

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MEETING**  
**Tuesday, April 14, 2026 – 10:00 AM**

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS  
ARE LOCATED ON THE PAGES FOLLOWING THE AGENDA**

**AGENDA**

- I. **Roll Call**
- II. **Approval of Minutes of the Meeting of March 10, 2026 (postponed to May 12, 2026)**
- III. **Executive Director's Report**
- IV. **Administrative Matters**
  - A. **Interagency Transfer**

The property below is proposed for transfer to the Philadelphia Department of Public Property (DPP) for disposition, reuse and/or management by the DPP, specifically for the expansion of Nicetown Park and the installation of green stormwater infrastructure (GSI) by the Philadelphia Water Department (PWD) in the Eighth (8th) Council District.

    - **1822-30 W Cayuga Street\* (CD 8)**  
*(\* property being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*
- V. **Property Dispositions**
  - A. **Development – Affordable Housing (Requests for Proposals (RFP))**
    - 1. **RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC** The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop twenty-six (26) single-family homes in the Fifth (5<sup>th</sup>) Council District. Each single-family home will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,375 square feet. Nine (9) homes will be two-story with no basements; five (5) homes will be two-story with finished basements; and twelve (12) homes will be three-story with no basements. 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 Housing Opportunities Made Easy (HOME) 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.

- **1800\*, 1818\*, 1862\* N. 23rd Street; 1802\*, 1806\*, 1808\*, 1810\*, 1820\*, 1828\*, 1845\*, 1848, 1852\* N. 24th Street; 1801\*, 1813\*, 1837, 1855, 1868\* N. Bucknell Street; 1800\*, 1814\*, 1858\* Judson Street; 2318\*, 2326, 2330, 2332, 2334\*, 2336\* W. Montgomery Avenue (CD 5)**

*(\* properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

**2. ~~RFP North Central – N. Ringgold St. et al. – Sub-Area 2 Gonsosa Development, LLC~~**

**REMOVED**

~~The properties below are proposed for disposition to **Gonsosa Development, LLC** to develop nineteen (19) single family homes in the Fifth (5<sup>th</sup>) Council District. Each single family home will be two (2) stories without a basement. Each unit will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,200 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 Housing Opportunities Made Easy (HOME) 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.~~

- ~~• **1802, 1804, 1808\*, 1810\*, 1812\*, 1824, 1826, 1828, 1830\*, 1831, 1835\*, 1837\*, 1839\*, 1850\* N. Ringgold Street; 1812, 1839\*, 1844 N. Taylor Street; 2411\*, 2427\* W. Montgomery Avenue (CD 5)**~~

~~*(\* properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*~~

**B. Development – Assemblage (unsolicited)**

**1. MQ Management, LLC**

The property below is proposed for disposition to MQ Management, LLC for an assemblage. The developer intends to develop sixteen (16) market-rate rental units and one (1) commercial unit on 1707 Ridge Avenue and the properties already in their ownership: 1700 Poplar Street, 1701-03 Ridge Avenue, 1705 Ridge Avenue and 1709 Ridge Avenue. The first-floor area includes 1,750 SF commercial space (a gym). All residential units are one (1) bedroom, one-bathroom apartments with an area of approximately 561 to 630 square feet. All units are to be rented at market rate. The applicant will lease the commercial space to a retail business. The developer will pay the appraised value of \$65,000.00 for the parcel. The application was unsolicited and evaluated pursuant to the disposition policy. The application qualifies as an assemblage as the developer owns more than 50% of the development site. An EOP plan will apply to this project.

- **1707 Ridge Avenue (CD 5)**

**C. Development – Community-Benefitting Use (unsolicited)**

**1. Historic Fair Hill, Inc.**

The properties below are proposed for disposition to Historic Fair Hill, Inc. to develop a one-story building that will be accessible to the community and include office space and space to host community programs. There will also be space for gardening. The building will have an area of approximately 1,800 SF with two offices, a community space and a bathroom. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **3001\* and 3003\* N. 10th Street (CD 5)**

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

**D. Gardens and Open Space**

**1. Neighborhood Gardens Trust**

The property below is proposed for disposition to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as a community garden (Farm 51). The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

- **5103 Chester Avenue (CD 3)**

**2. Empowered CDC, Inc.**

The property below is proposed for disposition to Empowered CDC, Inc., a nonprofit organization, to be stabilized as a community garden (Manton Street Garden). The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

- **5123\*, 5125\*, 5127\* and 5129\* Baltimore Avenue (CD 3)**

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

**VI. Public Comment (Old & New Business)**

**VII. Adjournment**

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## MEMORANDUM

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**FROM:** Andrea Imredy Saah, Esq., Senior Counsel  
**RE:** Philadelphia Land Bank April 14, 2026 Board Meeting  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** April 2, 2026

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**The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, April 14, 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 17<sup>TH</sup> 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](mailto:andrea.saah@phdc.phila.gov) by 3:00 p.m. on Monday, April 13, 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 be referenced but 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](mailto: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.

**APRIL 14, 2026 PLB BOARD MEETING**  
**MATERIALS FOR AGENDA ITEM II**

*March 10, 2026 Board Meeting  
Minutes to be approved May 12, 2026*

# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM III**

To: Philadelphia Land Bank Board of Directors  
From: Angel Rodriguez, Executive Director  
RE: Executive Director’s Report  
Date: April 14, 2026

**Updates to the Phillylandbank.org Website:**

Beginning in February 2026, the Land Bank began working with consultants to optimize our use of technology to improve the Land Bank’s acquisition and disposition activities. Implementing an external-facing tool that allows applicants to monitor the status of their submissions, reducing frustration and improving customer service. By making these improvements, the Land Bank will save time, improve transparency, and increase full spectrum efficiency

The unified application tracking system (ATS) will be a single Customer Relationship Management (CRM) system that will track applications from submission to issuance of a Certificate of Completion. The ATS will:

- Automate manual tasks, such as application review, to enhance operational efficiency and improve response times.
- Communicate with applicants and coordinate agency reviews and approvals.
- Centralize Documentation to create a central repository to store documents, streamlining communication and tracking.
- Improve Data Tracking through enhanced data collection methods, set key performance indicators (KPIs), and establish evaluation methods to allow for analysis and better measurement of outcomes.

