

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, February 10, 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 Meeting of January 13, 2026~~ **REMOVED**
- III. Executive Director's Report
- IV. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. Philadelphia Technician Training Institute

The properties below are proposed for disposition to Philadelphia Technician Training Institute (PTTI) along with others already in their inventory for the development of a four-story post-high school trade school with parking for fifty-two (52) spaces. The other properties included in the project that are owned by PTTI are: 3900, 3904 W. Girard Avenue, 3901-09, 3917-19, 3921-29, 3931 Cambridge Street. The application was unsolicited and an EOP plan will apply for this project.

- **3902, 3906 W. Girard Avenue and 3911-15 Cambridge Street (CD 3)**

2. Nayda Cintron LP (Developer: Women's Community Revitalization Project (WCRP))

The properties below are proposed for disposition to **Nayda Cintron LP** for the development of forty (40) Low Income Housing Tax Credit (LIHTC) rental units to be leased to households at or below 60% of AMI in the Seventh (7th) Council District. The units will be contained in three buildings. Two (2) three-story triplexes will each have two (2) bi-level three-bedroom units and one (1) single-level three-bedroom ADA-accessible unit. Each unit will average 1,300 square feet. One building will house two (2) one-bedroom units averaging 771 square feet, twenty-one (21) two-bedroom units averaging 927 square feet, and eleven (11) three-bedroom units averaging 1,300 square feet. A total of thirty-six (36) of the forty (40) units will be visitable and

ten (10) will be completely ADA-accessible. The one-bedroom and two-bedroom units will each have one bathroom, and the three-bedroom units will each have one and a half bathrooms. Four (4) units will be leased to tenants at or below 20% AMI; four (4) units will be leased to tenants at or below 30% AMI; twenty-four (24) units will be leased to tenants at or below 50% AMI; and eight (8) units will be leased to tenants at or below 60% AMI. The project will include ten (10) parking spaces. The application was unsolicited and is qualified pursuant to the disposition policy.

- **515-33 W. Cumberland Street; 2502, 2504, 2506, 2508, 2511-21, 2543-51 N. Fairhill Street; 2506-22, 2524, 2526, 2534-42 N. Reese Street (CD 7)**

2. Civetta Property Group LLC ~~REMOVED~~

~~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)~~

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank February 10, 2026 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: January 30, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, February 10, 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, February 9, 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.