and also have a timeframe of 9 how long it takes it takes you to apply. So 10 just for everybody's awareness, we do have to 11 respond and reply to applications in a timely 12 fashion. So all of that is moving forward. 13 I'm really excited. We started back in 14 February to have this level of progress is 15 really helpful. 16 We're piggybacking off of the term 17 (indiscernible) with the mortgage application 18 system. So I'm hoping by summer we'll have 19 something to show to the board. Any 20 questions? 21 MS. KRISS: I have a couple, Angel. 22 MR. DEMA: Yeah. 23 MS. KRISS: So this project, you 24 said you have four databases. This will</p>	<p style="text-align: right;">Page 12</p> <p>1 law, ADA law. 2 So it's about, you know, handicap 3 accessibility, what's the experience for 4 those that are not sighted and about these 5 hearing impaired, you know, but then it 6 doesn't work well with those, that 7 technologies. 8 MS. KRISS: The assistive 9 technology? 10 MR. RODRIGUEZ: Yeah. 11 MS. KRISS: Is the consultant doing 12 any actual direct usability with constituents 13 directly or you just got demos? 14 MR. RODRIGUEZ: No, none. 15 MS. KRISS: If there is time, I 16 would really encourage that if the consultant 17 had time or there's any sort of -- if it's a 18 way to build it into the scope of board, it 19 can be really illuminating to have actual 20 constituents, like, test it. 21 MR. RODRIGUEZ: We'll have to 22 review the contract and see with that. 23 MS. KRISS: It avoids issues down 24 the road where people are like -- it avoids</p>
<p style="text-align: right;">Page 11</p> <p>1 consolidate it into one? Is it all going to 2 the Salesforce? 3 MR. RODRIGUEZ: It will get rid of 4 a couple of major databases. Because we're 5 behind the city's firewall, certain ones 6 won't be able to, but hopefully our goal is 7 to at least get rid of one or two. I think 8 acquisition is a separate issue that requires 9 certain proprietary information that 10 won't be able -- we won't be able to migrate. 11 MS. KRISS: Will the new site and 12 will the new application processes be 13 translated at all? 14 MR. RODRIGUEZ: Yes. 15 MS. KRISS: So the site will be 16 bilingual? 17 MR. RODRIGUEZ: So, yes, we just 18 decided we had that issue come up at our last 19 status meeting. We will have a separate 20 track for Spanish-language applicants and 21 then also English-speaking applicants. We'll 22 look into other languages. But the other 23 issue that comes up when we're going through 24 this is we have to comply with the federal</p>	<p style="text-align: right;">Page 13</p> <p>1 issues down the road when constituents 2 can bring that to you ahead of time. 3 MR. BROWN: Like a pilot, right? 4 MS. KRISS: Well, more like we've 5 done this with other applications, like can 6 we get this in front of a group of people and 7 then know that is actually really confusing. 8 MR. RODRIGUEZ: Moving forward just to 9 provide an update on Tum the Key (TTK). 10 This is the mortgage program managed by PHDC. 11 The Land Bank has approved 1,004 units for 12 development. Currently, we have -- I would 13 say there are 369 units that have been sold, 14 of that 149 home buyers, 40 percent are city 15 employees. There are 200 that are actually 16 under construction right now. 17 The balance of that number, the 400 18 plus are seeking entitlements. So that's an 19 issue of getting license agreements, going 20 and pulling permits, moving towards -- we 21 don't go to settlement until they have 22 building permits. So they're going through 23 those processes. In terms of mortgages, 24 we've committed \$25.8 million. The average</p>



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<p style="text-align: right;">Page 14</p> <p>1 mortgage award is \$71,000. What we're seeing 2 is average senior mortgage to the for a Turn 3 the Key unit is \$197,307. That's up from 4 typically \$185,000. 5 - - - I'll talk a bit about that. The Turn 6 the Key monthly mortgage package is up \$50 7 from \$1,350 to \$1,400. The average median 8 income for a homebuyer is 66%, which is up 9 from 57% AMI about 2 years ago. The change 10 is because under the new administration, 11 there are tighter underwriting criteria. 12 So banks are looking much more 13 closely at credit rating, amount of savings, 14 and how much debt that homebuyer is carrying. 15 So there are a lot of prospective homebuyers 16 that two years ago in 2024 through 2025, there 17 were a lot more products from our 30 partner 18 banks, and we were able to use those products 19 to assist the home buyer in getting 20 into that home. That market has constricted, 21 so that's no longer as easy. 22 MR. DEMA: Angel, just a question 23 on the income? 24 MR. RODRIGUEZ: Yeah.</p>	<p style="text-align: right;">Page 16</p> <p>1 that some people make depending on how 2 their income shows, there's a little bit more 3 flexibility in terms of how the bank looks at 4 the debt-to-income ratio versus how we're 5 looking at debt-to-income. Could people 6 please mute their phones? 7 So that's a real issue because it's 8 not just about there's the home buyer, there's 9 the developer in terms of how they're getting 10 construction financing, and then the bank 11 who's providing the construction financing 12 but also issuing the mortgage. And I think 13 what we're seeing is that, you know, those 14 CRA programs that they could give additional 15 money has, you know, been evaporated. 16 So I think that's also a big issue for why 17 you're seeing \$197,000, because a lot of 18 the banks don't have that additional \$10,000 19 to provide. And that's something we're 20 trying to look at and address. The other 21 thing, I did provide in my -- in my report a 22 thing about rents. So, just so we're aware, 23 the three-bedroom, and I tried to cite this 24 as much as possible.</p>
<p style="text-align: right;">Page 15</p> <p>1 MR. DEMA: I mean, even 66 percent 2 is awesome. But when you say the average 3 rate, that assumes there's some above that, 4 some below that, and it's averaging there. 5 Is that the case, or is it really this 6 average is coming in, folks are really around 7 that 60 percent. So that the average is 8 around 60 percent. Or would you say it's -- 9 MR. RODRIGUEZ: I didn't look at 10 10 that. 11 MR. DEMA: Because my sense is, I'm 12 assuming your band is around 66%, which 13 is the reason why you're averaging 66, which 14 again I think supports that Turn the Key is 15 15 really hitting the lower band margin. 16 MR. RODRIGUEZ: Yeah, I think 17 there's a bit of a situation. So having -- 18 we're approving projects at 100 percent of 19 AMI. We only have projects that are set at 20 80 percent of AMI in the second district. In 21 the second district, we're having a hard time 22 getting approved buyers because of the 23 tighter criteria -- what I've talked about. 24 So when with the 100 percent of AMI</p>	<p style="text-align: right;">Page 17</p> <p>1 You know, in terms of average 2 three-bedrooms, they range from -- \$2,000 to 3 \$2,933 per month. And what I looked for was 4 apples to apples. Our average a Turn the Key 5 home is 1,100 to 1,200 square feet. 6 So I was looking at what it would cost apples 7 to apples. And all of this data is here to 8 give you kind of a of rundown across the 9 city. 10 What I will tell you is that the \$1,400 monthly 11 mortgage is still well below what the average 12 would be to get a rental for a three-bedroom, 13 two-bath. Finally, what I've provided on 14 Turn the Key are demographics in terms of the 15 typical buyer. It's mostly female, 65 16 percent, to male, which is 34 percent. 17 If you look at the age range, we, 18 you know, have the distribution that is from 19 40 -- 50 down to 20-years-old. I think 20 there's a peak around 35 to 40-years-old, or 21 45 -- 40 to 45. Looking at the household 22 size, we're actually seeing the vast majority 23 is a single person who is purchasing the 24 home.</p>



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<p style="text-align: right;">Page 18</p> <p>1 Then in terms of acquisition, I 2 mean, race or ethnicity, we're seeing that 3 most of the buyers are female and African 4 American. 5 MR. JOHNS: When you say single, 6 are you saying single? No children? 7 MR. RODRIGUEZ: Single, household. 8 Sorry. So yeah. 9 MR. DEMA: Angel, just a question 10 on the rent breakdown and trends. The price 11 per square foot, is that right? \$18.91? 12 MR. RODRIGUEZ: Yeah, that's what 13 the data had pulled for the area when I asked 14 where was Philadelphia County, it was the 15 query. 16 MR. DEMA: I got you. 17 MR. RODRIGUEZ: This is a query. 18 This is a query of averages. So Turn the Key 19 data is below that. 20 MR. DEMA: I got you. 21 MR. RODRIGUEZ: So I just want to -22 - as a comparison so you understand what, 23 what Turn the Key provides to a typical 24 homeowner. Finally, I did provide an</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. GOODMAN: Got you. So that 2 have actually been built and sold? 3 MR. RODRIGUEZ: Correct. 4 MR. GOODMAN: And then for the 5 dispositions, can we also see a breakdown for 6 those that are somewhere in the process but 7 haven't closed yet? It looks like what you 8 provided are ones that have actually gone to 9 settlement. 10 MR. RODRIGUEZ: Correct. 11 MR. GOODMAN: But we know there's a 12 lot that are still in a process somewhere. 13 MR. RODRIGUEZ: Correct. I can 14 provide that to the board. 15 MR. GOODMAN: Thank you. 16 MR. DEMA: Any other questions? 17 MR. JEREMIAH: Angel, if all of the 18 units that are in progress or would have sold 19 today, would the Land Bank have the 20 sufficient money to support those sales? 21 MR. RODRIGUEZ: I have enough money 22 for the 1,004 that are approved. Anything 23 beyond that, that's a conversation that has 24 to be had with, I guess, the committee for</p>
<p style="text-align: right;">Page 19</p> <p>1 aggregate report for land dispositions and 2 then detail for fiscal year '26. I 3 apologize, I try to make this as legible as 4 possible. I will say that for properties 5 conveyed in fiscal year '26, we are exceeding 6 -- in terms of housing, for 60 to 80 percent 7 of AMI and 100 percent AMI, we're exceeding 8 the goal. 9 I will say that these goals have to 10 be revamped, and we're hoping to see that 11 come out of the vision plan strategy, which 12 is still being worked on. 13 MR. DEMA: Thank you. Any 14 questions from the board. 15 MR. GOODMAN: Yeah, let's go back to 16 the Turn the Key page. Thanks for explaining 17 the 569 unit because I didn't think there 18 were 569 actively under construction at the 19 moment, but just somewhere in that phase. 20 MR. RODRIGUEZ: No. 21 MR. GOODMAN: For the \$25.8 million 22 mortgage, is that amount for the 369 units? 23 MR. RODRIGUEZ: Yeah. They're 24 based on settlements.</p>	<p style="text-align: right;">Page 21</p> <p>1 the H.O.M.E. program, and this will definitely 2 be coming up. 3 MR. JEREMIAH: You got \$800 million? 4 MR. RODRIGUEZ: So that's -- that 5 an issue, trust me, I'm aware of it. I've made 6 the administration aware of it. As we 7 approve, I mean, it's just the amendment to 8 the H.O.M.E. budget that was done last year, 9 which changed the dollars where \$43 million 10 were allocated to Turn the Key to pick up 11 what we had already approved. 12 And that was really a situation of, 13 I thought we were going by fiscal year, and 14 then it went to calendar year, it's like an 15 18-month budget, in which case we have to 16 change it. But even that, there's going to 17 have to be a conversation of we're picking up 18 the balance of NPI, where NPI has left off, 19 and then there should be another 1,000. 20 So, it's really important as we're 21 approving, approving projects. It really is 22 a pipeline situation, you can't stop because 23 then it'll -- it takes too long to pick up. 24 And then there's the other issue which I</p>



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<p style="text-align: right;">Page 22</p> <p>1 raised at the last board meeting, which is in 2 terms of this partnership between PHA and 3 PHDC, what you have coming up in terms of 4 the allocation for that. So that's a future 5 conversation. 6 MR. JEREMIAH: I mean, I raised 7 that because we do have a significant number 8 of units that will be building and ultimately 9 selling. And I think it's important that we 10 have these conversations to the extent that 11 there might be some budget issues. Let's 12 make sure that we have the funding needed. I 13 don't know what the allocation looks like 14 from a council administration perspective. 15 MR. RODRIGUEZ: Well, I think 16 there's a couple of issues when you talk 17 about the bond issue, and I'll speak to the 18 history of NPI. When we managed NPI, there 19 were budget line items, but in terms of cash 20 flow, you can budget something, it doesn't 21 mean they're ready to draw it down. And as 22 you know, with bonds, it's really about how 23 quick is the spend. 24 So there is a conversation that</p>	<p style="text-align: right;">Page 24</p> <p>1 MR. DEMA: The mayor doesn't have 2 to wait until next year to submit another 3 budget. She can come back with her year or 4 two budget at that point in time. So there's 5 a little bit more flexibility, I think, than 6 we had under NPI. Any other questions? 7 MR. JEREMIAH: Thanks for that 8 answer. 9 MR. RODRIGUEZ: I just want to say a 10 final thing on this issue. I'm hyper aware 11 of the cash flow. Trust me, I'm worried. 12 What I don't want to see is where this board 13 approves projects that we don't have money to 14 complete. Because it's such a core piece to 15 the financing, the construction financing of the 16 product. So we have to be aware of that. 17 MR. DEMA: Yeah, especially aware 18 of that. 19 MR. RODRIGUEZ: Yeah. 20 MR. DEMA: We'll move to the next 21 item - administrative matters, interagency 22 transfers. 23 MR. RODRIGUEZ: Good morning, 24 board. I'd like the board to consider and</p>
<p style="text-align: right;">Page 23</p> <p>1 we'll have to have about moving money 2 between the line items. So it's really a 3 cash flow management situation. I don't 4 think we're in a situation where we're not 5 going to have enough money. It's about 6 when programs are coming online. 7 I believe H.O.M.E. has 23 new 8 programs. They are not going to be able to 9 start spending money at that time where 10 we have Turn the Key units ready. So I'm 11 not really worried about it, but I am -- I 12 think it has to be explicitly stated and 13 codified. 14 MR. JEREMIAH: I'll go with your 15 answer. 16 MR. DEMA: And also there's a 17 little bit more flexibility on their own, 18 right? It's not technically tied to the 19 fiscal year. So let's assume, you know, the 20 first budget is \$277. 21 MR. RODRIGUEZ: Correct. 22 MR. DEMA: And let's say that burns 23 through in six months. 24 MR. RODRIGUEZ: Correct.</p>	<p style="text-align: right;">Page 25</p> <p>1 approve the conveyance of 1822-30 West 2 Cayuga Street, located in the 8th 3 Councilmanic District, which is owned by the 4 Redevelopment Authority and will be 5 transferred through to the Land Bank and then 6 subsequently to the City of Philadelphia's 7 Department of Public Property (DPP). 8 The conveyance of the property will 9 be for the disposition, reuse, and management 10 by DPP, specifically for the expansion of 11 Nicetown Park and the installation of green 12 stormwater infrastructure by the Philadelphia 13 Water Department. This is part of a larger 14 development called the Nicetown Sports Court. 15 Nicetown CDC, in conjunction with the Water 16 Department and the council office, have this 17 very expansive plan for a recreational area 18 along the Germantown corridor up there. 19 And this is one part of it, where 20 the Water Department is ready to install the 21 GSI. So, and we have the ordinances in place 22 allowing the commissioner to accept this 23 property. And, we also have a resolution 24 from the PRA, allowing the transfer through</p>



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<p style="text-align: right;">Page 26</p> <p>1 the Land Bank to the city.</p> <p>2 MR. DEMA: Any questions from the</p> <p>3 board? Do we have any written comments?</p> <p>4 MS. SAAH: No written comments.</p> <p>5 MR. DEMA: Any public comment?</p> <p>6 MS. SAAH: No.</p> <p>7 MR. DEMA: Can I get a motion to</p> <p>8 approve?</p> <p>9 MR. JEREMIAH: So moved.</p> <p>10 MR. BEAUVAIS: Second.</p> <p>11 MS. KRISS: Sorry?</p> <p>12 MR. DEMA: It's been moved and</p> <p>13 properly second. All in favor, say aye?</p> <p>14 MS. KRISS: (All say aye.)</p> <p>15 MR. DEMA: The ayes have it.</p> <p>16 Motion approved. Next item. Good morning,</p> <p>17 Brian.</p> <p>18 MR. ROMANO: Good morning, board</p> <p>19 chair, members of the board, and public. I</p> <p>20 am Brian Romano, Senior Development</p> <p>21 Specialist, here to present item V.A.1. This</p> <p>22 project will be developed by Civetta Property</p> <p>23 Group LLC to develop 26 single-family homes</p> <p>24 in the 5th Council District. Each single</p>	<p style="text-align: right;">Page 28</p> <p>1 North Bucknell St., 1800, 1814, 1858</p> <p>2 Judson St., 2318, 2326, 2330, 2332, 2334,</p> <p>3 and 2336 West Montgomery Ave. The</p> <p>4 developer is in attendance today, if the</p> <p>5 board should have any questions.</p> <p>6 MR. DEMA: Thank you. Any</p> <p>7 questions from the board?</p> <p>8 MR. JEREMIAH: So what did you say</p> <p>9 was the anticipated sales price of each of</p> <p>10 the homes?</p> <p>11 MR. ROMANO: It's \$280,000 at</p> <p>12 100 percent of AMI.</p> <p>13 MR. DEMA: Just a question. I</p> <p>14 probably know the answer, but just officially</p> <p>15 asking you. What's the reason why some will</p> <p>16 have basements and some will not have</p> <p>17 basements? I don't know if that's a</p> <p>18 question, maybe for the developer.</p> <p>19 Mike Tomasetti: Lot sizing. The</p> <p>20 size of the lot.</p> <p>21 MR. DEMA: Lot size, okay.</p> <p>22 Mike Tomasetti: Some you're able</p> <p>23 to make longer, others the lots are shorter.</p> <p>24 MR. GOODMAN: Should he be</p>
<p style="text-align: right;">Page 27</p> <p>1 family home will have three bedrooms and two</p> <p>2 bathrooms with an approximate area of 1,375</p> <p>3 square feet.</p> <p>4 Nine homes will be two-story with no</p> <p>5 basements, five homes will be two-story with</p> <p>6 finished basements, and 12 homes will be 3-</p> <p>7 story with no basements. The homes will be</p> <p>8 sold to households with incomes at or below</p> <p>9 100 percent AMI with a maximum sales price of</p> <p>10 \$280,000. All the homes will be eligible for</p> <p>11 the Turn the Key program.</p> <p>12 The applications were solicited</p> <p>13 through a Request for Proposals, and the</p> <p>14 applicant was the most qualified bidder for</p> <p>15 these properties, which was sub area 1 in</p> <p>16 that RFP. There were a total of five</p> <p>17 proposals submitted, and four were qualified.</p> <p>18 An EOP plan will apply to this project. A</p> <p>19 community meeting was held on March 3rd.</p> <p>20 There were 10 people in attendance.</p> <p>21 The properties are 1800, 1818, and</p> <p>22 1862 North 23rd St., 1802, 1806, 1808, 1810,</p> <p>23 1820, 1828, 1845, 1848, 1852 North 24th</p> <p>24 St., 1801, 1813, 1837, 1855, and 1868</p>	<p style="text-align: right;">Page 29</p> <p>1 identified?</p> <p>2 THE REPORTER: Your name?</p> <p>3 MR. TOMASETTI: I am Mike</p> <p>4 Tomasetti, with Civetta Property Group.</p> <p>5 MR. DEMA: Thank you. Any other</p> <p>6 question from the board? Do we have written</p> <p>7 comments?</p> <p>8 MS. SAAH: Yes, we do. We have</p> <p>9 quite a few. We have quite a few, close to</p> <p>10 20. Because they mostly consisted of the</p> <p>11 same points, I will summarize them, those</p> <p>12 points. And just read the names of the</p> <p>13 people who submitted the comments. So nearly</p> <p>14 all of the submitters stated that they are a</p> <p>15 member or supporter of the Philadelphia Land</p> <p>16 Stewards Union, PLSU for short.</p> <p>17 All requested that 1818 North 23rd</p> <p>18 Street be removed from the project and that</p> <p>19 the PLSU member who submitted an EOI,</p> <p>20 Expression of Interest - sorry, we haven't</p> <p>21 used that term in so long - an Expression of</p> <p>22 Interest in 2019 be allowed to acquire the</p> <p>23 lot, as the person has been caring for it for</p> <p>24 20 years.</p>

