

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, JULY 11, 2023 – 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 June 13, 2023
- III. Executive Director's Report
- IV. Administrative Resolutions
 1. Resolution authorizing the purchase of insurance covering the Land Bank's operations for Fiscal Year 2024.
 2. Resolution amending Resolution 2015-11 to authorize an increase in the upper limit of the Executive Director's contract authority.
 3. Resolution amending Resolution 2017-45 to update the names and titles of the individuals currently designated as "Authorized Persons" thereunder.
 4. Resolution delegating authority to approve the substitution of developer entities for Board-approved dispositions, under certain terms and conditions.
 5. Resolution delegating authority to approve price increases for affordable homes to be built for Board-approved dispositions, all under certain terms and conditions.

V. Property Dispositions

Side/Rear Yards

The property below is proposed for conveyance to the applicant as a side or rear yard; the applicant must reside in and own the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side or rear yard.

- 2045 N. 4th Street (CD7) – Hazel Cespedes

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank July 11, 2023 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: June 30, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, July 11, 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_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 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, July 10, 2023:

- 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.