

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MONTHLY MEETING**  
**TUESDAY, July 8, 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 June 10, 2025**

**~~III. Executive Director's Report~~ REMOVED**

**IV. Administrative Matters**

**A. Substitution of Developer Entity**

The Board is asked to approve the substitution of West Kensington Commons 1, LLC for The Prime Corporation of New Jersey, Inc. as the approved developer of ten (10) properties in the Seventh (7<sup>th</sup>) Council District. The disposition was approved by Board Resolution 2024-42 on September 10, 2024. This entity substitution is at the request of the applicant. The members of the limited liability company are the same individuals who incorporated the original entity.

**B. Resolution to Lower the Approved AMI Level from 80% to 60% AMI**

The Board is asked to approve a decrease in the maximum Area Medium Income (AMI) limit for rents in the affordable rental duplex to be developed by DMCV, LLC at 1610 S. 56th Street in the Third (3<sup>rd</sup>) Council District. The disposition was approved by Board Resolution 2025-17 on April 8, 2025. The decrease in the AMI level for both rental units from eighty percent (80%) to sixty percent (60%) is at the request of the applicant.

**V. Property Dispositions**

**~~A. Development – Affordable Housing (Requests for Proposal (RFP))~~ REMOVED**

~~RFP 29<sup>th</sup> & Cecil B. Moore Ave. et al – The properties below are proposed for disposition to HOW Affordable Housing, LLC to develop nine (9) single family homes in the Fifth (5<sup>th</sup>) Council District. Each unit will be two stories and contain three (3) bedrooms, two (2) bathrooms, and an unfinished basement. The approximate square footage of each unit is 1,400 SF. The homes fit within the context of the neighborhood. 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. Applications were solicited via a Request for Proposals (RFP) for the properties,~~

and the applicant was the most qualified bidder. An EOP plan will apply to this project.

- ~~• 2806, 2903\*, 2907\*, 2913, 2917\*, 2919\*, 2925\*, 2937\*, 2939\* Cecil B. Moore Avenue (CD 5) (\*denotes properties being transferred by the City of Philadelphia and the Philadelphia Redevelopment Authority to the Land Bank)~~

**B. Development – Affordable Housing (unsolicited)**

The properties below are proposed for disposition to **Civetta Property Group, LLC**, to develop thirty (30) single family homes in the Seventh (7<sup>th</sup>) Council District. Fifteen (15) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms without basements at 1,375 SF each; the other fifteen (15) units will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms without basements at 1,375 SF each. The homes fit within the context of the neighborhood. 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.

- **509, 511, 534, 536 W. Dauphin Street; 310, 313, 503, 505 Diamond Street; 516, 518 Edgley Street; 2305, 2307, 2309 N. Lawrence Street; 2210, 2212\*, 2233\*, 2306, 2308, 2310, 2312 N. Leithgow Street; 447 W. Norris Street; 2206 N. Orianna Street; 2202, 2204, 2257 N. Orkney Street; 2049, 2138, 2236, 2252, 2254 N. Reese Street; 304, 309, 311, 323, 512 W. Susquehanna Avenue; 2047, 2054, 2151 N. 5th Street (CD 7) (\*denotes properties being transferred by the City of Philadelphia and the Philadelphia Redevelopment Authority 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.

- **2230 N. 3<sup>rd</sup> Street (CD 7) – David Oliver**

**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 July 8, 2025 Board Meeting  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** June 27, 2025

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The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, July 8 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://phillylandbank.org/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, July 7, 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.

Rules of Conduct:

**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.