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<p style="text-align: right;">Page 30</p> <p>1 They also stated that one of the</p> <p>2 points made is that 100 percent of AMI is not</p> <p>3 affordable housing when the city's average</p> <p>4 income is about \$60,000 per the U.S. Census,</p> <p>5 and its average home price as reported on</p> <p>6 Zillow is \$229,000. This is per the person</p> <p>7 who submitted this comment.</p> <p>8 So the people who submitted</p> <p>9 comments were Audrey Garrett, Amy Gottsegen,</p> <p>10 Ashe Wagner, Courtney Mink, Cesar Rodriguez,</p> <p>11 Day Bradshaw, Jamie Frasca, Joseph Hein (I</p> <p>12 believe his last name was), Katie Wicklund,</p> <p>13 Lady Danny Morinich, Lauryn Aviles, Liliana</p> <p>14 Frankel, Matt Bennett, Maida Odom, Rebecca</p> <p>15 Haydu, Susanna Laramie Kidd, Taussy Valcarcel,</p> <p>16 Thao (no last name), and Margaret Ricchezza.</p> <p>17 And I also wanted to -- well, that's it.</p> <p>18 Thank you.</p> <p>19 MR. DEMA: Do we have public</p> <p>20 comment on this proposal?</p> <p>21 MS. SAAH: Yes we. We have folks</p> <p>22 who signed up. Let's see. Let's start with</p> <p>23 Dominique Johnson.</p> <p>24 MR. JOHNSON: Hi, good morning</p>	<p style="text-align: right;">Page 32</p> <p>1 caught off guard, again, no one said</p> <p>2 anything, we didn't know anything about this,</p> <p>3 it's kind of new to us.</p> <p>4 So I'm a little bit upset about it,</p> <p>5 a little bit frustrated, again, because we've</p> <p>6 been trying to get this space for so long.</p> <p>7 And I'm a little bit disappointed because I</p> <p>8 feel like this could have been handled a</p> <p>9 little bit better. And, you know, I would</p> <p>10 appreciate it if Angel was willing to</p> <p>11 review some of this information, I can try</p> <p>12 once more and apply.</p> <p>13 MR. DEMA: Angel, do you want to</p> <p>14 comment?</p> <p>15 MR. RODRIGUEZ: So, back in April</p> <p>16 of 2020 -- back in 2020, we suspended the use</p> <p>17 of the Expression of Interest process,</p> <p>18 because of the threshold level, you'd answer</p> <p>19 it like, "Hey, I'm interested in this</p> <p>20 property," but it wasn't a full-blown</p> <p>21 application. So therefore we didn't know if</p> <p>22 anybody could put that in there.</p> <p>23 We had an excessive amount of EOIs,</p> <p>24 and there was no threshold or clarifying</p>
<p style="text-align: right;">Page 31</p> <p>1 everyone. Can everybody hear me?</p> <p>2 MR. DEMA: Just state your name.</p> <p>3 MR. JOHNSON: My name is Dominique</p> <p>4 Johnson. I'm a committee person for the 32nd</p> <p>5 Ward here in North Philadelphia. I also live</p> <p>6 directly next to 1818 North 23rd Street where</p> <p>7 proposed houses got to be built. As it was</p> <p>8 already stated, for years, my family and I</p> <p>9 have been trying to acquire this space.</p> <p>10 We started way back in 2019. What</p> <p>11 I thought would be an easy process. I went</p> <p>12 to the land mix -- the Land Bank's, I'm sorry,</p> <p>13 rear yard website, filled out the required</p> <p>14 information. I received a short email from</p> <p>15 the city confirming my interest, and saying</p> <p>16 that they would get back to me in 30 days</p> <p>17 about it.</p> <p>18 I never heard back. No one reached</p> <p>19 out to me, and so my family and I continued</p> <p>20 to take care of the space, cleaning it,</p> <p>21 cutting it, things of that nature. Fast</p> <p>22 forward, I'm [unintelligible] we found a flyer in</p> <p>23 our door saying that, you know, it's now</p> <p>24 closed home sites. And we were kind of</p>	<p style="text-align: right;">Page 33</p> <p>1 funneling system to see if a person could</p> <p>2 actually develop or was actually qualified for</p> <p>3 the proposed use. Notices were given to</p> <p>4 everybody who submitted an EOI back in 2020</p> <p>5 stating that we were vacating EOIs. During</p> <p>6 that time period, under Council President</p> <p>7 Clark, and working on the land strategy at</p> <p>8 the time, this property was not deemed, its</p> <p>9 priority was deemed affordable housing.</p> <p>10 So in that area you were not able</p> <p>11 to actually apply for a side or rear yard</p> <p>12 in that area. The priority for Council</p> <p>13 President Clark was affordable housing.</p> <p>14 Subsequently, we saw NPI, and then we issued</p> <p>15 about, you know, 24 RFPs, the vast majority</p> <p>16 of them in the 5th Councilmanic District.</p> <p>17 That designation did not change when</p> <p>18 Councilmember Young came into office.</p> <p>19 We worked with the Council Office</p> <p>20 in developing this RFP, and we posted the RFP</p> <p>21 in conjunction with the Council Office. So</p> <p>22 at this point, technically, that's a</p> <p>23 trespass, it's not that we ever gave</p> <p>24 permission or actually stated that someone</p>



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<p style="text-align: right;">Page 34</p> <p>1 could enter into the property or actually 2 utilize it or activate it. 3 It's important for the board to 4 note that people trespassing on property is a 5 significant liability to the agency. Should 6 there be a slip-and-fall or they have 7 somebody unrelated going onto the site 8 without permission, we would end up getting 9 sued and having to defend against the claim. 10 MR. DEMA: When the EOIs were 11 vacated in 2020, how were folks notified? 12 MR. RODRIGUEZ: Yes, there were 13 over 20,000 people that had EOIs that we went 14 through and addressed. So it was mass 15 mailing several times. 16 MS. KRISS: Were we able to confirm 17 this applicant-- that the speaker put in for 18 EOI. Do you have any record? 19 MS. SAAH: There were two 20 expressions of interest, one was in 2017, one 21 in 2019. The one in 2019 was submitted by 22 Denise Frank, who owns 1816 North 23rd 23 Street. Charles Griffin owns 1820 North 23rd 24 Street, but only Ms. Frank had submitted an</p>	<p style="text-align: right;">Page 36</p> <p>1 confirm that they were in fact sent the 2 mailing? 3 MS. SAAH: Yes. 4 MR. JEREMIAH: But they're 5 specifically yours? 6 MS. SAAH: No. But anyone for whom 7 there was an address, and there was an 8 address for her, since when you submitted an 9 EOI, you had to give an address. And 10 where one was missing, we would go and look 11 to see who owned the property and what their 12 mailing address was. You can see that on the 13 OPA website. But we did a lot of 14 work to make sure that folks were notified. 15 MR. JEREMIAH: And for the 5th 16 District, there is no land disposition for side 17 yards? 18 MR. RODRIGUEZ: Correct. 19 MS. KRISS: If this property owner 20 tried to apply for a side yard today, the 21 system would not allow it? 22 MR. RODRIGUEZ: It would not show 23 as available for a side yard. It's only 24 available for affordable housing.</p>
<p style="text-align: right;">Page 35</p> <p>1 EOI. There's no one by Mr -- 2 UNKNOWN SPEAKER: That's his mom. 3 MS. SAAH: That's his mom, okay. 4 MS. KRISS: So to clarify. So 5 there's mom, son and this vacant lot in the 6 middle. 7 UNKNOWN SPEAKER: No, they live 8 together. 9 MS. KRISS: Oh, okay. But I'm 10 confused. 11 MS. SAAH: Ms. Frank is the owner 12 of the home, so she would have had to apply. 13 The person who's applying has to be on the 14 deed. This is how council -- this is what 15 the law requires in the disposition policy. 16 So at the time, they would have had to apply 17 under her name. 18 Again, her name, and she, she did 19 submit the expression of interest, and, when 20 I checked the records, it was closed in 2020. 21 And I was there for that, we sent out 22 thousands of emails and mailings to anyone 23 for whom we had an address. 24 MR. JEREMIAH: Were you able to</p>	<p style="text-align: right;">Page 37</p> <p>1 MS. KRISS: That policy is set by 2 the council member of that district? 3 MR. RODRIGUEZ: Yes, we discussed 4 land strategy. When Council Member Young 5 came into office, I had several meetings with 6 his office as to what his priorities were. 7 And as you can see recently there, it is 8 affordable housing, and they've been working 9 with us to issue RFPs for housing. 10 MS. KRISS: What sort of noticing 11 went out to to alert people that 1818 N 23rd 12 that it was being illegally occupied? That it was 13 trespassing, correct, did we alert them? 14 MR. RODRIGUEZ: What we would have 15 done is when this was put out, we would have 16 sent an inspector and had a conversation with 17 the council office if there was activity, do 18 you want us to stop, do you want us to move 19 forward, the directive was to move forward. 20 There was no actual application for it. 21 It's considered trespass, so we 22 move forward with the RFP. During the RFP 23 process, the approved RFP applicant would be 24 required to do a community engagement. They</p>



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<p style="text-align: right;">Page 38</p> <p>1 would post a flyer and have a community 2 meeting about it, and then we are required to 3 post on the property prior to the board meeting. 4 MS. KRISS: We didn't post anything 5 ahead of that to say, to vacate this property-- 6 MR. RODRIGUEZ: For a vacate 7 notice? No we did not. 8 MS. KRISS: Not until the project, 9 kind of -- 10 MR. RODRIGUEZ: Correct. 11 MS. KRISS: And the council 12 member's office was alerted that someone was 13 using this property? 14 MR. RODRIGUEZ: Correct. I think 15 the board has seen, before, we had another RFP 16 that came in where similar issue came up. 17 MS. SAAH: The next person is 18 Gloria Cartagena. 19 MS. CARTAGENA: Good morning, everyone. 20 My name is Gloria Cartagena, I am a member of 21 the Philadelphia Land Stewards Union, PLSU 22 acronym. We are a group of neighborhood 23 youth care, and vacant lots coming together 24 to solve our problems. I oppose agenda item</p>	<p style="text-align: right;">Page 40</p> <p>1 he can apply for it. This board should 2 apologize for ignoring him and postpone 3 approval until we can resolve the situation. 4 Thank you. 5 MS. SAAH: Next is Taussy 6 Valcarcel. And I apologize for 7 mispronouncing it earlier. 8 MS. VALCARCEL: Hello, everyone. 9 My name is Taussy Valcarcel, I'm an activist 10 and member of the Philadelphia Land 11 Stewards Union. I oppose the agenda 12 item VA1, the same one. One of the lots in 13 the application, 1818 N 23rd Street, must be 14 removed. And the Philadelphia Land Stewards 15 Union member who applied back in 2019 should 16 get priority acquiring this lot over the 17 developer. 18 Building for 100 percent AMI is not 19 affordable housing. Why is the bank ignoring 20 the community? We really want answers, and 21 thank you everyone for your attention to this 22 matter. 23 MS. SAAH: Ryan Gitler-Muniz? 24 MR. GITLER-MUNIZ: Hi everyone, I'm</p>
<p style="text-align: right;">Page 39</p> <p>1 VA1. One of the lots in this application, 2 1818 North 23rd Street, should be removed. 3 And Dominique, a union member who 4 applied back in September 2019, should get 5 priority in acquiring this lot over the 6 developer. He spent 20 years keeping this 7 lot beside his home clean and green, and he 8 has been waiting 7 years for an answer to his 9 expression of interest through the Side/Rear 10 Yard Program, even though the Land Bank told 11 him they would respond within 30 days. 12 Why is the Land Bank ignoring 13 longtime residents like Dominique, but 14 prioritizing a developer who wants to build 15 100 percent AMI, when the median income in 16 this area is less than half that? Can the 17 Land Bank Board launch an inquiry into why so 18 many community members are ignored after 19 contacting the Land Bank? 20 As a group, we want more 21 transparency. We want more housing that is 22 actually affordable for our neighbors, and we 23 want to see Dominique's side yard, 1818 North 24 23rd Street, removed from this application so</p>	<p style="text-align: right;">Page 41</p> <p>1 an organizer with the Philly Land Stewards 2 Union. I'm also expressing my opposition to 3 VA1, and ask the board to postpone 4 approval until we can maybe meet with the 5 council office and figure out how to get this 6 specific lot removed. 7 I guess I have a question. Since 8 Dominique put his EOI, or his mom put the EOI 9 in 2019, you know what the designation for 10 that was before 2020? 11 MS. KRISS: It was not, according 12 to Angel, right? It was not available in 13 2020. 14 MR. RODRIGUEZ: So, let's be clear. 15 An EOI is not an application, it's an 16 expression of interest. To move forward, 17 they would then have to do an application. 18 There was no, like, the disposition policy -- 19 MS. KRISS: Why didn't he respond? 20 MR. RODRIGUEZ: So if you could 21 allow me to answer, thank you. So, at the 22 time the disposition policy was revamped and 23 changed, so at that time you saw major 24 changes in VPRC, the Vacant Property Review</p>



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<p style="text-align: right;">Page 42</p> <p>1 Committee, was retired. The Land Bank took 2 over, you know, responsibility for disposing 3 of city-owned properties. And at that time, 4 prior to that, there were conversations with 5 the council office, Council President Clark's 6 office. 7 That has always been the case since 8 2018, where the conversation -- I came on in 9 2017. By 2018, the conversation to restrict, 10 side yards and gardens in that district was 11 implemented. And then we have the 12 disposition policy change starting January 1, 13 2020. So you had to do an application to 14 actually move forward, but you weren't going 15 to be able to because it was restricted. 16 MS. KRISS: In 2018, that lot was 17 sort of deemed the priority affordable 18 housing by the council member of the district 19 in 2018. 20 MR. RODRIGUEZ: Correct. 21 MS. KRISS: But then, when the 22 applicant applied in 2019, that -- 23 MR. RODRIGUEZ: They wouldn't have 24 been able to.</p>	<p style="text-align: right;">Page 44</p> <p>1 In 2017, the council office was 2 deeply involved in what got moved forward or 3 not. So an EOI would not have been moved 4 forward, and that is not an application. 5 MS. KRISS: But I think the 6 frustration is that the applicant feels that 7 they weren't adequately noticed within that 8 period of time to say, "Sorry, this isn't 9 going to happen" 10 MR. GITLER-MUNIZ: If I could add 11 to that, we can share the copy of the email 12 that Dominique got back from (<i>indiscernible</i>). 13 He said the landowner could reach out within 14 30 days, especially in the side yard and 15 garden, we'll get back to you. 16 MR. RODRIGUEZ: That was a standard 17 response for people who do EOI. It was a 18 large enough problem that we systematically 19 had to address it across the city. So, 20 again, this goes to -- it was a great idea of 21 putting out EOIs. 22 It's egalitarian, like anybody can 23 ask for a property, but it's again part of 24 the problem within EOI, it's much like the</p>
<p style="text-align: right;">Page 43</p> <p>1 MR. JEREMIAH: So there's -- 2 MS. KRISS: I think, when they 3 expressed the interest, but then we -- 4 MR. RODRIGUEZ: Expressions of 5 interest were not an application. So they 6 would not have been able to submit an 7 application because of the designation. 8 Prior to that, EOIs were like, there were tens of 9 thousands, right? And we expunged them 10 there was -- 11 MR. JEREMIAH: And Angel, can you 12 just walk through, like somebody's, because I 13 think it would be helpful. You submit your 14 EOI, then like what happened? That would 15 have had to been -- 16 MR. RODRIGUEZ: You would have 17 been approached or contacted by the Land 18 Bank to move forward with the disposition. 19 Back then, the disposition policy was very 20 different. And we would not have done that 21 without council approval, right? The 22 disposition policy has changed from 2020 23 moving forward, where it's a much more 24 independent process.</p>	<p style="text-align: right;">Page 45</p> <p>1 problems that were handled in VPRC, 2 which were properties were being sold, and 3 then you had flips and you didn't assess the 4 validity of the person actually trying to 5 acquire the property. 6 So during 2018 and 2017, the press 7 was rife with flips that were happening. You 8 had a judge, you had a couple of people like 9 doing it, they were all flipping side yards 10 and living space. 11 MR. GOODMAN: So that's not what 12 this was, I guess, the missing piece of it. 13 It sounds like, when an EOI, there was no 14 difference between if someone submitted an 15 EOI for a use that was eligible on that 16 property versus if they submitted an EOI for 17 use that was ineligible on that property. 18 Like, both, no matter what, you got the same 19 confirmation email and not unfortunately, you 20 are not eligible to advance, like, that would 21 have been. 22 MR. RODRIGUEZ: The part of that 23 was because of the issue that you had to have 24 buy-in from the council office.</p>



