

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, SEPTEMBER 12, 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 July 11, 2023
- III. Executive Director's Report
- IV. Administrative Matters
 - A. **Interagency Transfer**

The property below is proposed for transfer to the Philadelphia Housing Authority (PHA) for disposition, reuse and/or management by PHA.

 - 1517 North 33rd Street (*property is being transferred from the Philadelphia Redevelopment Authority to PHA via the Land Bank*)
- V. Property Dispositions
 - A. **Development – Affordable Housing (unsolicited)**
 - 1. The properties below are proposed for disposition to Civetta Property Group, LLC to develop twenty-two (22) affordable homeownership units sold to households with incomes at or below 80% AMI. Three (3) units will be single-family units, ten (10) units will be condominiums in duplexes, and nine (9) units will be condominiums in triplexes. The application was unsolicited and evaluated pursuant to the disposition policy.
 - 1811, 2114* and 2123* Fernon Street; 1930 and 1932 Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; and 1835 S. 22nd Street (CD2) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank*)

2. The properties below are proposed for disposition to Fine Print Construction, LLC to develop twenty-six (26) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1324 S. Bancroft Street; 1213 S. Bonsall Street*; 1202, 1223 S. Bucknell Street; 2117, 2221 Earp Street; 2007 Ellsworth Street; 2537 Oakford Street; 1818, 2229 Latona Street; 1730*, 2014*, 2114, 2236, 2426, 2532 Manton Street; 1545 S. Ringgold Street; 1506, 1511 S. Stillman Street; 1519, 1527, 1529 S. Taney Street; 1702 S. 20th Street; 1419 S. 22nd Street; 1230, 1303 S. 23rd Street* (CD2) (**denotes properties being transferred by the Department of Public Property or the Philadelphia Redevelopment Authority to the Land Bank*)

3. The properties below are proposed for disposition to BMK Properties, LLC to develop seventy-seven (77) mixed- income single-family homeownership units. Nine (9) units will be sold to households with incomes at or below 60% AMI, thirteen (13) units will be sold to households with incomes at or below 80% AMI, and seventeen (17) units will be sold to households with incomes at or below 100% AMI. The remaining thirty-eight (38) units will be sold at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.

- 1724, 1758, 2014, 2020, 2037, 2334, 2340, 2342, 2344, 2348, 2408 N. Bodine Street; 311 Diamond Street; 2219, 2231, 2233, 2335, 2250, 2301, 2303*, 2437, and 2439 N. Lawrence Street; 2453 and 2454 N. Leithgow Street; 2017, 2019, 2127, 2233, 2235, 2239, 2251, 2353, 2357, 2402, 2404, 2412, 2424 and 2426 N. Orianna Street; 1919 N. Philip Street; 1702*, 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214*, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425, and 2433 N. 3rd Street; 1707, 1820, 1943, 2236, 2405 N. 4th Street; 1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217, and 2225 N. 5th Street (**denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank*)

B. Development – Business Expansion (unsolicited)

1. The property below is proposed for disposition to Yolanda’s Kids Corner Inc. to develop an outdoor play area for the adjacent daycare facility. The application was unsolicited and evaluated pursuant to the disposition policy.

- 4817 Old York Road (CD8)

C. Affordable Housing (Request for Proposals)

1. The properties below are proposed for disposition to Civetta Property Group, LLC to develop twelve (12) single-family affordable homeownership units that will be sold to households with incomes at or below 80% AMI. Each unit will contain 3 bedrooms and two 2 bathrooms, containing 1,200 SF. Applications were solicited via a Request for Proposals for affordable housing development at or below 100% AMI, and the applicant was the most qualified bidder for the properties.

- 2609-27 Sears Street (including 1308-14 S. 26th Street) (CD2)

D. Side/Rear Yards

The properties below are proposed for conveyance to individual applicants as a side or rear yard. The applications were evaluated pursuant to the disposition policy. 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.

- 3112 West Dakota Street (CD5) – Sarah Abby Lockwood
- 2550 North Lee Street (CD7) – Anthony Perez
- 1909 North Philip Street (CD7) – Eliot Coven

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

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

A meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, September 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 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, September 11, 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.