

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING

TUESDAY, JULY 16, 2024 – 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 June 11, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Resolution Approving Board Committee Charters
- V. Property Dispositions

A. **Development – Assemblage (unsolicited)**

The property below is proposed for disposition to **Kifleye LLC**, the owner of 5301, 5303 and 5305 Market Street in the Third (3rd) Council District, to develop a mixed-use apartment building containing four (4) ground-floor retail spaces and twelve (12) market-rate apartments on the two upper floors. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply for this project.

- 5307* Market Street (CD 3) (**property being transferred by the City of Philadelphia to the Land Bank*)

B. **Development – Affordable Housing (unsolicited)**

1. The properties below are proposed for disposition to **BLA Holdings LLC** to develop nine (9) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 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.

- 3833* and 3915* Brown Street; 735* N. DeKalb Street; 3605* Melon Street; 3517 Mount Vernon Street; 524 N. 35th Street; 740* and 765* N. 38th Street; and 839* N. 39th Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
2. The properties below are proposed for disposition to **Gil Property Group LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with a finished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,455 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.
- 3914*, 3917, 3927*, 3935*, 3936-38*, 3937*, 3940, 3946* and 3948* Folsom Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
3. The properties below are proposed for disposition to **Northwest Development Group LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 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.
- 3539* Aspen Street; 3624 Brown Street; 610, 612, and 614* N. Shedwick Street; 3405*, 3830* and 3832* Wallace Street; 682* N. 33rd Street; 620* N. 35th Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
4. The properties below are proposed for disposition to **Project IV LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,375 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.

- 3841* and 3843 Melon Street; 3858* Mount Vernon Street; 642*, 647* and 658* Union Street; 3903*, 3905, 3907* and 3930* Wallace Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
5. The properties below are proposed for disposition to **Rosario Estates LLC** to develop ten (10) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,100 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.
- 3607*, 3830 and 3832* Melon Street; 3837, 3917, 3938*, 3940* and 3944* Mount Vernon Street; 612* Union Street (CD 3) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
6. The properties below are proposed for disposition to **JES Capital Investments LLC** to develop five (5) single-family homeownership units in the Fifth (5th) Council District. The units will each be two stories, without a basement, containing three (3) bedrooms and two (2) bathrooms at approximately 1,160 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.
- 2605*, 2607*, 2608*, 2610* and 2622 N. 29th Street (CD 5) (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)
7. The properties below are proposed for disposition to **Seamless Development LLC** to develop seven (7) single-family homeownership units in the Seventh (7th) Council District. The units will each be two stories, without a basement, containing three (3) bedrooms and one and a half (1.5) bathrooms at approximately 1,100 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.
- 1766*, 1768*, 1770* and 1772* N. Bodine Street; 218 Cecil B. Moore Avenue; 2244* and 2246* Hope Street (CD 7) (**denotes properties being transferred by*

the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)

C. Side/Rear Yards

The property below is proposed for conveyance to the following applicants as a side or rear yard. The applicants own and reside in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.

- 1900* E. Lehigh Avenue – Quay and Mui A. Phong (CD 1) (**property being transferred by 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 July 16, 2024, Board Meeting**
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: July 3, 2024

The July 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, July 16, 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 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.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, July 15, 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.

(continued on next page)

Public Comment DURING Board 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. Questions may also be submitted using the “Q&A” function. Q&A submissions will be attached to the minutes of the meeting.

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 muting microphones 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 or other members of the public.

Recording of Board 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 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.