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<p style="text-align: right;">Page 46</p> <p>1 MR. JEREMIAH: This is basically 2 nothing relevant to whatever they would have, 3 the EOI or other communication they would 4 have received from the system. In 2019, the 5 subject property was not available for side 6 yards. 7 MR. RODRIGUEZ: Correct. 8 MR. JEREMIAH: And subsequently, 9 they received notice? 10 MR. RODRIGUEZ: Correct. 11 MR. JEREMIAH: As I understand it 12 from (<i>indiscernible</i>), they were to receive 13 notice in 2020 if that is in fact the case, 14 MR. RODRIGUEZ: Correct, and we 15 never provided, like, explicit or tacit 16 agreement for anybody to enter into the 17 property. 18 MR. GITLER-MUNIZ: I thought the 19 notice in 2020 was that they're no longer 20 honoring the EOIs. 21 MR. JEREMIAH: Yeah. It wasn't 22 specifically about that address, it was just 23 all of the addresses. 24 MR. RODRIGUEZ: But (<i>indiscernible</i>).</p>	<p style="text-align: right;">Page 48</p> <p>1 days or even within a year, could have been a 2 different story. 3 MS. KRISS: I think the point is 4 well taken. I appreciate it. 5 MR. GITLER-MUNIZ: Thank you. 6 THE REPORTER: Hi everyone. I'm 7 sorry. If you got to let each other finish 8 their sentence before you start, so I can get 9 everybody work, I greatly appreciate it. 10 MS. SAAH: Louise Branch? 11 MS. BRANCH: Good morning everyone. 12 THE REPORTER: State you name for 13 us, please. 14 MS. BRANCH: Louise Branch, 15 Reverend Louise Branch, chaplain of the 32nd 16 Ward, a committee person, and a block 17 captain. I've been serving this city for 18 over 60 years, and I'll be 68 years old at 19 the end of May. So all my life, I've been 20 serving this city for nothing, and when I say 21 nothing, I mean no pay. 22 It brings me joy to do what I do. 23 As you see, I walk with two canes. I still 24 get out and clean my block by myself because</p>
<p style="text-align: right;">Page 47</p> <p>1 MR. JEREMIAH: All of the addresses 2 for which you had EOIs. That would be part 3 of the 30,000 or whatever they had. 4 MR. GITLER-MUNIZ: Just to clarify, 5 just as a question. Was the notice that EOIs 6 are no longer honored for side yards, or just 7 in general the process is changing? 8 MR. JEREMIAH: General. 9 MR. GITLER-MUNIZ: Was there any 10 way for Dominique to know that this lot was 11 ineligible? He's got no contact, and I don't 12 think he got that mail? 13 MS. KRISS: He would have -- I 14 suspect he would have had to reapply after he 15 got the notice that said, "These are all 16 invalid now, please reapply," and then would 17 have found out at that point that it's -- 18 that that's not eligible. 19 MR. JEREMIAH: And that would have 20 been in 2020? 21 MS. KRISS: Right, exactly. 22 MR. GITLER-MUNIZ: And I guess just 23 the point is, like, it's 2026, like, if he 24 had known and gotten that notice within 30</p>	<p style="text-align: right;">Page 49</p> <p>1 I get tired of looking at trash. It's not 2 the way I grew up. I've been in my 3 neighborhood for 68 years only because I'm 4 going to be 68 years old, but my family has 5 been in the house for over 75 years. 6 And I'm going to ask that you 7 dismiss 1818, and I understand that whatever 8 EOI or whatever is going on, what we must 9 remember is that the pandemic came in, and 10 when the pandemic came in, things got shut 11 down. We didn't receive anything in the mail 12 because our illustrious man in the White 13 House decided to mess with the mail. 14 And I know that is my neighborhood, 15 which is only 7 blocks from his neighborhood, 16 we still don't get our mail on time. Okay. 17 And this has been going on since 18 (<i>indiscernible</i>) has been in the White House. 19 So with all of that, I'm just going to ask 20 that you all dismiss 1818. 21 And our Council President, Young, 22 is also a committee person at the 32nd Ward, 23 so I will be addressing the matter with him 24 as well. And the other thing I want to say</p>



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<p style="text-align: right;">Page 50</p> <p>1 is, even though you all have trespasses that 2 you all haven't put out, as an American- 3 Indian, there's no part of North America that 4 I cannot walk on or trespass. 5 And as far as I'm concerned, 6 somebody owe me rent. And you all need to 7 take it all into consideration. I have a lot 8 next door to me. I just bought garden 9 supplies because I would rather have the 10 children on my block digging dirt than to dig 11 in their pockets for guns. We are a 12 community. 13 We cannot save each other if we 14 keep turning our backs on each other and 15 letting developers come in to do what they 16 want to do because they have the money. 17 (<i>indiscernible</i>) you'll see my spirit and 18 it'll fight even stronger. 19 MS. SAAH: Jeremy Blatstein? 20 MR. BLASTEIN: Jeremy Blatstein. 21 Yeah, this issue regarding this lot, honestly 22 is a bigger problem that I think is, I'm glad 23 it's getting brought up, right? It's 24 communicating the policies of each of the</p>	<p style="text-align: right;">Page 52</p> <p>1 about process and procedure right now. It's 2 unfortunate that it got to this point in time, 3 but Councilman Young put up this RFP, that's 4 the problem. That's where the issue lies. 5 It's not in this board. 6 If the project meets the thing and 7 I want to make that clear, right? This isn't 8 a developer versus the community issue right 9 now, right? Because no, it is not, because 10 the councilman put up this RFP to build 11 housing. It is not the developer that was 12 proposing the development right now. So it's 13 very clear, like, it's not fair that 14 somebody's coming in to try to build 15 affordable housing, Turn the Key, and it's 16 getting put on the developer. 17 In this instance, it is truly a 18 reply to an RFP is what the developer is 19 doing right now, and you should approve 20 this project and then fight it with 21 Councilman Young to adjust it, because you 22 can't do it backwards. Thank you. 23 MS. SAAH: Lou Hemler? 24 MS. HEMLER: Good morning. My name</p>
<p style="text-align: right;">Page 51</p> <p>1 council members of Philadelphia City Council 2 and our favorite word, councilmatic 3 prerogative, right? Like, that's what this 4 all comes down to, and it's not clear, like, 5 anywhere to anybody which lots are, aren't 6 available and how you understand that. 7 So like, that issue in terms of 8 what Angel now, honestly, it's been more and 9 more public, right? In terms of what the 10 priorities of each district council person 11 is, but that's still not clear, right? You 12 have to like literally ask them individually, 13 "Hey, what's your policy?" Angel kind of 14 knows, but like Jamie has one, Kenyatta has 15 one, Jay has one, and it's a problem because 16 then it's confusing and it makes it look like 17 you're kind of like doing this other thing, 18 right? 19 When it comes to this RFP, that's 20 another issue. This is a Jay -- a 21 Councilman Young problem. This is not a 22 Philadelphia Land Bank Board problem right 23 now, unfortunately, right? Again, we want to 24 talk about process and procedure, let's talk</p>	<p style="text-align: right;">Page 53</p> <p>1 is Lou Hemler. I'm here to oppose agenda 2 item VA1. Bearing in mind everything that 3 you all have shared, even I believe people in 4 this district should be able to have green 5 spaces in their neighborhood, whether or not 6 that's like the number one priority. 7 If the Land Bank has expressed that 8 for this district the priority is affordable 9 housing, a 100 percent AML, when the median 10 income in this area is less than half that, 11 it's not affordable housing. So, I think 12 that you should postpone approval for this 13 project. 14 MS. KRISS: Andrea, I have a 15 question to clarify. So to Mr. Blatstein's 16 point, he suggested that we approve this and 17 then let the community members like, discuss 18 it with the council member, but that wouldn't 19 be my understanding, that if anything were 20 change with this RFP, it would have to be 21 before we approve it, correct? 22 MS. SAAH: I'm not sure that it can 23 be changed before an approval because that 24 this is how the RFP was put out, and this is</p>



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<p style="text-align: right;">Page 54</p> <p>1 what all the applicants responded to. So what 2 has happened in the past where 3 there's an RFP that after approval, the council, 4 councilman, not this particular one but 5 another one, has withheld approval for the 6 transfer of this particular -- for a 7 particular property as part of the project. 8 MS. KRISS: I guess I'm trying to 9 think through what is the community's path 10 forward, but also balancing like the work 11 that we have to do here, right. The rule of 12 law, like, so if we were to approve 13 this, there is still an opportunity for the 14 interested party -or for the community members 15 to talk about it with their council person 16 and figure out potentially a path forward 17 about this particular property. 18 But at this point, we either have 19 to approve it or, or not approve it. 20 MS. SAAH: Or to table it. 21 MS. KRISS: Or we could table it. 22 But if we table it, then that's right, that's 23 really just like not really solving the 24 problem (<i>indiscernible</i>), right?</p>	<p style="text-align: right;">Page 56</p> <p>1 that. So we posted it in conjunction with 2 the council office after numerous 3 conversations. This is the property, this is 4 what was selected. To change that, much like 5 I talked to the board about me pulling out 6 projects, because they decided to make 7 changes after the posting. 8 That calls into question on the 9 integrity of the RFP process. I would also 10 say that there's another piece to this. We 11 get a lot of pushback on unsolicited 12 applications. Most council members kind of 13 bristle at unsolicited applications because 14 that's something that, you know, developers 15 come and do that. 16 In that situation, that would be a 17 possible negotiation. When we're starting 18 off in conjunction with the council office, 19 there's an intent, and that's an expectation. 20 So my assumption is that all of that, you 21 know, calculus, that was already done. 22 MR. JEREMIAH: So my sense is, to 23 your question, I wasn't here 20 years ago. 24 The gentleman says he's been doing this,</p>
<p style="text-align: right;">Page 55</p> <p>1 MR. JEREMIAH: Couldn't we amend 2 the approval to remove 1813? 3 MS. KRISS: 1818. 4 MS. SAAH: I mean, that's 5 retroactively changing the RFP. 6 MR. RODRIGUEZ: So there have been 7 precedents where certain council members' 8 neighbors didn't like the developer selected, 9 right? This is along those lines. It's 10 like, "Hey, we did the due diligence with the 11 council office, we identified the properties, 12 we inspected the properties, we identified 13 where there would be issues, proceed, go, no 14 go." 15 That all happened, we posted the 16 properties and we just state clearly, at no 17 point was permission given to anyone to 18 access the property, nor would we, because we 19 need to maintain our insurance. I don't 20 think anybody on this board would like us to 21 lose our insurance. So we have never 22 explicitly given permission to anybody to go 23 onto our property without authorization. 24 That is, no agency in the city does</p>	<p style="text-align: right;">Page 57</p> <p>1 taking care of this property for 20 years. 2 Rightly or wrongly, property was not 3 available in 2019. It was noticed in 2020. 4 He worked with the council member for that 5 district. 6 I don't think they have much of a 7 recourse if the council member is supportive 8 of this transaction, put up supportive of the 9 RFP, reviewed, and I assume correctly, you 10 know, approved the list of properties that 11 were going to encompass this RFP, you know, 12 it seems to me that the community's fallback 13 would be to go to the council, the council 14 member for that district. 15 He is the one who has identified 16 that property for inclusion in the RFP. The 17 RFP -- we need to move forward with this on 18 the board. Rightly or wrongly, for or 19 against, and decide this matter. 20 MS. SAAH: Can I also mention that 21 Conlan Crosley from the 5th District office 22 is here and signed up to speak? 23 MR. CROSLY: Good morning, chair 24 and board. I'm Conlan Crosley, I serve as</p>



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<p style="text-align: right;">Page 58</p> <p>1 the Director of Development & Labor for the 2 5th Councilmanic District. This is the first 3 time that our office has heard of this side 4 yard request. We're asking to move forward 5 with this process while we work with the 6 community to find alternative sites, as we 7 have done in the past. 8 This was a competitive RFP and has 9 our full support. Thank you. 10 MR. JEREMIAH: What's the 11 alternative to a side yard? 12 MR. CROSLY: An alternative 13 garden, this is the first time I've heard 14 about this. We haven't -- in 2019 we weren't 15 in office so we haven't heard anything about 16 it until somebody reached out to us. 17 MS. KRISS: You're saying that like 18 -- 19 MR. RODRIGUEZ: Let me clarify. He 20 wouldn't have heard about it because he 21 (<i>indiscernible</i>). 22 MS. KRISS: He said though, your, 23 your office is willing to talk to the 24 community to discuss this particular</p>	<p style="text-align: right;">Page 60</p> <p>1 who want to speak? 2 MS. SAAH: No, there are no other 3 public comments, at least that have signed 4 up. 5 MR. JOHNS: I'm looking at the 6 properties. These RFP properties were 7 noticed, right? 8 MS. KRISS: Yes. 9 MR. JOHNS: So until the point that they 10 got noticed, folks wouldn't have known. 11 MR. GOODMAN: That's why people 12 12 are here. 13 MR. JOHNS: But this is out on the 14 RFP. 15 MR. GOODMAN: That would have 16 been after the fact. 17 MR. JOHNS: But this is not there 18 for the RFPs. 19 MS. KRISS: No. 20 MR. JOHNS: There's no notice on 21 the actual property. 22 MR. KNIGHT: Hello, my name is Zane 23 Knight. I'm a resident of the city of 24 Philadelphia. I don't know about this</p>
<p style="text-align: right;">Page 59</p> <p>1 property. Just so I understand that's like 2 on the record. 3 MR. CROSLY: We're definitely 4 supportive. In the past, we've found 5 alternative spaces for community gardens. 6 MS. KRISS: I see. 7 MR. JEREMIAH: I'm sorry, this is 8 not a garden. This is a side yard. 9 MR. CROSLY: I know. 10 MR. JEREMIAH: Yeah, next to the 11 gentleman's home. There is no replacement 12 for that. 13 MR. RODRIGUEZ: Not to speak for 14 Mr. Crosley, but I think what I heard was he 15 wanted to move forward with the disposition 16 of the RFP, and that he's willing to have a 17 conversation about open space in the 18 district. This came up at a previous RFP, 19 and they're working to move 1423 Poplar 20 Street to a garden. 21 I mean, it may not meet the need of 22 the neighbor but this is what we're hearing 23 from the council office. 24 MS. KRISS: Are there still people</p>	<p style="text-align: right;">Page 61</p> <p>1 specific proposal, but I wanted to speak on 2 this because of the specific developer who 3 our community has also had a long-term back 4 and forth with, as I'm sure many people are 5 aware. 6 I just wanted to the record to 7 reflect that according to your own, like, 8 report here in the packet. The developer in 9 question, Civetta, has received 10 disproportionately the most, land disposed to 11 them of any individual developer or company 12 aside from interagency transfers such as PHA 13 or PHDC. And that includes 20 lots settled 14 on the 22nd of December, 2025, for \$2,000. 15 There is no appraisal value listed 16 for those properties. A 11 lots settled on 17 the 6th of February, 2026, disposed at 18 \$1,100. The appraisal value is \$1,310,000. 19 22 lots settled on the 4th of March, 2026, 20 acquired for \$2,200 with an appraisal value 21 of \$500,000, for a total of 33 lots, for a 22 total of acquisition of \$3,300. 23 And only a listed appraisal value 24 of \$1,810,000, which doesn't include the</p>



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1 value of the non-listed appraisal value of 20
 2 lots. So I think we should focus on an
 3 equitable disposition of land to people, and
 4 we should consider that when disposing of
 5 land. And we shouldn't have like this
 6 disproportionate of an acquisition of land if
 7 this is accurate since inception. Thank you.
 8 MS. TOMASETTI: Hi Brennan
 9 Tomasetti, co-founder of Civetta Property
 10 Group. I just want to comment on the
 11 acquisition and the assessed value portion of
 12 this. And I just want to share from a
 13 perspective that this program is designed to
 14 convey city land that is owned currently by
 15 the government.
 16 It passes through us as developers,
 17 and ends up in the hands of hardworking
 18 Philadelphians that now own a piece of the
 19 city, gain equity and generational wealth
 20 that can be passed on through their families.
 21 So the value of the land does not
 22 stay with the developer. It moves on to
 23 these families who are, again, hardworking
 24 Philadelphians who deserve a chance to own

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1 a home. Thank you.
 2 MR. RODRIGUEZ: I think it's
 3 important to note that the legislation allows
 4 for the discounting of land for the
 5 development of affordable housing. We're
 6 required to state what the OPA value is, and
 7 also at the board meeting, you will see a
 8 statement of value or an appraisal.
 9 The idea being that we will
 10 discount the value of the land because the
 11 developer bears all the risk. The land bank
 12 does not provide financing for the project;
 13 it only helps the home buyer. So the
 14 developer has to go out and get financing for
 15 construction loans, and they're at risk.
 16 That is the reason why we do that.
 17 Also, in terms of whatever
 18 perceived disproportionate nature, if it's an
 19 RFP, it is scored by a legislative scoring
 20 rubric, in which case the most -- the highest
 21 scored person based on a committee is the
 22 one that's selected, all right? As for
 23 unsolicited applications, anyone in the city
 24 can submit a qualified application, and will

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1 be brought before the board.
 2 It just so happens that Civetta
 3 has made, and I think they've said this
 4 publicly has made a point and they are
 5 supportive of Turn the Key and they put in an
 6 applications. It doesn't mean they get every
 7 application, but they focus on Turn the Key
 8 applications, unsolicited and RFQs.
 9 So I just wanted to put that on the
 10 record, that we all understand that it's
 11 about qualifications. You have to be a
 12 qualified applicant and a qualified purchaser
 13 to actually get properties, and even that is
 14 not a guarantee that you would be exposed to.
 15 MS. SAAH: And I'd like to discuss
 16 that statement with respect to that missing
 17 appraisal. The reason if an appraisal is
 18 missing, it's not because there was none.
 19 It's because that project has been divided up
 20 into two or three phases.
 21 And we simply haven't had the time
 22 to go through and figure out what the OPA
 23 assessment and the appraisal value is for the
 24 20 properties in each phase. So there's no

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1 sort of, you know, nefarious motive to this.
 2 It's just simply a matter of workload - we work
 3 incredibly hard and we can't get to
 4 everything right away.
 5 MS. MORTON: Can I make a public
 6 comment? That'll be very quick.
 7 MR. DEMA: So this will be the last
 8 one.
 9 MS. MORTON: Hi, my name is Clara
 10 Morton. I'm a student at Haverford College.
 11 I've been studying the land bank for the past
 12 year. I just want to make a few quick
 13 procedural notes. I was at a Land Bank board
 14 meeting last November where the board said
 15 that in order to remove a property from an
 16 RFP, it had to be under 15 percent, which I
 17 do believe it would be if they're asking to
 18 exclude one property from it here.
 19 MS. MORTON: I'm not sure if that's
 20 the -- is it not?
 21 MR. RODRIGUEZ: No.
 22 MS. MORTON: Is there a specific
 23 amount that there is?
 24 MR. RODRIGUEZ: No.



