

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' ANNUAL MEETING
Tuesday, December 16, 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 November 18, 2025~~ **REMOVED**
- III. ~~Executive Director's Report~~ **REMOVED**
- IV. Administrative
 - A. Approval of the 2026 Calendar of Land Bank Board Meetings
- V. Property Dispositions
 - A. Development – Affordable Housing (unsolicited)
 1. Trinity Property Advisors LLC

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 a basement 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. 17th Street Community Phase Two, LP

The properties below are proposed for disposition to **17th Street Community Phase Two, L.P.** for the development of thirty-eight (38) Low Income Housing Tax Credit (“LIHTC”) rental units to be leased to households earning between 20% of AMI and 50% of AMI in the Fifth (5th) Council District. The units will be contained in nine (9) buildings. The other properties included in the project (1411, 1422, 1432 and 1443 N. 17th Street) are currently owned by PHA and will be conveyed to the developer.

- The structures on the single parcels at 1403, 1415, 1422, 1428, 1432 and 1436 N. 17th will be three (3) stories and consist of three (3) units each. The total mix is six (6) units containing two (2) bedrooms and one (1) bathroom and twelve (12) units containing one (1) bedroom and one (1) bathroom, for a total of eighteen (18) units.
- The structure on the parcels at 1409 and 1411 N. 17th Street will be three (3) stories and consist of one (1) unit containing three (3) bedrooms and two (2) bathrooms, two (2) units containing two (2) bedrooms and one (1) bathroom, and four (4) units containing one (1) bedroom and one (1) bathroom, for a total of seven (7) units.
- The structure on the parcels at 1441 and 1443 N. 17th Street will be three (3) stories and consist of five (5) units containing three (3) bedrooms and two (2) bathrooms and one (1) unit containing one (1) bedroom and one (1) bathroom, for a total of six (6) units.
- The structure on the parcels at 1624 and 1626 Jefferson Street will be three (3) stories and consist of four (4) units containing two (2) bedrooms and one (1) bathroom and three (3) units containing one (1) bedroom and one (1) bathroom, for a total of seven (7) units.

The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **1403*, 1409*, 1415*, 1428, 1436*, 1441* N. 17th Street, 1624*, 1626 Jefferson Street (CD 5)**

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

B. Side/Rear Yards

1. The property below, located in the Fifth (5th) Council District, 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.

- **1909 N. Van Pelt Street (CD 5)** – Nomble F. Lee

*(*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 December 16, 2025 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: December 5, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, December 16, 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, December 15, 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. Comments submitted after the 3:00 pm deadline will be forwarded to the Board but will not be distributed at the Board meeting. They will be attached to the minutes.

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.



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phillylandbank.org

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- Personal attacks, accusations or hate speech against anyone, including applicants, staff members, Board members, attendees or other members of the public, will not be tolerated and will not be included in the minutes.

Minutes of Board Meeting:

The draft minutes of the Board meeting will be made publicly available when the Board package for the Board meeting at which the minutes will be approved 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.