

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING

TUESDAY, JANUARY 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 December 12, 2023

III. Executive Director's Report

IV. Property Dispositions

A. Development – Mixed-Income Housing (unsolicited)

The properties below are proposed for disposition to Northern Libs Partners, LLC to develop nineteen (19) mixed-income homeownership units on the properties below and on two properties already owned by the developer, which will be incorporated into the development. Four (4) units will be sold to households with incomes at or below 60% AMI, one (1) unit will be sold to a household with an income at or below 80% AMI, and six (6) units will be sold to households with incomes at or below 100% AMI, for a total of eleven (11) affordable units. The remaining eight (8) units will be sold at market rate. The application was unsolicited and evaluated pursuant to the disposition policy.

- 4422, 4426-30 Ludlow Street; 18, 20, 24, 26, 28, 30, 34-36 S. 44th Street (CD3) *(all properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*

B. Development – Community-Benefitting Use (unsolicited)

The property below is proposed for a multi-year lease to Called to Serve, a nonprofit organization, for sublease to Shift Capital, LLC, to manage the property as a parking lot for use by North Broad commercial corridor businesses and a hotel. Lease payments under the sublease will benefit the programs of Called to Serve.

- 3601 Germantown Avenue (CD5) *(property is being conveyed by the Department of Public Property to the Land Bank)*

C. 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.

- 2428 N. Orianna Street (CD7) – Anthony K. Bright, Jr.

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank January 16, 2024 Board Meeting
Remote Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: January 5, 2024

The next Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, January 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.

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, January 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.

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.