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<p style="text-align: right;">Page 66</p> <p>1 MR. GOODMAN: Angel, can you 2 clarify that about modifying non-competitive 3 applications? I think that's where the 4 confusion is. 5 MR. RODRIGUEZ: Under Code 16-600, 6 it talks about material changes. If there is a 7 change by 15 percent of square footage, 8 price, or other items, or there's an equity 9 change in terms of ownership from what 10 was initially presented, that constitutes a 11 situation where the project has to come back 12 to the board, has to be approved by the board 13 through an amendment, and also city council. 14 It is not in terms of assessing 15 what the price is at, you know, an 16 application issue. The real rubric is what 17 are we getting for that development and 18 disposition and the discounting of the value 19 of the land. It should be noted that a lot 20 of land we have has been sitting for multiple 21 years. So the idea being, and we have a 22 affordable housing shortage. 23 MS. MORTON: I understand. My 24 second point was simply that disposition</p>	<p style="text-align: right;">Page 68</p> <p>1 website like an addendum or an update as of 2 whatever that we expunged EOIs. 3 MR. RODRIGUEZ: Well, there is no 4 functionality to accept the EOIs, so 5 something like that could be posted. Yes. 6 MS. MORTON: Yes, my point was 7 simply that community members don't 8 necessarily have access to that knowledge 9 when they're going to the land bank website 10 to understand how to apply for parcels. And 11 that if that knowledge was more accessible, 12 this situation would have been avoided. 13 MR. DEMA: We're going to call for a 14 a vote. Can I get a motion to approve this? 15 MR. JEREMIAH: So moved. 16 MR. BEAUVAIS: Second. Is 17 MR. DEMA: Motion's been made and 18 properly seconded. All those in favor say 19 say aye - -- Those opposed? 20 The ayes have it. The next item. 21 PUBLIC SPEAKER: We're the 22 Philadelphia Land Stewards Union. 23 If you're interested in protecting 24 community land, come</p>
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<p style="text-align: right;">Page 67</p> <p>1 policies on the Land Bank website have not 2 been updated to reflect the lack of EOI 3 anymore. They've not been updated since 4 January of 2020 on the website. 5 So if someone were coming in to 6 figure out how to acquire land bank processes 7 or land bank property in non-competitive 8 parcels, they would not know that this 9 process no longer exists. So I ask simply 10 that is updated. 11 MR. RODRIGUEZ: Two things, we 12 cannot update or change the acquisition 13 policy because it is part of the ordinance. 14 At the time when the ordinance was changed, 15 we asked the council not to include it. They 16 did include it. It would require a bill to be 17 submitted to be changed. 18 But also there's a caveat, 19 several caveats in the code as well as in the 20 disposition policy that we have latitude to 21 change the policies and procedures of how we 22 do that. 23 MR. GOODMAN: So you can't change 24 the PDF, but there could be something on the</p>	<p style="text-align: right;">Page 69</p> <p>1 find us. 2 PUBLIC SPEAKER: Do you have any 3 business cards? 4 PUBLIC SPEAKER: Find us on 5 Instagram and Facebook. 6 MR. ROMANO: Brian Romano, senior 7 development specialist, here to present Item 8 5B1. This project will be developed by MQ 9 Management LLC to develop 16 market-rate 10 rental units and one commercial ground floor 11 unit along with a gym on 1707 Ridge Avenue. 12 And the properties already in MQ 13 Management's ownership are 1700 Poplar 14 Street, 1701-03 Ridge Avenue, 1705 Ridge 15 Avenue, and 1709 Ridge Avenue. All the 16 residential units are one bedroom, one 17 bathroom, and are approximately 560 to 630 18 square feet. All units are to be rented at 19 market rate. 20 The developer will pay the 21 appraised value of \$65,000 for the parcel. 22 The application was unsolicited and 23 evaluated pursuant to the 24 disposition policy. The application</p>
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<p style="text-align: right;">Page 70</p> <p>1 qualifies as an assemblage as the developer 2 owns more than 50 percent of the development 3 site. An EOP plan will apply to this 4 project. Community meeting was held on March 5 22nd and 17 people were in attendance. And 6 the developer, the team is still in 7 attendance, if you should have any questions. 8 MR. DEMA: Any questions from the 9 board? 10 MR. JEREMIAH: Angel, can you just 11 speak to the difference between the appraised 12 value and the OPA value? 13 MR. RODRIGUEZ: Certainly, Brian, 14 this was Bowman House? 15 MR. ROMANO: This was Bowman 16 House, 16 yeah. 17 MR. RODRIGUEZ: So the appraisal 18 that was done, in concert with the 19 surrounding parcels, which are lower than 20 the OPA value. We have been noticing that in 21 certain areas, OPA values are much higher 22 than the (<i>indiscernible</i>) area. 23 MR. DEMA: And the date of the 24 appraisal was fairly recent, right?</p>	<p style="text-align: right;">Page 72</p> <p>1 to believe that this community outreach, this 2 public meeting, was sort of a bad faith 3 attempt to make it so that people don't know 4 to come and attend that meeting. 5 I understand that there were 17 6 people in attendance that I've listed just 7 now, but I could not be one of them because 8 again, we did not receive these notices until 9 the day after that meeting was held. Right 10 now, it is -- and I guess an empty lot. It 11 is a green space. There are beautiful trees 12 there. 13 We don't need more single house or 14 single unit apartments in that area. They 15 wouldn't be affordable housing. It would 16 take away a green space where people use to 17 walk their dogs. It would be in my personal 18 opinion, and something that I would have 19 liked to have brought up at that public 20 meeting to keep that land for public use as 21 either a park of some sort or just to 22 maintain that green space. 23 So yeah, I just wanted to come and 24 let you know that I do think that, that</p>
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<p style="text-align: right;">Page 71</p> <p>1 MR. ROMANO: Yes, it was. I think, 2 I believe it was done in February. 3 MR. DEMA: Any other questions from 4 the board? Do we have any written comment? 5 MS. SAAH: There were no written 6 comments. 7 MR. DEMA: Do we have anybody 8 signed up for public comment? 9 MS. SAAH: Oh, I'm sorry. Estee 10 Miller did have a comment. 11 MR. DEMA: But no written comments? 12 MS. SAAH: There were no written. 13 MS. MILLER: Hi, my name is Estee 14 Miller. I am a resident in 15 Francisville on Ridge Avenue. I walked by 16 that lot to get here today. In regards to 17 the community outreach, I do have an issue 18 whereby we received four letters in the mail. 19 They are, on the letter it says March 6th, 20 but these are very clearly postmarked March 21 20th. 22 We did not receive them until March 23 23rd and March 26th, which was after the 24 scheduled community meeting, which leads me</p>	<p style="text-align: right;">Page 73</p> <p>1 public meeting at Coffee Cayman was set out 2 in bad faith because myself and potentially 3 other residents were not notified in the 4 timely fashion. Thank you. 5 MR. DEMA: Thank you. 6 MS. SAAH: The only other person 7 who signed up was Conlan Crosley. 8 MR. CROSLEY: Good morning, chair 9 and board. My name is Conlan Crosley. I'm 10 the director of development for CD5, and we 11 are fully supportive of this assemblage. The 12 developer owns all the other parcels on that 13 lot, so we are in support of this.. 14 MR. JEREMIAH: Is the developer 15 here to respond to the community question? 16 MR. RODRIGUEZ: Well, I think it's 17 important to understand it's privately held 18 land, can't dictate to a private property 19 owner to keep it as open space. 20 MR. JEREMIAH: Absolutely. 21 MR. RODRIGUEZ: So I think that has 22 to be stipulated. But we're talking about 23 selling one city-owned parcel to a person 24 who owns the rest of the site. And if they</p>
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<p style="text-align: right;">Page 74</p> <p>1 choose to develop on either side, they choose 2 to develop. 3 MR. GOODMAN: Right. 4 MR. DEMA: Before she comes in, any 5 other public comment? 6 MR. JEREMIAH: It's fine if you 7 don't want to speak your language. 8 MS. PEREZ: Good morning. 9 MR. DEMA: Do you have a direct 10 question? 11 THE REPORTER: State your name. 12 MS. PEREZ: Aminah Perez, the owner 13 of MQ Management. 14 MR. GOODMAN: So the board just got 15 a public commenter saying that the postmark 16 date on the notifications for the community 17 meeting were actually after the date that the 18 meeting took place. So therefore, you know, 19 postulating their opinion was the 20 notification was, you know, sent that way in 21 bad faith, you know, to discourage 22 attendance. So just wanted to give you an 23 option if you wanted to comment or respond to 24 that.</p>	<p style="text-align: right;">Page 76</p> <p>1 Additionally, I'm building by right. So, 2 there would be no reason to try to misinform 3 anyone. 4 MR. JEREMIAH: Thank you, ma'am. 5 MS. PEREZ: Thank you. 6 MR. DEMA: Can I get a motion on 7 this resolution? 8 MR. JEREMIAH: So moved. 9 MR. JOHNS: I second. 10 MR. DEMA: Motion has been made and 11 properly seconded. All those in favor say aye. 12 MR. DEMA: Those opposed. The 13 ayes have it. 14 MR. ROMANO: Brian Romano, senior 15 development specialist, here to present Item 16 V.C.1. This project at 3001 and 3003 North 17 10th Street in Council District 5 will be 18 developed by Historic Fairhill Incorporated, 19 which is a nonprofit, to develop a one-story 20 building that will be accessible to the 21 community and include office space and space 22 to host community programs. 23 There will also be space for 24 gardening as well. The building will have an</p>
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<p style="text-align: right;">Page 75</p> <p>1 MS. PEREZ: Thank you for the 2 opportunity to respond. That is 1,000 3 percent not true. I was made aware that 4 there was one person -- could I know who said 5 that? Okay, that I was made aware that was 6 one person that said that I reached it 7 directly and said, there's no way that I 8 would in bad faith send anything out late. 9 One, it cost me money. 10 It cost me time to stuff all the 11 envelopes. My family, my dad is one of seven 12 that grew up in the area. I'm very familiar 13 with the area. I've had community meetings 14 going back to 2024 and 2025. I voluntarily 15 attended zoning meetings to get input and 16 information about businesses. They would 17 like to see. I actually even last on the 6th 18 voluntarily attended the Francisville Wright 19 monthly meeting to make myself available for 20 information. 21 The neighbors were very receptive. 22 A lot of them I'm familiar with because I met 23 with them so many times over the past about 24 18 months. So that's 1,000 percent not true.</p>	<p style="text-align: right;">Page 77</p> <p>1 area of approximately 1,800 square feet with 2 two offices, community space, and a bathroom. 3 The application was unsolicited and evaluated 4 pursuant to the disposition policy. An EOP 5 will apply to this project. The community 6 meeting was held on March 9th, and a total of 7 15 people were in attendance. 8 And the developer is in attendance 9 if you should have any questions. 10 MR. DEMA: Any questions from the 11 board members? Do we have any written 12 comment? 13 MS. SAAH: Yes, we do have several 14 comments. They came from Brittany Holliday, 15 Co-Executive Director of Programs and 16 Initiatives at Village of Arts and 17 Humanities. Bianca Reyes, Principal of Julia 18 de Burgos Elementary School, if you get a 19 good look through this, 20 Keith Arrington Sr., principal of 21 John F. Hartranft Elementary School. Lu 22 Thain, executive director of land and 23 environmental initiatives at the Village of 24 Arts and Humanities Nicole Willoughby,</p>
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<p style="text-align: right;">Page 78</p> <p>1 principal of the Potter Thomas School, 2 Christina Saxton, who's a neighbor, Denise 3 Anderson, who's a neighbor, and Stephanie 4 Watts of the Yale Black Cinema Club. 5 They are all strongly in support of 6 this disposition, stating that Historic Fair 7 Hill has been a very valuable supporter of 8 the community, providing literacy teachers in 9 classrooms, running a fully functioning 10 library, supporting gardening initiatives and 11 teaching children science, providing fresh 12 produce to neighbors, distributing seeds, and 13 all without having a building. 14 With this building, they should be 15 able to expand their programs and provide 16 even more support to the community. So 17 again, all are strongly in support of this 18 disposition. All right, public commenters 19 who have signed up. Kerry Roeder? 20 MS. ROEDER: My name is Kerry 21 Roeder, and I'm the Executive Director of 22 Historic Fair Hill and I'm here this morning 23 with my colleagues Martina and Tito. I'd 24 like to start by thanking you for all of your</p>	<p style="text-align: right;">Page 80</p> <p>1 programs, family literacy workshops, and just 2 continue to support our community and our 3 students there. Thank you for your 4 consideration. 5 MS. SAAH: And lastly, Neury Caba. 6 I hope I pronounced that correctly. 7 MR. CABA: Good morning, everyone, 8 and thank you for the opportunity to speak. 9 My name is Neury Caba Mubaitido, and I serve 10 as Green Space Director working closely with 11 Historic Fair Hill. I'm here to support the 12 building and what it represents for the 13 neighborhood. Fair Hill is a community deep 14 with history and resilience, but it has also 15 faced long-term disinvestment. 16 Projects like this bring needed 17 resources and stability accessibility and 18 opportunity to directly into the 19 neighborhood, right? In my role, I work with 20 youth, families, residents through the Green 21 Space programming and food access 22 initiatives. I see this firsthand how 23 important it is, safe, consistent spaces for 24 learning, gathering, and growth.</p>
<p style="text-align: right;">Page 79</p> <p>1 thoughtful consideration on our proposal. As 2 our first permanent home after 30 years of 3 community work, this building project has 4 been a dream we have been carefully working 5 on for many years and the next chapter in our 6 growth. 7 We have positively stewarded 8 previously acquired land for community 9 gardening. With this building, we look 10 forward to being able to strengthen our 11 impact on reading, literacy, and community, 12 and to deepen our connections with our 13 friends, children, and families in (In 14 English). We are very grateful for this 15 opportunity to be considered and for your 16 support. 17 MS. SAAH: Martina Barbour? 18 MS. BARBOUR : Hi, I'm Martina 19 Barbour, the literacy director of Historic 20 Fair Hill. As someone who helps to manage 21 and staff the four school libraries that we 22 support in the area, I'm just very excited at 23 the possibility of having a building where we 24 can expand our program into after-school</p>	<p style="text-align: right;">Page 81</p> <p>1 This building has the potential to 2 support community programming, youth 3 engagement, education, and wellness 4 initiatives. It's not just about structure, 5 it's about strengthening the community and 6 creating long-term impact. Investments like 7 this help build a stronger, more connected 8 Fair Hills. I appreciate the board's 9 consideration and encourage you to support 10 this project. Thank you. 11 MS. SAAH: And then lastly, Colan 12 Crosley. 13 MR. CROSLY: Good morning again, 14 board and chair. I'm Colan Crosley, I serve 15 as the director of labor and development in 16 CD5. We've worked with Carrie and her team 17 for over a year and we're fully supportive of 18 this project. Thank you. 19 MR. DEMA: Any other public 20 comment? Seeing none, can I get a motion to 21 approve this resolution? 22 MS. KRISS: So moved. 23 MR. JEREMIAH: Second 24 MR. DEMA: Motion's been moved</p>



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<p style="text-align: right;">Page 82</p> <p>1 and seconded. All those in favor say aye.</p> <p>2 MR. DEMA: Any opposed?</p> <p>3 Resolution passes.</p> <p>4 MR. RODRIGUEZ: Mr. Chair, I would</p> <p>5 like to make a proposal to the board that</p> <p>6 they take the gardens as a combined agenda</p> <p>7 item, and allow the project manager to read</p> <p>8 the -- read through a summary of both</p> <p>9 projects and the board consider both</p> <p>10 dispositions at the same time.</p> <p>11 MR. DEMA: I'm okay with that.</p> <p>12 Board okay with that?</p> <p>13 MR. JEREMIAH: Yeah.</p> <p>14 MS. KRISS: Yeah.</p> <p>15 MS. MARTINEZ: Good morning, chair,</p> <p>16 board members, and the public. My name is</p> <p>17 Christina Martinez, senior development</p> <p>18 specialist, presenting Agenda Item V.D.1.</p> <p>19 Today, we're asking the board to authorize</p> <p>20 the disposition of 5103 Chester Avenue in the</p> <p>21 3rd Council District for conveyance to</p> <p>22 Neighborhood Gardens Trust, a nonprofit</p> <p>23 organization, to be stabilized as a community</p> <p>24 garden.</p>	<p style="text-align: right;">Page 84</p> <p>1 that both of these gardens function as a</p> <p>2 community resource. And she supports the</p> <p>3 preservation of green space in these areas.</p> <p>4 Then we had Jackie Soro and Jindaya</p> <p>5 Hill, plus 27 other members of Farm 51, all</p> <p>6 requesting the support of the board for the</p> <p>7 disposition of 5103 Chester Avenue, stating</p> <p>8 that their garden served as a vibrant</p> <p>9 community hub, hosting workshops on</p> <p>10 gardening, art, herbal medicine, natural</p> <p>11 dyes, providing free produce and seeds to</p> <p>12 neighbors, and to a free brunch program.</p> <p>13 And that's for Farm 51. For the</p> <p>14 Empowered CDC Garden on Baltimore Avenue,</p> <p>15 Nicole and Nico Karch, who are worker-owners</p> <p>16 of St. Bernard Seedlings, which is a nursery</p> <p>17 that offers garden starts to community. She</p> <p>18 worked at Greensgrow before it closed.</p> <p>19 She states that this is a very important</p> <p>20 green space and garden for the community and</p> <p>21 supports the disposition, as does Lynn</p> <p>22 Gallagher, who's a neighbor.</p> <p>23 And Councilwoman Gauthier basically</p> <p>24 says that there's been a huge amount of</p>
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<p style="text-align: right;">Page 83</p> <p>1 The property will be subject to a</p> <p>2 30-year mortgage and permanently restricted</p> <p>3 for use as a community garden. The</p> <p>4 application was unsolicited and evaluated</p> <p>5 pursuant to the disposition policy. An EOP</p> <p>6 plan will not apply to this project.</p> <p>7 Next agenda item is V.D.2. Today we</p> <p>8 are asking the board to authorize the</p> <p>9 disposition of 5123, 5125, 5127, and 5129</p> <p>10 Baltimore Avenue in the 3rd Council District</p> <p>11 for conveyance to Empowered CDC Inc., a</p> <p>12 nonprofit organization, to be stabilized as a</p> <p>13 community garden. The properties will be</p> <p>14 subject to a 30-year mortgage and permanently</p> <p>15 restricted for use as a community garden.</p> <p>16 The application was unsolicited and</p> <p>17 evaluated pursuant to disposition policy. An</p> <p>18 EOP plan will not apply to this project.</p> <p>19 MR. DEMA: Any questions from the</p> <p>20 board? Do we have any public comment?</p> <p>21 MS. SAAH: We do. The first is a</p> <p>22 letter from Councilwoman Jamie Gauthier of</p> <p>23 the 3rd Council District stating her support</p> <p>24 for both property dispositions and stating</p>	<p style="text-align: right;">Page 85</p> <p>1 interest in preserving the spaces of garden</p> <p>2 community resource since Green's Grove, which</p> <p>3 was located there until it closed.</p> <p>4 MS. SAAH: And people did sign up</p> <p>5 to speak on this, very few. Let's see. Ro</p> <p>6 Adler.</p> <p>7 MS. ADLER: My name is Ro Adler,</p> <p>8 and I take care of Farm 51 in Kingsessing 3rd</p> <p>9 District. Farm 51 has been active as a</p> <p>10 garden since 2008 when the previous stewards</p> <p>11 began remediating the soil, growing food and</p> <p>12 flowers in two adjoining lots, 5103 and 5105</p> <p>13 Chester Ave. My partner and I purchased 5105</p> <p>14 and 5107 in 2023.</p> <p>15 And we and our roommate live there</p> <p>16 alongside bees, birds, and squirrels. We</p> <p>17 eat, we tend to flowers, fruit trees, napa</p> <p>18 vine plants, herbs, tomatoes, beans, hot</p> <p>19 peppers, and lots of other food, all grown</p> <p>20 with and for our neighbors. Food gets shared</p> <p>21 via a neighborhood free produce market,</p> <p>22 that's the free brunch program, that's what</p> <p>23 it's called meals and bundles of produce that</p> <p>24 people pick up at the farm.</p>
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<p style="text-align: right;">Page 86</p> <p>1 So please come by in the summer, we 2 won't let you leave empty-handed. We also 3 host a variety of artwork workshops, 4 including printmaking, herbalism, and natural 5 dye. And last year, our events had over 130 6 attendees. Farm 51 is a very special place 7 that has brought creativity, connection, and 8 good food into the lives of many people in 9 our neighborhood. 10 It is an honor to be able to care 11 for this land and to be able to share it. I 12 am here to ask the Land Bank to approve the 13 property transfer to NGT, so that Farm 51 can 14 be protected long term. Please note that I 15 own the property at 5105 Chester, the 16 adjoining property, so if this transfer at 17 5103 is approved, I will work with NGT to 18 preserve 5105 as well so that the site can 19 remain a garden in its entirety. 20 Land security is the number one 21 issue faced by gardeners across the city who 22 work so hard to share food, creativity, and 23 peaceful space with our neighbors. The 24 assurance of security at this site will</p>	<p style="text-align: right;">Page 88</p> <p>1 green spaces. 2 MR. DEMA: Thank you. 3 MS. SAAH: That's it for anyone who 4 signed up to speak, and no one signed up to 5 speak on behalf of the gallery. 6 MR. DEMA: Just to confirm, any 7 other public comment? 8 MR. BLATSTEIN: I'm sorry. Jeremy 9 Blatstein. So for the empowered one, right, 10 this is a case of a priority of a 11 councilperson of prioritizing green space, 12 right? Because it's four lots on Baltimore 13 Avenue, it's not housing. Is housing not the 14 priority of that councilperson when it comes 15 to those lots in our district in terms of how 16 much of this lots are? 17 MR. RODRIGUEZ: I can speak to the 18 historical nature of the site. It had been 19 for 20 years a Greensgrow site. And it was a 20 situation where it was land lease from 21 the city to Greensgrow. Unfortunately, 22 Greensgrow no longer exists for certain 23 unfortunate matters, but it had always been 24 used and serviced as Greensgrow.</p>
<p style="text-align: right;">Page 87</p> <p>1 deepen and strengthen this vital community 2 resource. Thank you. 3 MR. DEMA: Thank you. 4 MS. SAAH: And Emaleigh Doley. 5 MS. DOLEY: Good afternoon, 6 everyone. My name is Emaleigh Doley. I'm the 7 deputy director at Neighborhood Gardens 8 Trust. We are a nonprofit land trust with 9 more than 40 years experience protecting 10 community gardens and open spaces citywide. 11 It transferred To NGT, Farm 51 would receive 12 permanent protection. 13 Community members would continue to 14 care for the space day to day through a 15 stewardship agreement with NGT, while NGT as 16 the landowner would provide the stable 17 foundation that supports this work. And that 18 includes liability insurance, support for 19 repairs and capital improvements and 20 maintenance related to safety, water access, 21 and site infrastructure. 22 I'm here to answer any questions if 23 you have any. Otherwise, thank you for your 24 time and your support of preservation of</p>	<p style="text-align: right;">Page 89</p> <p>1 MR. BLATSTEIN: I'm sorry, I didn't 2 understand that from here. 3 MR. DEMA: Can I get a motion to 4 approve this resolution? Actually, we can do 5 one motion for both items D1 and D2. 6 MR. JEREMIAH: So moved. 7 MR. BEAUVAIS: Second. 8 MR. DEMA: All those in favor, say Aye. 9 - - - Aye. 10 MR. DEMA: All those opposed. 11 The resolutions are approved. Now we'll 12 move into public comment. Any old business 13 or new business? 14 MS. SAAH: We have people signed 15 up. 16 MS. KRISS: There's a question. 17 Emaleigh, do you want to speak? 18 MS. DOLEY: I just had a question, 19 a separate question from the part. So, can I 20 ask? 21 MS. SAAH: Just hang in there. 22 I'll add you to the list, okay? So we have 23 Jeremy Blatstein. 24 MR. BLATSTEIN: I'm good.</p>



