

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, NOVEMBER 15, 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 October 11, 2022**
- III. **Executive Director's Report**
- IV. **Amendment to Approved Disposition**
 - (1) Amendment to Resolution No. 2021-30 adopted by the Board on June 8, 2021, which approved the conveyance of 1921 S. 6th Street for the development of one affordable single-family rental unit, to approve its conversion to an affordable single-family homeownership unit and revise the previously approved AMI level from 120% AMI to 100% AMI to allow the home to be eligible for a "Turn the Key" program subsidy to the home purchaser.
 - 1921 S. 6th Street (CD1)
 - (2) Amendment to Resolution No. 2021-31 adopted by the Board on June 8, 2021, which approved the conveyance of 2544 S. 5th Street for the development of one affordable single-family rental unit, to approve its conversion to an affordable single-family homeownership unit and revise the previously approved AMI level from 120% AMI to 100% AMI to allow the home to be eligible for a "Turn the Key" program subsidy to the home purchaser.
 - 2544 S. 5th Street (CD1)

V. Property Dispositions

A. Development – Affordable Housing (Unsolicited)

(1) The properties below are proposed for disposition to Fine Print Construction, LLC to develop forty-four (44) mixed-income homeownership and rental units and one commercial unit for a property management office. Eight (8) affordable single-family homeownership units will be sold to households with incomes at or below 80% AMI. Nine (9) triplex units and two (2) duplex units will be leased to households with incomes at or below 80% AMI. One multi-family building will contain twenty-six (26) rental units of which four (4) units will be leased to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2329 Ellsworth Street; 2445 Federal Street; 2315*, 2316*, 2317*, 2318*, 2337*, 2339*, 2349* Greenwich Street; 2014 Manton Street; 1709, 1711, 1822R-34 and 1836 Point Breeze Avenue; 1555 S. Ringgold Street (CD2) (**denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank.*)

B. Development – Business Expansion (Unsolicited)

(1) The properties below are proposed for disposition to GM Holdings, LLC to expand a parking lot that exists on adjacent properties. The application was unsolicited and evaluated pursuant to the disposition policy, and the purchase will be for fair market value.

- 3418, 3420, 3422 Kensington Avenue (CD7) (*Properties are being transferred by the Philadelphia Redevelopment Authority to the Land Bank.*)

C. Development – Affordable Housing (Request for Proposals)

(1) The properties below are proposed for disposition to Civetta Property Group, LLC to develop seventy-one (71) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Each unit will contain three (3) bedrooms and two (2) bathrooms. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the most qualified bidder for the properties.

- 621*, 623*, 625*, 637*, 917* Diamond Street; 924*, 927*, 928*, 936* Edgley Street; 926, 928* French Street; 2106*, 2112*, 2140*, 2141*, 2142*, 2143*, 2151*, 2166, 2170, 2172, 2215, 2217*, 2219* N. Franklin Street; 2112*, 2130*, 2144*, 2214* N. Marshall Street; 2105, 2107*, 2109*, 2110*, 2111*, 2112*, 2113, 2119*, 2121*, 2133, 2140*, 2143*, 2146*, 2150, 2151* N. Percy Street; 904*, 910, 912 W. Susquehanna Avenue; 2102*, 2109*, 2114*, 2126*, 2128*, 2130*, 2131, 2134*, 2135*, 2136*, 2150*, 2210* N. 7th Street; 2101*, 2113, 2121*, 2155*, 2167-69*, 2201 N. 8th Street; 2124*, 2126, 2132*, 2150*, 2165* N. 9th Street; 2121* N. 10th Street (CD5) (**denotes properties being transferred by the*

D. Development – Gardens/Open Space

(1) The property below is proposed for conveyance to Original American Foundation, a nonprofit organization, to be stabilized as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as open space.

- 1834, 1837, 1840, 1846, 1848 S. Allison Street; 5517 Paschall Avenue (CD3)
(Properties being transferred by the City of Philadelphia to the Land Bank.)

(2) The property below is proposed for conveyance to Mending Broken Wings Foundation, a nonprofit organization, to be stabilized as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as open space.

- 5804 Hazel Avenue (CD3) *(Property being transferred by the City of Philadelphia to the Land Bank.)*

DI. Side/Rear Yards

The properties below are proposed for conveyance 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.

- 2039 E. Fletcher Street (CD7 – Conner Kingsley & Gabrielle Gionet)
- 239 N. Paxon Street (CD3 – Bonnie Magrum) *(Property being transferred by the City of Philadelphia to the Land Bank.)*

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank November 15, 2022 Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: November 4, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, November 15, 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, November 13, 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.