

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, MAY 9, 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 April 11, 2023
- III. Executive Director's Report
- IV. Property Dispositions
 - A. **Development – Affordable Housing (unsolicited)**
 1. The properties below are proposed for disposition to BVG Property Group, LLC to develop nine (9) single-family homeownership units, of which five (5) will be sold to households with incomes at or below 100% AMI and four (4) will be market-rate. The application was unsolicited and evaluated pursuant to the disposition policy.
 - 372*, 702 Cantrell Street; 613*, 625*, 723 Mercy Street; 737* Tree Street; 535*, 537*, 602* Winton Street (CD1) (**denotes properties approved for transfer by the Department of Public Property or Philadelphia Redevelopment Authority to the Land Bank*)
 2. **TABLED**

~~The properties below are proposed for disposition to 3300 N 16th Street LLC to develop forty-eight condominium units, of which twenty-five (25) of which will be sold to households with incomes at or below 120% AMI and twenty-three (23) will be market-rate. The application was unsolicited and evaluated pursuant to the disposition policy.~~

 - ~~3340*, 3342*, 3346* N. 16th Street; 3320*, 3327*, 3331*, 3342*, 3344*, 3346*, 3412*, 3414* N. 17th Street (CD8) (**denotes properties approved for transfer by the Department of Public Property to the Land Bank*)~~

3. TABLED

~~The properties below are proposed for disposition to 3300 N 16th Street LLC to develop forty (40) condominium units, of which twenty-one (21) will be sold to households with incomes at or below 120% AMI and nineteen (19) will be market-rate. The application was unsolicited and evaluated pursuant to the disposition policy.~~

- ~~• 3217*, 3241*, 3248*, 3253*, 3257* N. 15th Street; 3328, 3333* N. 16th Street; 3314*, 3316*, 3341 N. 17th Street (CD8) (*denotes properties approved for transfer by the Department of Public Property to the Land Bank)~~

B. Development – Assemblage (unsolicited)

1. The property below is proposed for disposition to 3360-70 Kensington Partners LLC to develop a mixed-use project with three (3) commercial units and thirteen (13) affordable multi-family rental units that will all be leased to tenants with incomes at or below 80% AMI. The property will be assembled with the adjacent vacant structure, owned and to be rehabbed by the applicant, and located at 3360-70 Kensington Avenue. The application was unsolicited and evaluated pursuant to the disposition policy.

- 3358 Kensington Avenue (CD7)

C. Development – Affordable Housing (Request for Proposals)

1. The property below is proposed for disposition to Civetta Property Group, LLC to develop fourteen (14) affordable single-family homeownership units that will be sold to households with incomes at or below 100% AMI. Each unit will be approximately 1,200 SF, containing two stories, three bedrooms and 1.5 baths. Applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder for bidder for the property.

- 1625-41 N. 10th Street (CD5) (property approved for transfer by the Philadelphia Redevelopment Authority to the Land Bank)

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank May 9, 2023 Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: April 28, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, May 9, 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, May 8, 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.