

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.

MARCH 10, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM II

PHILADELPHIA LAND BANK

JANUARY 13, 2026 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 13, 2026, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:06 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez went over the agenda. She outlined public comment procedures, including sign-up requirements and the expectation that comments relate to the agenda item without personal attacks, accusations, or hate speech. She also noted that the meeting may be recorded by attendees in accordance with the Sunshine Act.

Item I **Roll Call**

The following members of the Board of Directors reported present: Andrew Goodman, Michael Johns, Rebecca Lopez Kriss, Maria Gonzalez, Alexander Balloon, Darwin Beauvais, Jenny Greenberg, Cornelius Brown.

Angela Brooks, Kelvin Jeremiah, and Nicholas Dema were absent from the Board meeting. In the absence of Chair Brooks and Vice-Chair Dema, Secretary Goodman proceeded to chair the meeting.

The following Land Bank staff members were present: Angel Rodriguez, Sharla Russell, Andrea Imredy Saah, Esq., Lily Berndel, Esq., Ashley Braxton, Liliana Felicano, Simbarashe Madziva, Cristina Martinez, Brian Romano and Carolyn Terry.

Public Attendees: The list of public attendees follows these minutes.

Item II **Approval of Board Minutes**

Secretary Goodman called for a motion to adopt the Board meeting minutes of November 18, 2025, and December 16, 2025.

Mr. Beauvais moved to approve the minutes. Mr. Balloon seconded the motion.

Upon motion and duly seconded, the Board unanimously approved the Board meeting minutes of November 18, 2025, and December 16, 2025.

Item III
Executive Director's Report

No Executive Director's report was provided this month.

Item IV
Property Dispositions

IV.A.1. Burg Properties LLC dba VB Homes LLC (unsolicited) – **Removed from Agenda**

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

Brian Romano, Development Specialist, presented a Low Income Housing Tax Credit (LIHTC) project for conveyance to Camino De Oro Phase 2 LP, to be developed by APM. The project will include 38 senior affordable rental units (one-bedroom, one-bath) in a three-story building serving households at or below 60% AMI, with four units at or below 20% AMI and four fully accessible units, including two of the 20% AMI units. The amenities will include a community room, laundry facilities, accessory parking, an on-site leasing office, elevator access, and green space.

The properties include 1803 and 1807–1825 N. 8th Street; 1802–1804 N. Franklin Street; and parcels owned by the Philadelphia Housing Authority (PHA) at 1805 N. 8th Street and 1806–1816 N. Franklin Street. A community meeting was held on December 22, additional meetings were conducted throughout the year, an EOP will apply, and the developer was present to answer questions.

Mr. Goodman asked whether the project had already received a tax credit award or was still in the application process.

Mr. Rodriguez confirmed that the tax credits had been awarded and explained that the project is fully financed, with city subsidies and Pennsylvania Housing Finance Agency (PHFA) tax credits in place. He noted that Philadelphia Housing Development Corporation (PHDC) handles the financial closing while the land transfer occurs simultaneously, and that board approval of the land disposition is a necessary step to allow the project to close, which is anticipated this spring. Mr. Rodriguez also stated that resolutions have been prepared and will be submitted to City Council for introduction at the next session on January 22.

Mr. Balloon asked whether the project was entirely senior housing or only partially reserved for seniors. Mr. Romano confirmed that all units are for seniors. Mr. Rodriguez added that the project must meet specific AMI and eligibility criteria required for PHFA financing, but it is fully designated as senior housing.

Mr. Johns asked about the project's income restrictions and whether all units were below 60% of AMI. Mr. Romano confirmed that all units are under 60% of AMI, with some below 20%. Mr. Rodriguez then offered to have the developer speak about the project if desired.

Rose Gray of APM, the developer for the project, informed the board that there will be thirty-eight (38) units with one bedroom for seniors 62 and over. The income ranges are tiered some at 60%, 50% and 20% AMI. An internal rental subsidy will exist for the units at 20%.

Mr. Goodman asked if any public comment was received. Ms. Imredy Saah confirmed that one written comment was received, a letter from Ceiba asking the Board to approve the disposition citing APM's longstanding presence and success in developing low-income housing in the area and noting that this project represents Phase 2 following completion of Camino de Oro Phase 1. Ceiba supports the project. A copy of the letter is attached as **Exhibit B**.

Seeing no further questions from the Board or the public, Mr. Goodman called for a motion regarding the resolution.

Ms. Gonzalez moved to approve the disposition and Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 1802-04 N. Franklin Street, 1803 N. 8th Street and 1807-25 N. 8th Street to Camino de Oro Phase Two LP** (attached as **Exhibit C**).

IV.B.1 Side/Rear Yards

Ms. Martinez presented the last agenda item, requesting Board approval to dispose of 2039 E. Fletcher Street in the Seventh (7th) Council District for use as a side yard to the adjacent owners, Christian Morell and Maria V. Morell. Ms. Martinez noted that the unsolicited application was evaluated under the disposition policy, the property will be subject to a 30-year mortgage and permanent side-yard restrictions, and an EOP does not apply.

Mr. Goodman called for questions from the Board.

Ms. Lopez Kriss asked whether the lot previously contained a home and whether it is buildable.

Mr. Rodriguez explained that while the lot may be buildable, the feasibility of in-fill development depends on vacancy levels and overall block conditions. He noted that current construction costs are approximately \$265,000 per unit, with additional L&I and basement-related expenses increasing overhead. Given tight margins, he stated that it is unlikely a developer would purchase and build on the lot as a standalone project.

Mr. Johns asked how long the lot had been vacant. Ms. Imredy Saah responded that the lot has been vacant since at least 2004.

Ms. Lopez Kriss noted that the agenda listed the property's assessed value at \$95,000, while OPA assessed it at \$171,000, suggesting it is a valuable lot in a growing neighborhood that needs housing.

Mr. Rodriguez responded that many factors, including City and Council considerations, go into determining whether City-owned properties are advanced for development.

Mr. Goodman asked if any public comments were received on this disposition. No public comment was received.

Ms. Gonzalez asked what neighborhood the lot is located based on the 19125 zip code. Mr. Goodman suggested it may be considered East Kensington.

Mr. Goodman confirmed there were no public speakers on the item and called for a motion.

Ms. Greenberg moved to approve the disposition. Mr. Beauvais seconded the motion.

All board members except Ms. Rebecca Lopez Kriss approved the disposition. There were seven (7) members in favor and one (1) opposed.

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 2039 East Fletcher Street to Christian Morell and Maria V. Morell.** (attached as **Exhibit D**).

Item V

Public Comment (Old & New Business)

Mr. Goodman called for comments on Old and New Business from the public.

Ms. Marguerite Padin asked what safeguards are in place to ensure that developers receiving subsidized public land do not exploit labor, including misclassifying workers or failing to provide Workers' Compensation and unemployment insurance. She emphasized the City's responsibility to enforce accountability and uphold labor standards.

Mr. Rodriguez clarified that the Land Bank does not provide subsidies and is not a compliance agency. Its role is to evaluate and approve dispositions of vacant land under the Philadelphia Code, ensuring projects meet legal and policy requirements and qualify as viable developments. He explained that projects receiving subsidies are subject to additional oversight by other agencies, such as L&I, OEO, and DHCD's compliance unit. While the Land Bank relies on these agencies for labor and compliance enforcement, it can halt a project if issues arise.

Ms. Lopez Kriss stated that suspected worker misclassification or tax fraud can be reported through the Department of Revenue's tip line at www.phila.gov, and that the Department of Revenue works with L&I to investigate such claims.

Mr. Jeremy Blatstein raised concerns about conflicts of interest and ethics compliance, urging the Board to ensure that its members follow the applicable ethics requirements, including rules on *ex parte* communications. He also criticized a recent community meeting held by City Councilmember Quetcy Lozada that was closed to some attendees, stating that meetings concerning public land should remain open and follow established Land Bank rules and processes.

Ms. Padin stated that the meeting was public and that Councilmember Lozada took a vote among neighborhood residents who would be directly affected. She explained that Mr. Blatstein was asked to leave because he does not live in the district and could not participate in the vote, and that the Councilmember was representing her constituents' wishes.

Mr. Blatstein clarified that his concern was about a vote being taken at the meeting, noting that voting is not part of the Land Bank's standard process and that the meeting was not conducted under the typical RCO procedures. He suggested this issue should be discussed further in the future.

Mr. Rodriguez explained that the Land Bank does not request, support, or consider votes at community meetings, as these are not RCO or zoning proceedings. Community meetings are informational only, and formal input must be provided directly to the Board through in-person testimony or written comment. The Board alone determines whether a property will be disposed of.

Mr. Goodman asked that all further comments on the project be held until the disposition is on the board agenda.

Ms. Gonzalez responded to the conflict of interest concerns, stating that she is fully aware of and complies with the City's ethical standards, including required annual training. She emphasized that she holds herself to high standards and asked that any allegations of conflict be supported by specific evidence.

Mr. Goodman asked if any member of the public would like to approach the board with any topic of old or new business.