Exhibit A

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<p style="text-align: right;">Page 90</p> <p>1 MS. SAAH: Sorry. Jerae Monroe. 2 MR. KNIGHT: I think that's who was 3 here the last time. 4 MS. SAAH: He left? Okay. Zane 5 Knight. 6 MR. KNIGHT: Zane Knight, 7 Philadelphia resident. I just wanted to make 8 public comment that I think it's important 9 that we also focus on like sustainable 10 development when we're disposing of public 11 land. I understand, you know, cost is an 12 issue. I understand they have to secure, 13 like, funding for these projects, but I don't 14 believe it is sustainable, lucrative, or, 15 like, in the people of the city's best 16 interest to cheaply build housing of any 17 kind, affordable. 18 Or otherwise, when it's not going 19 to like, the materials these buildings are 20 being made out of is not like the materials 21 these buildings were made out of like 50 or 22 100 years ago. Like, these buildings aren't 23 going to last a long time, and if we are 24 going to be part of a historic city, I think</p>	<p style="text-align: right;">Page 92</p> <p>1 asking -- she's interested in how current -- 2 he or she interested in how current land 3 disposition and reuse decisions can better 4 support community-centered development, 5 workforce alignment, long-term neighborhood 6 stability. 7 As someone building in the housing 8 redevelopment space, she's paying close 9 attention to how public land strategy can 10 connect not only to affordability, but also 11 to implementation capacity, skilled labor 12 pathways, and sustainable community benefits. 13 She appreciates the importance of thoughtful 14 land stewardship and wants to make sure that 15 Legacy Roots Housing Initiative's interest in 16 these broader alignment issues is part of the 17 public record. 18 MR. DEMA: Any other public comments? 19 MR. RODRIGUEZ: There is one. 20 MS. DOLEY: Yes, just a quick 21 question. 22 MR. DEMA: Just say your name. 23 MS. DOLEY: Emaleigh Doley, Emily 24 Doley, Deputy Director, Neighborhood Gardens</p>
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<p style="text-align: right;">Page 91</p> <p>1 we should, like ensure that we, like maintain 2 that mentality moving forward, like into the 3 future. 4 And we should, like build a city 5 that is going to continue to be historic and 6 continue to have buildings that can be 7 adopted as like historically significant, 8 because if everything down here downtown was 9 approved to be built today, it would not look 10 like this, and it would not be something that 11 would be here in another like, you know, 30 12 years. 13 Like, so I think that it is 14 imperative as representatives of the city and 15 as residents of the city that we focus on 16 like sustainable housing, sustainable 17 development of all kinds, residential, 18 commercial, etc. Thank you. 19 MS. SAAH: Lastly, I wanted to 20 state that there was a general comment 21 submitted by a member of the public which I 22 will just briefly summarize. It was 23 submitted by Sloane King-Wolfe, who's the 24 founder of Legacy Roots Housing Initiative,</p>	<p style="text-align: right;">Page 93</p> <p>1 Trust. Our organization has received a 2 number of inquiries from community gardens 3 throughout the city that are land insecure, 4 and that have been told by their 5 councilperson to contact us. 6 We do permanent preservation, but 7 we also can do long-term leases for spaces as 8 well. And they're specifically being told to 9 explore a leasing option, which -- how is 10 that being handled by the Land Bank right 11 now, and what should be communicated? 12 MR. RODRIGUEZ: The Land Bank does 13 not -- the Land Bank or PRA do not issue land 14 leases for gardens or open space. In the, I 15 think there are four or five instances where 16 there are properties that I believe are 17 adjacent to city-owned properties. The city 18 is in position because of insurance to issue 19 land leases. 20 How that is handled is that the, 21 PRA, the Philadelphia Redevelopment 22 Authority, or the Philadelphia Land Bank 23 would have to convey property back to the 24 city, and that would have to follow an</p>
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Exhibit A


Philadelphia Land & Title Board Meeting

<p style="text-align: right;">Page 94</p> <p>1 ordinance process, in which case, once it's 2 back in the city's inventory, the 3 commissioner of public property can issue a 4 long-term lease. 5 So we those conversations, there 6 were conversations about doing a 10-year 7 lease. We, the two agencies that I reference 8 and I represent, and that includes also the 9 PHDC, we do not do land leases because of 10 insurance issues and we're not insured for 11 that. 12 MS. DOLEY: Okay. I may follow up 13 with you directly just to see if we can put 14 together, like a bullet point response, 15 because I want to be able to provide back to 16 the people the correct information? 17 MR. RODRIGUEZ: Certainly. Thank 18 you. 19 MS. DOLEY: Thank you. 20 MS. FREEMAN: My name is Queen 21 Freeman. I'm a resident. I bought a house 22 in Philadelphia, but I was wondering a 23 question before I have to leave. Land Bank 24 owns the property on my block, about five</p>	<p style="text-align: right;">Page 96</p> <p>1 youth, because we don't have like parks 2 that's near my neighborhood. We don't have 3 like just little things. Now I have two 4 autistic kids and it's like, it's so hard to 5 get resources other than the library, which I 6 mean, it's got to be developed. Are we able 7 to buy it or is it only developers? 8 MR. RODRIGUEZ: So, can you 9 talk to Carolyn Terry or Charlotte Wesley or 10 whoever you can set up a meeting. I will 11 tell you that yes, city agencies own a 12 significant number of lots in Upland, up and 13 around Upland Street. We are not selling any 14 of those lots at this point in time. 15 So whatever you hear from 16 developers and all of that, they are looking 17 for privately held land. The city-owned land 18 is not for disposition at right now. 19 MS. FREEMAN: Got my answer. 20 Because it was a house there that, it was a 21 low-income house, so that's why when you all 22 tore it down, I was wondering what we want to 23 build back up on there. 24 MR. RODRIGUEZ: It may not have been</p>
<p style="text-align: right;">Page 95</p> <p>1 properties, they got me on my house recently 2 in 2021. I purchased my house in 2019, and 3 because of the pandemic, we weren't able to 4 like, get back and stuff. 5 But I want to know if the property 6 71-13 Upland is up for sale, how do you go 7 about purchasing it? Because all these 8 developers are coming on my block, all these 9 people keep reaching out for the buy our 10 properties, and I'm a first-time owner, but I 11 want to purchase this land. So that I can 12 build like at-risk youth home. 13 I know that we have the 1234 Market 14 Street who offers like to help build 15 residence and stuff as long as I accept low- 16 income housing and stuff. But I would like 17 to know about the process with Land Bank 18 because they never want to sell, but they're 19 selling other properties and it's all these 20 other people that's coming in and moving in, 21 buying up everything. 22 And it's like people who are like 23 me who live there want to keep the 24 neighborhood or want to build for at risk</p>	<p style="text-align: right;">Page 97</p> <p>1 that we demolished it. It might have been a 2 PHA property. I don't know. 3 MS. FREEMAN: Yeah, it was a PHA. 4 MR. RODRIGUEZ: We're the Land Bank. 5 The PHA owns their own properties. The 6 Land Bank owns vacant land in that area. 7 MS. FREEMAN: So what, they're not 8 going to sell it at all? 9 MR. RODRIGUEZ: I'm saying if 10 you're looking to apply, we can set up a 11 meeting, we can walk you through that 12 process. 13 MS. FREEMAN: Well, I did apply 14 three times and I keep getting denied. That's 15 why I want to know. They keep saying I can't 16 do it as a sidel yard, I couldn't purchase it 17 or to try to do a community garden. 18 MR. RODRIGUEZ: You tried to get 19 park recreation area? We can have a meeting 20 offline and we can go through that. 21 MS. FREEMAN: Thank you. 22 MR. DEMA: Any other public 23 comment? Seeing none, can I get a motion to 24 adjourn?</p>



Exhibit A

Philadelphia Land & Title Board Meeting

<p>1 MS. BEAUVAIS: So moved. 2 MR. JOHNS: Second. 3 MR. DEMA: Meeting adjourned. 4 Thank you. 5 (Proceedings concluded at 11:54 a.m.) 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p>Page 98</p>	<p>1 CERTIFICATE OF TRANSCRIPTIONIST 2 3 I, MOSES NISHANTH, do hereby certify: 4 5 That said audio transcription is a true 6 record as reported by me, a disinterested 7 person. 8 9 I further certify that I am not 10 interested in the outcome of said action, nor 11 connected with, nor related to any of the 12 parties in said action, nor to their 13 respective counsel. 14 15 IN WITNESS THEREOF, I have hereunto set 16 my hand this 22nd day of April, 2026. 17 18  19 _____ 20 Moses Nishanth 21 22 23 24</p>	<p>Page 100</p>
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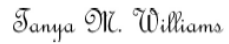
<p>1 CERTIFICATE OF DIGITAL REPORTER 2 3 I, TANYA M. WILLIAMS, a Digital Reporter and 4 Notary Public within and for the State of 5 Pennsylvania, do hereby certify: 6 7 That the foregoing proceeding hereinbefore 8 set forth was accurately captured with annotations 9 by me during the proceeding. 10 11 I further certify that I am not related to 12 any of the parties to this action by blood or 13 marriage, and that I am in no way interested in 14 the outcome of this matter. 15 16 IN WITNESS THEREOF, I have hereunto set my 17 hand this 14th day of April, 2026. 18 19 20  21 _____ 22 Tanya M Williams, Notary 23 Notary Commission PA 1179693 24 Commission Expires: August 3, 2029</p>	<p>Page 99</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>
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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: April 14, 2026

Updates to the Phillylandbank.org Website:

Beginning in February 2026, the Land Bank began working with consultants to optimize our use of technology to improve the Land Bank’s acquisition and disposition activities. Implementing an external-facing tool that allows applicants to monitor the status of their submissions, reducing frustration and improving customer service. By making these improvements, the Land Bank will save time, improve transparency, and increase full spectrum efficiency

The unified application tracking system (ATS) will be a single Customer Relationship Management (CRM) system that will track applications from submission to issuance of a Certificate of Completion. The ATS will:

- Automate manual tasks, such as application review, to enhance operational efficiency and improve response times.
- Communicate with applicants and coordinate agency reviews and approvals.
- Centralize Documentation to create a central repository to store documents, streamlining communication and tracking.
- Improve Data Tracking through enhanced data collection methods, set key performance indicators (KPIs), and establish evaluation methods to allow for analysis and better measurement of outcomes.

Status Update:

- Discovery and Organizational preparation phase – Complete
- Data Access and Migration phase – Complete
- Experience Site Development – in progress
- Application Automation – in progress
- File Uploader Design – in progress
- Formstack Development – in progress

Turn the Key (TTK) Updates:

Production:

- Approved for development: 1,048 units
 - Homes completed, sold or under contract: 456 units
 - Sold to City Employees: 149 (33%)
 - 41 Unit under contract
 - Homes under construction: 200 units
 - Projects seeking permits and approvals: 392 units

TTK APPROVED	134	23%
UNDER CONTRACT	41	7%
CLOSED - SETTLED	415	70%
TOTAL	590	100%

Exhibit B

TTK Mortgages and Income Information:

- TTK mortgages committed: \$25,800,000.00 million
- Average TTK mortgage award amount: \$71,000.00
- Average Senior Mortgage for a TTK unit: \$197,307.00
- Average TTK monthly mortgage payment: \$1,400.00
- Average TTK Area Median Income (AMI): 66.1%

Philadelphia Income Limits 2025		
AMI	Approx. Annual Salary	Approx. Hrly Pay
60%	\$50,160	\$24
66%	\$54,340	\$26
70%	\$58,520	\$28

For context, when Google Gemini was queried, “What is the average rent in Philadelphia for a 3 bedroom 2 baths apartment 1100 Square Feet or greater?” Google.(2006). *Gemini 3 Flash* [Generative AI chat].

<https://shorturl.at/JGcBY> The following data was provided:

“As of April 2026, the average rent for a 3-bedroom apartment in Philadelphia is approximately **\$2,000 to \$2,933 per month**, with units 1,100 square feet or larger often falling within the higher end of that range or exceeding it based on luxury amenities and location. Larger 3-bedroom units (1,300+ sq ft) can average as high as **\$3,451 per month** in certain market analyses. [[1](#), [2](#), [3](#)]

Rent Breakdown & Trends

- **Average 3-Bedroom Rent:** \$2,000 (median, all types) to \$2,933 (apartments).
- **Size Factor:** 3-bedroom apartments with over 1,100 sq ft often command higher prices, frequently ranging between **\$2,200 and \$2,800+** per month in popular areas.
- **Price Per Square Foot:** The median price for 3-bedroom units is roughly **\$18.91 per square foot**.
- **Location Impact:** Units in neighborhoods like Center City or around University City tend to be significantly higher than the city-wide average. [[1](#), [2](#), [4](#), [5](#), [6](#), [7](#)]

Examples of 3-Bedroom, 2-Bath Units (1100+ Sq Ft)

- **117 Spring Garden St (19123):** ~\$2,895/mo (1,500 sq ft).
- **315 S 45th St (19104):** ~\$1,850/mo (1,100 sq ft).
- **1822 Benton Ave (19152):** ~\$1,895/mo (1,250 sq ft).
- **1932 N 8th St (19122):** ~\$2,025/mo (1,100 sq ft). [[6](#), [8](#)]

Key Neighborhood Variations

- **Higher End:** Center City/Rittenhouse areas often exceed \$3,000 for large 3-bedroom units.
- **Mid-Range:** Mantua/University City (\$1,600–\$2,750).
- **More Affordable:** Northeast Philadelphia (\$1,500–\$2,000+).” [[4](#), [5](#), [9](#), [10](#)]

AI responses may include mistakes.

