

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
TUESDAY, NOVEMBER 14, 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 October 10, 2023
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Amendments to Bylaws
 - B. ~~Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2023~~ **TABLED**
 - C. ~~Review and Approval of Philadelphia Land Bank Fiscal Year 2024 Budget; Financial Report Year to Date~~ **TABLED**
 - D. ~~Amendment to Approved Disposition~~ **TABLED**

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, 2022, to approve revised plans for four of the properties included in the approved disposition. The plan revision will result in the reduction of four (4) affordable single family units in exchange for the addition of eight (8) affordable rental units and two (2) commercial units. The plan revision will allow for by right mixed use residential development on parcels that are currently zoned as CMX-2.5.

 - ~~2639, 2641, 2643, 2653 Kensington Avenue (CD1)~~

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

The properties below are proposed for the disposition to the Community Justice Land Trust (CJLT) for Women’s Community Revitalization Project to develop a four-story, 46,932 SF building consisting of thirty-two (32) units of affordable rental housing with LIHTC financing. Four (4) units will be leased to tenants whose household incomes are at or below twenty percent (20%) of area median family income (“AMI”), six (6) units will be leased to tenants whose household incomes are at or below thirty percent (30%) AMI, eleven (11) units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI, and eleven (11) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Units will include both two and three bedroom units, of which eight (8) units will be fully accessible. The application was unsolicited and evaluated pursuant to the disposition policy.

- 777-85, 787 N. 38th Street; 770, 772-74 N. Dekalb Street; 3716-26 Brown Street (CD3) *(properties being transferred by the Redevelopment Authority to the Land Bank)*

B. Development – Gardens/Open Space (unsolicited)

The property below is proposed for conveyance to 1755 West Thompson, Inc., 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.

- 1755 W. Thompson Street (CD5) *(property being transferred by the City of Philadelphia to the Land Bank)*

C. Side/Rear Yards

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

- 1221 S. Saint Bernard Street (CD3) - Elena D. Jackendoff & Samuel J. Jackendoff
- ~~2428 N. Orianna Street (CD7) — Anthony K. Bright, Jr.~~ **TABLED**
- 5803 Knox Street (CD8) - Alexis I. Gilbane & Max S. Gilbane)

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: November 2, 2023

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, November 14, 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, November 13, 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.