

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING

TUESDAY, APRIL 9, 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 March 12, 2024

III. Executive Director's Report

IV. Administrative Matters

A. Interagency Transfers

1. The properties below are proposed for transfer to the Philadelphia Housing Authority for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically affordable housing in the Eighth (8th) Councilmanic District.
 - 6657-59 Blakemore Street; 50, 56, 60-74 and 101 Collom Street; 67, 83, 85 and 87 Church Lane; 45, 47 and 51 E. Garfield Street; 5417, 5423-27, 5429-43, 5513 and 5515 Lena Street; 4949, 4951, 6526-34 Germantown Avenue; 117 Manheim Street; 36, 38, 40, 42, 44, 46 and 63 E. Wister Street – CD8 (*all properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank*)
2. The properties below are proposed for transfer to the Philadelphia Housing Authority for disposition, reuse and/or management by the Philadelphia Housing Authority, specifically affordable housing in the Third (3rd) Councilmanic District.
 - 4310R Haverford Avenue; 4419R Market Street – CD3 (*both properties being transferred by the City of Philadelphia to the Land Bank*)

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. 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 sale price of \$280,000. The units will be two stories, with finished basements, containing 3 bedrooms and 2 baths at approximately 1,000 SF each. Homebuyers will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program. 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 – CD7 (**denotes property being transferred by the Philadelphia Redevelopment Authority to the Land Bank*)

2. The properties below are proposed for disposition to Soar City Development Co. to develop five (5) single-family homeownership units in the Fifth (5th) Councilmanic District. All five (5) single-family homeownership units will be sold to households with incomes at or below 100% AMI with a maximum sale price of \$280,000. The units will be two stories, containing 3 bedrooms and 2 baths at approximately 1,200 SF each. Homebuyers will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- 2502, 2503*, 2542*, 2552* and 2559* N 28th Street – CD5 (**denotes properties being transferred by the City of Philadelphia to the Land Bank*)

B. Development – Mixed-Income Housing (unsolicited)

1. The properties below are proposed for disposition to Trinity Property Advisors to develop five (5) single-family homeownership units in the Fourth (4th) Councilmanic District. Three (3) units will be two stories, 3 bedrooms and 2 baths at approximately 1,000 SF each. They will be sold at 100% AMI for \$280,000. Homebuyers for the affordable units will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program. Two (2) units will be three stories, 4 bedrooms, 2.5 baths at approximately 1,700 SF each. They will be sold at market-rate for \$395,000. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- 134*, 138* and 140* N. 58th Street; 6212 and 6214* Vine Street – CD4 (**denotes properties being transferred by the City of Philadelphia and 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 April 9, 2024, Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: March 28, 2024

The April 2024 Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is currently scheduled for Tuesday, April 9, 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.

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, April 8, 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.

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. You may also submit your questions/comment using 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.

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.