

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, DECEMBER 14, 2021 – 10:00 AM
BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES TO THE PUBLIC
DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE HELD REMOTELY.
THIS MEETING IS OPEN TO THE PUBLIC

INSTRUCTIONS FOR PUBLIC ACCESS TO THIS MEETING
AND TO SUBMIT PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA

AGENDA ITEMS

- 1. Roll Call**
- 2. Approval of Minutes of the Meeting of November 9, 2021**
- 3. Election of Board Officers and Approval of 2021 Board Meeting Schedule**
- 4. Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2021**
- 5. Executive Director's Financial Report Year to Date (against draft budget)**
- 6. Administrative – Interagency Transfer**
The conveyance of these properties will be for disposition, reuse and/or management by the Philadelphia Housing Development Corporation:
 - 4222 Powelton Avenue, 4974 Kershaw Street, 4978 Kershaw Street, 4980 Kershaw Street (CD3) *(The Powelton Avenue property is being transferred by the Department of Public Property to PHDC via the Land Bank.)*
- 7. Property Dispositions**
 - A. Development – Assemblage**
The property below is proposed for conveyance to TBM Group Inc. to develop a mixed-use residential project with ground floor commercial spaces and twelve (12) rental units to be leased at market rate. The application was unsolicited and evaluated pursuant to the disposition policy. The applicant owns at least 50% of the development site.
 - 1707 Ridge Avenue (CD5)

B. Gardens/Open Space

TABLED: ~~(1) The properties below are proposed for conveyance to Urban Creators, a nonprofit organization in the neighborhood. The nonprofit will stabilize these properties for managed open space and urban farming. The properties will be subject to a 30-year mortgage and permanently restricted for use as open space.~~

- ~~• 2316-50 N. 11th Street, 1009-11 W. Dauphin Street (CD5) (The properties are being transferred by the Department of Public Property to the Land Bank.)~~

(2) *The properties below are proposed for conveyance to Esperanza Health Center Inc., a nonprofit organization in the neighborhood. The nonprofit will stabilize these properties for managed open space. The properties will be subject to a 30-year mortgage and permanently restricted for use as open space.*

- 3215, 3217, 3221, 3223 Shelbourne Street; 901, 905 E. Westmoreland St (CD7) *(One of the properties is being transferred by the Department of Public Property to the Land Bank.)*

C. Side/Rear Yards

The properties below are proposed for disposition to individual applicants as side or rear yards. The applicant must reside in and own the adjacent home. Each property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.

- 2046 Martha Street (CD1) – Qing Xia Yang and Matas Smakotinas
- 3625 Wallace Street (CD3) – Larita Jackson-Lee *(The property is being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)*

8. Public Comment (Old & New Business)

9. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank December 14, 2021 Board Meeting**
Remote Board Meeting Notice, Attendance, and Comment Procedures

DATE: December 2, 2021

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, December 14, 2021, to begin at 10:00 A.M. Because of the continued closure of Land Bank offices to the public due to the COVID-19 pandemic, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and public comments and questions.

To join the meeting using a computer, tablet or smartphone, use the following link:

<https://us02web.zoom.us/j/82506082170?pwd=ZW9iMkp2b3pjeUs4Z1BkVm5WVFNjZz09>

Passcode to access the meeting: 732993

To join the meeting by calling in, use one of the following options:

iPhone one-tap: US: +13017158592,,82506082170# or +13126266799,,82506082170#

OR call +1-301-715-8592 or +1-312-626-6799 or +1-929-2056099 or +1-253-215-8782 or +1-346-248-7799 or +1-669-900-6833

Webinar ID: 825 0608 2170; Passcode: 732993

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/>.

Public comment and questions regarding the matters that are posted on the agenda may be submitted prior to and during the Board meeting.

If you are joining and viewing the Board meeting through the Zoom webinar link above, you will be able to submit your questions/comments live during the Board meeting through a "Question and Answer" window on the web interface. *Do not use the Chat function for questions and comments.* The Board Chair may limit repetitious questions or comments. Submissions will be attached to the minutes.

If you wish to submit any questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 1:00 p.m. on Monday, December 13, 2021:

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

A note to those members of the public who submit the above information by email within the required time frame: your question(s) and/or comment(s) will either be read or summarized at the Board meeting, answered or addressed to the extent possible, and attached to the minutes of the meeting.

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have questions and/or comments following the conclusion of the Board meeting, please submit them as described above and they will be addressed to the extent possible at the next scheduled Board meeting.