

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MEETING**

**TUESDAY, JULY 12, 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 ITEMS**

**I. Roll Call**

**II. Approval of Minutes of the Meeting of June 14, 2022**

**III. Executive Director's Report**

**IV. Resolution Authorizing Purchase of Insurance**

The purpose of this resolution is to authorize the Executive Director to purchase insurance covering the Land Bank's operations for Fiscal Year 2023.

**V. Amendments to Approved Dispositions**

**A.** Resolution amending Resolution No. 2021-50 adopted by the Board on November 9, 2021 for the development of a mixed-income homeownership and rental project, to approve its conversion to a mixed-income homeownership-only project with a reduction in the overall unit count by one (1) market-rate unit, resulting in a total of thirteen (13) units (eight affordable, five market-rate). The reduction in units is necessitated by revised plans for the units at 1739 S. 5<sup>th</sup> Street to conform with the lot's buildable area.

The properties included in the project have not changed and are the following:

- 1739 S. 5th Street; 1919 S. 6th Street; 2612 S. 9th Street; 411, 418, 424, 432-34, 624 and 626 Cantrell Street; 424 and 426 Mercy Street

**B.** Resolution amending Resolution No. 2021-51 adopted by the Board on November 9, 2021 for the development of a mixed-income rental project, to approve the conversion of the twelve (12) affordable units and three (3) of the six (6) market-rate units from rental units to homeownership units, adding one (1) market-rate homeownership unit, and retaining three (3) market-rate units as rentals, for a total of nineteen (19) units (twelve affordable, 7 market-rate).

The properties included in the project have not changed and are the following:

- 2148, 2150, 2154 and 2156 E. Birch Street; 2032 E. Lehigh Avenue; 2055 and 2057 E. Rush Street; 2154, 2155, 2156, 2157, 2158, 2159, 2160 and 2161 E. Stella Street

## **VI. Property Acquisition**

- A.** The property below is proposed for acquisition by the Land Bank from the current owner, a qualified purchaser of a home constructed as part of a housing development project on land formerly owned by the Land Bank. The property is subject to a Declaration of Restrictive Covenants limiting resale of the property to the Land Bank or to qualified purchasers with a household income at or below 120% AMI. The Land Bank will acquire the property at a price that will permit the Land Bank to re-sell the property to a qualified purchaser, as required under the Declaration of Restrictive Covenants.
- 2641 Reed Street (CD2)

## **VII. Property Dispositions**

### **A. Development – Affordable Housing (unsolicited)**

- 1.** The properties below are proposed for disposition to Civetta Property Group, LLC to develop twenty-six (26) mixed-income homeownership units and a commercial unit. Fourteen (14) homeownership units will be sold to households with incomes at or below 80% AMI and twelve (12) homeownership units will be sold at market-rate. Four (4) of the 80% AMI units will be single-family units and ten (10) of the 80% AMI units will be condominiums in duplexes. Twelve (12) market rate units will be split between three (3) triplexes, one (1) duplex, and one (1) unit in a mixed-use residential building with ground floor commercial space. The application was unsolicited and evaluated pursuant to the disposition policy.
- 1811, 2114\* and 2123\* Fernon Street, 1930 and 1932 Norwood Street, 1629, 1642, 1648, 1652, 1900-02\* and 1901 Point Breeze Avenue, 2111 Sigel Street\*, 1824 S. 20th Street and 1835 S. 22nd Street (CD2)  
*(\*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)*

### **B. Development – Request for Proposals**

- 1.** The properties below are proposed for disposition to VC Impact Project – Sears LLC to develop ten (10) 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, and the applicant was the most qualified bidder for the properties.
- 2609-27 Sears Street (including 1308-14 S. 26th Street) (CD2)
- 2.** The property below is proposed for disposition to Civetta Property Group, LLC to develop twenty-two (22) 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, and the applicant was the sole qualified bidder for the properties.
- 1625-41 N. 10th Street (CD5)

3. The properties below are proposed for disposition to 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, and the applicant was the most qualified bidder for the properties.
  - 1000 and 1026-36 Fairmount Avenue; 1005, 1007 and 1013 Melon Street; 1019 and 1021 Wallace Street; 662-68, 647-67 and 670-72 N. 10<sup>th</sup> Street; 667 and 677 N. 11<sup>th</sup> Street (CD5)

**C. Side/Rear Yards**

The properties below are proposed for conveyance to the applicant as a side yard. The applicants own and reside in the adjacent homes. The properties will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.

- 2318 E. Boston Street – Francis A. Frydlewicz (CD1)
- 2160 E. Gordon Street – Derek Saybolt (CD1)
- 5112 Ludlow Street – Brittlea Keith (CD3)
- 2151 N. Fairhill Street – Antonia Wagner and Gregory Wagner (CD7)

**VIII. Public Comment (Old & New Business)**

**IX. Adjournment**

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**MEMORANDUM**

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel  
**RE:** Philadelphia Land Bank July 12, 2022 Board Meeting  
Remote Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** July 1, 2022

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A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, July 12, 2022, with the executive session to begin at 9:30 A.M. and the meeting 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 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\\_6hBlBusqQIKRWAUv3al23g](https://us02web.zoom.us/webinar/register/WN_6hBlBusqQIKRWAUv3al23g).

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/comments prior to the Board meeting, you must email the following information to [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, July 11, 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.