

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
TUESDAY, OCTOBER 10, 2023 – 10:00 AM
THIS MEETING WILL BE HELD REMOTELY ON ZOOM AND 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 September 12, 2023

III. Executive Director's Report

IV. Administrative Matters

A. Interagency Transfer

Resolution authorizing the interagency transfer of the proposed properties to the Philadelphia Housing Authority (PHA) for disposition, reuse and/or management by PHA.

- 2342-48 N. 27th Street a/k/a 2748 N. 27th Street (assessed as 2342, 2344, 2346 and 2348 N. 27th Street, 2704, 2706 and 2708 W. York Street, and 2709 W. Arizona Street) (CD5) *(being transferred from the Philadelphia Redevelopment Authority to PHA via the Land Bank)*

B. Amendment to Approved Disposition

Resolution amending Resolution No. 2022-56, adopted by the Board on December 13, 2022 for the development of an affordable rental project, to approve the following revisions to the project due to increased development costs: (1) revised floor plans, (2) increase in the affordability level of one (1) unit from 50% AMI to 80% AMI, and (3) conversion of one (1) affordable rental unit from 80% AMI to a market rate unit.

- 1736 N. 22nd Street (CD5)

C. Resale of Affordable Home Subject to a Declaration of Restrictive Covenants

Resolution authorizing the sale of 2641 Reed Street, an affordable home subject to a Declaration of Restrictive Covenants, to Hien Long Cung and Tam Kinh Ho, in accordance with the restrictions and terms of the recorded Declaration of Restrictive Covenants.

- 2641 Reed Street (CD2)

V. Property Dispositions

A. Gardens/Open Space

The property below is proposed for conveyance to Chester Avenue Community Garden, 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.

- 5232 Chester Avenue (CD3) (*being transferred by the City of Philadelphia to the Land Bank*)

B. Development – Business Expansion (unsolicited)

The property below is proposed for disposition to Breezes Café, Inc. to develop an outdoor seating area for the adjacent restaurant. The application was unsolicited and evaluated pursuant to the disposition policy.

- 5127 and 5129 W. Columbia Avenue; 5132 Viola Street (CD4) (*all properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank.*)

C. Development – Community Benefitting Use (unsolicited)

The property below is proposed for disposition to African Cultural Alliance of North American, Inc. (ACANA), a nonprofit organization, to develop a four-story mixed-use commercial building. The 33,000 square foot facility would house ground floor commercial space for a restaurant and dry cleaner, a community center with childcare and healthcare services, and office space on the upper floors for the nonprofit's new headquarters. The proposal includes the rehab of adjacent structures owned by the applicant. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1511-17 S. 55th Street (CD3)

D. Development – Affordable Housing (unsolicited)

The properties below are proposed for disposition to BMK Properties, LLC to develop seventy-five (75) mixed-income single-family homeownership units. Eight (8) units will be sold to households with incomes at or below 60% AMI, thirteen (13) units will be sold to households with incomes at or below 80% AMI, and seventeen (17) units will be sold to households with incomes at or below 100% AMI, for a total of thirty-eight (38) affordable units. The remaining thirty-eight (37) units will be sold at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344, 2348 and 2408 N. Bodine Street; 311 Diamond Street; 2219, 2231, 2233, 2335, 2250, 2301, 2303*, 2437 and 2439 N. Lawrence Street; 2453 and 2454 N. Leithgow Street; 2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2424 and 2426 N. Orianna Street; 1919 N. Philip Street; 1702*, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214*, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425 and 2433 N. 3rd Street; 1820, 1943, 2236 and 2405 N. 4th Street; 1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217 and 2225 N. 5th Street (**denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank October 10, 2023 Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: September 29, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, October 10, 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. 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_uShnioX9SLuhXBEJvc4utQ

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.

Webinar ID: 863 4196 8429; Passcode: 433530

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 **Passcode: 433530**

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 by email prior to the Board meeting and/or in person if attending the Board 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, October 9, 2023:

- Your full name and group or company affiliation, if applicable;
- Contact information (your email address);
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email by the 3:00 pm deadline will be summarized at the Board meeting, answered or addressed to the extent the Board chooses, and attached to the minutes of the meeting.

To submit questions or comments during the Board meeting when public comment on an agenda item is requested by the Board Chair, use the “Raise Hand” function at the bottom of the screen. You may also submit 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.

If possible, the Board meeting will be recorded and made publicly available within thirty (30) days. If you have a question about an agenda item after the meeting concludes, please submit it as described above. To the extent possible, it will be addressed by Land Bank staff or by the Board at the next meeting.