

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING

TUESDAY, DECEMBER 12, 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 November 14, 2023
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Approval of 2024 Board Meeting Schedule
 - B. Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2023
 - C. Review and Approval of Philadelphia Land Bank Fiscal Year 2024 Budget; Financial Report Year to Date
 - D. **Amendment to Approved Disposition**
Amendment to Resolution No. 2022-39 adopted by the Board on October 11, 2022, which amended Resolution No. 2021-52 adopted by the Board on November 9, 2021, to approve revised plans for the approved development. The plan revision was requested due to the difficulty of building single-family homes on parcels zoned CMX-2.5 on Kensington Avenue, which were originally intended to hold four (4) single-family homes to be sold at or below 100% of Area Median Income (AMI). In exchange for allowing the developer to build eight (8) market-rate rental units and two (2) commercial units in two structures on those four parcels, the developer will provide seven (7) single-family homes to be sold at or below 100% AMI, for a net increase of three (3) additional homes to be sold at or below 100% AMI. The plan revision meets the requirements of the disposition policy and will allow for a by-right mixed-use residential development on the four parcels which are currently zoned as CMX-2.5.

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

(1) The properties below are proposed for disposition to Soar City Development Co. to develop five (5) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2502, 2503*, 2542*, 2552* and 2559* North 28th Street (CD5) (** denotes properties being transferred by the Department of Public Property to the Land Bank*)

(2) The properties below are proposed for disposition to 215 Development Corporation to develop five (5) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 2409*, 2413*, 2416*, 2418* and 2443* North 19th Street (CD5) (** denotes properties being transferred by the Department of Public Property to the Land Bank*)

B. Development – Community-Benefitting Use (unsolicited)

The properties below are proposed for disposition to Lancaster Avenue 21st Century Business Association (LA21), a non-profit organization, to develop a five-story mixed use commercial building. The 10,400 square foot facility will house spaces for ground floor retail and a commissary kitchen, non-profit office operations and business-oriented supportive services. The application was unsolicited and evaluated pursuant to the disposition policy.

- 4320 and 4322* Lancaster Avenue (CD3) (** denotes property being transferred by the Department of Public Property to the Land Bank*)

C. Development – Gardens/Open Space (unsolicited)

The properties below are proposed for conveyance to ACHIEVEability, a nonprofit organization, to be stabilized for garden/open space use. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden. The application was unsolicited and evaluated pursuant to the disposition policy.

- 5906* and 5908* Market Street (CD3) (** denotes properties being transferred by the Department of Public Property to the Land Bank*)

D. Side/Rear Yards

The property below is proposed for conveyance to the following individual applicant as a side yard; the applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side yard.

- 2464 North Natrona Street (CD5) – Cierra M. Stokes

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank December 12, 2023 Annual Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: December 1, 2023

The Annual Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, December 12, 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, December 11, 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.