[1] <https://www.apartments.com/rent-market-trends/philadelphia-pa/>

[2] <https://www.renthop.com/average-rent-in/philadelphia-pa>

[3] <https://www.rentcafe.com/average-rent-market-trends/us/pa/philadelphia/>

[4] <https://www.apartments.com/mantua-philadelphia-pa/3-bedrooms/>

[5] <https://www.rent.com/pennsylvania/philadelphia-apartments/rent-trends>

[6] <https://www.redfin.com/city/15502/PA/Philadelphia/3-bedroom-2-bath-house-for-rent>

[7] <https://www.renthop.com/average-rent-in/philadelphia-pa>

[8] <https://www.redfin.com/city/15502/PA/Philadelphia/3-bedroom-apartments-for-rent>

[9] <https://www.renthop.com/average-rent-in/northeast-philadelphia-philadelphia-pa>

[10] <https://en.uhomes.com/blog/cost-of-living-in-philadelphia>

Exhibit B

TTK AMI:

81% - 100% AMI	99	17%	279	47%
61% - 80% AMI	180	31%		
51% - 60% AMI	101	17%	311	53%
31% - 50% AMI	150	25%		
At or Below 30%	60	10%		
Total	590	100%		

AVERAGE	58%
MEDIAN	59%
MINIMUM	0%
MAXIMUM	100%

TTK Demographics:

Gender Identity		
Gender	Number of Applications	%
Female	267	65%
Male	140	34%
Prefer not to say	4	1%
Totals (3 groups)	411	100%

Age		
Age Range	Number of Applications	%
20 to 25	25	6%
25 to 30	65	16%
30 to 35	91	22%
35 to 40	78	19%
40 to 45	52	13%
45 to 50	43	10%
50 to 55	25	6%
55 to 60	18	4%
60 to 65	6	1%
65 to 70	6	1%
70 to 75	1	0%
75 to 80	1	0%
Totals (12 groups)	411	100%

Size of Household		
Total Household Size	Number of Applications	%
1	254	62%
2	73	18%
3	47	11%
4	25	6%
5	9	2%
6	2	0%
7	1	0%
Totals (7 groups)	411	100%

Race/Ethnicity					
Ethnicity	Number of Applications				%
	Prefer not to say	Hispanic or Latino	Not Hispanic or Latino	Totals	
Prefer not to say	76	6	1	83	20%
Asian	2	-	25	27	7%
Black or African American	7	4	219	230	56%
White	2	13	26	41	10%
Asian and White	-	-	2	2	0%
Black or African American and White	1	-	9	10	2%
American Indian or Alaska Native & Black or African American	-	-	1	1	0%
Individuals reporting more than one race	1	13	3	17	4%
Totals (18 groups)	89	36	286	411	100%

Exhibit B

AGGREGATE REPORT ON LAND BANK DISPOSITIONS SINCE INCEPTION

Disposition Category	No. of DOR Parcels	No. of Lots in Parcels	Price/Rent	Appraisal Value	OPA Value (at time of approval)	Mortgage Amounts	Housing - # of Lots	Housing - Total # of Units	# of Units 30% or 50%AMI as upper limit	# of Units 60% or 80% AMI as upper limit	# of Units 100% or 120% AMI as upper limit	# of Units Market Rate	Sideyards	Gardens/ Open Sp.	Business/ Organ. Expansion/ Developmt	TOTAL # OF UNITS	TOTAL # OF LOTS
FISCAL YEAR 2026 DISPOSITIONS TARGETS							NA	316	63	95	79	79	124	50	10	500	
PROPERTIES CONVEYED in FY 2026 (Title Transfer, Longterm Lease)	141	193	\$21,440	\$9,074,500	\$6,637,400	\$1,584,484	116	229	48	97	82	2	10	15	0	254	141
PARTIALLY OR FULLY APPROVED, NOT SETTLED (Title Transfer, Longterm Lease)	550	611	\$692,063	\$36,826,000	\$28,702,189	\$2,534,977	498	665	82	111	400	72	17	50	6	738	571
TOTAL - CONVEYED IN FY 2026 OR APPROVED AND NOT YET SETTLED	691	804	\$713,503	\$45,900,500	\$35,339,589	\$4,119,461	614	894	130	208	482	74	27	65	6	992	712
PERCENT OF GOAL ACHIEVED							N/A	282.91%	206.35%	218.95%	610.13%	93.67%	21.77%	130.00%	60.00%	198.40%	
VARIANCE TO ANNUAL GOAL							N/A	578	67	113	403	-5	-97	15	-4	492	
																	GOAL (UNITS)
FY 2025 DISPOSITIONS (SETTLED)	90	112	\$148,860	\$5,834,000	\$4,085,800	\$723,988	82	149	78	46	25	0	10	15	4	178	500
FY 2024 DISPOSITIONS (SETTLED)	231	309	\$409,008	\$28,300,500	\$11,379,400	\$866,483	287	314	2	58	233	21	17	0	3	334	500
FY 2023 DISPOSITIONS (SETTLED)- PANDEMIC	172	216	\$329,138	\$11,696,000	\$3,578,300	\$659,992	200	257	74	78	75	30	8	6	1	272	500
FY 2022 DISPOSITIONS (SETTLED)- PANDEMIC	60	75	\$22,136	\$4,535,600	\$1,359,900	\$1,453,576	49	78	47	24	6	1	20	6	0	104	500
FY 2021 DISPOSITIONS (SETTLED)- PANDEMIC	34	38	\$68,032	\$845,800	\$935,800	N/A	17	86	8	78	0	0	23	0	2	111	500
FY 2020 DISPOSITIONS (SETTLED) - PANDEMIC	53	58	\$615,919	\$1,992,500	\$790,000	N/A	36	41	5	24	5	7	8	6	8	63	325
FY 2019 DISPOSITIONS (SETTLED)	49	91	\$547,170	\$1,256,000	\$2,638,732	N/A	78	159	104	0	42	13	8	5	0	172	325
FY 2018 DISPOSITIONS (SETTLED)	78	86	\$1,217,197	\$404,000	\$510,526	N/A	77	118	9	80	9	20	2	0	0	120	325
FY 2017 DISPOSITIONS (SETTLED)	18	18	\$323,791	\$264,000	\$1,164,289	N/A	15	15	0	0	8	7	3	0	0	18	325
PLB TOTAL CONVEYED SINCE INCEPTION (FY 2017-FY 2025)	836	1084	\$3,553,831	\$58,368,900	\$28,994,347	\$4,564,535	957	1,446	375	485	485	101	109	53	18	1,626	

Exhibit B

LAND BANK DISPOSITIONS FY 2026 as of April 10, 2026

	Property Address	Project Name	Purchaser	No. of DOR Parcels	No. of Lots in Parcels	Council District	Actual Settlement Date	Cash at Closing	Appraisal Value	OPA Value (at time of approval)	Mortgage Amount	Housing - # of Lots	Housing - Total # of Units	# of Units 30% to 60% AMI	# of Units 61% to 80% AMI	# of Units 81% to 120% AMI	# of Units Market	Sideyard	Garden/ Open Space	Business/ Organ. Expansion	LOT TOTALS
FISCAL YEAR 2026 - PLB PROPERTIES CONVEYED (Title Transfer or Longterm Lease)																					
1	647-67 N 10th St	RFP - West Poplar (Phase 2)	FE West Poplar LLC	1	18	5	7/1/2025	\$18	\$2,000,000	\$857,600	N/A	1	18			18					18
2	2646 N Palethorp St (IGA to SY)	yard	Luis Santiago	1	1	7	7/10/2025	\$1	\$25,000	\$5,900	\$24,999							1			
3	2839 N Orianna St	yard	Pedro Alejandro Mencia Brito, Aryam Vargas Almonte	1	1	7	8/8/2025	\$1	\$13,000	\$14,700	\$12,999							1			
4	3230-38 Diamond St; 3010, 3012, 3013, 3014, 3015, 3108, 3200, 3202, 3204, 3206, 3214, 3222 W York St; 3110, 3112 W York St; 2338, 2340, 2408, 2410, 2412 N 31st St; 2500 N 31st St	interagency transfer	PHA (Gordon II LIHTC project)	23	23	5	8/29/2025	\$1	N/A	\$225,800	N/A	23	69	7	62						
5	166 W Cumberland St	yard	Pura Garcia	1	1	7	8/29/2025	\$1	\$15,000	\$12,800	\$14,999							1			
6	809 W Firth St	yard	Abdul Mumin Abdullah	1	1	5	9/5/2025	\$1	\$25,000	\$7,500	\$24,999							1			
7	1412, 1416, 1421, 1429, 1435 N 17th St	unsolicited	17th Street Community Phase I, L.P. (LIHTC) (SPE created by Pathways Housing Wellness Corp.)	5	5	5	9/9/2025	\$5	\$1,430,000	\$1,569,600	N/A	5	40	40							
8	2401 N 32nd S	interagency transfer	PHA (Gordon II LIHTC project)	23	23	5	9/16/2025	\$1	N/A	\$225,800									1		
9	2847 Boudinot St	yard	Cindy Xuan Ho	1	1	7	10/9/2025	\$1	\$20,000	\$20,300	\$20,000							1			
10	2913 N Orkney St	yard	Brunilda Rodriguez	1	1	7	10/20/2025	\$1	\$21,500	\$1,800	\$21,499							1			
11	3119 N 35th St	garden	RAH Civic Association	1	1	4	10/23/2025	\$1	\$25,000	\$9,600	\$24,999							1			
12	60-74 Collom St; 46 E Wister St	interagency transfer	PHA (Germantown Settlement)	2	9	8	10/31/2025	\$1			N/A	9	17		17						
13	2329 Ellsworth St	unsolicited	Fine Print Construction, LLC (Phase 2)	6	12	2	11/6/2025	\$1,000	\$110,000	\$55,600	N/A	1	3	1	2						
14	1900 E Lehigh Ave	yard	Quay and Mui A. Phong	1	1	1	11/6/2025	\$1	\$75,000	\$29,300	\$74,999							1			
15	5039, 5045, 5047 Market St	interagency transfer	PHDC	3	3	3	11/6/2025	\$1			N/A								1		
16	4222 Powelton Ave	interagency transfer	PHDC (for swap with 322 N 41st St)	1	1	3	11/21/2025	\$1		\$53,400	N/A								1		
17	30 Good St; 5618, 5619, 5642, 5669 Heiskell St; 6674 Musgrave St; 35 E Seymour St; 261, 263 E Sharpnack St; 326, 342, 343-45 Shedaker St; 4951, 4957, 4961, 4975 Sheidon St; 111 E Springer St; 4925, 5222 Wakefield St	unsolicited (Germantown Ashmead)	Civetta Property Group LLC (Phase 1) <i>Pete will send recorded subdivision deed to us once recorded so we can prepare DORC</i>	19	20	8	12/22/2025	\$2,000			N/A	20	20			20					
18	2537 Mutter St	yard	Janet Hernandez	1	1	7	1/9/2026	\$1	\$20,000	\$34,100	\$19,999							1			

Exhibit B

LAND BANK DISPOSITIONS FY 2026 as of April 10, 2026

19	100 Emily St; 2315 S Marshall St; 518 Pierce St; 2549 S 3rd St; 2117 S 6th St	unsolicited	Trove Capital Affordable Housing, LLC (formerly BVG S Philadelphia AH, LLC)	5	5	1	1/15/2026	\$5,000	\$540,000	\$465,100	N/A	5	5			3	2				
20	1508, 1509 S Cleveland St; 1343 S Colorado St; 1808 Fernon St; 2024, 2026 Gerritt St; 2635 Latona St; 1700 S Ringgold St; 1932 Watkins St; 2603 Wilder St	unsolicited	Trove Capital Affordable Housing II, LLC	10	10	2	1/15/2026	\$10,000	\$1,150,000	\$1,106,800	N/A	10	10			10					
21	1811, 2114, 2123 Fernon St; 1930, 1932 Norwood St; 1629, 1642, 1648, 1652 Point Breeze Ave; 1824 S 20th St; 1835 S 22nd St	unsolicited	Civetta Property Group LLC	11	11	2	2/6/2026	\$1,100	\$1,310,000	\$334,900	N/A	11	16		16						
22	2045 N 4th St	yard	Hazel Cespedes	1	1	7	2/11/2026	\$1	\$85,000	\$82,700	\$84,999								1		
23	1520-40, 1600-20 W Venango St	unsolicited (Germantown Venango)	Civetta Property Group	2	22	8	3/4/2026	\$2,200	\$500,000	\$224,400	N/A	22	22		22						
24	1316, 1318 S Cleveland St	garden	NGT (Cleveland St Garden)	2	2	2	3/5/2026	\$2	\$300,000	\$221,600	\$300,000									2	
25	2714, 2716 Oakford St	garden	NGT (Oakford St Garden)	2	2	2	3/5/2026	\$2	\$170,000	\$242,200	\$170,000										2
26	5232 Chester Ave	garden	NGT (for Chester Avenue Community Garden)	1	1	3	3/5/2026	\$1	\$95,000	\$15,500	\$94,999										1
27	2257 Hope St	garden	Impact Services Corp.	1	1	7	3/12/2026	\$1	\$35,000	\$8,000	\$34,999										1
28	1329 S 15th St	garden	NGT (15th St Garden)	1	1	2	3/20/2026	\$1	\$250,000	\$109,400	\$249,999										1
29	2001 Pemberton St	garden	NGT (Pemberton Sitting Garden)	1	1	2	3/20/2026	\$1	\$180,000	\$220,000	\$179,999										1
30	320 N 41st St, 323 N Holly St	garden	NGT (Holly Street Neighbors Community Garden)	2	2	3	3/20/2026	\$2	\$120,000	\$78,200	\$119,999										2
31	5804 Hazel Ave	garden	Mending Broken Wings Foundation	1	1	3	3/26/2026	\$1	\$40,000	\$43,000	\$39,999										1
32	3914, 3917, 3935, 3936-38, 3937, 3940, 3946, 3948 Folsom St	unsolicited	Gil Property Group LLC	8	9	3	4/3/2026	\$90	\$450,000	\$247,400	N/A	9	9		9						
33	1911 Mountain St	yard	Amy M. Brown	1	1	2	4/3/2026	\$1	\$70,000	\$114,400	\$69,999										1
																					0
	FY 2026 - PLB TOTAL CONVEYED			141	193			\$21,440	\$9,074,500	\$6,637,400	\$1,584,484	116	229	48	97	82	2	10	15	0	18
	PLB TOTAL CONVEYED SINCE INCEPTION			926	1196			\$3,702,691	\$64,202,900	\$33,080,147	\$5,288,523	957	1446	375	485	485	101	109	53	18	

Exhibit C

RESOLUTION NO. 2026 - 9

**RESOLUTION AUTHORIZING CONVEYANCE OF
1822-30 WEST CAYUGA STREET
TO CITY OF PHILADELPHIA**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1822-30 West Cayuga Street (the “**Property**”) to the City of Philadelphia (the “**City**”) for disposition, reuse and/or management as determined by the City.

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

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

Adopted by Philadelphia Land Bank Board of Directors on April 14, 2026.

Exhibit D

From: [Audrey](#)
To: [Andrea Saah](#)
Subject: 1818 N 23rd St
Date: Sunday, April 12, 2026 9:04:52 PM

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,

My name is Audrey Garrett, I live at 1519 N Cadwallader. I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

Thank you for your attention to this issue.

From: [Courtney](#)
To: [Andrea Saah](#)
Subject: Opposition to V.A.1. RFP North Central - N. Ringgold St. et al
Date: Monday, April 13, 2026 2:23:18 PM

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Hello,

My name is Courtney, I live in the 5th CCD, and I am a supporter of the Philadelphia Land Stewards Union.

I oppose agenda item V.A.1. RFP North Central - N Ringgold St et al - Sub-area 1 Civetta Property Group LLC.

One of the lots in this application, 1818 N 23rd St, must be removed and the PLSU member who applied back in 2019 should be given priority in acquiring this lot over the developer.

Please do not ignore the community member who followed proper procedures and is now seemingly being overlooked.

Thank you,
Courtney Mink

Exhibit D

From: [Amy Gottsegen](#)
To: [Andrea Saah](#)
Subject: Re: 1818 N 23rd St
Date: Monday, April 13, 2026 2:59:23 PM

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Hello,

My name is Amy Gottsegen and I am a supporter of the Philadelphia Land Stewards Union. I oppose agenda item V.A.1. RFP North Central - N. Ringgold St. et al. Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. Building for 100% AMI is not affordable housing! Why is the Land Bank ignoring community members?

Thanks for your consideration.

Best,
Amy

From: [Ashe Wagner](#)
To: [Andrea Saah](#)
Subject: 1818 N 23rd Street
Date: Sunday, April 12, 2026 2:54:13 PM

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

To Whom it May Concern:

My name is Ashe Wagner, I live at 264 W WALNUT LN, Philadelphia PA 19144 and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

I hope this matter is respectfully resolved and that community is prioritized over profit.

Ashe Wagner

Exhibit D

From: [Cesar Rodriguez](#)
To: [Andrea Saah](#)
Subject: Re: V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC
Date: Monday, April 13, 2026 1:02:42 PM

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

My name is Cesar and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

Best,
Cesar Rodriguez

From: heinjoseph13@protonmail.com
To: [Andrea Saah](#)
Subject: (No Subject)
Date: Sunday, April 12, 2026 5:49:33 PM

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My name is Joseph H. and I am a supporter of the Philadelphia Land Stewards Union. I oppose agenda item V.A.1. RFP North Central - North Ringgold St et al. - Sub-Area 1 Civetto Property Group, LLC.

One of the lots in this application, 1818 N 23rd St, must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. Building for 100% AMI is not affordable housing! Why is the Land Bank ignoring community member?

And before anyone thinks I'm just copying and pasting this, this community member in question is a friend of mine and I can verify his activities in taking care of that property. It's not much, and doesn't hold the value you think it does. Speak with this man. He is a benefit to the city much more than you imagine, and brings more value than any 2-bit real estate developer can. It's not rocket science, do the right thing.

Unless that doesn't matter anymore.

Yours truly,
Joseph H.

Exhibit D

From: [Dejah Bradshaw](#)
To: [Andrea Saah](#)
Subject: A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.
Date: Monday, April 13, 2026 1:00:01 PM

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My name is Day Bradshaw I live at 42 E Haines Street (19144), and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

From: [JE](#)
To: [Andrea Saah](#)
Subject: comment on 1818 N 23rd St. // land bank
Date: Monday, April 13, 2026 10:00:19 AM

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,

I am a supporter of the Philadelphia Land Stewards Union. I oppose agenda item V.A.1. RFP North Central - N Ringgold St. et. al. Sub-Area 1 Civetta Property Group, LLC.

If you look at the average home price as reported by Zillow, the city comes in at approximately \$229411. All the homes listed on Civetta property's website are \$280K+. This is not tenable for a community with an average income of only \$60,521, as reported by the census. We need AFFORDABLE housing.

One of the lots in this application 1818 N 23rd St. must be removed and the PLSU member who applied back in 2019 should get first priority to purchase this lot over a developer! Why is the Land Bank ignoring community members?

Thank you for your time and consideration,
Jamie
(land steward in 19120)

Exhibit D

From: [Katie Wicklund](#)
To: [Andrea Saah](#)
Subject: 1818 N. 23rd Street
Date: Sunday, April 12, 2026 7:06:28 PM

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

My name is Katie Wicklund, I live at 185 W Master Street, Philadelphia, PA 19122, and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

Sincerely,
Katie Wicklund

From: [Lauryn Aviles](#)
To: [Andrea Saah](#)
Subject: Remove 1818 N 23rd St from Application!
Date: Sunday, April 12, 2026 3:10:32 PM

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 Ms. Saah,

My name is Lauryn Aviles and I am a supporter of the Philadelphia Land Stewards Union. I oppose agenda item V.A.1. RFP North Central - N. Ringgold St. et al. - Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. Building for 100% AMI is not affordable housing! Why is the Land Bank ignoring community members?

I kindly request that you take this into consideration.

Lauryn

Exhibit D

From: [Liliana Frankel](#)
To: [Andrea Saah](#)
Subject: Urgent matter: V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.
Date: Sunday, April 12, 2026 5:01:41 PM

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My name is Liliana Frankel, I live at 210 S. Melville St in West Philly, and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU).

I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

I await your response and hope that you will do the right thing, thank you for time and consideration.

Best,
Liliana

From: [Maida Odom](#)
To: [Andrea Saah](#)
Subject: landuse
Date: Monday, April 13, 2026 1:54:28 PM

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My name is Maida Odom, I live at 3121 N. 33rd Street_____, and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC. One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

Exhibit D

From: [Lady Danni](#)
To: [Andrea Saah](#)
Subject: Re: Opposition to Agenda Item V.A.1 – North Central RFP (Sub-Area 1, Civetta Property Group, LLC)
Date: Tuesday, April 14, 2026 9:00:55 AM

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Dear Andrea:

My name is Lady Danni Morinich. I am a forager, advocate for urban green space, and a supporter of the Philadelphia Land Stewards Union. I am writing to express my opposition to Agenda Item V.A.1 (RFP North Central – N. Ringgold Street et al., Sub-Area 1, Civetta Property Group, LLC). Specifically, I urge the removal of the property located at 1818 N. 23rd Street from this application.

