

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MONTHLY MEETING
TUESDAY, NOVEMBER 12, 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 PAGE FOLLOWING THE AGENDA](#)

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of October 8, 2024
- III. Executive Director's Report
- IV. Administrative Matters
 - A. **Interagency Transfers**
 - 1. The property below is proposed for transfer to the **Philadelphia Housing Authority** for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically for the installation of stormwater infrastructure.
 - **1614 N. 22nd Street (also known as 1614-18 N. 22nd Street) (CD 5)**
- V. Property Dispositions
 - A. **Development – Affordable Housing (unsolicited)**
 - 1. The properties below are proposed for disposition to **Cain Capital Group, LLC** to develop three (3) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, with an unfinished basement and front porch, and contain three (3) bedrooms and two (2) bathrooms at an average of 1,050 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.
 - **3862, 3864* Pennsgrove Street; 1118* N. 39th Street (CD 3) (*denotes properties being transferred by the City of Philadelphia to the Land Bank)**

2. The properties below are proposed for disposition to **BMK Properties LLC** to develop forty-three (43) single-family homeownership units in the Fifth (5th) Council District. The units will each be two stories, with a finished basement, and contain three (3) bedrooms and two (2) bathrooms at approximately 1,000 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.
 - **2518*, 2522, 2525*, 2530*, 2561 N. Dover Street; 2544*, 2600*, 2603*, 2611*, 2640*, 2710*, 2837*, 2931, 2935, 3019*, 3021*, 3027*, 3029*, 3031*, 3039* W. Oakdale Street; 2423*, 2425*, 2437*, 2446*, 2468*, 2469*, 2501*, 2502, 2505, 2506*, 2513*, 2516*, 2517*, 2526*, 2529, 2539*, 2542, 2556*, 2567, 2609*, 2620*, 2621*, 2626 N. Stanley Street (CD 5)** (**denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank*)

B. Side/Rear Yards

1. The property below is proposed for conveyance to the following applicant as a side or rear yard. The applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.
 - **1911* Mountain Street (CD 2) – Amy M. Brown** (**property is being transferred by the City of Philadelphia to the Land Bank*)

2. The property below is proposed for conveyance to the following applicant as a side or rear yard. The applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard.
 - **2248* Ruffner Street (CD 8) – Victor R. Shell** (**property is being transferred by the City of Philadelphia to the Land Bank*)

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank November 12, 2024 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: November 1, 2024

The November 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, November 12, 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, November 11, 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:

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 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.