

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' REGULAR MEETING
Tuesday, November 18, 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 September 9, 2025 and October 14, 2025
- III. Executive Director's Report
- IV. Administrative
 - A. **Election of Board Chair**
Sole Nominee: Angela Brooks
 - B. **Substitution of Developer Entity**
The Board is asked to approve the substitution of special purpose entities for Fine Print Construction LLC as the approved developer of the mixed-income rental properties being constructed as part of Fine Print Construction LLC's project on 2329 Ellsworth Street, 2445 Federal Street, 1709 point Breeze Avenue, 1711 Point Breeze Avenue, and 1822R – 34 and 1836 Point Breeze Avenue in the Second (2nd) Council District. The disposition was approved by Board Resolution 2022-55 on December 13, 2022. This entity substitution is at the request of the applicant. The new entities to develop and manage the rental properties are as follows: 2329 Ellsworth LLC, 2445 Federal LLC, 1709 Point Breeze LLC, 1711 Point Breeze LLC, and SUUDA-Kenyatta Bey LLC (for 1822R-34 and 1836 Point Breeze Avenue).
- V. Property Dispositions
 - A. **Development – Affordable Housing (Requests for Proposal (RFP))**
 - 1. **RFP Francisville Ogden et al – Francisville Commons 1, LLC**
The properties below are proposed for disposition to **Francisville Commons 1, LLC** to develop ten (10) single family homes in the Fifth (5th) Council District, yielding 10 Homeownership units. All ten (10) units will be two-story buildings with finished basements. The homes fit within the context of the neighborhood. Each unit will have three (3) bedrooms, and two (2) bathrooms. The approximate square footage of each unit is 1,200 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. 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.

- **1437, 1438, 1539, 1544, 1546, 1610 Ogden Street; 863 N. 15th Street; 841, 845, 851 N. 16th Street (CD 5)**

2. RFP North Central Bailey St et al – Nation Builders WFH, LLC

The properties below are proposed for disposition to **Nation Builders WFH, LLC** to develop twenty (20) single family homes in the Fifth (5th) Council District. The homes on Bailey Street will be two stories and contain three (3) bedrooms, two (2) bathrooms, with finished basements. The remaining homes on North 26th Street, North 27th Street, and C.B. Moore Ave will be three stories and contain three (3) bedrooms, two (2) bathrooms, without basements. The approximate square footage of each unit is 1,300 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.

- **1808*, 1809*, 1810*, 1812*, 1819*, 1824*, 1828*, 1837*, 1838 N. Bailey Street; 2525, 2611* Cecil B. Moore Avenue; 1725, 1726*, 1729, 1747, 1749, 1832* N. 26th Street; 1735*, 1747*, 1765* N. 27th Street (CD 5)**

(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 – North Etting Commons, LLC

The properties below are proposed for disposition to **North Etting Commons, LLC** to develop seventeen (17) single family homes in the Fifth (5th) Council District. Each unit will be two stories and contain three (3) bedrooms, two (2) bathrooms, with finished basements. The approximate square footage of each unit is 1,200 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.

- **1816*, 1817*, 1838*, 1839*, 1841*, 1842*, 1843*, 1845*, 1847, 1848*, 1849*, 1851*, 1853, 1854*, 1861*, 1862*, 1866* N. Etting Street (CD 5)**

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

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

The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop thirty-eight (38) single family homes in the Fifth (5th) Council District. Each unit will be two stories and contain three (3) bedrooms, two (2) bathrooms, without a

basement. The approximate square footage of each unit is 1,375 - 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.

- **2420, 2438*, 2442*, 2456*, 2648*, 2650, 2651* N. Corlies Street; 2519*, 2544*, 2600*, 2603*, 2611*, 2640*, 2710*, 2931, 2935, 3019*, 3021*, 3027*, 3029*, 3031*, 3039* W. Oakdale Street; 2423*, 2425*, 2437*, 2446*, 2501*, 2502, 2504*, 2505, 2506*, 2513*, 2516*, 2517*, 2526*, 2529, 2539*, 2542, 2556*, 2567 N. Stanley Street (CD 5)**

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

B. Development – Affordable Housing (unsolicited)

~~1. Trinity Property Advisors LLC~~ REMOVED

~~The properties below are proposed for disposition to Trinity Property Advisors LLC to develop three (3) single-family homes in the Fourth (4th) Council District. The three (3) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms with a front porch and without basements at 1,100 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.~~

- ~~**134*, 138*, 140* N. 58th St Street (CD 4)**~~

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

~~2. Civetta Property Group LLC~~ REMOVED

~~The properties below are proposed for disposition to Civetta Property Group, LLC for the development of thirty four (34) single family homes in the Third (3rd) Council District. Eleven (11) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. Seventeen (17) units will be two (2) stories with a porch and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. Five (5) units will be three (3) stories with a porch and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. Two (2) units will be three (3) stories with a mansard and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. One (1) unit will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms, with an approximate square footage of 1,050 SF. The homes 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.

- ~~4201*, 4205, 4207*, 4219*, 4239 Mantua Avenue; 4514*, 4517*, 4521*, 4606*, 4610* Merion Avenue; 4115, 4510*, 4511*, 4512*, 4514* Ogden Street; 4222*, 4227* Otter Street; 4527 Parrish Street; 4123*, 4135*, 4324 Pennsgrove Street; 818*, 877* N. Preston Street; 4637* Westminster Avenue; 884* N. 41st Street; 948*, 950* N. 42nd Street; 922*, 948*, 1001* N. 43rd Street; 854*, 866*, 960* N. 45th Street; 838*, 1015* N. 46th Street (CD 3)~~
(properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

3. 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) 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)**
(property being transferred by the City of Philadelphia to the Land Bank)*

C. Gardens and Open Space

1. By Faith Eternal Health Care

The properties below are proposed for disposition to **By Faith Eternal Health Care** in the First (1st) Council District to develop the parcels into a managed open space that promotes wellness, sustainability, and community connection through hands-on learning. The space will be used to grow vegetables, herbs, and flowers by youth, veterans, and community members participating in year-round wellness and construction programs. It will also host seasonal community events and programs, such as the Spring Celebration, Family Comes First Event, Fall Festival & Backpack Giveaway, and the summer camp "The Village That Heals." The garden will be open to the community during designated hours, supervised by staff and volunteers, and secured at other times. All produce grown will be shared with community members, participating families, and residents in need, and used in nutrition and cooking

workshops, not sold commercially. Overall, the project aims to create an inclusive space for healing, learning, and community building.

- **2758-60, 2762 Helen Street (CD 1)**

D. Side/Rear Yards

1. 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.

- **2726* N. 15th Street (CD 8)** – Maurice L. Hammond
*(*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 November 18, 2025, Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: November 7, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, November 18, 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, November 17, 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 be 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 the Board meeting will be made publicly available when the Board package for the next month's 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.

Recording of Meeting:

Please note that because of the public nature of the Board meeting, attendees are not prohibited from audio or video recording the entire meeting or parts of the meeting. Attendees who wish to record the meeting may not delay the beginning of the meeting or block the view of other attendees and shall not interfere with the proceedings.