

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, APRIL 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.
THIS MEETING IS OPEN TO THE PUBLIC

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

AGENDA ITEMS

1. Roll Call
2. Approval of Minutes of the Meeting of March 8, 2022
3. Executive Director's Report
4. Administrative Matters
 - A. *The conveyance of these properties will be for disposition, reuse and/or management by the Philadelphia Housing Development Corporation:*
 - 2642*, 3114, 3116 and 3118 Dickinson Street; 2637, 2641, 2655, 2900*, 2950-54 and 2955 Gerritt Street; ~~1308-12*, 1309*, 1317 and 1342 S. Hollywood Street~~; 1501 S. Marston Street (including 1500 S. Etting Street); ~~1537 S. Patton Street~~; 1506, 1511 and 1517 S. Stillman Street; 1516, 1519, 1527 and 1529 S. Taney Street; 3100 and 3124 Tasker Street; ~~2908-12, 2928, 2929 and 2932 Wharton Street~~; 2603*, 2617, 2623, 2635, 2637, 2641, 2643, 2645-47 and 2654 Wilder Street; 1448 S. 31st Street; 1443 S. 32nd Street (CD2) *(Properties in red have been added to or deleted from the list. *denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to PHDC via the Land Bank.)*
5. Property Dispositions
 - A. **Development – Affordable Housing**

The properties below are proposed for disposition to the Community Justice Land Trust (CJLT) for the Women's Community Revitalization Project to develop twenty-seven (27) affordable rental units. Three (3) units will target Supportive Housing tenants at 20% of AMI. Seven (7) units will be leased at 30% of AMI, seven (7) units will be leased at 50% of AMI and ten (10) units will be leased at 60% of AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1210*, 1212* and 1214* S. 27th Street; 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737 and 2739 Ingram Street; 2704, 2706, 2710, 2712, 2716, 2720, 2724, 2726, 2738 and 2740 Manton Street; 2705 and 2720 Oakford Street (CD2) (**denotes properties being transferred by the Department of Public Property to the Land Bank.*)

B. Development – Request for Proposals

(1) *The properties below are proposed for disposition to Affordable Alliance Company LLC, a partnership between BMK Properties, LLC and Fine Print Construction LLC, which is one of the participants in PHDC’s Minority Developer Program. The partnership will develop seventeen (17) affordable single-family 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 sole qualified bidder for the properties.*

- 1543*, 1545*, 1547*, 1549*, 1551*, 1553*, 1554* and 1555* S. Dover Street; 1540, 1542, 1544, 1546, 1548, 1550, 1552 and 1554 S. Myrtlewood Street; 1546 S. 30th Street (CD2) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.*)

(2) *The properties below are proposed for disposition to Civetta 1, LLC to develop forty-five (45) affordable homeownership units that will be sold to households with incomes at or below 80% AMI. The units will be developed throughout a mix of two (2) triplexes, nine (9) duplexes, and twenty-one (21) single-family dwellings. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder for the properties.*

- 533, 539*, 541*, 543*, 650*, 658* and 662* N. Conestoga Street; 5436* W. Girard Avenue; 5552* Harmer Street; 642*, 644* and 653* N. Sickels Street; 534-36*, 538-40*, 546* and 550* N. 54th Street; 623-33*, 641*, 643*, 645*, 647*, 649*, 651*, 653* and 655* N. 55th Street (CD4) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.*)

C. Side/Rear Yards

The property below is proposed for conveyance to the applicant as a side yard. The applicant resides in and owns the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side yard.

- 2453 N. Carlisle Street – Charo Harvey (CD5) (*The property is being transferred by the Department of Public Property to the Land Bank.*)

6. Public Comment (Old & New Business)

7. Adjournment

MEMORANDUM

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

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, April 12, 2022, 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.

PLEASE NOTE: To participate in this meeting, 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.

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

iPhone one-tap: +12678310333,,82506082170# or +13017158592,,82506082170#

OR 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.

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 “Q&A” window on the web interface. *Do not use the Chat function for questions/comments.* The Board Chair may limit repetitious questions/comments. Submissions will be attached to the minutes of the meeting.

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 3:00 p.m. on Monday, April 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.

A note to members of the public who submit a question or comment by email: your question and/or comment 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 a question or comment about an agenda item after the Board meeting concludes, please submit it as described above; it will be addressed to the extent possible at the next Board meeting.