Colin Forwood spoke about 5045 Parrish Street in the Mill Creek neighborhood, which is scheduled for sheriff's sale. He explained that while he supports new housing development, he is advocating for the lot to be considered for side yard or community garden designation, noting the presence of an existing but disused garden and his efforts to find a nonprofit sponsor to preserve the space.

Item VI
Adjournment

Seeing no further comments from the Board or the public, Mr. Goodman called for a motion to adjourn.

Ms. Gonzalez moved to adjourn the meeting. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:37 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, January 13, 2026, at 10:00 AM.

User Name
Colin Forwood
Anthony Fullard
Jean Desir
William Bamber
Lisa Johnson
Randell Torres
Lorena Rodriguez
Tom Delucia
Zane Knight
Jan Geetag
Kenneth Hawley
Clara Morton
Ron (APM)
Leah Apgar
Dave Laglier
Marguerite Padin
Jeremy Blatstein
Kyeaf Riddick
Christine Behr
Noah Reiners
Ashley Lalorde
William Bamber

EXHIBIT A

Condensed transcript to be added upon receipt

EXHIBIT B



A Latino coalition building organization serving Philadelphia

174 Diamond St
Philadelphia PA 19122

215-634-7245
info@ceibaphiladelphia.org

January 12, 2026

Board of Directors
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia PA 19107

Dear Board of Directors,

We are sending you this letter to respectfully request that you approve, at your January 2026 meeting, the disposition of the publicly owned parcels of land listed below to the Asociacion de Puertorriquenos En Marcha, Inc. (APM) for the construction of 38 Low Income Housing Tax Credit (LIHTC) rental units to be leased to households at or below 60% of AMI:

- 1802-04 N. Franklin Street; 1803 and 1807-25 N. 8th Street (CD 5)

Ceiba supports this disposition because the above referenced APM LIHTC project, also known as Camino de Oro Phase Two, meets the affordable housing needs of low-income families in Eastern North Philadelphia. It is part of APM's long term commitment to build housing for low-income Philadelphians in one of the poorest communities of the City. Camino de Oro Phase One, which APM completed in 2023, brought affordable senior housing and needed community space to the area.

Ceiba also supports the project because the affordable housing units to be built on the above referenced parcels from the Land Bank are part of a larger effort to foster income mobility in Eastern North Philadelphia. APM is not building on Land Bank land and leaving the neighborhood when construction is done. APM was there before the construction, it will be there during the construction, and it will continue to be there after the construction of Camino de Oro Phase Two. APM is an award-winning community-based organization with 50 plus years of serving Eastern North Philadelphia. Its plan for the neighborhood is to further strengthen its fabric by providing social services, workforce development opportunities, and cultural programming to its residents.

We look forward to celebrating the ribbon cutting of Camino de Oro Phase Two with you and to continuing to encourage the Land Bank to maximize the use of public land for public good by using Land Bank land to build affordable housing for low-income families in Philadelphia.

Thank you for your attention to this matter.

Respectfully,

Will Gonzalez,
Executive Director

EXHIBIT C

RESOLUTION NO. 2026 - 1

**RESOLUTION AUTHORIZING CONVEYANCE OF
1802-04 N. FRANKLIN STREET, 1803 N. 8TH STREET AND 1807-25 N. 8TH STREET
TO CAMINO DE ORO PHASE TWO LP**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1802-04 North Franklin Street, 1803 North 8th Street, and 1807-25 North 8th Street (collectively, the “**Property**”) to Camino de Oro Phase Two LP (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Twelve and 00/100 U.S. Dollars (\$12.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 13, 2026.

EXHIBIT D

RESOLUTION NO. 2026 - 2

**RESOLUTION AUTHORIZING CONVEYANCE OF
2039 E. FLETCHER STREET TO
CHRISTIAN MORELL AND MARIA V. MORELL**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2039 East Fletcher Street (the “**Property**”) to Christian Morell and Maria V. Morell (the “**Purchasers**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchasers for One and 00/100 U.S. Dollar (\$1.00) and a mortgage of Ninety-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$94,999.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 13, 2026.

PHILADELPHIA LAND BANK

FEBRUARY 10, 2026 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, February 10, 2026, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:04 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda. She also noted a correction made to the classification of one of the dispositions, clarifying that it is for community-benefiting use, not affordable housing, for the Philadelphia Technical Training Institute.

Ms. Imredy Saah outlined the rules for public comment, asking speakers to limit remarks to two minutes, address only the item currently under consideration, and refrain from making accusations or negative comments about applicants, staff, Board members, attendees, or other members of the public. She then proceeded to call the roll.

Item I **Roll Call**

The following members of the Board of Directors reported present: Chair Angela Brooks, Kelvin Jeremiah, Nicholas Dema, Andrew Goodman, Jenny Greenberg, Alexander Balloon, Cornelius Brown, Darwin Beauvais, and Maria Gonzalez. Michael Johns arrived at 10:07 am for the Board meeting.

Rebecca Lopez Kriss was absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Sharla Russell, Andrea Imredy Saah, Esq., Lily Berndel, Esq., Ashley Braxton, Liliana Felicano, Simbarashe Madziva, Cristina Martinez, Brian Romano and Carolyn Terry.

Public Attendees: The list of public attendees follows these minutes.

Item II **Approval of Board Minutes**

Ms. Imredy Saah stated that the Board would not approve the January meeting minutes because the transcript was received too late to prepare the draft minutes. The final transcript will be reviewed and hopefully published with the minutes for the next meeting, when the minutes are expected to be approved.

Item III
Executive Director's Report

No Executive Director's report was provided this month.

Item IV
Property Dispositions

IV.A. Development – Affordable Housing (unsolicited)

1. Philadelphia Technician Training Institute

Brian Romano, Senior Development Specialist, requested Board approval of a proposal by the Philadelphia Technical Training Institute to develop a four-story post-secondary trade school with 52 parking spaces in the 3rd Council District. He explained that the nonprofit already owns most of the project site. Mr. Romano stated that the Land Bank parcels include 3902 and 3906 W. Girard Avenue and 3911–3915 Cambridge Street. He noted that a community meeting was held on January 7, 2026, the application was unsolicited, an EOP will apply, and the developer and their attorney were present to answer questions.

Chair Brooks called for questions or comments from the Board. There were none.

Chair Brooks asked if any written comments were received for this disposition.

Ms. Imredy Saah reported that a letter was submitted by Councilwoman Gauthier expressing support for the project, noting its focus on expanding vocational education opportunities in West Philadelphia and the development team's engagement with the East Parkside community. Ms. Imredy Saah also noted that copies of all public comments were available to attendees at the meeting. The letter is attached as **Exhibit B**.

Chair Brooks asked whether anyone had signed up to comment and whether there were any additional public comments. Hearing none, Chair Brooks called for a motion regarding the disposition.

Mr. Balloon moved to approve the disposition, and Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 3902 and 3906 W. Girard Avenue and 3911-15 Cambridge Street to Philadelphia Technician Training Institute** (attached as **Exhibit C**).

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

Mr. Romano presented the next item, seeking Board approval of a project by Women's Community Revitalization Project and Community Justice Land Trust, to be developed by Nayda Cintron, LP, in the 7th Council District. He explained that the project will create 40 low-income housing tax credit rental units for households earning up to 60% AMI across three buildings, including a mix of one-, two-, and three-bedroom units, with several visitable and ADA-accessible units and ten on-site parking spaces. Mr. Romano stated that the application was unsolicited and subject to the EOP process, a community meeting was held on January 22, 2026, and the developer was present to answer questions.

Chair Brooks called for questions or comments from the Board. Hearing none, she asked whether any written public comments were received.

Ms. Imredy Saah added that WCRP will serve as the developer and general contractor, the land will be conveyed to Community Justice Land Trust, and the project will be owned by Nayda Cintron under a ground lease structure.

Ms. Imredy Saah then reported that two letters supporting the project were received from NSCAN and West Kensington Ministry, both expressing strong support for the affordable housing development and WCRP's track record. The two letters are attached to these minutes as **Exhibit D**.

Chair Brooks proceeded to public comments and called on the first person who signed up to comment on this disposition, Jeremy Blatstein.

Mr. Blatstein commented that the project's cost, approximately \$650,000 per unit, raises concerns about long-term sustainability for similar subsidized developments across the City. He noted that while the project may be feasible due to its financing structure, such high per-unit costs highlight broader challenges in building affordable housing without private developer involvement or public subsidy.

Next, Thalia Giles, Director of the Philly Deliberation Center and a Norris Square resident, expressed strong support for WCRP's Nayda Cintron project. She stated that the development would provide truly affordable and inclusive housing for elders, people with disabilities, families, and residents facing rent burden or overcrowding. Ms. Giles also noted that the project could stimulate local economic activity and explained that community groups helped suggest naming the development after community activist Nayda Cintron

Ms. Patricia DeCarlo, former Director of the Norris Square Community Alliance, expressed strong support for the project and urged the Land Bank to prioritize truly affordable housing for low-income families in the neighborhood. She emphasized the importance of community input in Land Bank decisions and praised WCRP's project for serving residents most in need while honoring community leader Nayda Cintron.

Seeing no other public speakers, Chair Brooks called for a motion regarding the disposition.

