

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, January 13, 2026 – 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 and December 16, 2025
- III. Executive Director's Report
- IV. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. Burg Properties LLC dba VB Homes LLC

The properties below are proposed for disposition to **VB Homes LLC** to develop eleven (11) affordable single-family homes in the Third (3rd) Council District. Ten (10) units will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms without a basement. One (1) unit will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms with an unfinished basement. All units will have finished living area of about 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.

- **3825* Fairmount Avenue; 3931 Folsom Street; 908* and 910* N. Holly Street; 3948* Parrish Street; 676* N. 36th Street; 681* N. 37th Street; 1201*, 1205*, 1207* and 1209 N. 41st Street (CD 3)**

(properties being transferred by the City of Philadelphia or the Philadelphia Housing Development Corporation to the Land Bank)*

2. Camino de Oro Phase Two LP (Developer: Asociacion Puertorriquenos En Marcha, Inc. (APM))

The properties below are proposed for disposition to **Camino de Oro Phase Two LP** for the development of thirty-eight (38) Low Income Housing Tax Credit (LIHTC) rental units to be leased to households at or below 60% of AMI in the Fifth (5th) Council District. APM will be the developer of the project. The other properties in the assemblage (1806, 1808, 1810, 1812, 1814, 1816 N. Franklin Street; 1805 N. 8th Street) are owned by the Philadelphia Housing Authority and will be conveyed to the project owner. The units will be contained in one (1) three-story building which will have an on-site leasing office, a laundry facility, and a community room which will be available to the residents of the surrounding community. The development will have green space for gardening and activities for the residents and surrounding community. A total of four (4) units will be fully accessible. A total of four (4) units will be affordable to seniors with incomes at or below 20% AMI, with two (2) of those units being fully accessible. The application was unsolicited and is qualified pursuant to the disposition policy.

- **1802-04* N. Franklin Street; 1803* and 1807-25* N. 8th Street (CD 5)**
(properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*

B. Side/Rear Yards

1. The property below is proposed for conveyance to the named individual applicant(s) as a side yard; the applicants own and reside in the adjacent home. The property will be subject to a 30-year mortgage and permanently restricted for use as a side yard.
 - **2039 E. Fletcher Street (CD 7)** – Christian Morell and Maria V. Morell

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank January 13, 2026 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: January 2, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, January 13, 2026, 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, January 12, 2026:

- 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.

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 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.