**Status Update:**

- Discovery and Organizational preparation phase – Complete
- Data Access and Migration phase – Complete
- Experience Site Development – in progress
- Application Automation – in progress
- File Uploader Design – in progress
- Formstack Development – in progress

**Turn the Key (TTK) Updates:**

**Production:**

- Approved for development: 1004 units
- Homes under construction: 569 units
- Homes completed & sold: 369 units
  - Sold to City Employees: 149 (40%)

**TTK Mortgages and Income Information:**

- TTK mortgages committed: \$25,800,000.00 million
- Average TTK mortgage award amount: \$71,000.00
- Average Senior Mortgage for a TTK unit: \$197,307.00
- Average TTK monthly mortgage payment: \$1,400.00
- Average TTK Area Median Income (AMI): 66.1%

Philadelphia Income Limits 2025		
AMI	Approx. Annual Salary	Approx. Hrly Pay
60%	\$50,160	\$24
66%	\$54,340	\$26
70%	\$58,520	\$28

For context, when Google Gemini was queried, “What is the average rent in Philadelphia for a 3 bedroom 2 baths apartment 1100 Square Feet or greater?” Google.(2006). *Gemini 3 Flash* [Generative AI chat]. <https://shorturl.at/JGcBY> The following data was provided:

“As of April 2026, the average rent for a 3-bedroom apartment in Philadelphia is approximately **\$2,000 to \$2,933 per month**, with units 1,100 square feet or larger often falling within the higher end of that range or exceeding it based on luxury amenities and location. Larger 3-bedroom units (1,300+ sq ft) can average as high as **\$3,451 per month** in certain market analyses. [1, 2, 3]

### Rent Breakdown & Trends

- **Average 3-Bedroom Rent:** \$2,000 (median, all types) to \$2,933 (apartments).
- **Size Factor:** 3-bedroom apartments with over 1,100 sq ft often command higher prices, frequently ranging between **\$2,200 and \$2,800+** per month in popular areas.
- **Price Per Square Foot:** The median price for 3-bedroom units is roughly **\$18.91 per square foot**.
- **Location Impact:** Units in neighborhoods like Center City or around University City tend to be significantly higher than the city-wide average. [1, 2, 4, 5, 6, 7]

#### Examples of 3-Bedroom, 2-Bath Units (1100+ Sq Ft)

- **117 Spring Garden St (19123):** ~\$2,895/mo (1,500 sq ft).
- **315 S 45th St (19104):** ~\$1,850/mo (1,100 sq ft).
- **1822 Benton Ave (19152):** ~\$1,895/mo (1,250 sq ft).
- **1932 N 8th St (19122):** ~\$2,025/mo (1,100 sq ft). [6, 8]

#### Key Neighborhood Variations

- **Higher End:** Center City/Rittenhouse areas often exceed \$3,000 for large 3-bedroom units.
- **Mid-Range:** Mantua/University City (\$1,600–\$2,750).
- **More Affordable:** Northeast Philadelphia (\$1,500–\$2,000+).” [4, 5, 9, 10]

*AI responses may include mistakes.*

[1] <https://www.apartments.com/rent-market-trends/philadelphia-pa/>

[2] <https://www.renthop.com/average-rent-in/philadelphia-pa>

[3] <https://www.rentcafe.com/average-rent-market-trends/us/pa/philadelphia/>

[4] <https://www.apartments.com/mantua-philadelphia-pa/3-bedrooms/>

[5] <https://www.rent.com/pennsylvania/philadelphia-apartments/rent-trends>

[6] <https://www.redfin.com/city/15502/PA/Philadelphia/3-bedroom-2-bath-house-for-rent>

[7] <https://www.renthop.com/average-rent-in/philadelphia-pa>

[8] <https://www.redfin.com/city/15502/PA/Philadelphia/3-bedroom-apartments-for-rent>

[9] <https://www.renthop.com/average-rent-in/northeast-philadelphia-philadelphia-pa>

[10] <https://en.uhomes.com/blog/cost-of-living-in-philadelphia>

**TTK Demographics:**

Gender Identity		
Gender	Number of Applications	%
Female	267	65%
Male	140	34%
Prefer not to say	4	1%
<b>Totals (3 groups)</b>	<b>411</b>	<b>100%</b>

Age		
Age Range	Number of Applications	%
20 to 25	25	6%
25 to 30	65	16%
30 to 35	91	22%
35 to 40	78	19%
40 to 45	52	13%
45 to 50	43	10%
50 to 55	25	6%
55 to 60	18	4%
60 to 65	6	1%
65 to 70	6	1%
70 to 75	1	0%
75 to 80	1	0%
<b>Totals (12 groups)</b>	<b>411</b>	<b>100%</b>

Size of Household		
Total Household Size	Number of Applications	%
1	254	62%
2	73	18%
3	47	11%
4	25	6%
5	9	2%
6	2	0%
7	1	0%
<b>Totals (7 groups)</b>	<b>411</b>	<b>100%</b>

Race/Ethnicity					
Ethnicity	Number of Applications				%
	Prefer not to say	Hispanic or Latino	Not Hispanic or Latino	Totals	
Race					
Prefer not to say	76	6	1	83	20%
Asian	2	-	25	27	7%
Black or African American	7	4	219	230	56%
White	2	13	26	41	10%
Asian and White	-	-	2	2	0%
Black or African American and White	1	-	9	10	2%
American Indian or Alaska Native & Black or African American	-	-	1	1	0%
Individuals reporting more than one race	1	13	3	17	4%
<b>Totals (18 groups)</b>	<b>89</b>	<b>36</b>	<b>286</b>	<b>411</b>	<b>100%</b>

