

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MONTHLY MEETING**  
**TUESDAY, JANUARY 14, 2025 – 10:00 AM**

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17<sup>TH</sup> 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 PAGES FOLLOWING THE AGENDA**

**AGENDA**

- I. Roll Call
- II. Approval of Minutes of the Meeting of December 10, 2024
- III. Executive Director's Report
- IV. Administrative Matters
  - A. Move of Annual Board Meeting from December to June of each calendar year
- V. Property Dispositions
  - A. **Development – Assemblage (unsolicited)**

The property below is proposed for disposition to **Philadelphia H.U.N.E., Inc. ("HUNE")**, a non-profit organization and the owner of 2265, 2267, 2269, 2273 and 2275 N. Philip Street in the Seventh (7<sup>th</sup>) Council District, to develop a three-story building which will be used for office and community space. HUNE focuses on serving people with disabilities. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply for this project.

    - **2271 N. Philip Street\* (CD 7)** (*\*property being transferred by the City of Philadelphia to the Land Bank*)
  - B. **Development – Affordable Housing (unsolicited)**

The properties below are proposed for disposition to **The Prime Corporation of New Jersey, Inc.** to develop ten (10) single-family homeownership units in the Fifth (5<sup>th</sup>) Council District. The units will each be two stories, with finished basements, and contain three (3) bedrooms and two (2) bathrooms at an average of 1,300 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.

- **2406\*, 2434\*, 2440\*, and 2444\* N. 6th Street; 2425\* and 2427\* N. 7th Street; and 2434\*, 2438\*, 2440\*, and 2445\* N. Marshall Street (CD 5)** (*\*denotes properties being transferred by the City of Philadelphia to the Land Bank*)

**C. Development – Gardens/Open Space**

The property below is proposed for conveyance to **Do More Good, Inc.**, a nonprofit organization, to be stabilized as a community garden. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

- **4701 Sansom Street\* (CD 3)** (*\*denotes property being transferred by the City of Philadelphia to the Land Bank*)

**D. 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.

- **719 S. 51<sup>st</sup> Street (CD 3)** – Raymond Wing Shing Ng & Ching W. Sullivan (*\*property being transferred by the City of Philadelphia to the Land Bank*)

**VI. Public Comment (Old & New Business)**

**VII. Adjournment**

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## MEMORANDUM

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel  
**RE:** **Philadelphia Land Bank January 14, 2025, Board Meeting**  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** January 3, 2025

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The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, January 14, 2025, 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 17<sup>TH</sup> 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](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, January 13, 2025:

- 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.

**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, attendees 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](mailto: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.