

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, MAY 10, 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 April 12, 2022**
- 3. Executive Director's Report**
- 4. Administrative Matters**
 1. *Amendment to Resolution No. 2022-9 adopted by the Board on April 12, 2022, to approve the reduction in the number of housing units to be developed by four (4) single-family units to forty-one (41) units. The reduction is necessitated by the removal of four (4) properties from the project, located at 533, 539, 541 and 543 N. Conestoga Street, in order to maintain an existing urban garden on these properties. The revised property list will be as follows:*
 - 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.)
- 5. Property Dispositions**
 - A. Development – Affordable Housing**
 1. *The properties below are proposed for disposition to Civetta Property Group, LLC to develop **nine (9)** ~~fourteen (14)~~ affordable single-family homeownership units that will be sold to households with incomes at or below 80% AMI **and five (5) market-rate units**. 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 Civetta Property Group, LLC to develop twenty-five (25) 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.*
 - 1310, 1315*, 1320, 1322*, 1326 and 1349 S. Corlies Street; 1537 S. Patton Street; 3000, 3010, 3018, 3036*, 3046 and 3050 Titan Street; 3002, 3003, 3009*, 3014, 3016, 3018, 3020, 3022, 3024 and 3026 Wharton Street; 1334 S. 30th Street; and 1329 S. 31st Street (CD2)
*(*denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank.)*

6. Public Comment (Old & New Business)

7. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank May 10, 2022 Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: April 29, 2022

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, May 10, 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, 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 using 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 by 3:00 p.m. on Monday, May 9, 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.