

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, JUNE 13, 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 May 9, 2023
- III. Executive Director's Report
- IV. Administrative Matters
 1. **Amendments to Approved Dispositions – Price Adjustment**
 - A. Amendment to Resolution No. 2022-8, adopted by the Board on April 12, 2022, to revise the maximum sales price for seventeen (17) affordable homeownership units (being built by Affordable Alliance Company, LLC) from \$230,000 to \$250,000, with the maximum income level for purchasers remaining at 80% AMI. The price adjustment is being requested to reflect increased development costs and increased income limits updated for 2023.
 - B. Amendment to Resolution No. 2022-11, adopted by the Board on May 10, 2022, to revise the maximum sales price and AMI level for seventeen (17) of the twenty-six (26) affordable homeownership units (being built by Civetta Property Group, LLC) from \$230,000 to \$250,000, with the maximum income level for purchasers remaining at 80% AMI. The price adjustment is being requested to reflect increased development costs and increased income limits updated for 2023.
 2. **Amendment to Approved Disposition - Substitution of Developer Entity**

Amendment to Resolution 2023-20, adopted by the Board on May 9, 2023, to substitute BVG S Philadelphia AH, LLC as developer for the project instead of BVG Property Group, LLC, the approved developer of a mixed-income homeownership project on 372 and 702 Cantrell Street; 613, 625 and 723 Mercy Street; 737 Tree Street; and 535, 537 and 602 Winton Street.

The substitution is requested to correct the name of the entity listed by the applicant. Both limited liability companies are controlled by the same members.

V. Property Dispositions

1. Development – Assemblage (unsolicited)

The property below is proposed for disposition to 3360-70 Kensington Partners LLC to develop a courtyard for an adjacent rehabbed mixed-use project located at 3360-70 Kensington Avenue. The application was unsolicited and evaluated pursuant to the disposition policy.

- 3358 Kensington Avenue (CD7)

2. Development – Affordable Housing (Request for Proposals)

The properties below are proposed for disposition to BMK Properties, LLC to develop twelve (12) single-family affordable homeownership units that will be sold to households with incomes at or below 100% AMI. Each unit will contain 3 bedrooms and two 2 bathrooms, containing 1,000 SF. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the sole qualified bidder for the properties.

- 3101*, 3113*, 3117, 3118*, 3123-29*, 3126*, 3130-34* Clifford Street (CD5) (**denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank.*)

3. Side/Rear Yards

The properties below are proposed for conveyance to individual applicants as a side or rear yard; 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.

- 3000 Ruth Street (CD7) – Susan Scull
- 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 June 13, 2023 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: June 2, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, June 13, 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, June 12, 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.