# AGGREGATE REPORT ON LAND BANK DISPOSITIONS SINCE INCEPTION

Disposition Category	No. of DOR Parcels	No. of Lots in Parcels	Price/Rent	Appraisal Value	DPA Value (at time of approval)	Mortgage Amounts	Housing - # of Lots	Housing - Total # of Units	# of Units - 50%AMI as upper limit	# of Units - 60% or 80% AMI as upper limit	# of Units - 100% or 120% AMI as upper limit	# of Units Market Rate	Sideways	Gardens/Open Sp.	Business/Organ. Expansion/Development	TOTAL # OF UNITS	TOTAL # OF LOTS
FISCAL YEAR 2026 DISPOSITIONS TARGETS							NA	316	63	95	79	79	124	50	10	500	
PROPERTIES CONVEYED IN FY 2026 (Title Transfer, Longterm Lease)	141	193	\$21,440	\$9,074,500	\$6,637,400	\$1,584,484	116	229	48	97	82	2	10	15	0	254	141
PARTIALLY OR FULLY APPROVED, NOT SETTLED (Title Transfer, Longterm Lease)	550	611	\$692,063	\$36,826,000	\$28,702,189	\$2,534,977	498	665	82	111	400	72	17	50	6	738	571
TOTAL - CONVEYED IN FY 2026 OR APPROVED AND NOT YET SETTLED	691	804	\$713,503	\$45,900,500	\$35,339,589	\$4,119,461	614	894	130	208	482	74	27	65	6	992	712
PERCENT OF GOAL ACHIEVED							N/A	282.91%	206.35%	218.95%	610.13%	93.67%	21.77%	130.00%	60.00%	198.40%	
VARIANCE TO ANNUAL GOAL							N/A	578	67	113	403	-5	-97	15	-4	492	
																	GOAL (UNITS)
FY 2025 DISPOSITIONS (SETTLED)	90	112	\$148,860	\$5,834,000	\$4,085,800	\$723,988	82	149	78	46	25	0	10	15	4	178	500
FY 2024 DISPOSITIONS (SETTLED)	231	309	\$409,008	\$28,300,500	\$11,379,400	\$866,483	287	314	2	58	233	21	17	0	3	334	500
FY 2023 DISPOSITIONS (SETTLED)- PANDEMIC	172	216	\$329,138	\$11,696,000	\$3,578,300	\$659,992	200	257	74	78	75	30	8	6	1	272	500
FY 2022 DISPOSITIONS (SETTLED)- PANDEMIC	60	75	\$22,136	\$4,535,600	\$1,359,900	\$1,453,576	49	78	47	24	6	1	20	6	0	104	500
FY 2021 DISPOSITIONS (SETTLED)- PANDEMIC	34	38	\$68,032	\$845,800	\$935,800	N/A	17	86	8	78	0	0	23	0	2	111	500
FY 2020 DISPOSITIONS (SETTLED) - PANDEMIC	53	58	\$615,919	\$1,992,500	\$790,000	N/A	36	41	5	24	5	7	8	6	8	63	325
FY 2019 DISPOSITIONS (SETTLED)	49	91	\$547,170	\$1,256,000	\$2,638,732	N/A	78	159	104	0	42	13	8	5	0	172	325
FY 2018 DISPOSITIONS (SETTLED)	78	86	\$1,217,197	\$404,000	\$510,526	N/A	77	118	9	80	9	20	2	0	0	120	325
FY 2017 DISPOSITIONS (SETTLED)	18	18	\$323,791	\$264,000	\$1,164,289	N/A	15	15	0	0	8	7	3	0	0	18	325
PLB TOTAL CONVEYED SINCE INCEPTION (FY 2017-FY 2025)	836	1084	\$3,553,831	\$58,368,900	\$28,994,347	\$4,564,535	957	1,446	375	485	485	101	109	53	18	1,626	

LAND BANK DISPOSITIONS FY 2026 as of April 10, 2026

	Property Address	Project Name	Purchaser	No. of DOR Parcels	No. of Lots in Parcels	Council District	Actual Settlement Date	Cash at Closing	Appraisal Value	OPA Value (at time of approval)	Mortgage Amount	Housing - # of Lots	Housing - Total # of Units	# of Units 60% to 80% AMI	# of Units 81% to 120% AMI	# of Units Market	Sidyard	Garden/Open Space	Business/ Organ. Expansion	LOT TOTALS	
	FISCAL YEAR 2026 - PLB PROPERTIES CONVEYED (Title Transfer or longterm lease)																				
1	647-67 N. 10th St	RFP - West Poplar (Phase 2)	FE West Poplar LLC	1	18	5	7/1/2025	\$18	\$2,000,000	\$857,800	N/A	1	18		18					18	
2	2646 N Paethorp St (6GA to 5Y)	yard	Luis Santiago	1	1	7	7/10/2025	\$1	\$25,000	\$5,900	\$24,999					1					
3	2839 N Orianna St	yard	Pedro Alejandro Mencia Brito, Aiyam Vargas, Armonite	1	1	7	8/8/2025	\$1	\$13,000	\$14,700	\$12,999					1					
4	3230-38 Diamond St; 3010, 3012, 3013, 3014, 3015, 3108, 3200, 3202, 3204, 3206, 3214, 3222 W York St; 3110, 3112 W York St; 2338, 2340, 2408, 2410, 2412 N 31st St; 2500 N 31st St	interagency transfer	PHA (Gordon II UHRTC project)	23	23	5	8/29/2025	\$1	N/A	\$225,800	N/A	23	69	7	62						
5	166 W Cumberland St	yard	Pura Garcia	1	1	7	8/29/2025	\$1	\$15,000	\$12,800	\$14,999					1					
6	809 W Fifth St	yard	Abdul Mumin Abdullian	1	1	5	9/5/2025	\$1	\$25,000	\$7,500	\$24,999					1					
7	1412, 1416, 1421, 1429, 1435 N 17th St	unsolicited	17th Street Community Phase I, L.P. (UHRTC) (SPF created by Pathways Housing Wellness Corp.)	5	5	5	9/9/2025	\$5	\$1,430,000	\$1,569,600	N/A	5	40	40							
8	2401 N 32nd S	interagency transfer	PHA (Gordon II UHRTC project)	23	23	5	9/16/2025	\$1	N/A	\$225,800							1				
9	2847 Boulevard St	yard	Crody Xuan Ho	1	1	7	10/9/2025	\$1	\$20,000	\$20,300	\$20,000					1					
10	2913 N Orienvy St	yard	Brunilda Rodriguez	1	1	7	10/20/2025	\$1	\$21,500	\$1,800	\$21,499					1					
11	3119 N 35th St	garden	RAH Civic Association	1	1	4	10/23/2025	\$1	\$25,000	\$9,600	\$24,999						1				
12	6074 Corbin St, 46 E Wister St	interagency transfer	PHA (Germantown Settlement)	2	9	8	10/31/2025	\$1			N/A	9	17	17							
13	2329 Esworth St	unsolicited	Fine Print Construction, LLC (Phase 2)	6	12	2	11/6/2025	\$1,000	\$110,000	\$55,600	N/A	1	3	1	2						
14	1900 E Lehigh Ave	yard	Quay and Mai A. Phong	1	1	1	11/6/2025	\$1	\$75,000	\$29,300	\$74,999					1					
15	5039, 5045, 5047 Market St	interagency transfer	PHOC	3	3	3	11/6/2025	\$1			N/A							1			
16	4222 Powelton Ave	interagency transfer	PHOC (for swap with 322 N 41st St)	1	1	3	11/21/2025	\$1		\$53,400	N/A							1			
17	30 Good St; 3618, 3619, 3642, 3669 Hessel St; 6674 Musgrave St; 35 E Seymour St; 261, 263 E Sharonack St; 326, 342, 343-45 Swoleser St; 4951, 4957, 4961, 4975 Svedon St; 1111 E Springer St; 4925, 5222 Wakefield St	unsolicited (Germantown Ashmead)	Civetta Property Group LLC (Phase 1) <i>Pete will send recorded subdivision deed to us once recorded so we can prepare DDIC</i>	19	20	8	12/21/2025	\$2,000		N/A	N/A	20	20	20							20
18	2537 Muller St	yard	Janet Hernandez	1	1	7	1/9/2026	\$1	\$20,000	\$34,100	\$19,999					1					



# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM IV.A**

**RESOLUTION NO. 2026 - \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1822-30 WEST CAYUGA STREET  
TO CITY OF PHILADELPHIA**

**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 the terms and conditions of Chapter 16-404 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 1822-30 West Cayuga Street (the “**Property**”) to the City of Philadelphia (the “**City**”) for disposition, reuse and/or management as determined by the City.

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

1. The conveyance of the Property to the City for One and 00/100 U.S. Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
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 \_\_\_\_\_.**

**Approved by Philadelphia City Council Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_.**

**NATURE OF TRANSACTION:** The Philadelphia Land Bank (the PLB) will convey title to 1822-30 W. Cayuga Street (the Property), located in the Eighth (8th) Council District, owned by the Philadelphia Redevelopment Authority and being transferred to the PLB, to the City of Philadelphia – Department of Public Property (DPP).

The conveyance of the property will be for disposition, reuse, and management by the DPP, specifically for the expansion of Nicetown Park and the installation of green stormwater infrastructure (GSI) by the Philadelphia Water Department (PWD).

The property has been approved for conveyance in consultation with the 8th Council District Office.

**PROPERTY INFORMATION:**

The property listed below will be conveyed to the DPP for nominal consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

8th Councilmanic District  
1822-30 W. Cayuga Street

# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM V.A.1**

**RESOLUTION NO. 2026-\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1801, 1813, 1837, 1855, 1868 NORTH BUCKNELL STREET; 1800, 1814, 1858 JUDSON STREET;  
2318, 2326, 2330, 2332, 2334, 2336 WEST MONTGOMERY AVENUE; 1800, 1818, 1862 NORTH  
23RD STREET; 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, 1852 NORTH 24TH STREET  
TO CIVETTA PROPERTY GROUP LLC**

**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 1801, 1813, 1837, 1855 and 1868 North Bucknell Street; 1800, 1814 and 1858 Judson Street; 2318, 2326, 2330, 2332, 2334 and 2336 West Montgomery Avenue; 1800, 1818 and 1862 North 23rd Street; and 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, and 1852 North 24th Street (collectively, the “**Property**”) to Civetta Property Group LLC (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 Two Thousand Six Hundred and 00/100 U.S. Dollars (\$2,600.00) 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 \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

**1. ADDRESS:**

1800, 1818, 1862 N. 23rd Street; 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, 1852 N. 24th Street; 1801, 1813, 1837, 1855, 1868 N. Bucknell Street; 1800, 1814, 1858 Judson Street; 2318, 2326, 2330, 2332, 2334, 2336 W. Montgomery Avenue

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19121	<b>Census Tract:</b> 016901 and 016902	<b>Council District:</b> 5
<b>Zoning:</b> RSA5, RM-1, CMX-1	<b>Lot Area:</b> 27,974 SF	
<b>OPA Value:</b> \$962,800	<b>Appraised Value:</b> \$985,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

**3. APPLICANT INFORMATION**

<b>Applicant Name:</b> Civetta Property Group, LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> Brennan Tomasetti & Michael Tomasetti	
<b>Mailing Address:</b> 51 N. 3rd Street, # 154, Philadelphia, PA 19106	
<b>Authorized Contact:</b> Michael Tomasetti	
<b>Application Date:</b> August 7, 2025	

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> RFP	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Workforce (61%-120% AMI)
<b>Price Paid at Settlement:</b> \$2,600	<b>Proposed Use:</b> Residential
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 26
<b>Units:</b> 26 units - Residential	<b>End User:</b> Sale to Homebuyer
<b>Gross Floor Area (sq. ft.):</b> 35,750 SF	<b>Construction Cost / sq. ft.:</b> \$151
<b>Construction Costs:</b> \$5,922,532	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$6,458,758	<b>Mortgage Amount:</b> \$N/A

**5. APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> Will apply
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Construction Commencement Deadline:</b> 3 months after settlement	<b>Construction Completion Deadline:</b> 18 months after settlement

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## 6. DEVELOPMENT SUMMARY

### A. How was title acquired?

Title to the parcels was acquired by the City of Philadelphia or the Land Bank through Sheriff sale or by the PRA via condemnation. The properties that are currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

### B. Application Summary:

Civetta Property Group, LLC will develop twenty-six (26) affordable single-family homes. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder for the properties. An EOP plan will apply for this project.

### C. Unit Details:

- 26 Single-family homes
- Targeting households with incomes at or below 100% AMI
- Maximum sale price of \$280,000
- Eligible for Neighborhood Preservation Initiative's Turn the Key Program
- Nine (9) homes will be two-story with no basements
- Five (5) homes will be two-story with finished basements
- Twelve (12) homes will be three-story with no basements
- Approximately 1,375 - 1,400 SF each with 3 bedrooms and 2 bathrooms

### D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

- Irrevocable Power of Attorney  Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

### E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:  
 Yes  No  N/A
- Meeting Date (if applicable): March 3, 2026

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 1800, 1818 and 1862 N. 23rd Street; 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848 and 1852 N. 24th Street; 1801, 1813, 1837, 1855 and 1868 N. Bucknell Street; 1800, 1814 and 1858 Judson Street; and 2318, 2326, 2330, 2332, 2334 and 2336 W. Montgomery Avenue to Civetta Property Group, LLC for development as single-family homes.

