

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, MARCH 14, 2023 – 10:00 AM

BECAUSE OF THE CONTINUED CLOSURE OF LAND BANK OFFICES DUE TO PUBLIC
HEALTH CONCERNS, 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 February 14, 2023**
- III. **Executive Director's Report**
- IV. **Administrative Matters**
 - A. **Termination of Declaration of Restrictive Covenants**

Resolution authorizing the termination of the Declaration of Restrictive Covenants (the "DORC") pertaining to 3028 N. American Street following the default of HACE Affordable Housing Corporation ("HACE") under the provisions of the Purchase and Development Agreement (the "PDA") and the DORC, and authorizing the release of HACE from the penalty for such default under the PDA.
 - B. **Issuance of Consent to Sell Letters**

Resolution authorizing issuance of Consent to Sell letters to HACE for homes constructed on 3022, 3024 and 3026 N. American Street and 19, 21, 23, 25 and 27 E. Somerset Street due to compliance issues pertaining to the Economic Opportunity Plan.
 - C. **Amendment, Assignment and Assumption of Developer Obligations under Purchase and Development Agreement, and Amendment of Declaration of Restrictive Covenants**

Resolution authorizing HACE to (1) assign its responsibilities and rights under the Purchase and Development Agreement dated July 9, 2021 and under the Declaration of Restrictive Covenants dated July 29, 2021 pertaining to 19, 21, 23, 25 and 27 E. Somerset Street and 3022 and 3026 N. American Street (the "Premises") to Goods Land Trust, (2) to convey title to the Premises to the Good Lands Trust (the "GLT"), with title to the land to remain in the GLT and title to the improvements only to be conveyed to purchasers, and (3) to amend the Declaration of Restrictive Covenants for the Premises accordingly.

V. Property Dispositions

A. Development – Affordable Housing (Request for Proposals)

(1) The properties below are proposed for disposition to Civetta Property Group, LLC to develop seventy (70) 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 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 Department of Public Property or the Philadelphia Housing Development Corporation to the Land Bank)*

B. Development – Gardens/Open Space

(1) The properties below are proposed for conveyance to Sanctuary Farm Phila., a nonprofit organization, to be stabilized as a community garden. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

- *1901 N. Ringgold Street, 1910 N. 24th Street (CD5)
(denotes property being transferred by the City of Philadelphia to the Land Bank)*

C. Development – Side/Rear Yards

(1) 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.

- 1217 Pennock Street (CD5 – Jonathan D’Alba & Lianne Earley)
- 2032 E. Boston Street (CD7 – Charles J. Kessler & Colleen Foster) *(property being transferred by PHDC to the Land Bank)*
- 2410 & 2412 N. Orianna Street (CD7 – Daniel McShane & Victoria Noll)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank March 14, 2023 Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: March 3, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, March 14, 2023, 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, March 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.