

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MONTHLY MEETING
TUESDAY, FEBRUARY 11, 2025 – 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 PAGES FOLLOWING THE AGENDA**

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Meeting of January 14, 2025
- III. Executive Director's Report
- IV. Administrative Matters
 - A. **Interagency Transfer**
 - 1. The property below is proposed for transfer to the **City of Philadelphia** for disposition, reuse and/or management by the City of Philadelphia, specifically for the installation of stormwater infrastructure and expansion of the existing, adjacent playground.
 - **923 West Butler Street (CD 5)**
 - B. **Amendment to Approved Disposition**
 - 1. Amendment to Resolution No. 2024-7 adopted by the Board on March 12, 2024, which approved **Mt. Vernon Manor Community Land Trust** to develop four (4) single-family homes at **708, 710, 714 and 723 N. Shedwick Street** in the Third (3rd) Council District to be sold to households at or below 80% AMI at a maximum price of \$155,000, with the land on which the homes are built to remain in the Community Land Trust. The developer has requested approval of a price increase to a maximum sale price of \$199,000 due to a 20% increase in the size of the homes and an increase in estimated development costs.
- V. Property Dispositions
 - A. **Development – Affordable Housing (unsolicited)**
 - 1. The properties below are proposed for disposition to **Exclusive Property Group, LLC** to develop five (5) single-family homeownership units in the Third (3rd) Council District. The units will each be two stories, without a basement, and contain three (3) bedrooms and two (2) bathrooms, at approximately 1,200 square feet each.

They will be sold to purchasers with a household income at or below 100% of AMI for a maximum sale 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.

- **705*, 709* and 713* N. 35th Street; 3518* and 3520 Wallace Street (CD 3)**

*(*denotes properties being transferred by the City of Philadelphia and the Philadelphia Redevelopment Authority to the Land Bank)*

2. The property below is proposed for disposition to **Number One Investments, LLC** to rehabilitate one (1) single-family homeownership unit in the Third (3rd) Council District. The unit will be two stories, with a partially finished basement, and contain three (3) bedrooms and two and a half (2.5) bathrooms at approximately 1,800 square feet. It will be sold to a purchaser with a household income at or below 80% of AMI for a maximum sale price of \$250,000. The home 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.

- **1124 S. 56th Street* (CD 3)** *(*property 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 February 11, 2025, Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: January 28, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, February 11, 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 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, February 10, 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 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.