**Prepared by:** Brian Romano, Senior Development Specialist

**Reviewed by:** Angel Rodriguez, Executive Director

### Attachments - If box below is checked, the item is attached.

- Property photos
- Site Map
- Floor Plans
- Sources and Uses (Excel spreadsheet)
- Appraisal Summary Pages

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

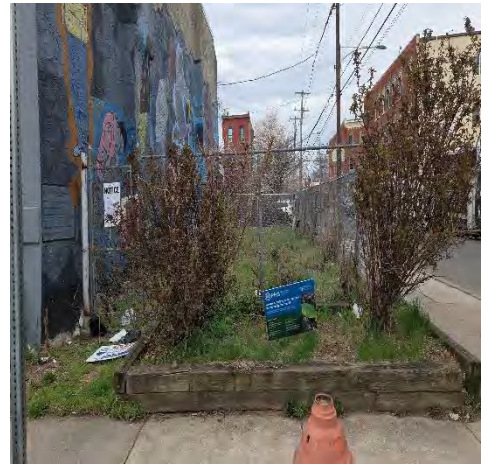
## SITE PHOTOS



1800 N. 23<sup>rd</sup> Street



1818 N. 23<sup>rd</sup> Street



1862 N. 23<sup>rd</sup> Street



1802 N. 24<sup>th</sup> Street



1806 N. 24<sup>th</sup> Street



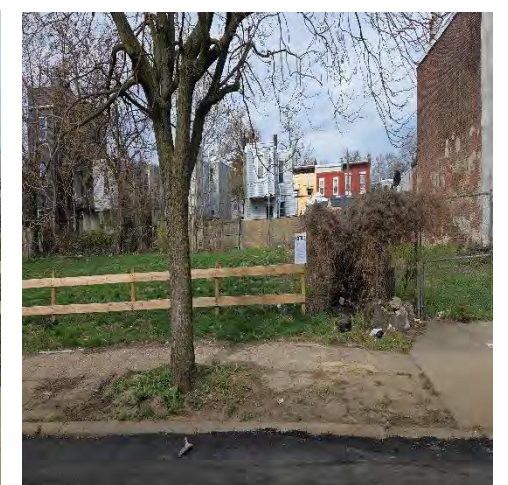
1808 N. 24<sup>th</sup> Street



1810 N. 24<sup>th</sup> Street



1820 N. 24<sup>th</sup> Street



1828 N. 28<sup>th</sup> Street

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026



1845 N. 24<sup>th</sup> Street



1848 N. 24<sup>th</sup> Street