Ms. Gonzalez motioned to approve the disposition. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 515-33 W. Cumberland Street; 2502, 2504, 2506, 2508, 2511-21 and 2543-51 N. Fairhill Street; 2506-22, 2524, 2526, and 2534-42 N. Reese Street to Community Justice Land Trust** (attached as **Exhibit E**).

3. Civetta Property Group LLC (CD 7) – Removed from Agenda

Item V

Public Comment (Old & New Business)

Sloan Ebonie King-Wolf spoke about the benefits of modular housing. She explained that modular construction can reduce build times, control costs, and improve project predictability by allowing site preparation and fabrication to occur simultaneously. She noted that this approach can help address housing demand more quickly, create opportunities for local partnerships, and make housing projects more attractive to lenders by lowering costs and tightening development timelines.

Chair Brooks thanked Ms. King-Wolf for her comments and noted that the relevant Request for Information (RFI) was issued by the City's Department of Planning and Development, not by the Land Bank.

Mr. Blatstein expressed that greater clarity is needed regarding the meeting and approval process for development projects, including who should attend, the role of City Council members, and expectations for developers. He also encouraged continued public discussion about district-level plans for City-owned land and the Land Bank's role in those processes.

Ms. DeCarlo asked the Board to clarify the status and process for the Civetta project after it was withdrawn from the agenda following community opposition. She questioned whether the project would return, how many times it can be reconsidered after a negative community response, and what the Land Bank's procedure is in such situations.

Mr. Rodriguez explained that the Civetta project was removed from the agenda at the developer's request and that the Land Bank Board has not yet made a final decision on the disposition. He stated that the developer may bring the project back to the Board, likely for the March meeting, after previously being required to hold a community meeting during a 60-day period following the Board's earlier tabling of the item.

Ms. DeCarlo stated that the community meeting resulted in unanimous opposition to the Civetta project and expressed frustration that the developer could still bring the project back to the Land Bank despite repeated "no" responses from residents.

Ms. Imredy Saah explained that under the Land Bank's bylaws and state law, at least six votes are required to approve or deny a property disposition valued over \$50,000. Because the Board has not reached six votes either for or against the Civetta project, the developer may continue to request that the Board vote on it.

Chair Brooks then asked Ms. DeCarlo to reserve further comments until the item returns to the agenda.

Item VI **Adjournment**

Seeing no further comments from the Board or the public, Chair Brooks called for a motion to adjourn.

Mr. Jeremiah moved to adjourn the meeting. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:29 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, February 10, 2026, at 10:00 AM.

User Name
Dwayne Eichenbaum
Angel Pinkett
Clara Morton
Mathew Tharakan
Cher Bride
Jake Huber
Sherman McLeod
Andrea Salomon
Loressa Luciani
Karen Minor
Robert Linn
Callall Cousar
Lee Scottlorde
Dwayne Eichenbaum
Antonio Cerqueira
Brett Felchar
Jake Hockel
Lorissa Lucian
Mansha Konli
David Langlier
Jeremy Blatstein
Sloan E. King-Wolf
Joan Miller
Lakisha Miller
Zane Knight
Elena Hincapie
Noah Reiners
Patricia DeCarlo

Transcript of the Testimony of

Meeting Minutes

February 10, 2026

Philadelphia Land Bank Board of Directors Meeting



PO Box 30218
Philadelphia, PA 19103
(215)853-6777
www.TrifectaCR.com

Exhibit A

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1 (Pages 1 to 4)

<p style="text-align: center;">1</p> <p style="text-align: center;">AGENDA PHILADELPHIA LAND BANK BOARD OF DIRECTORS' MEETING</p> <p style="text-align: center;">MINUTES taken on 1234 Market Street, 17th Floor, Philadelphia, Pennsylvania on February 10, 2026, commencing at 10:04 a.m. before Korrin Camillo, Certified Professional Reporter and Notary Public in and of the Commonwealth of Pennsylvania.</p> <p style="text-align: center;">TRIFECTA COURT REPORTING Post Office Box 30218 Philadelphia, Pennsylvania 19103 www.TrifectaCR.com - (215) 853-6777</p>	<p style="text-align: center;">3</p> <p style="text-align: center;">- - - - M I N U T E S - - - -</p> <p>MS. SAAH: So before today's meeting The Board held an Executive Session in which Executive Director Angel Rodriguez reviewed the Agenda. We also corrected the heading for one of the dispositions. It's actually not affordable housing, but community benefiting use. That would be The Philadelphia Technical Training Institute.</p> <p>So, with respect to the public comment, we ask that you limit your comment to two minutes, that you speak to the item that is currently under consideration by The Board and that you refrain from making any accusations or any kind of negative speech against anyone, including applicants, staff members, board members, attendees or other members of the public.</p> <p>So now I will call the roll. Angela Brooks.</p>
<p style="text-align: center;">2</p> <p>APPEARANCES: Andrea Saah, Esquire, General Counsel Angel Rodriguez, Executive Director Angela Brooks, Board Chair Nicholas Dema, Board Vice Chair Andrew Goodman, Secretary Alex Balloon, Board Member Darwin Beauvais, Esquire, Board Member Cornelius Brown, Board Member Maria Gonzalez, Board Member Jenny Greenberg, Board Member Kelvin Jeremiah, Board Member Michael Johns, Board Member Sharla Russell, Director of Real Estate Lily V. Bernadel, Esquire</p> <p>A L S O P R E S E N T: Brian Romano Thalia Giles Jeremy Blatstein Patricia DeCarlo Sloan E. King-Wolf</p>	<p style="text-align: center;">4</p> <p>MS. BROOKS: Here. MS. SAAH: Nicholas Dema. MR. DEMA: Here. MS. SAAH: Andrew Goodman. MR. GOODMAN: Here. MS. SAAH: Rebecca Lopez-Kriss, not here. Jenny Greenberg. MS. GREENBERG: Here. MS. SAAH: Maria Gonzalez. MS. GONZALEZ: Here. MS. SAAH: Alex Balloon. MR. BALLOON: Here. MS. SAAH: Cornelius Brown. MR. BROWN: Here. MS. SAAH: Darwin Beauvais. MR. BEAUVAIS: Here. MS. SAAH: Kelvin Jeremiah. MR. JEREMIAH: Present. MS. SAAH: And Michael Johns is not here yet. We are aware that he may be late, so take that into consideration. The reason we are not going to approve Minutes from the last board</p>

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<p align="right">5</p> <p>meeting today is because we usually also publish a transcript of the meeting with the draft minutes and that transcript was received too late in order for us to be able to publish an accurate transcript. We'll review and publish that transcript by the next meeting and that is when the January Board Minutes will also be approved hopefully.</p> <p>MS. BROOKS: Thank you. Moving on. Do you have anything else? Okay.</p> <p>We'll call. Mr. Romano, are you presenting?</p> <p>Philadelphia Technical Training Development.</p> <p>MR. ROMANO: Good morning, board chair, members of the board and the public. I am Brian Romano, Senior Development Specialist here to present 4.A.1. This project is proposed by The Philadelphia Technical Training Institute and involves a development of a four-story post-secondary trade school with on-site parking for 52 vehicles in</p>	<p align="right">7</p> <p>1 project. She was impressed by their 2 vision and forethought and identifying the 3 need for expanded vocational schooling 4 options in West Philadelphia. She also 5 appreciates the time the team has invested 6 in engaging the East Parkside Community. 7 She is very much in support of this 8 assemblage and this project, and, just to 9 clarify, there are copies of all 10 publically of all public comments that 11 were submitted to us on the table on the 12 side. 13 MS. BROOKS: Has anybody signed 14 up for this one? 15 Sorry. 16 Any other comments from the 17 public? 18 (No response.) 19 MS. BROOKS: I entertain a 20 motion to adopt. 21 MR. BALLOON: Alex Balloon and I 22 move that we approve the disposition. 23 MR. BEAUVAIS: Seconded. 24 MS. BROOKS: All those in favor</p>
<p align="right">6</p> <p>1 the 3rd Council District. The Training 2 Institute is a nonprofit which owns most 3 of the project site. The community 4 meeting was held on January 7th. The 5 application was unsolicited and the EOP 6 will apply. The project site includes 7 3902, 3906 West Girard Avenue and 8 3911 through 15 Cambridge Street. The 9 properties that the developers owns are 10 3900 and 3904 West Girard and 3901 to 11 39-09, 3917, 3931 Cambridge Street. 12 The developer and their attorney 13 is in attendance if you should have any 14 questions. 15 MS. BROOKS: Michael Johns has 16 arrived. 17 Does The Board have any 18 questions? 19 Did we receive any written 20 comments for this one? 21 MS. SAAH: Let's see. We 22 received a letter from 23 Councilwoman Gauthier from the 3rd 24 District expressing her support for this</p>	<p align="right">8</p> <p>1 say I. 2 (Unanimous vote.) 3 MS. SAAH: Anybody oppose? 4 (No response.) 5 MS. BROOKS: Thank you. 6 Are you also presenting our 7 second item? 8 MR. ROMANO: Yes. Item 4.A.2. 9 This project is a Nayda Cintron Project 10 that would be developed by Women's 11 Community Revitalization Project and the 12 properties will be disposed to 13 Nayda Cintron, LP. 14 This project will consist of 15 40 low-income housing tax credit rental 16 units and serving households at or below 17 60 percent AMI in the 7th Council 18 District. The 40 units will be 19 distributed across three buildings; 20 two three-story triplex buildings will 21 each include two bi-level three-bedroom 22 units and one single level three-bedroom 23 ADA-accessible unit with an average unit 24 size of, approximately, 1,300 square feet.</p>

