

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, March 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 Meetings of January 13, 2026 and February 10, 2026
- III. Executive Director's Report
- IV. Administrative Matters

A. Amendments to Approved Dispositions

1. Cheesecake Properties

Amendment to Resolution No. 2024-41, adopted by the Board on September 10, 2024, to remove 1317 S. 20th Street from the project, revise the number of units developed from eight (8) to seven units (7), and increase the maximum sales price for the seven (7) units from \$250,000 at 80% AMI to \$280,000 at 80% AMI, due to soil conditions, rising construction costs and increased compliance costs related to the recent implementation of new City regulations.

- **1911 Gerritt Street; 1932 and 2044 Titan Street; 1212 S. 17th Street; 1511 S. 20th Street; 1904 S. 23rd Street; 1216 S. 31st Street (CD 2)**

2. BMK Properties

Amendment to Resolution No. 2022-57, adopted by the Board on December 13, 2022, for properties conveyed on March 26, 2024, to revise the Area Median Income (AMI) limit from 80% to 100% of AMI for seven (7) of the nineteen (19) homes constructed as part of the project and to increase the maximum sales price for the seven (7) units from \$265,000 to \$280,000, due to rising construction costs and increased compliance costs related to the recent implementation of new City regulations.

- **3033, 3035, 3037, 3039, 3041, 3045 and 3047 Martha Street (CD 1)**

V. 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)*

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) 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 and 536 W. Dauphin Street; 310, 313, 503, 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 and 2204 N. Orkney Street; 2049, 2138, 2236, 2252 and 2254 N. Reese Street; 304, 309, 311, 323 and 512 W. Susquehanna Avenue; 2054 and 2151 N. 5th Street (CD 7)**
(denotes 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 March 10, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: February 27, 2026

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