

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, AUGUST 9, 2022 – 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 ON ZOOM.

THIS MEETING IS OPEN TO THE PUBLIC

**[INSTRUCTIONS FOR REGISTERING FOR PUBLIC ACCESS TO THIS MEETING
AND FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGE
FOLLOWING THE AGENDA](#)**

AGENDA

- I. **Roll Call**
- II. **Approval of Minutes of the Meeting of July 12, 2022**
- III. **Executive Director's Report**
- IV. **Amendments to Approved Dispositions**
 - A. Resolution amending Resolution No. 2021-54 adopted by the Board on November 9, 2021 for the development of a mixed-income homeownership project, to approve the removal of five (5) Land Bank properties from the project, a corresponding reduction in the purchase price, and a reduction in the overall unit count by forty-five (45) units, resulting in a total of fifty-seven (57) units consisting of twenty-nine (29) affordable units and twenty-eight (28) market-rate units. The removal of the properties, the price adjustment and the reduction in units are necessitated by the removal of thirty (30) of the thirty-five (35) Philadelphia Housing Authority properties originally included in the project. The properties already approved for disposition and included in the revised project are:
 - 1942, 1944, 1946, 1950, 1952, 1954 and 1956 N. 3rd Street; 1923, 1927, 1934 and 1935 N. 4th Street; 1925 N. 5th Street; 301, 303, 305, 307, 309, 433, 437 and 537 W. Berks Street; 2004 N. Bodine Street; 401, 405 and 407 W. Hewson Street; 1916, 1922 and 1940 N. Leithgow Street; 313 and 421 W. Norris Street; and 1910, 1923, 1926, 1927, 1930, 1931, 1936, 1951, 1952, 1954, 1958 and 1961 N. Orianna Street (CD7)

V. Property Dispositions

A. Development – Request for Proposals

1. The properties below are proposed for disposition to New Kensington Community Development Corporation to develop seventeen (17) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. Applications were solicited via a Request for Proposals for the properties **for affordable housing at or below 80% AMI**, and the applicant was the sole bidder for the properties.
 - 2863 and 2868 Amber Street; 2044 and 2077 E. Birch Street; 2118, 2138, 2142 and 2150 Bellmore Street; 2115 and 2140 E. Monmouth Street; 2100, 2108, 2117, 2120 and 2138 E. Orleans Street; and 2106 and 2150 E. Stella Street (CD1)
2. The properties below are proposed for disposition to **Affordable Alliance Company LLC, a joint venture between BMK Properties LLC and Fine Print Construction LLC**, to develop twenty-two (22) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. Applications were solicited via a Request for Proposals for the properties **for affordable housing at or below 80% AMI**, and the applicant was the most qualified bidder for the properties.
 - 2809, 2822, 2824, 2825, 2826, 2827 and 2828 Wharton Street; 1308-26, 1323, 1327 and 1355 S. Dover Street; and 1351 S. 29th Street (including 1354 S. Dover Street) (CD2)
3. The properties below are proposed for disposition to **FE West Poplar LLC** ~~Frankel Enterprises, Inc.~~ to develop fifty-four (54) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Applications were solicited via a Request for Proposals for the properties **for affordable housing at or below 100% AMI**, and the applicant was the most qualified bidder for the properties.
 - 1000 and 1026-36 Fairmount Avenue (including the former 671 and 681-87 N. 11th Street and 1015-29 Melon Street); 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 647-67, 662-68 and 670-72 N. 10th Street; and 667 and 677 N. 11th Street (CD5)
4. The properties below are proposed for disposition to **FE Oxford LLC** ~~Frankel Enterprises, Inc.~~ to develop twenty-one (21) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Applications were solicited via a Request for Proposals for the properties **for properties at or below 100% AMI**, and the applicant was the most qualified bidder for the properties.
 - 1600-40 N. 9th Street (CD5)