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<p align="right">9</p> <p>1 The third building will contain two 2 one-bedroom units averaging 771 square 3 feet, 21 two-bedroom units averaging 4 927 square feet and 11 three-bedroom units 5 averaging 1,300 square feet. A total of 6 36 of the 40 units will be visitable and 7 ten units will be fully ADA-accessible. 8 The one and two-bedroom units will each 9 include one bathroom, while three-bedroom 10 units will include one-and-a-half baths. 11 Unit affordability will be as follows; 12 four units will be leased at households at 13 or below 20 percent AMI; four units at or 14 below 30 percent AMI, 24 units at or below 15 50 percent AMI and eight units at or below 16 60 percent AMI. The project will include 17 ten on-site parking spaces. The 18 application was unsolicited and the 19 EOP will apply. 20 The community meeting was held 21 on January 22nd. The properties that 22 makeup the project are 515-33 West 23 Cumberland Street; 2502, 2504, 2506, 2508, 24 2511 through 21 and 2543-51</p>	<p align="right">11</p> <p>1 NSCAN. NSCAN is a neighborhood 2 association in the 7th District. They're 3 expressing their strong support for this 4 project. They're very enthusiastic about 5 bringing this project to the area and 6 support WCRP's commitment to engage in 7 local groups to refine the conceptual 8 design and incorporate community 9 preferences. As market-rate development 10 continues to outpace affordable housing in 11 their neighborhood, this project is a 12 wonderful opportunity to provide housing 13 for those in greatest need and ask they 14 Land Bank to support the conveyance of 15 these lots. That was signed by 16 Nilda Pimentel-Perez. 17 The other one was from 18 West Kensington Ministry by 19 Reverend Adan Mairena stating that they're 20 expressing their strong support for WCRP's 21 proposed project. They have been waiting 22 for this type of development on City land 23 for a long time and they're very much in 24 support of WCRP, which has proven a track</p>
<p align="right">10</p> <p>1 North Fairhill; 2506, 2524, 2526 and 2 2534-42 North Reese Street. The developer 3 is in attendance if you should have any 4 questions. 5 MS. BROOKS: Thank you. Does 6 The Board have any questions? 7 (No response.) 8 MS. BROOKS: Okay. 9 Public comments. 10 MS. SAAH: May I just add to 11 this that actually the developer is WCRP. 12 They will be the general contractor. The 13 land will be conveyed to Community Justice 14 Land Trust and the project itself will be 15 owned by Nayda Cintron, but this is a 16 complicated ownership structure in order 17 to -- and we should have updated the 18 agenda. It's because the land will be 19 held in trust by the Land Trust and leased 20 to Nayda Cintron for the project, so the 21 resolution does state that the land will 22 go to Community Justice Land Trust. 23 We received two letters 24 supporting this project. One was from</p>	<p align="right">12</p> <p>1 record of developing and managing 2 low-income housing and providing 3 supportive services. 4 MS. BROOKS: Jeremy Blatstein. 5 MR. BLATSTEIN: Hello, Board. 6 My name is Jeremy Blatstein. The only 7 thing that needs to be discussed a little 8 bit is the price tag; right? \$650,000 a 9 door isn't necessarily sustainable across 10 the City. This is obviously sustainable 11 but because of the -- even though it's a 12 low-income housing tax credit deal, but on 13 a price per square foot, price per unit, 14 you can't be building these across the 15 City. That's the need for the private 16 developer to come in and it's just 17 something to think about when you're 18 talking about the cost to build in the 19 City for these subsidized projects. 20 Thank you. 21 MS. BROOKS: Sherman McLeod, are 22 you for this project? 23 MR. McLEON: No. 24 MS. BROOKS: Thalia Giles.</p>

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<p align="right">13</p> <p>1 MS. GILES: Good morning. My 2 name is Thalia Giles. I am The Director 3 of The Philly Deliberation Center and I 4 would like to express our strong support 5 for WCRP's affordable housing cost project 6 proposal, The Nayda Cintron Houses and its 7 request to require the City-owned lots. 8 We work very closely with NSCAN in the 9 neighborhood and I'm also a resident of 10 the Norris Square Community. I just want 11 to express my full support, because this 12 is truly affordable and inclusive housing. 13 They have considered elders. They have 14 considered disabled people. They have 15 considered families. I think that is 16 something our community needs. They have 17 also considered many rent-burdened and 18 people who live in overcrowded conditions, 19 which I think is very important in our 20 community, and it really proposes a vital 21 opportunity to provide housing for those 22 with the greatest need in our community. 23 Furthermore, I think this 24 development of this scale will help to</p>	<p align="right">15</p> <p>1 for us, that land is our land and it's our 2 neighborhood and every time you vote for a 3 project, you are making a decision on the 4 neighborhood, so I wish that The Land 5 Bank's process include the business of 6 asking the community. Why? This is the 7 real deal. This is affordable. We don't 8 use this word anymore. It's affordable to 9 low-income families that are the ones in 10 most need in The City of Philadelphia. So 11 the business of using the word affordable 12 lately, and I'm saying, affordable to 13 whom? Jackie Kennedy? Come on. So when 14 we say affordable, let's make sure we are 15 identifying the income levels that we're 16 helping out with housing. This is a great 17 project. It is creative because it really 18 is helping a variety of low-income 19 families that really, really need 20 affordable housing. So, kudos to you, 21 cause I'm sure you're going to approve it 22 100 percent, and then talk to the City 23 about making funding available for 24 low-income housing, not the Civetta type.</p>
<p align="right">14</p> <p>1 stimulate economic activity for the 2 surrounding small businesses and it's 3 something very important to us, and I also 4 just want to say that NSCAN and The Philly 5 Deliberation Center project suggested two 6 WCRP, along with Carlos Matos, to name the 7 housing project after Nayda Cintron, who 8 is very important to our community and one 9 of the founders of The Norris Square 10 Community Alliance and a long-time 11 community activist and educator. 12 We would be grateful if The Land 13 Bank Board supports the conveyance of the 14 lots to make this project real. 15 Thank You. 16 MS. BROOKS: Thank you. 17 Next is Patricia DeCarlo. 18 MS. DeCARLO: So my name is 19 Patricia DeCarlo. I was the Director of 20 the Norris Square Community Alliance for 21 30 years and this is the kind of 22 project that we want The Land Bank to 23 support in our neighborhood. Other 24 neighborhoods, that is their business; but</p>	<p align="right">16</p> <p>1 That doesn't help anybody in the 2 neighborhood. You've just benefited our 3 neighborhood if you do that kind of 4 project, right? So, keep in mind, 5 North Philly, East, Norris Square. That's 6 our neighborhood and that's what we want 7 you to do with our Land Bank lots. 8 Thank you. Have a great day and 9 kudos to WCRP who has been a great 10 developer, nonprofit, and Nayda Cintron, 11 who was the founder of The Norris Square 12 Community Alliance. Thank you. 13 MS. BROOKS: I'm going to need 14 you guys to start printing when you come 15 here. 16 Is there somebody here with the 17 last name Wolf? 18 MS. SAAH: Is this the person 19 who E-mailed us yesterday about the RFI, 20 the request for incrementation about 21 modular housing? 22 MS. BROOKS: We'll get to that. 23 MS. SAAH: That should be new 24 business at the end.</p>

