

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, SEPTEMBER 13, 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 August 9, 2022**
- III. **Executive Director's Report**
- IV. **Amendment to Approved Dispositions**
 - A. Amendment to Resolution No. 2022-10 adopted by the Board on May 10, 2022, which amended Resolution No. 2022-9 adopted by the Board on April 12, 2022, to approve revised plans and a reduction in the number of housing units by four (4) units. The reduction is necessitated by the removal of ten (10) properties from the project, located at 642 and 644 N. Sickels Street and 641, 643, 645, 647, 649, 651, 653 and 655 N. 55th Street, due to their proximity to underground sewer infrastructure. The revised project will contain seven (7) single-family units and thirty (30) condominium units. The revised property list is as follows:
 - 650, 658 and 662 N. Conestoga Street; 5436 W. Girard Avenue; 5552 Harmer Street; 653 N. Sickels Street; 534-36, 538-40, 546 and 550 N. 54th Street; 623-33 N. 55th Street (CD4)
- V. **Property Dispositions**
 - A. **Development – Affordable Housing**
 - (1) The properties below are proposed for disposition to Janney Street Apartments, LP, to develop a four-story 47,140 SF building consisting of forty-seven (47) one-bedroom units of affordable senior rental housing with LIHTC financing. Six (6) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of area median family income ("AMI"), twenty-three (23) units will be leased to tenants

whose household incomes are at or below fifty percent (50%) AMI, and eighteen (18) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Six (6) of the units will be approximately 685 SF and accessible. The remaining forty-one (41) units will be approximately 620 SF. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2843-61 Janney Street and 2842-60 Weikel Street (CD1)
(Properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)

(2) The properties below are proposed for disposition to Civetta Property Group, LLC to develop twenty-two (22) affordable homeownership units that will be sold to households at or below 80% AMI. Three (3) two-story single-family units will contain 3 bedrooms and 1.5 bathrooms each. Ten (10) units will be in three-story duplexes that are evenly split between lower bi-level units with 2 bedrooms and 1.5 bathrooms and upper bi-level units with 3 bedrooms and 2 bathrooms. Nine (9) units will be in three-story triplexes that each have 3 bedroom/2 bathroom ground floor units and a 2 bedroom/1 bathroom unit each on the second and third levels. 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 and 1652 Point Breeze Avenue; 1824 S. 20th Street; 1835 S. 22nd Street (CD2)
*(*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)*

(3) The properties below are proposed for disposition to West NoMa Revitalization Group LLC to rehab seven (7) single-family affordable homeownership units that will be sold to households at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 759, 761, 763, 773, 779 and 783 Pallas Street; 4041 Cambridge Street (CD3)
(All properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)

(4) The properties below are proposed for disposition to Camac Commons LLC to develop six (6) single-family affordable homeownership units that will be sold to households at or below 80% AMI. Each unit will be approximately 1,020 SF and contain 2 bedrooms and 1.5 bathrooms. The application was unsolicited and evaluated pursuant to the disposition policy.

- 3812, 3826, 3834, 3846 and 3850 Camac Street; 3861 N. 13th Street (CD5)
(All properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)

B. Development – Request for Proposals

The properties below are proposed for disposition to FE Myrtlewood LLC to develop sixty-one (61) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. The two-story plus full basement units will contain 3 bedrooms and 2 bathrooms at approximately 1,665 SF each. 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, 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; 1253, 1257, 1402, 1457, 1648 and 1652 N. 30th Street; 2713 and 2922 W. Thompson Street; 1240, 1265, 1271, 1304, 1318, 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)

C. Development – Assemblage

The property below is proposed for disposition to The Stash Spot, L.L.C. for inclusion in a project to build a three-story, 10,300+ SF bar lounge and restaurant. Applicant owns more than 50% of the development site, which also includes 2319-21 Ridge Avenue and 1711 N. Bonsall Street. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2317 Ridge Avenue (CD5)
(Property being transferred by the Philadelphia Redevelopment Authority to the Land Bank.)

D. 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.

- 1952 S. Redfield Street (CD2 – Leander C. Berry, Sr.)
- 525 W. Norris Street (CD7 – Courtney Nix-DeMuro & Christopher A. DeMuro)
- 2214 N. Orkney Street (CD7 – Md Golam Mostafa & Sharmin Akter)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank September 13, 2022 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: September 2, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, September 13, 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, September 12, 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.