A Philadelphia Land Stewards Union member applied to purchase this lot in 2019 and should be given priority over the current developer proposal. Additionally, the adjacent family has maintained and cared for this parcel for approximately 20 years, demonstrating a clear and sustained commitment to the land and the neighborhood. Despite this long-term stewardship and prior application, they have been denied the opportunity to acquire the property.

I am also concerned that development proposed at 100% Area Median Income does not meet the needs of residents seeking truly affordable housing. This raises broader concerns about equity and alignment with the Land Bank's stated mission to return vacant, abandoned, and tax-delinquent properties to productive community use, including affordable housing and community green spaces.

Given these concerns, I respectfully ask: why are long-standing community members and prior applicants being overlooked while outside developers appear to be prioritized? The current approach risks undermining neighborhood stability and discouraging local stewardship.

I urge the board to reconsider this proposal, remove 1818 N. 23rd Street from the RFP, and prioritize the 2019 applicant for acquisition. Supporting community-led ownership and stewardship is essential to fostering equitable and sustainable neighborhood development.

Thank you for your time and consideration.

Sincerely,

Lady Danni

*Rebel, Urban Forager, Crone
Lady Danni (D-N) Morinich
Defender of Urban Greenspaces
defensor urbana viridi*

www.landedgentress.com

ladydanni@landedgentress.com

IG: @ladydanni1

Exhibit D

From: [Matt Bennett](#)
To: [Andrea Saah](#)
Subject: Dominique's side-lot
Date: Sunday, April 12, 2026 4:25:46 PM

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,
My name is Matt Bennett, I live at 4716 Cedar Ave Unit 1R, Philadelphia, PA 19143, and I am a supporter of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

The land bank was formed by idealistic people to save gardens, provide stewards their legal access, and reinvigorate commercial corridors. Public opinion is that it has only served to do the latter speed and has ignored gardens and communities entirely.

Please change the narrative and provide some hope in a very glib political time.

Thanks,
Matt

From: [Thao](#)
To: [Andrea Saah](#)
Subject: 1818 N 23rd street
Date: Sunday, April 12, 2026 2:52:52 PM

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 there,
I am emailing in support of a gardener who has been waiting for his land parcel at the above address for over 7 years. I request that the parcel of land be prioritized for him over the developer, the Land Bank is supposed to help Philly residents get access to unused land for community based development and NOT to prioritize

We need gardens, green spaces, and other urban climate mitigators. We need affordable housing. There are so many needs and another horrible market rate slapdash house destined to be rented out for gentrifiers is only going to add to the mountain of problems.

Exhibit D

From: [Margaret Ricchezza](#)
To: [Andrea Saah](#)
Subject: Fwd: Public comment 1818 N /3rd St
Date: Monday, April 13, 2026 10:14:14 PM

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

To whine it may concern,

My name is Margaret and I am a supporter of the Philadelphia land stewards union. I opposed to agenda item V.A.1. RFP North Central North Ringold st et a al. - Sun Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. Building for 100% AMI is not affordable housing! Why is the land bank ignoring a community members?

Sincerely
Margaret Ricchezza
Future land/home owner (hopefully)

From: [Becca Haydu](#)
To: [Andrea Saah](#)
Subject: Philadelphia Land Stewards Union
Date: Monday, April 13, 2026 9:16:05 AM

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 Rebecca Haydu, I live at 624 Sears St., and I am a supporter of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program. Why is the Land Bank ignoring community members and prioritizing a developer who wants to build for 100% AMI, when the median income in this zip code is less than half that?

Thank you for your time.

Sincerely,
Rebecca Haydu

Exhibit D

From: [Susannah Laramée Kidd](#)
To: [Andrea Saah](#)
Subject: Public Comment for Land Bank Board Meeting on April 14, 2026
Date: Monday, April 13, 2026 12:53:03 PM

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

My name is Susannah Laramée Kidd, I live at 1721 N Mascher St., and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I oppose agenda item V.A.1. RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC.

One of the lots in this application, 1818 N 23rd St., must be removed and the PLSU member who applied back in 2019 should get priority in acquiring this lot over the developer. He has spent 20 years keeping this lot beside his home clean and green and has been waiting 7 years for an answer to his expression of interest through the Side/Rear Yard Program.

Community members who have stewarded land for decades should get priority over developers, even those who want to build for 100% AMI, since the median income in this zip code is less than half that. Maintained green space in the neighborhood provides environmental and wellbeing benefits and the value of the land for development should not outweigh that.

Thank you.

Susannah Laramée Kidd

From: [MargaretLaGolda Valcárcel](#)
To: [Andrea Saah](#)
Subject: Land Bank Board meeting
Date: Monday, April 13, 2026 1:54:56 PM

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

My name is Taussy Valcarcel. I'm an activist and member of the Philadelphia Land Steward Union. I opposed to the agenda item V.A.1 RFT North Central- N. Ringgold st. et al . Sub-Area 1 Civetta Property Group, LLC.

One of the lost in this application, 1818 N. 23rd st., must be removed. And the PLSU member who applied back in 2019 should get priority acquiring this lot over the developer. Building for 100% AMI is not affordable housing. Why is the land bank ignoring the community members!????.

Thank you for your attention to this matter!!
Att. TaussyM. Valcarcel

Exhibit E

RESOLUTION NO. 2026 - 10

**RESOLUTION AUTHORIZING CONVEYANCE OF
1801, 1813, 1837, 1855, 1868 NORTH BUCKNELL STREET; 1800, 1814, 1858 JUDSON STREET;
2318, 2326, 2330, 2332, 2334, 2336 WEST MONTGOMERY AVENUE; 1800, 1818, 1862 NORTH
23RD STREET; 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, 1852 NORTH 24TH 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 1801, 1813, 1837, 1855 and 1868 North Bucknell Street; 1800, 1814 and 1858 Judson Street; 2318, 2326, 2330, 2332, 2334 and 2336 West Montgomery Avenue; 1800, 1818 and 1862 North 23rd Street; and 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, and 1852 North 24th 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 Two Thousand Six Hundred and 00/100 U.S. Dollars (\$2,600.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on April 14, 2026.

Exhibit F

RESOLUTION NO. 2026 - 11

**RESOLUTION AUTHORIZING CONVEYANCE OF 1707 RIDGE AVENUE
TO MQ MANAGEMENT, 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 1707 Ridge Avenue (the “**Property**”) to MQ Management, 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 Seventy Thousand and 00/100 U.S. Dollars (\$70,000.00) 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 April 14, 2026.

Exhibit G

From: [Brittany Holiday](#)
To: [Andrea Saah](#)
Subject: PUBLIC COMMENT: C-Development-Benefitting Use (unsolicited) 1. Historic Fair Hill, Inc.
Date: Monday, April 13, 2026 1:42:57 PM

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,

Please see below for my public comment regarding: C. Development – Community-Benefitting Use (unsolicited) 1. Historic Fair Hill, Inc.

Thank you,
Brittany Holiday

Full Name: Brittany Holiday, Co-Executive Director of Programs and Initiatives

Organization: The Village of Arts and Humanities

Agenda Item Addressing:

C. Development – Community-Benefitting Use (unsolicited)

1. Historic Fair Hill, Inc.

The properties below are proposed for disposition to Historic Fair Hill, Inc. to develop a one-story building that will be accessible to the community and include office space and space to host community programs. There will also be space for gardening. The building will have an area of approximately 1,800 SF with two offices, a community space and a bathroom. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

• 3001* and 3003* N. 10th Street (CD 5) (* property being transferred by the City of Philadelphia to the Land Bank)

Comment:

I am writing to express my strong support for the proposed disposition of 3001 and 3003 N. 10th Street to Historic Fair Hill, Inc. for the development of a community-benefitting facility in the Fairhill/Hartrant neighborhood.

This project represents exactly the kind of thoughtful, community-centered investment that our neighborhoods deserve. The proposed one-story building will include office space, a dedicated community room, and a bathroom, as well as space for gardening. These features will provide tangible, lasting benefits to residents of Council District 5 and the broader Fair Hill community. Thank you for the opportunity to comment.

--

BRITTANY HOLIDAY

Co-Executive Director of Programs + Initiatives

The Village of Arts and Humanities

2544 Germantown Avenue

Philadelphia, PA 19133

Exhibit G

From: [Bianca Reyes](#)
To: [Andrea Saah](#)
Subject: Public Comment: Land Bank Board Meeting - Historic Fair Hill, Inc. (Agenda Item C.1)
Date: Thursday, April 9, 2026 10:08:29 AM

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

To the Land Bank Board,

Bianca Reyes: Principal, Julia de Burgos Elementary School **Contact:** 401 w . Lehigh Avenue
215-400-7080

Agenda Item: C. Development – Community-Benefitting Use (unsolicited) – 1. Historic Fair Hill, Inc. (3001 and 3003 N. 10th Street)

Comment:

I am writing to express my enthusiastic support for the disposition of the properties at 3001 and 3003 N. 10th Street to Historic Fair Hill, Inc.

Historic Fair Hill is a staple in our school community. Their impact is visible in our building every single day; they currently have literacy teachers in our classrooms five days a week providing critical support to our students. Programs like their "Reading Buddies" have become a cornerstone of our students' educational experience.

Furthermore, their commitment to our families extends beyond the classroom. Every spring, their gardener works directly with our students to plant and maintain gardens, teaching them where their food comes from. The ability to provide fresh fruits and vegetables directly to our families is a powerful example of the community engagement they foster.

This level of deep, consistent support is only possible because of the dedication of Historic Fair Hill. As a local educator, I have witnessed firsthand how their programming transforms the lives of our students and families. Securing this land for a dedicated community building will allow them to centralize and expand these vital services. A permanent space for community programming and greenery is an invaluable asset to the health and education of this neighborhood. I urge the Board to approve this proposal.

Best regards,

Bianca Reyes Principal, Julia de Burgos

Bianca

Principal / Directora
Julia de Burgos Elementary School 401 W Lehigh Avenue
(W)215-400-7080
(C) 267-283-9916

"I am life, I am strength, I am woman."

— *Julia de Burgos*

Exhibit G

From: [Christina Saxton](#)
To: [Andrea Saah](#)
Subject: re: C.1. Historic Fair Hill
Date: Monday, April 13, 2026 12:31:52 PM

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

Christina Saxton
2504 North 6th Street
Philadelphia, PA 19133
christina.joy.saxton@gmail.com

Re: C.1. Historic Fair Hill

April 13, 2026

Dear Andrea Saah,

I live within a few blocks of the Historic Fairhill Burial Grounds. My family, my children's school, (Hartranft Elementary) and the church we attend (Ekklesia of North Philadelphia) have benefitted from Historic Fairhill programming for over a decade.

I believe that Historic Fairhill has been very responsible to use their resources for the direct benefit of the local community. An indoor space will help them expand their educational and service impact. It will provide a place of secure storage of their tools and books. An indoor space will draw neighbors who are interested in their programming, but are less comfortable with being outdoors. Likewise, if Historic Fairhill has an indoor space, they will be able to continue programming on days with adverse weather. In the past, Historic Fairhill has opened their space to partnering organizations, and having an indoor space as well as their outdoor space will allow them to double their availability for this service.

It is easy for me to visualize and imagine my family, Hartranft Elementary School and Ekklesia of North Philadelphia immediately benefitting from the building that Historic Fairhill hopes to build on the property that the Land Grant has available. Thank you for your consideration in granting Historic Fairhill land from the Land Grant.

Sincerely,

Christina Saxton

Exhibit G

From: [Denise Anderson](#)
To: [Andrea Saah](#)
Subject: Public Comment on C.1. Historic Fair Hill
Date: Monday, April 13, 2026 11:27:56 AM

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

To the Philadelphia Land Bank:

My name is Denise Anderson, and I'm addressing agenda item C.1. Historic Fair Hill. I am a neighbor of Historic Fair Hill. I live a block away from the burial ground. My comment on this proposal is that Historic Fair Hill is a dedicated community institution doing a great job caring for the land in our community, and they are also dedicated to children's literacy. Their work has made a significant difference in the Fairhill neighborhood. The only thing needed to make a bigger difference is a local office and indoor community space. I strongly encourage the Philadelphia Land Bank to transfer the land at 10th and Indiana to Historic Fair Hill. If you have any questions, feel free to contact me at deniselaurelanderson@gmail.com.

Sincerely,
Denise Anderson

Exhibit G

From: [Keith Arrington](#)
To: [Andrea Saah](#)
Subject: In Support of Historic Fairhill Foundation
Date: Monday, April 13, 2026 11:48:12 AM

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- **Keith W. Arrington, Sr., Principal of John F. Hartranft Elementary School**
- **Email Address:** karrington@philasd.org
- **Agenda Item:**
 - C. Development – Community-Benefitting Use (unsolicited)
 - **Historic Fair Hill, Inc.**
 - The properties below are proposed for disposition to Historic Fair Hill, Inc. to develop a one-story building that will be accessible to the community and include office space and space to host community programs. There will also be space for gardening. The building will have an area of approximately 1,800 SF with two offices, a community space and a bathroom. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - • 3001* and 3003* N. 10th Street (CD 5) (* property being transferred by the City of Philadelphia to the Land Bank)

I am writing in support of the Community Building Project being put forth by the Historic Fairhill Foundation (HFF). When I began my tenure as Principal of John F. Hartranft Elementary School in 2019, I was fortunate to inherit a pre-existing relationship with HFF. Through this partnership, Hartranft continues to be one of the very few schools in the School District of Philadelphia to have a fully functioning library. The HFF librarians are integral to our mission to promote literacy. Students are able to visit the library and check out books. The librarian also maintains a schedule where whole classes come for interactive read aloud sessions. Through HFF, our students have also had exposure to several authors who have visited the school to give engaging presentations. We are also privileged to have Classroom Literary Assistants through HFF, where our parents/members of the community are employed to work in our K-2 classrooms to support emerging readers. Lastly, HFF has supported our gardening initiatives at the school, helping the students to become excited about the beauty of green space! With a dedicated facility, the Historic Fairhill Foundation will be able to broaden what is already a tremendous impact to its partner schools and the surrounding community.

--

Keith W. Arrington, Sr.
Principal
[John F. Hartranft Elementary School](#)
School District of Philadelphia
720 W. Cumberland St.
Philadelphia PA 19133

Exhibit G

From: [Lu Thain](#)
To: [Andrea Saah](#)
Subject: Historic Fair Hill / 3001-3003 10th St - Public Comment
Date: Monday, April 13, 2026 1:45:18 PM

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

Lu Thain, Executive Director of Land and Environmental Initiatives at The Village of Arts & Humanities / lu@villagearts.org

Agenda Item: C. Development – Community-Benefitting Use (unsolicited)

1. Historic Fair Hill, Inc.

The properties below are proposed for disposition to Historic Fair Hill, Inc. to develop a one-story building that will be accessible to the community and include office space and space to host community programs. There will also be space for gardening. The building will have an area of approximately 1,800 SF with two offices, a community space and a bathroom. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- 3001* and 3003* N. 10th Street (CD 5) (* property being transferred by the City of Philadelphia to the Land Bank)

Historic Fair Hill, Inc. has demonstrated a longstanding commitment to preserving and uplifting this neighborhood. Entrusting these Land Bank properties to their stewardship ensures that the land will be put to productive, community-serving use rather than sitting vacant. Green space and gardening opportunities in particular offer well-documented benefits for community health, wellbeing, and neighborhood pride.

I urge the Philadelphia Land Bank and all relevant City agencies to approve this disposition and support Historic Fair Hill, Inc. in moving this project forward without delay. Investments like this one strengthen the social fabric of our communities and demonstrate that land can be a powerful tool for equity and revitalization. This will continue to support the 19133 Collective ecosystem of The Village, Historic Fairhill, and other community partners.

Thanks,

--

Lu Thain (*she/her*)

Co-Executive Director, Land & Environmental Initiatives

[The Village of Arts and Humanities](#)

2544 Germantown Avenue

Philadelphia, PA 19133

<https://linktr.ee/thevillagephillycalendly.com/lu-villagearts>

Exhibit G

From: [Nichole Willoughby](#)
To: [Andrea Saah](#)
Cc: [Nichole Willoughby](#)
Subject: Historic Fair Hill Public Comment
Date: Monday, April 13, 2026 10:57:45 AM
Attachments: [Screen Shot 2021-07-08 at 11.30.48 PM.png](#)

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

To the Board Members,

My name is Nichole Willoughby, Principal of Potter-Thomas School, and I see the impact of Historic Fair Hill's partnership firsthand every day at Potter-Thomas. I am here to strongly advocate for the funding of their permanent land and building project.

This partnership is a cornerstone of our school's daily operations. Their librarian isn't just a visitor; she is in our building every single day, ensuring our students have the literacy support they need to succeed.

What makes this program truly indispensable are the three pillars they provide:

- Foundational Literacy: They facilitate a Reading Buddies program specifically for our K-2 students. For these young learners, having a consistent mentor to read with is the difference between falling behind and gaining the confidence to excel.
- Hands on Science: Through free gardening education, our students take what they read in the library and apply it to the earth. They aren't just learning about life cycles; they are nurturing them.
- A Proven Commitment: Because they are already embedded in our school daily, we know they are a reliable partner. However, they need their own "home base", a permanent land site and building to expand these services and ensure this partnership remains a permanent fixture of our neighborhood.

We often talk about "investing in the future." This partnership is the definition of that investment. They are teaching our children how to read, how to grow their own food, and how to be stewards of their community.

Please approve the funding to help Historic Fair Hill secure their own space so they can continue to grow alongside our students.

Thank you for your time and for supporting our kids.

Sincerely,

Principal Willoughby

Nichole T. Willoughby, Principal
Potter-Thomas School
3001 N. 6th Street | Philadelphia, PA, 19133
[ONE TEAM. ONE GOAL. NO EXCUSES.](#)

Exhibit G

From: [Be Reel Black Cinema Club *](#)
To: [Andrea Saah](#)
Subject: Public Comment: In Support of Historic Fair Hill
Date: Wednesday, April 8, 2026 4:18:10 PM

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 Stephanye Watts and I am a community member writing in support of FairHill's development proposal for 3001* and 3003* N. 10th Street.

I was first acquainted with Historic Fair Hill in 2022 and since then been in awe around the way it's team has redefined what it means to be a historic site. Where your typical site is solely focused on telling the history of the people that lived, labored, or are buried on the property, Historic Fair Hill has pushed against that tradition. Positioning themselves as a neighbor first and institution second, HFH provides fresh culturally aligned produce to their underserved neighbors, reopened libraries in nearby schools, and provides in-classroom literacy support. HFH also hosts free family programming year-round and internships for middle school students around urban farming and history.

This is just a snapshot of the work HFH does and they've done it without a physical building. By acquiring these two lots, HFH will have a homebase that will allow them to expand current programming, develop programs that were not previously possible, and the space to dream+imagine. HFH is seen as a third space by its neighbors and to see what they have created with no building makes me excited about what they will be able to do with one!

I am in full support of HFH's land acquisition proposal and have faith that they will supersede their promise.

Best,

Stephanye

Exhibit H

RESOLUTION NO. 2026 - 12

**RESOLUTION AUTHORIZING CONVEYANCE OF
3001 NORTH 10TH STREET AND 3003 NORTH 10TH STREET
TO HISTORIC FAIR HILL, INC.**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3001 North 10th Street and 3003 North 10th Street (collectively, the “**Property**”) to Historic Fair Hill, Inc. (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) 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 April 14, 2026.