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13	<p>1 MS. GILES: Good morning. My</p> <p>2 name is Thalia Giles. I am The Director</p> <p>3 of The Philly Deliberation Center and I</p> <p>4 would like to express our strong support</p> <p>5 for WCRP's affordable housing cost project</p> <p>6 proposal, The Nayda Cintron Houses and its</p> <p>7 request to require the City-owned lots.</p> <p>8 We work very closely with NSCAN in the</p> <p>9 neighborhood and I'm also a resident of</p> <p>10 the Norris Square Community. I just want</p> <p>11 to express my full support, because this</p> <p>12 is truly affordable and inclusive housing.</p> <p>13 They have considered elders. They have</p> <p>14 considered disabled people. They have</p> <p>15 considered families. I think that is</p> <p>16 something our community needs. They have</p> <p>17 also considered many rent-burdened and</p> <p>18 people who live in overcrowded conditions,</p> <p>19 which I think is very important in our</p> <p>20 community, and it really proposes a vital</p> <p>21 opportunity to provide housing for those</p> <p>22 with the greatest need in our community.</p> <p>23 Furthermore, I think this</p> <p>24 development of this scale will help to</p>	15	<p>1 for us, that land is our land and it's our</p> <p>2 neighborhood and every time you vote for a</p> <p>3 project, you are making a decision on the</p> <p>4 neighborhood, so I wish that The Land</p> <p>5 Bank's process include the business of</p> <p>6 asking the community. Why? This is the</p> <p>7 real deal. This is affordable. We don't</p> <p>8 use this word anymore. It's affordable to</p> <p>9 low-income families that are the ones in</p> <p>10 most need in The City of Philadelphia. So</p> <p>11 the business of using the word affordable</p> <p>12 lately, and I'm saying, affordable to</p> <p>13 whom? Jackie Kennedy? Come on. So when</p> <p>14 we say affordable, let's make sure we are</p> <p>15 identifying the income levels that we're</p> <p>16 helping out with housing. This is a great</p> <p>17 project. It is creative because it really</p> <p>18 is helping a variety of low-income</p> <p>19 families that really, really need</p> <p>20 affordable housing. So, kudos to you,</p> <p>21 cause I'm sure you're going to approve it</p> <p>22 100 percent, and then talk to the City</p> <p>23 about making funding available for</p> <p>24 low-income housing, not the Civetta type.</p>
14	<p>1 stimulate economic activity for the</p> <p>2 surrounding small businesses and it's</p> <p>3 something very important to us, and I also</p> <p>4 just want to say that NSCAN and The Philly</p> <p>5 Deliberation Center project suggested two</p> <p>6 WCRP, along with Carlos Matos, to name the</p> <p>7 housing project after Nayda Cintron, who</p> <p>8 is very important to our community and one</p> <p>9 of the founders of The Norris Square</p> <p>10 Community Alliance and a long-time</p> <p>11 community activist and educator.</p> <p>12 We would be grateful if The Land</p> <p>13 Bank Board supports the conveyance of the</p> <p>14 lots to make this project real.</p> <p>15 Thank You.</p> <p>16 MS. BROOKS: Thank you.</p> <p>17 Next is Patricia DeCarlo.</p> <p>18 MS. DeCARLO: So my name is</p> <p>19 Patricia DeCarlo. I was the Director of</p> <p>20 the Norris Square Community Alliance for</p> <p>21 30 years and this is the kind of</p> <p>22 project that we want The Land Bank to</p> <p>23 support in our neighborhood. Other</p> <p>24 neighborhoods, that is their business; but</p>	16	<p>1 That doesn't help anybody in the</p> <p>2 neighborhood. You've just benefited our</p> <p>3 neighborhood if you do that kind of</p> <p>4 project, right? So, keep in mind,</p> <p>5 North Philly, East, Norris Square. That's</p> <p>6 our neighborhood and that's what we want</p> <p>7 you to do with our Land Bank lots.</p> <p>8 Thank you. Have a great day and</p> <p>9 kudos to WCRP who has been a great</p> <p>10 developer, nonprofit, and Nayda Cintron,</p> <p>11 who was the founder of The Norris Square</p> <p>12 Community Alliance. Thank you.</p> <p>13 MS. BROOKS: I'm going to need</p> <p>14 you guys to start printing when you come</p> <p>15 here.</p> <p>16 Is there somebody here with the</p> <p>17 last name Wolf?</p> <p>18 MS. SAAH: Is this the person</p> <p>19 who E-mailed us yesterday about the RFI,</p> <p>20 the request for incrementation about</p> <p>21 modular housing?</p> <p>22 MS. BROOKS: We'll get to that.</p> <p>23 MS. SAAH: That should be new</p> <p>24 business at the end.</p>

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17	<p>1 MS. BROOKS: Yes. All right. I</p> <p>2 believe there are no other comments, so I</p> <p>3 would entertain a motion. Please say your</p> <p>4 name.</p> <p>5 MS. GONZALEZ: Maria Gonzalez.</p> <p>6 I make a motion to approve the</p> <p>7 disposition.</p> <p>8 MR. JOHNS: Michael Johns.</p> <p>9 I seconded.</p> <p>10 MS. BROOKS: All of those in</p> <p>11 favor, please indicate by saying I.</p> <p>12 (Unanimous vote.)</p> <p>13 MS. BROOKS: Anybody oppose?</p> <p>14 (No response.)</p> <p>15 MS. BROOKS: Thank you.</p> <p>16 So now we have moved to our</p> <p>17 Agenda for public comments.</p> <p>18 You are welcome to come up now,</p> <p>19 Ms. Wolf. We have our public speaker</p> <p>20 ready. State your name.</p> <p>21 MS. KING-WOLF: My name is</p> <p>22 Sloan Ebonie King-Wolf.</p> <p>23 MS. BROOKS: Thank you.</p> <p>24 MS. WOLF: I want just want to</p>	19	<p>1 reduces overhead, project costs and makes</p> <p>2 the project more attractive to lenders and</p> <p>3 sponsors because timelines are tighter,</p> <p>4 the outcomes are measured. It's about</p> <p>5 structure integrity. Now, let's break</p> <p>6 down why this works. You are the frame of</p> <p>7 modular and strategy, okay, and,</p> <p>8 basically, I'm connected to the money and</p> <p>9 burnout, so I'm just going to leave it at</p> <p>10 that. Thank you.</p> <p>11 MS. BROOKS: Thank you.</p> <p>12 I just want to note the RFI that</p> <p>13 was issued by the department's planning,</p> <p>14 it doesn't come to The Land Bank</p> <p>15 necessarily, but thank you for your</p> <p>16 comments nevertheless.</p> <p>17 Mr. Blatstein, did you have</p> <p>18 another public comment?</p> <p>19 MR. BLATSTEIN: Yes.</p> <p>20 Jeremy Blatstein.</p> <p>21 Similarly, it's a process.</p> <p>22 There just needs to be clarity in terms of</p> <p>23 the meetings that are held for these</p> <p>24 projects and what is expected in the</p>
18	<p>1 thank you for the opportunity.</p> <p>2 Modular housing isn't just a</p> <p>3 construction method, it is a system</p> <p>4 strategy. It allows us to reduce build</p> <p>5 time, control costs and increase</p> <p>6 predictability and delivery. Traditional</p> <p>7 development can take 12 to 18 months</p> <p>8 before a unit comes on-line. Modular</p> <p>9 expresses the timeline significantly</p> <p>10 because construction happens in parallel,</p> <p>11 site prep and fabrication and at the same</p> <p>12 time improvement. In a workforce</p> <p>13 community standpoint, modular creates</p> <p>14 efficiency without sacrificing quality.</p> <p>15 It gives mobility, the ability to respond</p> <p>16 to housing demand faster, while also</p> <p>17 creating pathways for local partnerships</p> <p>18 in logistics, assembly and site</p> <p>19 development. The key isn't just the box,</p> <p>20 it is echo system, land acquisition,</p> <p>21 regulatory coordination and long-term</p> <p>22 sustainable, too. If we want to talk</p> <p>23 about voluntary fatigue and limited</p> <p>24 funding, modular becomes a luxury. It</p>	20	<p>1 developers; right? I think that at times</p> <p>2 it's confusing to everybody, so I think</p> <p>3 clarification of who those meetings are</p> <p>4 for, how the process should be, who's</p> <p>5 allowed to be at the meetings, who should</p> <p>6 not be at the meetings, how involvement of</p> <p>7 City Council Members, who should or should</p> <p>8 not be involved in the meetings. Just all</p> <p>9 needs to be discussed based on some of the</p> <p>10 events that have happened over the last</p> <p>11 couple weeks or months. Additionally, I</p> <p>12 brought it up earlier and I will bring it</p> <p>13 up again today in terms of just the</p> <p>14 clarification and I think that this is</p> <p>15 getting worked on in terms of what the</p> <p>16 plan is per district for the city-owned</p> <p>17 land. I think for The Land Bank, it's</p> <p>18 useful dialogue that should be happening.</p> <p>19 It's actually happening with the RFP</p> <p>20 process, but it should continue. Maybe</p> <p>21 encourage our district members to have</p> <p>22 that conversation in public to understand</p> <p>23 what is going on with The Land Bank.</p> <p>24 Thank you.</p>

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6 (Pages 21 to 24)

