

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING
TUESDAY, October 14, 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 September 9, 2025
- III. Executive Director's Report
- IV. Property Dispositions
 - A. **Development – Affordable Housing (Requests for Proposal (RFP))**

1. RFP North Central N. 16th Street Duplex et al – HOW Affordable Housing, LLC

The properties below are proposed for disposition to **HOW Affordable Housing, LLC** to develop nine (9) duplex buildings in the Fifth (5th) Council District, yielding eighteen (18) homeownership condominium units. Each duplex building will be three (3) stories with a finished basement. Each unit will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,350 square feet. 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.

- **1601*, 1605*, 1616*, 1618* and 1620* N. 16th Street (CD 5)**
(denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*

2. RFP North Central Bailey St et al – Nations Builder, LLC

The properties below are proposed for disposition to **Nations Builder, LLC** to develop twenty (20) single-family homes in the Fifth (5th) Council District. The homes on Bailey Street will be two (2) stories with a finished basement and contain three (3) bedrooms and two (2) bathrooms. The homes on North 26th Street, North 27th Street and Cecil B. Moore Avenue will be three (3) stories, with no basement, and contain three (3) bedrooms and two (2) bathrooms. The approximate area of each home is 1,300 square feet. 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.

- **1808*, 1809*, 1810*, 1812*, 1819*, 1824*, 1828*, 1837* and 1838 N. Bailey Street; 2525 and 2611* Cecil B. Moore Avenue; 1725, 1726*, 1729, 1747, 1749 and 1832* N. 26th Street; 1735*, 1747* and 1765* N. 27th Street (CD 5)**
(denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

3. RFP North Central Etting Street et al – The Prime Corporation of NJ Inc

The properties below are proposed for disposition to **The Prime Corporation of NJ, Inc.** to develop seventeen (17) single-family homes in the Fifth (5th) Council District. Each home will be two (2) stories with a finished basement and contain three (3) bedrooms and two (2) bathrooms. The approximate area of each home is 1,200 square feet. 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.

- **1816*, 1817*, 1838*, 1839*, 1841*, 1842*, 1843*, 1845*, 1847, 1848*, 1849*, 1851*, 1853, 1854*, 1861*, 1862* and 1866 N. Etting Street (CD 5)**
(denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

B. Development – Affordable Housing (unsolicited)

1. Civetta Property Group LLC

The properties below are proposed for disposition to **Civetta Property Group LLC** to develop thirty (30) single-family homes in the Seventh (7th) Council District. Fifteen (15) homes be two (2) stories with no basement and contain three (3) bedrooms and two (2) bathrooms; the other fifteen (15) homes will be three (3) stories with no basement and contain three (3) bedrooms and two (2) bathrooms. The approximate area of each home is 1,375 square feet. 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 and 536 W. Dauphin Street; 310, 313, 503 and 505 Diamond Street; 516 and 518 Edgley Street; 2305, 2307 and 2309 N. Lawrence Street; 2210, 2212, 2233*, 2306, 2308, 2310 and 2312 N. Leithgow Street; 447 W. Norris Street; 2206 N. Orianna Street; 2202, 2204 and 2257 N. Orkney Street; 2049, 2138, 2236, 2252 and 2254 N. Reese Street; 304, 309, 311, 323 and 512 W. Susquehanna Avenue; 2047, 2054 and 2151 N. 5th Street (CD 7)**
(denotes properties being transferred by the City of Philadelphia to the Land Bank)*

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: Philadelphia Land Bank October 14, 2025 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: October 3, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, October 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 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://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 by 3:00 p.m. on Monday, October 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 forwarded to the Board prior to the meeting, and copies will be distributed to public attendees at the Board meeting. They will be answered or addressed during the meeting to the extent the Board chooses, and they will 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 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.

IV. Property Dispositions

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

- 1. RFP North Central N. 16th Street Duplex et al –
HOW Affordable Housing, LLC**

**2. RFP North Central Bailey St et al – Nations
Builder, LLC**

3. RFP North Central Etting Street et al – The Prime Corporation of NJ Inc

**4. RFP Strawberry Mansion - Oakdale Street et al –
Civetta Property Group, LLC**

B. Development – Affordable Housing (unsolicited)

1. Civetta Property Group LLC