Exhibit I



CITY OF PHILADELPHIA
CITY COUNCIL

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

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

April 13, 2026

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

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

Dear Chair Brooks and Executive Director Rodriguez:

I am writing to express my support for two property dispositions located in the 3rd Council District that are being reviewed by the Land Bank Board of Directors at this month's meeting.

First, I support the disposition application for 5123-29 Baltimore Avenue. My office heard from constituents consistently after Greensgrow's closure was publicly announced that there was a large amount of community interest in preserving this space as a garden and community resource. The large footprint allows for ample space to make the site multifunctional.

Second, I support Farm51's disposition application for 5103 Chester Avenue. This is a long-tenured garden that serves as a strong community resource sitting so close to the newly renovated Kingsessing Recreation Center. In a neighborhood that is seeing increased development pressures as well as community investment, preserving community garden open spaces in accessible areas is critical to the cultural fabric of the neighborhood.

Thank you for your consideration. I hope the Board will consider voting favorably on these two dispositions.

Sincerely,

Jamie R. Gauthier
Councilmember, Third District

Exhibit I

From: [Jackie Soro](#)
To: [Andrea Saah](#)
Subject: Written Testimony— 5103 Chester Ave
Date: Monday, April 13, 2026 11:22:22 AM

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Dear Members of the Philadelphia Land Bank Board,

My name is Jackie Soro, and I am one of the land stewards at 5103 Chester Ave in Kingsessing, Council District 3. I'm writing in support of the proposed disposition of 5103 Chester Ave to Neighborhood Gardens Trust, listed on the agenda for an upcoming Philadelphia Land Bank Board meeting on 4/14.

This site is important to me not just because it has been my home for the last 2.5 years of my 10 years in West Philly, but because it has become a hub for our neighbors and community members. Our garden is a place for folks to pause, breathe, and connect with the land and all it has to offer— food, medicine, shade, and green space. We host workshops ranging from community garden workdays to art workshops to natural dye. The organic food that we grow goes directly into our neighbors' hands either through us individually or via the Free Brunch Program at 51st and Regent, just up the street from us.

On a personal note, having this green space where I can get my hands in the dirt and harvest food for our friends and neighbors has done wonders for my mental health. I am living proof that access to green spaces is essential, and often not available enough in Black neighborhoods like mine. Land security is essential for us to keep investing in our Site and serving the community. I respectfully urge the Land Bank to approve this transfer and support permanent preservation of community-managed Sites citywide.

Thank you for your time and consideration. I appreciate the work you do!

All the best,
Jackie Soro
5107 Chester Ave
19143

Exhibit I

From: [Jendaiya Hill](#)
To: [Andrea Saah](#); edoley@pennhort.org
Subject: Written Testimony - 5103 Chester Ave
Date: Monday, April 13, 2026 2:04:53 PM

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

April 13th, 2026

Dear Members of the Philadelphia Land Bank Board,

We are the gardeners, artists, neighbors, and community of Farm 51 in Southwest Philly (Council District 3). We are writing in support of the proposed disposition of 5103 Chester Avenue to Neighborhood Gardens Trust, listed on the agenda for an upcoming Philadelphia Land Bank Board meeting on April 14th, 2026.

Farm 51 has been active for about 18 years. Farm 51 strengthens our neighborhood and communal ties through sharing food, herbal medicine, artmaking, and gathering space. We grow food that we share for free with our neighbors and through the Free Brunch Program's free produce market across from the Kingsessing library. We host a variety of community workshops where people learn collectively about herbal medicine, growing food, printmaking, and indigo dyeing. We keep bees and plant flowers for pollination and beauty. Support from PHS, the Leeway Foundation, the Velocity Fund, and Philadelphia Area Cooperative Alliance's SW x SW fund, have helped support the breadth and depth of our arts, culture, and urban agriculture programming. Farm 51 is a treasured space for the community.

This is why Farm 51 matters to us:

- Farm 51 is an extraordinary green space in West Philadelphia, beautifully stewarded for many years, with mature fruit trees and well-established garden infrastructure. The community who maintains it are highly motivated to provide the space as a neighborhood resource. The garden has been a source of joy for me, personally, on many visits over the nine years that I have lived in West Philadelphia. I love to see the food growing. This is the kind of space that the Philadelphia Land Bank should be proud to support and protect in our city! - Taryn Jones
- Farm 51, sits as an invitation of welcome and wonder to its neighbors. The garden is naturalistic, relaxed in its appearance rather than boasting a rigid symmetry, and holds an assortment of flowers and vegetables that are accessible to everyone. It's common to see a call out for folks to come harvest bok choy or whatever is in

Exhibit I

abundance. Having also participated in a workshop around garlic, I can speak to the tenders of this beautiful place. They share and teach with such passion about the food they grow and encourage their neighbors, visitors, and friends to partake in gardening and plant education. It would be a terrible thing for this site to be anything other than Farm 51. It's a landmark of home and familiar for me in Philadelphia. - Sequoyah Hunter-Cuyjet

- I lived around the corner from the farm for 4 ½ years. The farm crew offered free seeds to my upstairs neighbor and me, which helped us start planting our own vegetables at home together — a beautiful partnership of neighbors across generation, religion, and identity, facilitated by our other neighbors at farm 51. — Eve Gutman
- Farm 51 quickly became one of my absolute favorite parts of my neighborhood when I first moved to the block next door in 2024. It was one of the first places I got a chance to meet and connect with neighbors while learning how to care for and tend a variety of plants and foods in fellowship with others through planting days, work days, and workshops. Farm 51 regularly hosts free public offerings for community members to learn how to create with and work with the plants being grown and they are committed to ensuring that those resources reach community members. I learned how to make fire cider to strengthen the immune system and then we shared bottles with folks all across the neighborhood and with local organizations as flu and cold season approached. Food and other resources grown and crafted at Farm 51 have also been supporting free food distribution programs in the neighborhood! This is a gem of a place that should be protected and uplifted as a model for other spaces— promoting collective learning, connecting neighbors, and generously serving the community. -Jendaiya Hill

Please read below for more comments from our community on why Farm 51 matters to us!

Land security is essential for us in order to keep investing in Farm 51 and serving the community. We respectfully urge the Land Bank to approve this transfer and support permanent preservation of community-managed Sites citywide.

Thank you for your time and consideration. Sincerely,

Olivia Caro
Zevi Koretz
Emily Lu
Eliana Sigelman
Eve Gutman
Nicole Duprée

Exhibit I

Andrew Levitt
Dales Hann Daly
Ella Gluckman
Ember Wilson
Taryn Jones
Jennifer Turnbull- West Philadelphia neighbor since 2006
feini yin, Fishadelphia
Maisie O'Brien
Ari (Ariel) Morton
Aubrey Brown
Lia Huntington
Jendaiya Hill, West Philadelphia neighbor
Dana Cohen
Hannah Mackay
Wade Redfearn, 1224 S. 51st.
Sequoyah Hunter-Cuyjet, Harmony in Hue / Drexel University / Moore College of Art & Design
Nicole Pollard, West Philadelphia, Leeway Foundation
Bethany Belton
Alé
Rachel O'Hanlon Rodriguez
Ben Krakauer
Katie Glick

This is why Farm 51 matters to us (continued):

- I was so homesick when I moved to Philly but seeing the garden made me feel like there was a piece of the country packed into my neighborhood. I go to every community day and lots of their events and it makes me so happy in my city. - Bethany Belton
- When I first moved to Philly, I didn't know anybody in the city. On my very first day here, I happened to pass by Farm 51 on my way to the grocery store and saw a sign up for a workshop they were holding that evening. I went to the workshop and found an incredible community of neighbors that have been a huge part of my life ever since. Farm 51 has helped me learn about community farming, provided creative and spiritual outlets, and most importantly connected me with friends and neighbors in this area. Farm 51 is a very important part of this community, and I'm excited to support their proposal to acquire the land they already take such good care of. - Emily Lu

Exhibit I

I live a few blocks from Farm 51 and attended a multi-day workshop across the growing cycle centered around art and our connection to the land. It was so clear from the first time I went there that the farm is a place for the community and treated with enormous care and intentionality. - Allison Tomlinson

- I live in the neighborhood and have learned how to plant and tend to crops at Farm 51. It has been deeply meaningful to be able to learn and utilize the land and have this resource in my community. I have witnessed this project serve a similar role for many others. – Eliana Sigelman

- Farm 51 was a space I visited frequently in the early pandemic. It provided me with a space to ground when the world felt hectic; to listen to the birds and watch insects move about. This space, like many others around the city, are integral to our health and wellness and ought to be preserved indefinitely. – Alé

- I live a few blocks away from Farm 51 and often plan my travels to pass through. I often peek my head inside for a chance to chat with neighbors, check out how the garden is flourishing, and feel a sense of calm that the natural green space provides. I have often left with fresh vegetables and herbs, many of which I share with my own neighbors. I most recently took a workshop over the course of several months alongside other artists and neighbors. The time and space allowed me to reconnect with land and meet new people in my community. I can't imagine the corner without Farm 51. We are in a moment where it feels like preserving our green spaces is paramount to our larger care for both climate and community. For too long has precious spaces like Farm 51 have been places in developer's hands who lack accountability, transparency and sustainable planning for the neighborhoods they develop in. Please understand that allowing Farm 51 to continue blossoming as a locally sustained green space is a gift to our community. - Rachel O'Hanlon-Rodriguez

- I like to volunteer here and learn about gardening and farming while supporting food security in Philadelphia. - Ben Krakauer

- I love being at farm 51; it feels like a homecoming. It is a vital community space of nourishment and connection for me. It is essential you preserve Farm 51 for collective care and continuation.

Exhibit I

I went to farm 51 to make art, and while I was there, I got a tour of the garden. I learned so much about different plants, and how we can take care of our green spaces in a city. While I was only there briefly, it was such a wonderful experience that I remember it vividly several years later. - Katie Glick

- I have many cherished memories of Farm 51 through the seasons: grilled peaches, garden workdays, learning to dye with indigo, layers of getting to know garlic, many hot dog feasts. What a gift to step off Chester Ave and have Farm 51 open before you, inviting you in to meet new neighbors, catch up with old friends, put your hands in dirt, experience cycles of fruit trees and honeybees, make art, and break bread. It would mean so much to have this place protected as a magical space for people to grow food and community. -feini yin
- Farm 51 extends the space, time, and community to anyone seeking a more active role in rooting themselves in Philly as their chosen family and home. In its consistent offerings of food and creative gatherings, I feel encouraged to continue a lifelong way of thinking critically about my responsibility to this land and my neighbors before and after me. It's so important to me that Farm 51 is a space where we can practice moulding our intent and wish for community into real collective action and exchange. -Maisie O
- I live in the neighborhood and Farm 51 has become a meaningful part of how I experience community in Philadelphia. It's rare to find a space that so naturally brings people together across backgrounds to share food, knowledge, and care for the land. Every time I'm there, I'm reminded of how important accessible green spaces are—not just for environmental reasons, but for connection, learning, and collective well-being. Farm 51 is clearly stewarded with deep intention and love, and that shows in the way it supports neighbors and fosters community. Preserving this space would protect something truly special that cannot be easily replaced. - Dana Cohen
- The farm is a true gem, a trifecta of sparkling infrastructure for the city of Philadelphia.

Exhibit I

- As physical infrastructure: the city invests INCREDIBLE budgetary resources into rain gardens and rebuilds that the farm's complex ecosystem far far surpasses in capacity per square foot to absorb water and produce oxygen.
- As social infrastructure: the farm has AND continues to bring together diverse community members. And the diversity of this green space on this corner adjacent to the library and rec center is extremely valuable to a rapidly developing neighborhood
- As personal infrastructure: the farm is a safe outdoor space where me and my family can and have learned things one can only learn on a farm. Accessibility to beneficial, complex, long established natural ecosystems are integral to a healthy strong community space. I love and benefit directly from Farm 51, a true treasure, a trifecta of sparkling infrastructure. - Jennifer Turnbull
- The presence of Farm 51, and what it represents in social and communal infrastructure and the physical beauty of the space, were contributing factors to my choice of where to live – as an immediate neighbor of Farm 51. I hope that this space continues as a green and gathering space for many years to come. - Ari Morton
- Farm 51 feeds its neighbors and the greater community in West Philadelphia literally, creatively, educationally, and spiritually. It is a gift to get to share in the land's bounty, lessons, and stewardship. - Dales Hann Daly
- Farm 51 is an amazing asset in Southwest Philadelphia. I absolutely love supporting the farm, volunteering on work days. When I decided to move to Southwest from South Philly in 2024, Farm 51 being so close by was a deciding factor. The love, care, and generosity of the space and people involved is unmatched. I know it will continue to thrive for years to come. - Hannah Mackay

Exhibit I

- I have only been to Farm 51 once so far, for an Indigo dying community workshop last summer. But visiting this land was a striking experience and it was inspiring to join the community who tends it for an afternoon. I look forward to getting back soon. Farm 51 is a model of what co-stewarding land and garden space can be. The community shares responsibilities of tending the garden, growing a diverse variety of foods and plants, then distributing them. This is a treasure of a space that Philadelphia needs to value and protect. —Lia Huntington

- I've been living near Farm 51 for a couple years now, and beyond being wonderful neighbors, the folks at Farm 51 are so obviously a blessing to their neighborhood and the city at large. The bees they keep help pollinate the area around the Kingsessing Library, a fact I'm reminded of every spring when the blocks between Kingsessing and Baltimore Ave. explode into bloom. In the same way, the work they do pollinates the city. I was passing by to catch the T3 recently and had a long chat on the trolley with a woman in her early twenties taking care of her younger brother. They'd come to Farm 51 and gotten free soil, tomato cages, seeds and lessons in beginning a garden, which they were going to take back up to Northeast with them - and who knows? Maybe that could lead to interest from *their* neighbors, and a growing garden culture there. -Wade Redfearn

Exhibit J



CITY OF PHILADELPHIA
CITY COUNCIL

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

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Public Works
Committee on Licenses and Inspections

April 13, 2026

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

Dear Chair Brooks and Executive Director Rodriguez:

I am writing to express my support for two property dispositions located in the 3rd Council District that are being reviewed by the Land Bank Board of Directors at this month's meeting.

First, I support the disposition application for 5123-29 Baltimore Avenue. My office heard from constituents consistently after Greensgrow's closure was publicly announced that there was a large amount of community interest in preserving this space as a garden and community resource. The large footprint allows for ample space to make the site multifunctional.

Second, I support Farm51's disposition application for 5103 Chester Avenue. This is a long-tenured garden that serves as a strong community resource sitting so close to the newly renovated Kingsessing Recreation Center. In a neighborhood that is seeing increased development pressures as well as community investment, preserving community garden open spaces in accessible areas is critical to the cultural fabric of the neighborhood.

Thank you for your consideration. I hope the Board will consider voting favorably on these two dispositions.

Sincerely,

Jamie R. Gauthier
Councilmember, Third District

Exhibit J

From: [Lynn Gallagher](#)
To: [Andrea Saah](#)
Subject: In favor of 5123, 5125, 5127 and 5129 Baltimore Avenue
Date: Monday, April 13, 2026 1:42:04 PM

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 am a resident on 5300 Baltimore Ave and am in favor of this public lot for garden space. And would like to know how we can contribute. Thank you.
Be Well & Stay LGHT,
Lynn



Lynn Gallagher, Philadelphia Magazine’s Best of Philly™ 2022, Best Aesthetician

Holistic Beauty//Health&Wellness//Healing//Curating Experiences
RYT200 | Meditation | Creator of LGHT Wellness

- hello@lghtwellness.com
- lghtwellness.com
- Philadelphia, PA

Exhibit J

From: [Nicole - Nicola](#)
To: [Andrea Saah](#)
Subject: Public Comment for the Land Bank Meeting 4/14/26
Date: Monday, April 13, 2026 12:06:18 PM

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

Hello - my name is Nicole Karsch, my email address is stbernardseedlings@gmail.com, and my comment is for agenda item V.D.2 (Empowered CDC & the 51st Baltimore sites).

Hello, I am one of the worker-owners of St. Bernard Seedlings, a small plant nursery that I opened to offer garden starts in the neighborhood after Greensgrow closed. I am also a former Greensgrow employee and a 10-year resident of West Philadelphia. I recently learned of this proposal for the former Greensgrow site and am really excited to see that the land could be re-opened to the community as a shared gardening space again. If there is interest in returning some of the space to a seasonal or pop-up garden center or nursery, I'd love to be involved. I participated in some plant sales at the former Kensington Greensgrow site last year and they've been a really great way to reconnect the neighborhood to the site. Excited to stay up to date with this proposal! - Nicole

Thanks so much,
Nicole Karsch

--

Nicole & Nico
St. Bernard Seedlings Worker-Owners
@stbernardseedlings
www.stbernardseedlings.com

Exhibit K

RESOLUTION NO. 2026 - 13

**RESOLUTION AUTHORIZING CONVEYANCE OF
5103 CHESTER AVENUE
TO NEIGHBORHOOD GARDENS TRUST**

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

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 5103 Chester Avenue (the “**Property**”) to Neighborhood Gardens Trust (the “**Purchaser**”);

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

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a mortgage in the amount of Seventy-Five Thousand and 00/100 U.S. Dollars (\$75,000.00) 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 April 14, 2026.

Exhibit L

RESOLUTION NO. 2026 - 14

**RESOLUTION AUTHORIZING CONVEYANCE OF
5123, 5125, 5127 AND 5129 BALTIMORE AVENUE TO
EMPOWERED CDC, INC.**

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 5123, 5125, 5127 and 5129 Baltimore Avenue (collectively, the “**Property**”) to Empowered CDC, Inc. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Four and 00/100 U.S. Dollars (\$4.00) and a mortgage in the amount of Three Hundred Twenty Thousand and 00/100 U.S. Dollars (\$320,000.00) 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 April 14, 2026.

Exhibit M

From: [Sloan King-Wolf](#)
To: [Andrea Saah](#)
Cc: [Legacy Roots Housing Initiative llc](#); [Sloan](#)
Subject: Public Comment for April 14, 2026 Philadelphia Land Bank Board Meeting
Date: Saturday, April 11, 2026 9:58:07 PM
Attachments: [lrhi_naw_visual.png](#)

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Hello Ms. Saah,

My name is Sloan E. King-Wolf, Founder of Legacy Roots Housing Initiative LLC.

Please accept this email as a public comment for the Philadelphia Land Bank Board meeting scheduled for April 14, 2026.

I am interested in how current land disposition and reuse decisions can better support community-centered development, workforce alignment, and long-term neighborhood stability in Philadelphia. As someone building in the housing and redevelopment space, I am paying close attention to how public land strategy can connect not only to affordability, but also to implementation capacity, skilled labor pathways, and sustainable community benefit.

I appreciate the importance of thoughtful land stewardship and wanted to make sure LRHI's interest in these broader alignment issues is part of the public record.

Thank you for your time and consideration.

Best regards,
Sloan E. King-Wolf
Founder & Creative Director
Legacy Roots Housing Initiative LLC
chyna@legacyrootsdi.com
echoenterprise25@gmail.com
(215) 484-4989