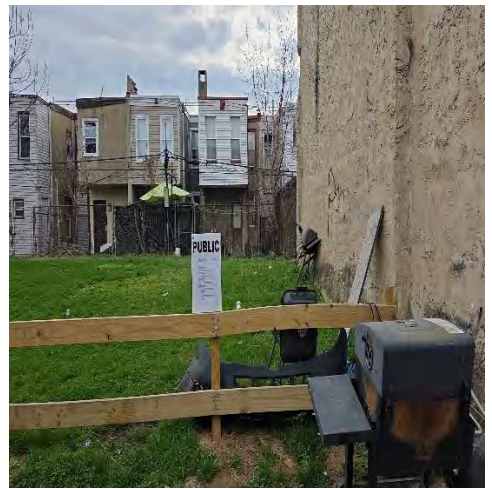
1852 N. 24<sup>th</sup> Street



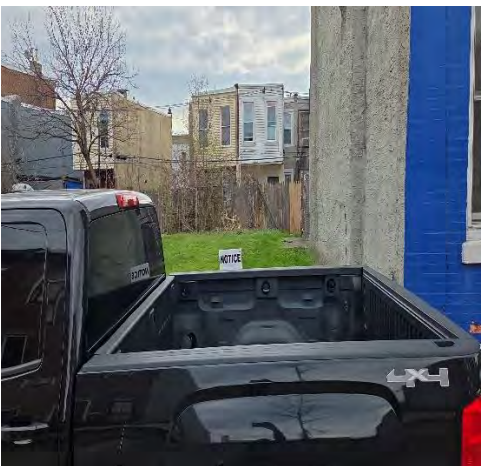
1801 N. Bucknell Street



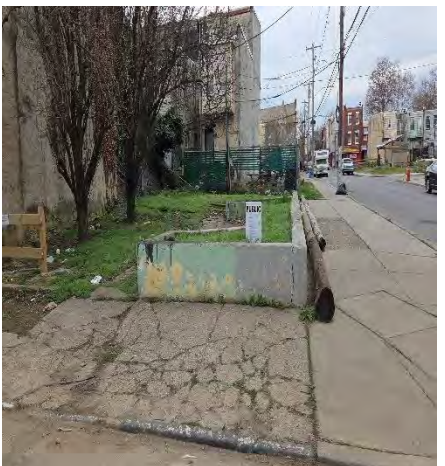
1813 N. Bucknell Street



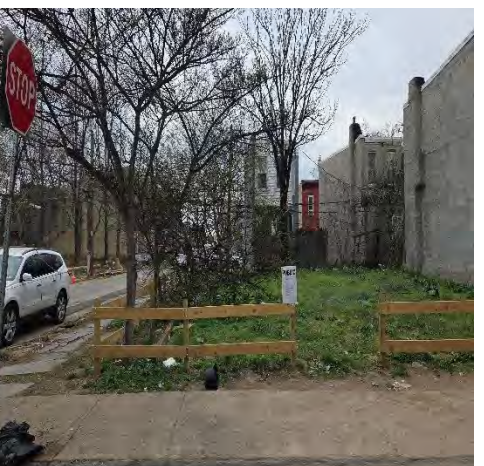
1837 N. Bucknell Street



1855 N. Bucknell Street



1868 N. Bucknell Street



1800 N. Judson Street

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026



1814 N. Judson Street



1858 N. Judson Street



2318 W. Montgomery Avenue



2330-2332-2334-2336 W. Montgomery Avenue



2336 W. Montgomery Avenue

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

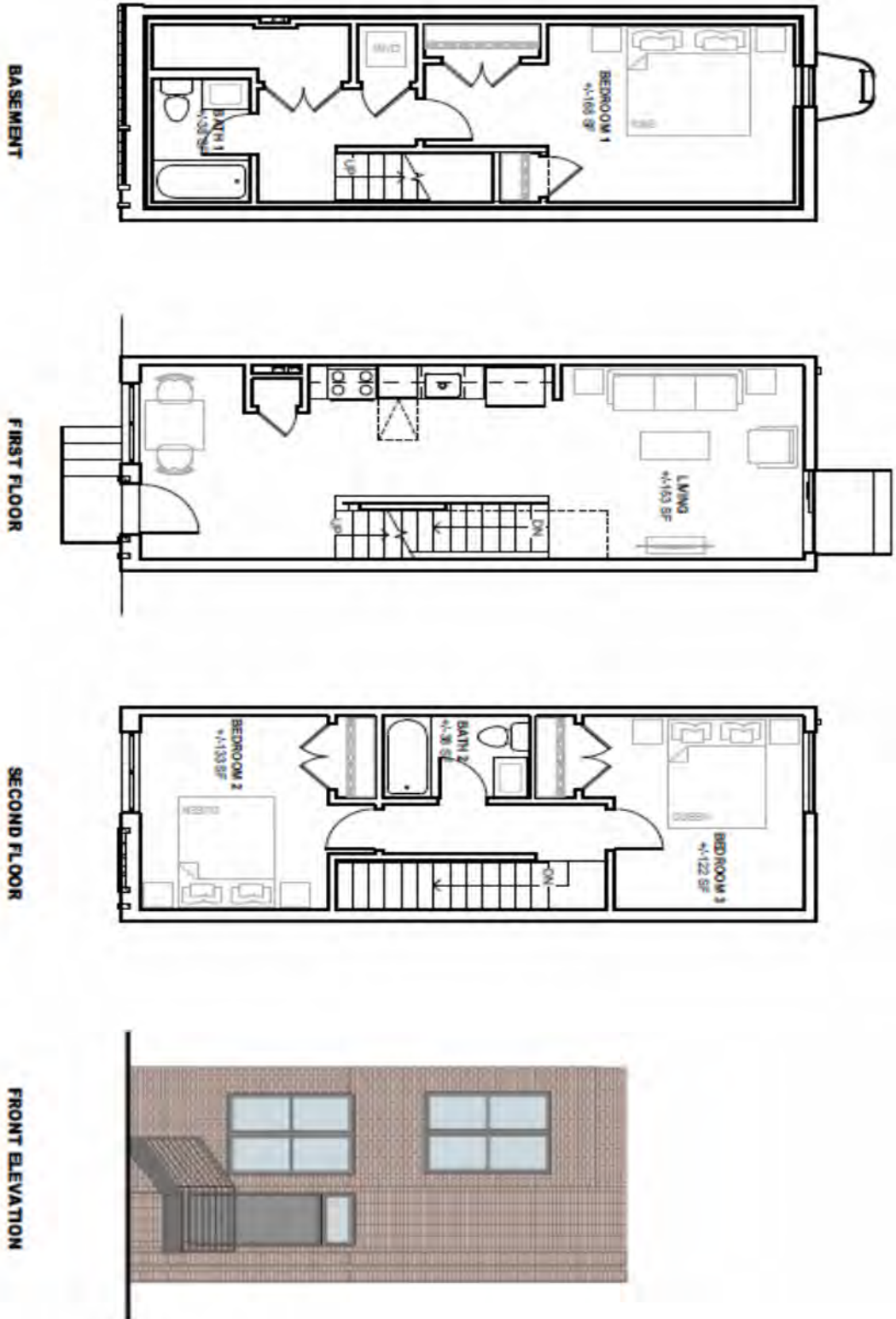
## SITE MAP



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

RENDERING / ELEVATIONS / FLOOR PLANS



noto.designshop  
15/05/25

2-STORY SFH W/BASEMENT

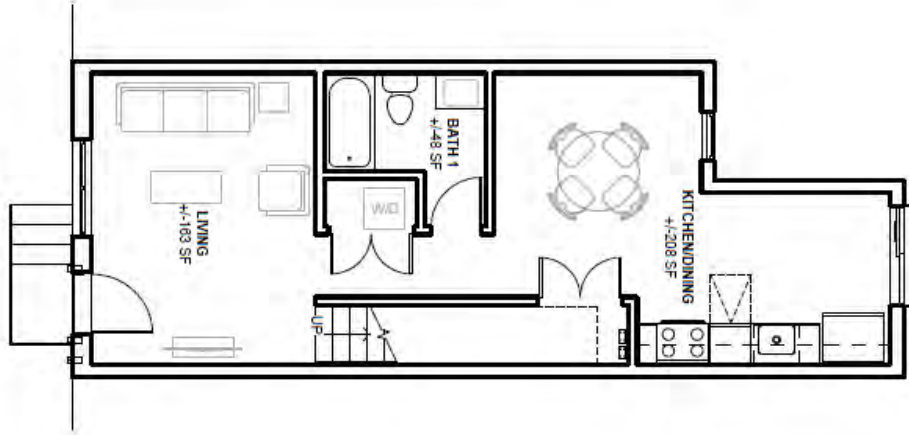
01  
3/16 = 1/4"

