

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MONTHLY MEETING
TUESDAY, MAY 13, 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 Meetings of March 22, 2025 and April 8, 2025
- III. Executive Director's Report
- IV. Administrative Matters
 - A. **Authorization for Purchase of Insurance**

The purpose of this resolution is to authorize payment for the purchase of commercial general liability insurance covering the Land Bank's properties for May 1, 2025 – April 30, 2026 Term.
 - B. **Authorization of Spending Authority to Acquire Tax Delinquent Properties**

The purpose of this resolution is to authorize the Land Bank to expend funds to acquire tax-delinquent properties at Municipal Tax Lien Sheriff Sales.
 - C. **Interagency Transfer**
 1. The properties below are proposed for transfer to the **Philadelphia Housing Authority** (PHA) for disposition, reuse and/or management by the PHA, specifically for the development of affordable housing in the Fifth (5th) and Eighth (8th) Council Districts.
 - **1400-20* N. 8th Street (CD 5)**
 - **92*, 96 and 98* Collom Street; 5128* Wakefield Street (CD 8)**

(* denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)
 2. **REMOVED** The property below is proposed for transfer to the ~~Philadelphia Housing Development Corporation~~ (PHDC) for disposition, reuse and/or management by the PHDC, specifically for the preservation of gardens and open spaces.
 - ~~5234* Walnut Street (CD 3) (* denotes property being transferred by the City of Philadelphia to the Land Bank)~~

D. Amendments to Approved Dispositions

Amendment to Resolution No. 2023-40, adopted by the Board on September 12, 2023, to revise the number of units developed from twenty-two (22) to sixteen units (16) and increase the maximum sales price for the sixteen (16) units from \$250,000 at 80% AMI to \$275,000 at 80% AMI, due to difficulty selling 2-bedroom units, rising construction costs and increased compliance costs related to the recent implementation of new City regulations.

- **1811, 2114 and 2123 Fernon Street; 1930 and 1932 S. Norwood Street; 1629, 1642, 1648 and 1652 Point Breeze Avenue; 1824 S. 20th Street; 1835 S. 22nd Street (CD 2)**

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

~~1. **REMOVED** The properties below are proposed for disposition to **BVG S Philadelphia AH, LLC** to develop ten (10) single-family homes in the Second (2nd) Council District. Each unit will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms, with a finished basement. The approximate square footage ranges from 1,365 SF to 1,680 SF. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$280,000. All homes 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. The home fits within the context of the neighborhood.~~

- ~~• **1508 and 1509 S. Cleveland Street; 1343 S. Colorado Street; 1808 Fernon Street; 2024 and 2026 Gerritt Street; 2635 Latona Street; 1700 S. Ringgold Street; 1932 Watkins Street; 2603* Wilder Street (CD 2)** (* denotes property being transferred by the City of Philadelphia to the Land Bank)~~

2. The properties below are proposed for disposition to **Burg Properties LLC dba VB Homes LLC**, to develop nine (9) single-family homes in the Seventh (7th) Council District. Each unit will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms, without a basement. The approximate square footage is 1,100 SF. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes 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. The home fits within the context of the neighborhood.

- **2047, 2128, 2132, 2142, 2146, 2152, 2230, 2234 and 2238 N. 3rd Street (CD 7)**

3. The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop twenty-three (23) single-family homes in the Eighth (8th) Council District. The approximate square footage is 1,375 SF. The units are composed of (A) nineteen (19) two-story units containing three (3) bedrooms and two (2) bathrooms with a finished basement; (B) one (1) two-story unit with a porch containing three (3) bedrooms and two (2) bathrooms without a basement; (C) one (1) three-story unit containing three (3) bedrooms and two (2) bathrooms without a basement; (D) two (2) three-story units with a porch containing three (3) bedrooms and two (2) bathrooms without a basement. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes 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. The home fits within the context of the neighborhood.

- **3127* and 3130* N. Bancroft Street; 3108 N. Broad Street; 3142, 3148, 3152*, 3156* and 3157* N. Carlisle Street; 3123 and 3131* N. Chadwick Street; 1412* W. Clearfield Street; 2737, 2935* and 2953 N. Hicks Street; 1709*, 1711* and 1713* W. Lippincott Street; 3110* and 3116* N. Rosewood Street; 2941* N. Sydenham Street; 3106* and 3141* N. 15th Street; 3035* N. 16th Street (CD 8) (* denotes properties being transferred by the City of Philadelphia to the Land Bank)**

B. 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.

- **2847 Boudinot Street (CD 7) – Cindy Xuan Ho**

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank May 13, 2025 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: May 2, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, May 13, 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, May 12, 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.