21	<p>1 MS. BROOKS: Thank you. 2 I don't believe we have anyone 3 else signed up for public comments. 4 MS. DeCARLO: I do. 5 MS. BROOKS: Yes. 6 MS. DeCARLO: So I need to 7 understand what happened with the Civetta 8 project and what is the process that 9 follows up. We had a meeting, another one 10 with the community. It was all voted no 11 to abstain and then we see that it's 12 withdrawn from the agenda. Is it coming 13 back? What is the process? Do you 14 just -- how many times does it get voted 15 no? What are you going to do? What is 16 the procedure at The Land Bank? Why did 17 it get withdrawn? Is it coming back? 18 So I'm waiting for an answer. 19 MR. RODRIGUEZ: Angel Rodriguez, 20 Executive Director. 21 So the item was removed from the 22 agenda at the request of the developer. 23 The Land Bank Board has not issued a 24 dispositive response either yeah or nay,</p>	23
22	<p>1 so the developer can bring the project 2 back. So we'll actually have a 3 conversation with them when they expect to 4 have this agenda item placed on the 5 March Board. The Board when they tabled 6 it back in November had asked for a 7 60-day period and required that Civetta 8 have a community meeting per your comment. 9 They did have that meeting, in which case 10 they were supposed to come back to 11 The Board and The Board was supposed to 12 determine whether they would transfer the 13 properties or dispose of the properties or 14 not. So that's basically the status as of 15 right now. 16 MS. DeCARLO: Just so you know, 17 the result of that meeting was everybody 18 said no. 19 MS. BROOKS: We see this as an 20 agenda item. It's not currently on our 21 agenda. 22 MS. DeCARLO: Right. But it's 23 to me as a resident of that neighborhood 24 that has now come to -- excuse me. How</p>	24
	<p>1 many meetings of The Land Bank have I been 2 to this year? What is it, five? All on 3 the Civetta project, all saying, no. 4 Always it's a no and is it still, oh, they 5 can come back? 6 MS. SAAH: Can I explain why? 7 Our bylaws and the state law requires that 8 for any dispositions of property worth 9 over \$50,000 there has to be at least six 10 votes either for or against. We have 11 never had six votes either for or against 12 the project, which is why the developer 13 can continue to ask to have The Board vote 14 on it. 15 MS. DeCARLO: Come on you guys. 16 MS. BROOKS: Thank you. 17 MS. DeCARLO: Next time let's do 18 it. Do you know what it is to live in 19 that neighborhood and have to put up with 20 this? 21 MS. BROOKS: I'm going to ask 22 that you save your comments until it comes 23 back on this agenda. I'm sure we'll see 24 you. Thank you.</p>	

Trifecta Court Reporting
 215.853.6777

Exhibit B



CITY OF PHILADELPHIA
CITY COUNCIL

JAMIE R. GAUTHIER
ROOM 316, CITY HALL
Philadelphia, PA 19107
(215) 686-0460 or 0459
Fax 215-686-1929

COMMITTEES

Chair
Committee on Housing, Neighborhood
Development, and the Homeless
Committee on the Environment

Member

Committee on Appropriations
Committee on Rules
Committee on Public Safety
Committee on Education
Committee on Commerce and Economic
Development
Committee on Children and Youth
Committee on Public Property and
Public Works
Committee on Licenses and Inspections

February 6, 2026

Angel Rodriguez, Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Dear Executive Director Rodriguez:

I am writing to express my support for the disposition application submitted by Philadelphia Technician Training Institute that is being reviewed at this month's board meeting.

I am impressed by PTTI's vision and forethought, identifying the need for expanded vocational schooling options in West Philadelphia and mobilizing to bring this to reality. I am also appreciative for the time the PTTI team has invested in engaging the East Parkside community, providing multiple opportunities for input and ways to learn about PTTI's current offerings in North Philadelphia.

PTTI has purchased multiple adjacent properties on the private market in order to make this land assemblage possible. Without this work, we'd be left with an awkwardly shaped piece of publicly controlled vacant land that is much less developable. Not only does this maximize the impact and opportunity of this land, but it also fills a unique need for this community that we would not be able to meet otherwise.

Thank you for your consideration.

Sincerely,

Jamie R. Gauthier
Councilmember, 3rd District

Exhibit C

RESOLUTION NO. 2026 - 3

**RESOLUTION AUTHORIZING CONVEYANCE OF
3902 AND 3906 W. GIRARD AVENUE AND 3911-15 CAMBRIDGE STREET TO
PHILADELPHIA TRAINING TECHNICIAN INSTITUTE**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3902 West Girard Avenue, 3906 West Girard Avenue, and 3911-15 Cambridge Street (collectively, the “**Property**”) to Philadelphia Technician Training Institute (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Three and 00/100 U.S. Dollars (\$3.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on February 10, 2026.

Exhibit D



CITY OF PHILADELPHIA CITY COUNCIL

QUETCY M. LOZADA
ROOM 316, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3448 OR 3449
Fax No. (215) 686-1936

February 10, 2026

COUNCILMEMBER – 7TH DISTRICT

Angel Rodriguez
Senior Vice President of Land Services
Executive Director, Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: NAYDA CINTRON LP (WCRP DEVELOPER)

Dear Mr. Rodriguez,

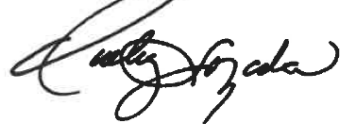
I would like to express my support for the Women's Community Revitalization Project's Affordable Rental and Special-Needs Housing Development project. This project includes 40 units for low-income households to be constructed within the 7th council district, specifically at the intersection of N. Fairhill and Cumberland Streets. This project will transform a vacant and blighted lot and reintegrate it back into the neighborhood fabric with the creation of beautiful new affordable housing.

Nayda Cintron Apartments will be a strong addition to the Fairhill neighborhood of the 7th Council District, and I can attest that my constituents would greatly benefit from this project. I am especially enthusiastic that the project will have a vast range of benefits to the district including providing supportive services to tenants, meeting Enterprise Green Communities and Energy Star for Homes sustainability standards in order to reduce the carbon footprint of the development, developing a mix of 1, 2 and 3-bedroom unit sizes in order to support families, providing benefits from rent subsidies for tenants in need, and providing wheelchair accessible units to ensure accessibility.

Exhibit D

This project will help to promote equitable development throughout Fairhill and shows commitment to the residents by addressing the need for affordable housing and community development in the district. My office fully supports this project, and I look forward to continuing to work with WCRP.

Respectfully,

A handwritten signature in black ink, appearing to read "Quetcy M. Lozada". The signature is fluid and cursive, with a large initial "Q" and "L".

Quetcy M. Lozada
Councilwoman, 7th District

Exhibit D

HERE TODAY, HERE TO STAY!



January 30, 2026

Mr. Angel Rodriguez
Executive Director, Philadelphia Land Bank
Senior Vice President, Land Management, PHDC
1234 Market Street
Philadelphia, PA 19107

Re: 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

Dear Mr. Rodriguez,

On behalf of the NSCAN Neighborhood Association, I am writing to express our strong support for WCRP's affordable housing proposal and its request for the acquisition of city-owned lots.

On January 20, 2026, our group unanimously approved a motion to endorse this development for the second time. We are enthusiastic about bringing a truly affordable project to the area and appreciate WCRP's commitment to engaging local groups to refine the conceptual design and incorporate community preferences during the marketing phase.

As market-rate development continues to outpace affordable housing in our neighborhood, many residents remain rent-burdened or live in overcrowded conditions. This project presents a significant opportunity to provide housing for those in greatest need. Furthermore, a development of this scale will generate jobs and stimulate economic activity for the surrounding small businesses.

We would be grateful if the Land Bank board supports the conveyance of these lots. Thank you for your time and consideration.

Exhibit D

Sincerely,



Nilda L. Pimentel-Perez
Chair, NSCAN Neighborhood Association

CC: Mrs. Angela D. Brooks, Chairwoman, Landbank Board
Hon. Quetcy Lozada, Council Member, 7th District
Mr. Kelvin A. Jeremiah, President and CEO, PHA
Lorissa Luciani, Executive Director, WCRP

CONTACT@NSCANPHILLY.ORG

147 SUSQUEHANNA AVENUE | 267-320-7981 | PHILADELPHIA PA 19133

Exhibit D



January 26, 2026

Mr. Angel Rodriguez
Executive Director, Philadelphia Land Bank 1234 Market Street
Philadelphia, PA 19107

Dear Mr. Rodriguez,

I am writing to express our church's strong support for WCRP's proposed low-income housing development on City land in the Cumberland-Fairhill area.

We have been waiting for affordable developments of this type on City land to be developed. As presented, this project will create more than thirty permanent affordable housing units for low-income individuals, many of whom are currently priced out of the market due to skyrocketing rents. WCRP has a proven track record of not only developing and managing low-income housing but also providing excellent supportive services. We are confident that WCRP will help the future tenants thrive at this new location.

We ask the Land Bank Board to support the land transfer to allow this project to proceed and positively impact the lives of those in dire need of housing.

Thank you for your time and consideration. Best regards,

Rev. Adan A. Mairena
West Kensington Ministry

cc: Hon. Quetcy Lozada, Councilwoman, 7th District
Lorissa Luciani, Executive Director, WCRP

Exhibit E

RESOLUTION NO. 2026 - 4

**RESOLUTION AUTHORIZING CONVEYANCE OF
515-33 W. CUMBERLAND STREET; 2502, 2504, 2506, 2508, 2511-21 AND 2543-51 N. FAIRHILL
STREET; 2506-22, 2524, 2526 AND 2534-42 N. REESE STREET TO
COMMUNITY JUSTICE LAND TRUST**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 515-33 West Cumberland Street; 2502, 2504, 2506, 2508, 2511-21 and 2543-51 North Fairhill Street; and 2506-22, 2524, 2526 and 2534-42 North Reese Street (collectively, the “**Property**”) to Community Justice Land Trust (the “**Purchaser**”) for the development of a forty (40) unit Low Income Housing Tax Credit rental development to be developed by Woman’s Community Revitalization Project and to be owned by Nayda Cintron LP, which will lease the Property from the Purchaser.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Eleven and 00/100 U.S. Dollars (\$11.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on February 10, 2026.