# DEVELOPMENT FACT SHEET

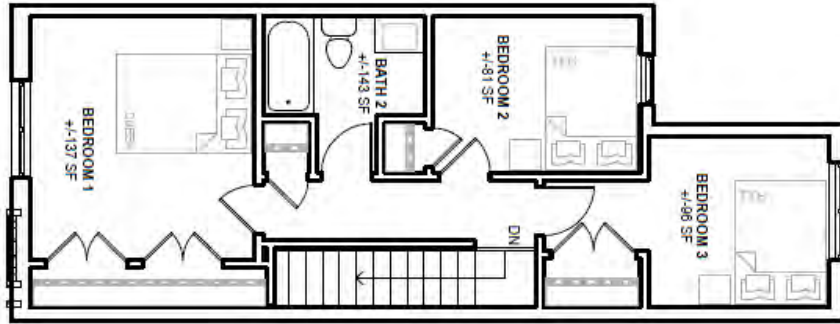
Last Updated: April 8, 2026

moto.designshop  
07/31/2025

FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

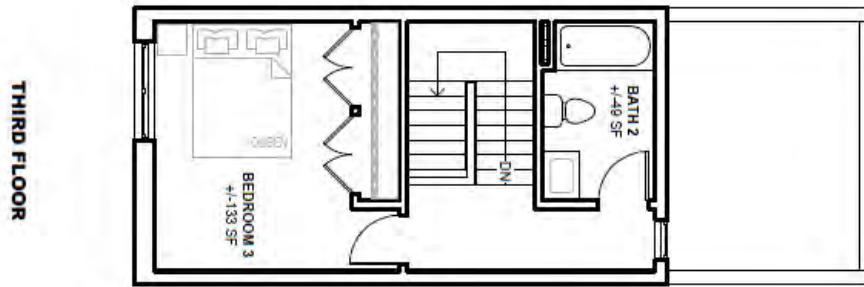
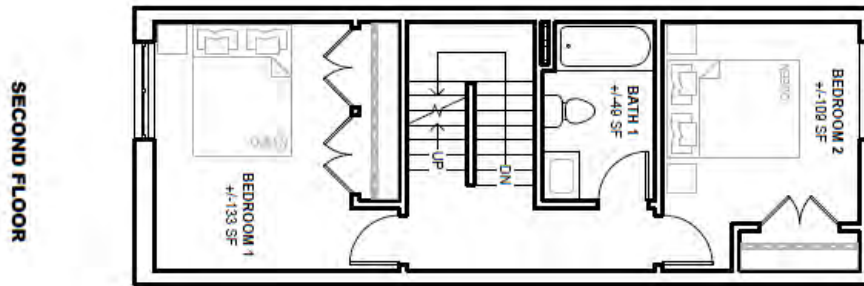
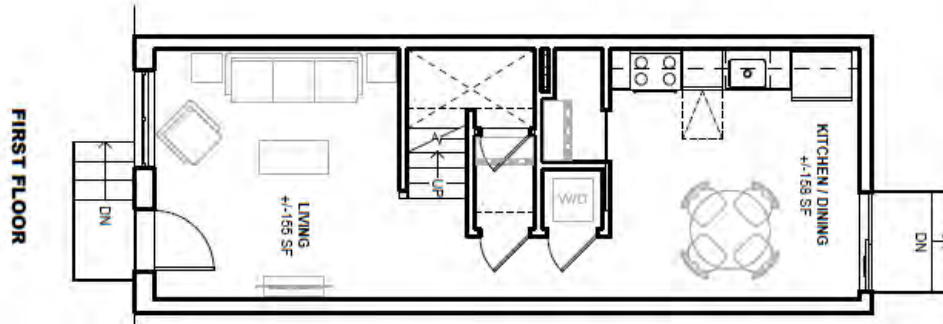


2-STORY SFH

03  
3/16" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026



moto.designshop  
07/31/2025

**3-STORY SFH**

01  
3/16" = 1'-0"

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

**Applicant:** Civetta Property Group, LLC

**Property Address:** 1800, 1814, 1858 Judson St.; 1800, 1818, 1862 N. 23rd St.; 1801, 1813, 1837, 1855, 1868 Bucknell St.; 1802, 1806, 1808, 1810, 1820, 1828, 1845, 1848, 1852 N. 24th St.; 2318, 2326, 2330, 2332, 2334, 2336 W. Montgomery Ave.

### SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Yes	\$5,812,882.00	90.00%	Legacy Capital
	\$0.00	0.00%	
Yes	\$645,876.00	10.00%	Civetta
<b>TOTAL SOURCE OF FUNDS</b>	<b>\$6,458,758.00</b>	<b>100.00%</b>	

### USE OF FUNDS

#### HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	\$2,600.00	0.04%
Closing Costs	\$4,680.00	0.07%
<b>UNIT CONSTRUCTION</b>		
Complete table at bottom of page	\$5,398,250.00	83.58%
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$16,744.00	0.26%
Permits	\$60,398.00	0.94%
Clearance and Demolition	\$10,504.00	0.16%
Utility Connections & Tap Fees	\$28,678.00	0.44%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$31,850.00	0.49%
Water and Sewer	\$22,620.00	0.35%
Stormwater & Drainage	\$26,624.00	0.41%
Impact Fees	\$12,584.00	0.19%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$307,000.00	4.75%
<b>TOTAL HARD COSTS</b>	<b>\$5,922,532.00</b>	<b>91.70%</b>

ROI CALCULATION	
# of Units	26
Cost Per Unit	\$248,413.77
<b>TOTAL COST</b>	<b>\$6,458,758.00</b>
Price/unit Type 1	\$280,000.00
Total Sales Type 1	\$7,280,000.00
Price/unit Type 2	
Total Sales Type 2	\$0.00
<b>TOTAL SALES</b>	<b>\$7,280,000.00</b>
Selling cost - 3%	\$218,400.00
<b>NET SALES</b>	<b>\$7,061,600.00</b>
Expected Profit	\$602,842.00
<b>ROI</b>	<b>9.3%</b>

#### SOFT COSTS

PROFESSIONAL FEES	Cost	% Total	
Site Planning	\$133,874.00	2.07%	
Architecture & Engineering	\$161,564.00	2.50%	
Legal	\$5,000.00	0.08%	
Consultant	\$0.00	0.00%	
Survey	\$12,480.00	0.19%	
Market Study	\$0.00	0.00%	
Environmental	\$0.00	0.00%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$0.00	0.00%	
<b>FINANCE COSTS</b>			
Construction Loan Interest	\$79,664.00	1.23%	
Construction Origination	\$15,600.00	0.24%	
Appraisal	\$0.00	0.00%	
Construction Insurance	\$26,988.00	0.42%	
Property Taxes	\$13,130.00	0.20%	
<b>OTHER SOFT COSTS</b>			
Holding Costs	\$9,126.00	0.14%	
Soft Cost Contingency	\$32,000.00	0.50%	
Developer Fee, if applicable	\$0.00	0.00%	
Other - describe in space to the right	\$20,000.00	0.31%	Site Security 5 Months
Other - describe in space to the right	\$26,800.00	0.41%	Marketing - Digital, Street, Local Meeting
<b>TOTAL SOFT COSTS</b>	<b>\$536,226.00</b>	<b>8.30%</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$6,458,758.00</b>	<b>100.00%</b>	

#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Single-Family Home	1,375	\$151.00	\$207,625.00	26	\$5,398,250.00	35,750	100.0%
	<b>TOTALS</b>				<b>26</b>	<b>\$5,398,250.00</b>	<b>35,750</b>	<b>100.0%</b>

