

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MEETING**

TUESDAY, MAY 14, 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 April 9, 2024
- III. Executive Director's Report
- IV. Administrative Matters
  - A. **Resolution - Appointment of Herb Wetzel as Interim Board Chair Replacing Anne Fadullon**
  - B. **Resolution - Setting Date for Election of Board Officers and 11th Board Member**
  - C. **Amendments to Approved Dispositions**
    1. Amendment to Resolution No. 2022-38 adopted by the Board on October 11, 2022, which amended Resolution No. 2020-25 adopted by the Board on December 8, 2020 approving the development of twenty-nine (29) single-family homes, to approve the conversion of five (5) market-rate units to five (5) Turn the Key-eligible homes to be sold at 100% AMI for \$280,000.
      - 2037, 2039, 2047, 2050 and 2052 E. William Street (CD 1) – BMK Properties, LLC
    2. Amendment to Resolution No. 2023-16 adopted by the Board on April 11, 2023, which amended Resolution No. 2022-30 adopted by the Board on September 13, 2022 approving the renovation of six (6) single-family homes, to approve the return of five (5) homes to the Land Bank and the renovation of one (1) single-family home.
      - 759, 761, 763, 773 and 783 Pallas Street (CD 3) – West NoMa Revitalization Group LLC
    3. Amendment to Resolution No. 2019-35, adopted by the Board on May 15, 2019 for the development of twenty (20) homeownership units and twenty-eight (28) rental units, to approve the following: (1) the cure of the Construction Completion Deadline default; (2) the modification of the proposed development and the completion deadlines to encompass twenty-seven (27) single-family homes to be built in three (3) phases, with fourteen (14) units to be sold at 100% AMI for \$270,000 to \$299,000 to homebuyers

eligible for the Turn the Key Program, and thirteen (13) units to be sold at market rate for approximately \$330,000 to \$349,000.

- 1901-09 and 1911-15 N. 33rd Street (CD 5) – Mosaic Berks, LP

~~4. Amendment to Resolution No. 2022-22 adopted by the Board on August 9, 2022, which amended Resolution No. 2021-54 adopted by the Board on November 9, 2021 approving the construction of fifty-seven (57) single-family homes, of which (a) fourteen (14) were to be 1-bedroom, 1-bath affordable units to be sold at 80% AMI for \$150,000; (b) fifteen (15) were to be 3-bedroom, 2-bath affordable units to be sold at 100% AMI for \$250,000; and (c) 28 were to be 3-bedroom, 2.5-bath units to be sold at market rate, with the sale price estimated at \$440,000. The amendment is to approve the following: (1) the modification of the proposed development to encompass thirty-three (33) 3-story townhomes with 3 bedrooms and 2 baths, of which (a) seventeen (17) will be single-family homes to be sold at 100% AMI for \$280,000 to homebuyers eligible for the Turn the Key Program and (b) sixteen (16) will be market-rate single-family homes with garages with an estimated sales price of \$650,000; and (2) the removal of 1926, 1930, 1931, 1936 and 1958 N. Orianna Street from the proposed development.~~

- ~~Paseo de Jardines: 32 Parcels – 33 units (Reduction of 8 Parcels) (CD 7)~~ **TABLED**

#### **D. Interagency Transfers**

The conveyance of these properties will be for disposition, reuse and/or management by the Philadelphia Housing Development Corporation.

- 1944 W. Westmoreland Street (CD 8)
- 5019 N. Camac Street (CD 9)

### **V. Property Dispositions**

#### **A. Side/Rear Yards**

The property below is proposed for conveyance to the following individual applicant as a side 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 yard.

- 2839 N. Orianna Street (CD 7) – Pedro Alejandro Mencia Brito and Aryam Vargas Almonte

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

1. The properties below are proposed for disposition to Civetta Property Group LLC to develop nine (9) single-family homeownership units in the Fifth (5th) Councilmanic District. The units will be 3 stories, each approximately 1,200 square feet and containing 3 bedrooms and 2 baths. They will be sold to households with incomes at or below 100% AMI with 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.

- 2806, 2903\*, 2907\*, 2913, 2917-19\*, 2925\* and 2937-39\* Cecil B. Moore Avenue (CD 5) (*\*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 BMK Properties, LLC to develop forty-five (45) single-family homeownership units in the Seventh (7th) Councilmanic District. All forty-five (45) single-family homeownership units will be sold to households with incomes at or below 100% AMI with a maximum sales price of \$280,000. The units will be two stories, with finished basements, containing 3 bedrooms and 2 baths at approximately 1,400 SF each. 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.
  - 311 Diamond St; 2219, 2231, 2233, 2235, 2250, 2301 and 2303\* N. Lawrence Street; 2047, 2112, 2128, 2132, 2142, 2146, 2152, 2208, 2214, 2230, 2234, 2238, 2355, 2365, 2405, 2407, 2419, 2423, 2425 and 2433 N. 3rd Street; 1820, 1943, 2236 and 2405 N. 4th Street; 1804, 1806, 2005, 2120, 2122, 2126, 2136, 2148, 2154, 2166, 2211, 2217 and 2225 N. 5th Street (CD 7) (*\*denotes 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 May 14, 2024, Board Meeting  
Remote Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** May 2, 2024

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The May 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, May 14, 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](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 Prior to Board Meeting:**

Email the following information to [andrea.saah@phdc.phila.gov](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, May 13, 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.

### **Land Bank Public Comment Policy 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 as described above. To the extent possible, it will be addressed by Land Bank staff or by the Board at the next meeting.