MARCH 10, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM III

To: Philadelphia Land Bank Board of Directors
From: Angel Rodriguez, Executive Director
RE: Executive Director's Report
Date: March 6, 2026

Approved Changes to Approved Projects:

Pursuant to Resolution No. 2023-32 allowing the Executive Director of the Land Bank, from time to time, on behalf of the Land Bank to approve an increase in the Maximum Price of affordable homeownership units constructed by a Developer as part of a Board-approved disposition, I have approved the increase of the Maximum Price for:

- Request for Proposal - Pastor James Allen – Civetta 1, LLC
- Land Bank Board approval – Dates: 9/13/2022; Resolution 2022-28; Settled June 2023
- Eleven (11) condominiums of the twenty-two (22) condominiums located at 623-33 N 55th St. of the Board-approved disposition were 2-bedroom units to be sold at \$230,000 per unit, while the eleven (11) 3-bedroom units were to be sold at \$250,000 per unit.
- At the November 11, 2024 Board meeting, the Board was informed that the price per unit for the eleven (11) units was administratively approved for an increase to \$250,000 per unit from \$230,000. The increase was due to a change in the bedroom makeup from two (2) bedroom units to three (3) bedroom units due to a lack of demand for 2-bedroom units in another part of the Pastor James Allen project. The AMI of the Board-approved disposition remained at 80% AMI.
- Today we are informing the Board of a further administrative approval of an increase from \$250,000 per condo unit to \$280,000 per unit for all twenty-two (22) 3-bedroom units in the development. The increase is due to increased development costs for the project and an increase in corresponding holding and financing costs. The AMI level remains at 80% AMI.

Sale Date	Servicer	# of Properties Acquired	# of Properties Acquired	Type of Property (USB or non-USB)	Amount Paid to Sheriff (non-USB)	Amount Paid to Sheriff (USB)	Servicer's Fees
8/12/2025	LBR	35		non-USB	\$514,178.79		\$31,500.00
8/20/2025	City	38		non-USB	\$721,545.13		\$0.00
8/20/2025	City		34	USB		\$495,950.20	\$0.00
8/29/2025	GRB	37		non-USB	\$548,416.27		\$33,300.00
10/24/2025	GRB	38		non-USB	\$609,358.66		\$34,200.00
11/13/2025	LBR	8		non-USB	\$102,289.70		\$7,200.00
11/19/2025	City	34		non-USB	\$674,651.36		\$0.00
11/19/2025	City		35	USB		\$639,399.36	\$0.00
TOTALS		190	69		\$3,170,439.91	\$1,135,349.56	\$106,200.00
BALANCE OF ACQUISITION FUNDS					\$329,560.09	\$364,650.44	
TOTAL COST OF NON-USB PROPERTIES (INCL SERVICER FEES)					\$3,276,639.91		
AVERAGE COST PER PROPERTY					\$17,245.47	\$16,454.34	
ESTIMATED # OF REMAINING ACQUISITIONS					19	22	
TOTAL PAYMENTS FOR ACQUISITION OF PROPERTIES (AUG-NOV)						\$4,411,989.47	

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
Tax Sale Date: 8/12/2025 (Linebarger)				
1	3116 W YORK ST	282341405	5	No
2	3001 N TANEY ST (N/K/A 3001 N LECOUNT ST)	381190500	4	No
3	473 N 50TH ST	441338200	3	No
4	2627 W SILVER ST	281410100	4	No
5	2621 N NAPA ST	282155100	5	No
6	2129-33 W INDIANA AVE	111080420	8	No
7	3059 JUDSON ST	111421000	8	No
8	2736 JUDSON ST	111424700	8	No
9	3409 JUDSON ST	112321600	8	No
10	1733 W WINGOHOCKING ST	132369800	8	No
11	6142 N NORWOOD ST	172487900	8	No
12	1826 PEAR ST	232083300	7	No
13	2104 E BIRCH ST	252144700	1	No
14	2517 N NAPA ST	282151300	5	No
15	3150 N STILLMAN ST	381104300	4	No
16	2918 W CLEMENTINE ST	381329900	4	No
17	6135 BAYNTON ST	592193800	8	No
18	29 E SOMERSET ST	071197900	7	No
19	2460 N 17TH ST	161170200	5	No
20	2503 N OPAL ST	162121910	5	No
21	2217 N ORKNEY ST	191273800	7	No
22	2223 N ORKNEY ST	191274100	7	No
23	2452 N ORKNEY ST	191293100	7	No
24	2133 N WOODSTOCK ST	322015800	5	No
25	3133 MORSE ST	323009100	5	No
26	2561 N HUTCHINSON ST	371146900	5	No
27	3045 N DARIEN ST	372116300	5	No
28	3046 N DARIEN ST	372129200	5	No
29	2817 N MARVINE ST	372239200	5	No
30	5438 WOODLAND AVE	885586300	3	No
31	4016 CAMBRIDGE ST	062156010	3	No
32	2932 N BONSALL ST	111403500	8	No
33	1027 W INDIANA AVE	372426900	5	No
34	933 W SOMERSET ST	885459620	5	No
35	2860 N 11TH ST	885450780	5	No

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
Tax Sale Date: 8/20/2025 (City Law)				
1	3132 W ARIZONA ST	282328800	5	No
2	2060 S CECIL ST	401043700	2	No
3	3812 FOLSOM ST	243051610	3	No
4	4933-49 FOLSOM ST	441258810	3	No
5	3243-45 N 25TH ST	381059300	4	No
6	5019 PARRISH ST	442002901	3	No
7	1710 S 21ST ST	363276000	2	No
8	2617 N 31ST ST	282132600	5	No
9	4822 N 7TH ST	491214300	8	No
10	5943 BELMAR TER	034105100	3	No
11	67 E COULTER ST	122022500	8	No
12	1726 N CREIGHTON ST	521285000	4	No
13	2543 N HOLLYWOOD ST	282021400	5	No
14	2437 W LEHIGH AVE	281373700	4	No
15	21 MEEHAN AVE	222090500	8	No
16	2619 N NAPA ST	282155000	5	No
17	2433 N PATTON ST	282169200	5	No
18	2441 N PATTON ST	282169600	5	No
19	2149 N PERCY ST	202171400	5	No
20	920 W SELTZER ST	372315600	5	No
21	2650 W SILVER ST	281403200	4	No
22	2652 W SILVER ST	281403300	4	No
23	1219 W SOMERSET ST	372346500	5	No
24	2452 N STANLEY ST	282115900	5	No
25	1719 N TANEY ST (N/K/A 1719 N LECOUNT ST)	324121300	5	No
26	2509 N 17TH ST	161155600	5	No
27	2037 N BAMBREY ST	322189100	5	No
28	1608 N BOUVIER ST	471282510	5	No
29	2462 N MARSTON ST	281088300	5	No
30	2779 MARTHA ST	252423000	1	No
31	1547 W OAKDALE ST	161321000	5	No
32	3810 RENO ST	243125200	3	No
33	2317 W SEDGLEY AVE	162349900	5	No
34	2855-57 STOUTON ST	252542501	1	No
35	2861 STOUTON ST	252542800	1	No
36	1809 S ALLISON ST	514208800	3	Yes
37	1810 S ALLISON ST	514211200	3	Yes
38	1823 S ALLISON ST	514209600	3	Yes
39	1825 S ALLISON ST	514209700	3	Yes
40	1833 S ALLISON ST	514210100	3	Yes

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
41	1838 S ALLISON ST	514212600	3	Yes
42	1841 S ALLISON ST	514210500	3	Yes
43	1844 S ALLISON ST	514212900	3	Yes
44	1850 S ALLISON ST	514213200	3	Yes
45	1854 S ALLISON ST	514213400	3	Yes
46	5228 CHESTER AVE	511279300	3	Yes
47	5230 CHESTER AVE	511279400	3	Yes
48	3333 W CLEARFIELD ST	382008200	4	Yes
49	3335 W CLEARFIELD ST	382008300	4	Yes
50	535 N CONESTOGA ST	041134600	4	Yes
51	537 N CONESTOGA ST	041134700	4	Yes
52	5415 FLORENCE AVE	513255300	3	Yes
53	1245 HANSON ST	273040200	3	Yes
54	5143 HARLAN ST	442174600	4	Yes
55	4203 LEIDY AVE	062199100	3	Yes
56	4539 MERION AVE	885067040	3	Yes
57	3980 PENNSGROVE ST	243169800	3	Yes
58	3982 PENNSGROVE ST	243169900	3	Yes
59	4130 PENNSGROVE ST	062120400	3	Yes
60	6071 REINHARD ST	401274000	2	Yes
61	6086 REINHARD ST	401282900	2	Yes
62	6162 REINHARD ST	401285800	2	Yes
63	6164 REINHARD ST	401285900	2	Yes
64	6168 REINHARD ST	401286100	2	Yes
65	6172 REINHARD ST	401286300	2	Yes
66	6176 REINHARD ST	401286500	2	Yes
67	645 UNION ST	242233400	3	Yes
68	6024 UPLAND ST	401299100	2	No
69	5128 WARREN ST	442179000	4	Yes
70	5136 WARREN ST	442179400	4	Yes
71	2621 W ARIZONA ST	281237300	5	No
72	2624 W ARIZONA ST	281231900	5	No

