

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING
TUESDAY, DECEMBER 10, 2024 – 10:00 AM

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED
ON THE PAGES FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of November 12, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Review and Acceptance of Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2024
 - B. Review and Approval of Philadelphia Land Bank Fiscal Year 2025 Budget; Financial Report Year to Date
 - C. Approval of 2025 Board Meeting Schedule
 - D. Interagency Transfers
 - 1. The property below is proposed for transfer to the **Philadelphia Housing Authority** (PHA) for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically for consolidation with an existing PHA housing complex at 2100 Dickinson Street.
 - **1501-17 Point Breeze Avenue (CD 2)**
 - 2. The property below is proposed for transfer to the **Philadelphia Housing Authority** (PHA) for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically for the development of 74 affordable rental units utilizing Low Income Housing Tax Credits. The project will be comprised of thirteen (13) three (3) bedroom townhomes, and a multi-family building, housing fifty-four (54) one-bedroom units, and seven (7) two-bedroom units, ranging from net 630 Sq. Ft. to 1,779 Sq. Ft.
 - **139 (also known as 139-67) E. Clearfield Street (CD 7)**

3. The properties below are proposed for transfer to the **Philadelphia Housing Development Corporation** for disposition, reuse and/or management by the Philadelphia Housing Development Corporation, specifically for community open space preservation.
 - **5039, 5045 and 5047 Market Street; 5234 Walnut Street (CD 3)** (*properties being transferred by the Department of Public Property to PHDC via the Land Bank*)

E. Amendments to Approved Dispositions

1. Amendment to Resolution No. 2023-44 adopted on October 10, 2023, which approved **Chester Avenue Community Garden** to preserve **5232 Chester Avenue** in the Third (3rd) Council District as a community garden, to substitute **Neighborhood Gardens Trust**, which has accepted Chester Avenue Community Garden as a member, as the entity to receive the property.
2. Amendment to Resolution No. 2022-48 adopted on September 13, 2022, which approved Civetta 1, LLC to develop the revised Pastor James Allen RFP project in the Fourth (4th) Council District, to approve the conveyance of alley parcel **623 Rear N. 55th Street** to **Civetta 1, LLC** for mandatory consolidation with conveyed property 623-33 N. 55th Street.
3. Amendment to Resolution 2023-54 adopted on December 12, 2023, which approved **BMK Properties, LLC** to develop the revised BMK Scattered Site project in the First (1st) Council District, to permit six (6) of fourteen (14) single-family homes that were intended to be sold at market rate to be sold to purchasers with a household income at or below 100% of Area Median Income at a maximum sale price of \$280,000, making them eligible for participation in the Neighborhood Preservation Initiative's Turn the Key Program.

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. The properties below are proposed for disposition to **Exclusive Property Group, LLC** to develop six (6) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, without basements, and contain three (3) bedrooms and two (2) bathrooms at an average of 1,200 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.
 - **708 N. 34th Street*; 705*, 709* and 713* N. 35th Street; 3518* and 3520 Wallace Street (CD 3)** (**denotes properties being transferred by the City of Philadelphia and the Philadelphia Redevelopment Authority to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank December 10, 2024 Annual Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: November 27, 2024

The Annual Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, December 10, 2024, 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 IN-PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS.
YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.**

PLEASE NOTE: To participate in the meeting, you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

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 comments 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.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, December 9, 2024:

- 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.

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and identifying individuals as needed.

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members, attendees or other members of the public.

Minutes of Board Meeting:

The draft minutes of a Board meeting will be made publicly available when the Board package for the next Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

- 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.

Land Bank staff will provide a response to the extent possible.