5. The properties below are proposed for disposition to Civetta 2, LLC to develop ninety-five (95) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Applications were solicited via a Request for Proposals for the properties **for affordable housing at or below 100% AMI**, and the applicant was the most qualified bidder for the properties.
- 1402, 1403, 1405, 1407, 1408, 1409, 1411, 1412, 1413, 1414, 1417, 1418, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1429, 1431, 1432, 1433, 1435, 1436, 1438, 1441, 1443, 1445, 1446, 1447, 1449, 1457, 1462, 1513, 1514, 1532, 1536, 1547, 1559, 1561, 1611, 1613, 1629, 1631, 1633, 1635 and 1641 N. Marston Street; 2712, 2714, 2810, 2836 and 2838 Cecil B. Moore Avenue; 1316, 1318, 1400, 1406, 1408, 1414, 1418, 1422, 1426-32, 1434, 1436, 1438, 1444, 1448, 1450 and 1634 N. 27th Street; 1544 and 1546 N. 26th Street; 1602, 1608, 1614, 1632, 1637 and 1639-41 N. Bailey Street; 1420, 1444, 1450 and 1453 N. Etting Street; and 2704, 2705, 2710 and 2720 Jefferson Street (CD5)
6. The properties below are proposed for disposition to **FE Myrtlewood LLC** ~~Frankel Enterprises, Inc.~~ to develop sixty-nine (69) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Applications were solicited via a Request for Proposals for the properties **for affordable housing at or below 100% AMI**, and the applicant was the most qualified bidder for the properties.
- 1309, 1324, 1347, 1348, 1410, 1412, 1421, 1424, 1427, 1428, 1429, 1433, 1437, 1440, 1443, 1451, 1452, 1454, 1457, 1459, 1463, 1511, 1512, 1516, 1519 and 1534 N. Myrtlewood Street; 1330, 1458, 1460, 1500 N. Hollywood Street; 1218, 1511, 1513, 1521, 1523, 1525 and 1537 N. 28th Street; 1225, 1304 and 1332 N. 29th Street; 1253, 1257, 1402, 1457, 1648 and 1652 N. 30th Street; ~~3003 and 3050 Redner Street~~; 2713 and 2922 W. Thompson Street; 1240, 1265, 1271, 1301, 1304, 1318, 1322, 1446 N. Dover Street; 1330, 1332, 1334 and 1336 N. Marston Street; 1339, 1416, 1446, 1455 and 1632 N. Newkirk Street; 3000 W. Oxford Street; and 2815 Jefferson Street (CD5)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank August 9, 2022 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: July 29, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, August 9, 2022, with the executive session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M. or as soon as the Executive Session has ended. Because of the continued closure of Land Bank offices to the public due to health concerns, this meeting will be held remotely using Zoom webinar. The meeting is open to public attendees and for public comments and questions.

PLEASE NOTE: To participate in the meeting on your computer, you must register in advance. This requirement is necessary to allow us to collect the names of participants as required by law. Using a computer, tablet or smartphone, use the following link:

https://us02web.zoom.us/webinar/register/WN_6hBIBusqQIKRWAUv3al23g.

After registering, you will receive a confirmation email containing information about joining the webinar. Members of the public who join before 10 A.M. will be given access when the meeting begins.

To join the meeting by calling in, dial one of the following numbers:

+1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 346 248 7799

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.

To speak during the Board meeting when public comment on the agenda item is requested by the Board Chair, use raise the “Raise Hand” function at the bottom of the screen. You may also enter your questions/comment in the “Q&A” function. *Do not use the Chat function for questions or comments.* The Board Chair may limit repetitious questions/comments. Q&A submissions will be attached to the minutes of the meeting.

To submit questions or comments prior to the Board meeting, you must email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, August 8, 2022:

- 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
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email will be 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 a question or comment about an agenda item after the meeting concludes, please submit it as described above. It will be addressed to the extent possible by Land Bank staff or at the next Board meeting.