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
Tax Sale Date: 8/29/2025 (GRB Law)				
1	1506 W ERIE AVE	131040700	8	No
2	2215 N MOLE ST	161058600	5	No
3	2242 N CHADWICK ST	161135100	5	No
4	2309 N GARNET ST	162094700	5	No
5	2247 N UBER ST	162114400	5	No
6	2338 N VAN PELT ST	162199500	5	No
7	2213 W DAUPHIN ST	162252100	5	No
8	2516 N NEWKIRK ST	281133400	5	No
9	2721 W STERNER ST	281396400	4	No
10	1932 W NORRIS ST	321151600	5	No
11	2239 FONTAIN ST	322262300	5	No
12	2037 N LAMBERT ST	322031700	5	No
13	3860 N CAMAC ST	432372000	5	No
14	2335 N SYDENHAM ST	161045400	5	No
15	2559 N SYDENHAM ST	161048400	5	No
16	1612 W LEHIGH AVE	161325000	5	No
17	2415 N 19TH ST	162076900	5	No
18	2444 N 19TH ST	162091000	5	No
19	2350 N 20TH ST	162143800	5	No
20	2430 N 20TH ST	162145100	5	No
21	2213 N 21ST ST	162175100	5	No
22	2241 N 21ST ST	162176500	5	No
23	2343 N 27TH ST	281060900	5	No
24	2523 N NEWKIRK ST	281123900	5	No
25	2539 W ARIZONA ST	281235900	5	No
26	2610 W STERNER ST	281385000	4	No
27	2725 W STERNER ST	281396600	4	No
28	2743 W STERNER ST	281397500	4	No
29	2636 N 29TH ST	282012900	5	No
30	2305 N MYRTLEWOOD ST	282038100	5	No
31	2401 N MYRTLEWOOD ST	282039300	5	No
32	2521 N STANLEY ST	282108500	5	No
33	3041 W YORK ST	282347200	5	No
34	3035 W OAKDALE ST	282376600	5	No
35	1955 N VAN PELT ST	322070500	5	No
36	2405 W MONTGOMERY AVE	322214000	5	No
37	3848 N CAMAC ST	432371400	5	No

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
Tax Sale Date: 10/24/2025 (GRB Law)				
1	2217 W VENANGO ST	131015900	8	No
2	2543 N 16TH ST	161074300	5	No
3	2561 N 16TH ST	161075200	5	No
4	2434 N 17TH ST	161168900	5	No
5	2462 N 17TH ST	161170300	5	No
6	2516 N BOUVIER ST	161238500	5	No
7	2446 N 19TH ST	162091100	5	No
8	2339 N OPAL ST	162117100	5	No
9	3944 ASPEN ST	243040210	3	No
10	2339 N 27TH ST	281060700	5	No
11	2509 N NEWKIRK ST	281123200	5	No
12	2548 N NEWKIRK ST	281135000	5	No
13	2612 W STERNER ST	281385100	4	No
14	2509 N STANLEY ST	282107900	5	No
15	2937 W FLETCHER ST	282288900	5	No
16	3018 W CUMBERLAND ST	282350300	5	No
17	2709 FRENCH ST	323156700	5	No
18	2165 N 29TH ST	323238000	5	No
19	2117 N CORLIES ST	323264900	5	No
20	1724 N 26TH ST	324108600	5	No
21	1000 W HUNTINGDON ST	371415800	5	No
22	6088 UPLAND ST	401302300	2	No
23	527 VERNON RD	222039200	8	No
24	2611 W DAUPHIN ST	281198900	5	No
25	2613 W DAUPHIN ST	281199000	5	No
26	2615 W DAUPHIN ST	281199100	5	No
27	2613 W HAROLD ST	281325300	5	No
28	2329 N 31ST ST	282124600	5	No
29	1924 W NORRIS ST	321151200	5	No
30	2137 N UBER ST	321275600	5	No
31	2134 N 20TH ST	322007300	5	No
32	2017 N LAMBERT ST	322030700	5	No
33	2407 W MONTGOMERY AVE	322214100	5	No
34	2521 W MONTGOMERY AVE	322215900	5	No
35	2921 N RINGGOLD ST	381016400	4	No
36	2923 N RINGGOLD ST	381016500	4	No
37	3836 N CAMAC ST	432370800	5	No
38	4553 N MARVINE ST	491418600	8	No

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
Tax Sale Date: 11/13/2025 (Linebarger)				
1	2411 N OPAL ST	162118800	5	No
2	1834 N VAN PELT ST	322077700	5	No
3	3303 N 17TH ST	112223000	8	No
4	2413 N 20TH ST	162135000	5	No
5	2125 N WOODSTOCK ST	322015400	5	No
6	4931 W STILES ST	442105202	4	No
7	2030 N STILLMAN ST	322187100	5	No
8	3113 EUCLID AVE	323020700	5	No
Tax Sale Date: 11/19/2025 (City Law)				
1	1002 W HUNTINGDON ST	871552260	5	No
2	1221 S 17TH ST	365187600	2	Yes
3	1224 S 50TH ST	273082900	3	Yes
4	1225 W TUCKER ST	371438500	5	No
5	1262 S PEACH ST	511240800	3	Yes
6	1351 S WILTON ST	511210400	3	Yes
7	1446 GERMANTOWN AVE	182203300	7	Yes
8	1459 N FRAZIER ST	043072600	4	Yes
9	1613 N 27TH ST	324127600	5	No
10	1720 W COURTLAND ST	132374500	8	Yes
11	1811 S ALLISON ST	514208900	3	Yes
12	1819 W CUMBERLAND ST	162288010	5	No
13	1830 N 32ND ST	323321100	5	No
14	2015-17 N 31ST ST	323286315	5	No
15	2107 W VENANGO ST	131013700	8	Yes
16	2148 N NATRONA ST	323337800	5	No
17	2155 N 9TH ST	202161900	5	No
18	2209 N 21ST ST	162174905	5	No
19	2223 N 21ST ST	162175600	5	No
20	2314 N VAN PELT ST	162198300	5	No
21	2355 N BEECHWOOD ST	162203500	5	No
22	242 W RITTENHOUSE ST	593023500	8	Yes
23	2466 N BOUVIER ST	161237500	5	No
24	2511-21 W YORK ST	281250600	5	No
25	2520 N 11TH ST	371194500	5	No
26	2539 N 28TH ST	281100700	5	No
27	2612 W ARIZONA ST	281231300	5	No
28	2632 W YORK ST	281244800	5	No
29	2827 N MARVINE ST	372239700	5	No
30	2903 MUTTER ST	071119300	7	Yes
31	2904 MASCHER ST	071109900	7	Yes

Land Bank Priority Bid Properties Acquired at Sheriff's Tax Sales (Aug. - Nov. 2025)

#	Property Address	OPA Number	Council District	Former USB Lien Property
32	2909 MUTTER ST	071119600	7	Yes
33	2911 MUTTER ST	071119700	7	Yes
34	2952 N STILLMAN ST	381097500	4	No
35	2962 N TANEY ST (N/K/A 2962 N LECOUNT ST	381198700	4	No
36	3033 N 8TH ST	372088900	5	No
37	3041-43 N 11TH ST	885949703	5	No
38	310 N 53RD ST	441175400	4	Yes
39	3107 N HUTCHINSON ST	372172400	5	No
40	3108 W ARIZONA ST	282327600	5	No
41	3111 CLIFFORD ST	324067400	5	No
42	3338 N 17TH ST	112233200	8	No
43	3429 N 19TH ST	112269200	8	No
44	3557 N 21ST ST	112298300	8	Yes
45	427 ARLINGTON ST	183194000	7	Yes
46	4300 N BODINE ST	072113500	7	Yes
47	444 S 60TH ST	885015960	3	Yes
48	4995 1/2 W GIRARD AVE	442085300	4	No
49	532 N 54TH ST	041105600	4	Yes
50	5346 YOCUM ST	512095300	3	Yes
51	5410 PENTRIDGE ST	513231400	3	Yes
52	5419 HUNTER ST	041261700	4	No
53	548 N 54TH ST	041106100	4	Yes
54	5515 PASCHALL AVE	514278400	3	Yes
55	5530 WOODLAND AVE	885145004	3	Yes
56	5532 PASCHALL AVE	514280600	3	Yes
57	57 WIOTA ST	061171200	3	Yes
58	5852 VINE ST	042161400	4	Yes
59	5915 SUMMER ST	042153400	4	Yes
60	6010 REINHARD ST	401279100	2	No
61	6011 UPLAND ST	401287200	2	No
62	6020 E WISTER ST	122314700	8	Yes
63	6030 REINHARD ST	401280100	2	No
64	6055 DELANCEY ST	032014300	3	Yes
65	6092 N BEECHWOOD ST	172517900	8	No
66	6126 ELLSWORTH ST	033148300	3	Yes
67	6150 WALTON AVE	032182500	3	Yes
68	6153 DELANCEY ST	032017300	3	Yes
69	6748 WOOLSTON AVE	102406100	9	Yes