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	1800 Judson Street	16 ft	Vacant Lot	City	\$30,000	\$30,000
2	1814 Judson Street	14 ft	Vacant Lot	City	\$26,000	\$30,000
3	1858 Judson Street	14 ft	Vacant Lot	City	\$26,000	\$30,000
4	1800 N. 23rd Street	16 ft	Vacant Lot	PRA	\$36,000	\$40,000
5	1818 N. 23rd Street	15 ft	Vacant Lot	City	\$35,100	\$40,000
6	1862 N. 23rd Street	16 ft	Vacant Lot	PRA	\$36,900	\$40,000
7	1801 N. Bucknell Street	16 ft	Vacant Lot	City	\$25,800	\$30,000
8	1813 N. Bucknell Street	14 ft	Vacant Lot	City	\$25,300	\$30,000
9	1837 N. Bucknell Street	15 ft	Vacant Lot	PLB	\$25,300	\$30,000
10	1855 N. Bucknell Street	14 ft	Vacant Lot	PLB	\$25,300	\$30,000
11	1868 N. Bucknell Street	16 ft	Vacant Lot	PRA	\$26,500	\$30,000
12	1802 N. 24th Street	16 ft	Vacant Lot	City	\$36,600	\$40,000
13	1806 N. 24th Street	16 ft	Vacant Lot	City	\$36,600	\$40,000
14	1808 N. 24th Street	16 ft	Vacant Lot	City	\$36,600	\$40,000
15	1810 N. 24th Street	16 ft	Vacant Lot	City	\$36,600	\$40,000
16	1820 N. 24th Street	16 ft	Vacant Lot	City	\$36,600	\$40,000
17	1828 N. 24th Street	16 ft	Vacant Lot	City	\$36,600	\$40,000
18	1845 N. 24th Street	14.5 ft	Vacant Lot	City	\$32,300	\$40,000
19	1848 N. 24th Street	15.5 ft	Vacant Lot	PLB	\$49,500	\$40,000
20	1852 N. 24th Street	18 ft	Vacant Lot	City	\$43,000	\$45,000
21	2318 W. Montgomery Avenue	15 ft	Vacant Lot	City	\$39,100	\$40,000
22	2326 W. Montgomery Avenue	25 ft	Vacant Lot	PLB	\$53,400	\$45,000
23	2330 W. Montgomery Avenue	16 ft	Vacant Lot	PLB	\$41,100	\$40,000
24	2332 W. Montgomery Avenue	16 ft	Vacant Lot	PLB	\$55,000	\$45,000
25	2334 W. Montgomery Avenue	16 ft	Vacant Lot	City	\$55,000	\$45,000
26	2336 W. Montgomery Avenue	15 ft	Vacant Lot	City	\$56,600	\$45,000

**APRIL 14, 2026 PLB BOARD MEETING**

**AGENDA ITEM V.A.2 - ~~REMOVED~~**

# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM V.B.1**

**RESOLUTION NO. 2026 - \_\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF 1707 RIDGE AVENUE  
TO MQ MANAGEMENT, LLC**

**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 1707 Ridge Avenue (the “**Property**”) to MQ Management, LLC (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 Seventy Thousand and 00/100 U.S. Dollars (\$70,000.00) 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 \_\_\_\_\_.**  
**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

1. **ADDRESS:** 1707 Ridge Avenue

## 2. PROPERTY INFORMATION

<b>Zip Code:</b> 19130	<b>Census Tract:</b> 013500	<b>Council District:</b> 5
<b>Zoning:</b> CMX-2.5	<b>Lot Area:</b> 693	
<b>OPA Value:</b> \$198,000	<b>Appraised Value:</b> \$65,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

## 3. APPLICANT INFORMATION

<b>Applicant Name:</b> MQ Management, LLC	<b>Type:</b> Business / Legal Entity
<b>Entity Owners:</b> Aminah Perez	
<b>Mailing Address:</b> 21 E. Fifth Avenue, Suite 105, Conshohocken, PA 19428	
<b>Authorized Contact:</b> Aminah Perez	
<b>Application Date:</b> May 15, 2025	

## 4. PROJECT INFORMATION

<b>Disposition Type:</b> Non-Comp: Owns 50% of Development Site	<b>Strategic Plan Goal (Land Bank Only):</b> Housing - Market Rate
<b>Price Paid at Settlement:</b> \$70,000	<b>Proposed Use:</b> Mixed Use
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 1
<b>Units:</b> 16 units - Residential; 1 unit commercial	<b>End User:</b> Lease to Tenant
<b>Gross Floor Area (sq. ft.):</b> 14,518 SF	<b>Construction Cost / sq. ft.:</b> \$186
<b>Construction Costs:</b> \$2,705,240	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$2,965,750	<b>Mortgage Amount:</b> \$N/A

## 5. APPROVALS, DEADLINES, EOP

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> Will apply
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Construction Commencement Deadline:</b> 3 months after settlement	<b>Construction Completion Deadline:</b> 18 months after settlement

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## 6. DEVELOPMENT SUMMARY

### A. How was title acquired?

The property at 1707 Ridge Avenue is owned by the Land Bank.

### B. Application Summary:

MQ Management LLC will develop sixteen (16) market rental units and one (1) commercial unit on 1707 Ridge Avenue along with the properties already in their ownership: 1700 Poplar Street, 1701-03 Ridge Avenue, 1705 Ridge Avenue and 1709 Ridge Avenue. Application was unsolicited and falls within the category of the developer owning at least 50% of the development site. An EOP plan will apply for this project.

### C. Unit Details:

- Sixteen (16) market rate rental units
- One (1) commercial ground floor unit
- All units will consist of 1 bedroom and 1 bathroom
- All units will be approximately 561 to 630 square feet

### D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

Irrevocable Power of Attorney  Right of Re-entry/Reverter

There will be no Declaration of Restrictive Covenants as the developer is paying market value for the parcel.

### E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:  
 Yes  No  N/A
- Meeting Date (if applicable): March 22, 2026

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 1707 Ridge Avenue to MQ Management, LLC for development of a mixed-use project consisting of sixteen (16) market rate rental units and one (1) commercial floor ground unit.

**Prepared by:** Brian Romano, Senior Development Specialist

**Reviewed by:** Angel Rodriguez, Executive Director

### Attachments - If box below is checked, the item is attached.

- Property photos
- Site Map
- Floor Plans
- Sources and Uses (Excel spreadsheet)
- Appraisal Summary Pages

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## SITE PHOTOS



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

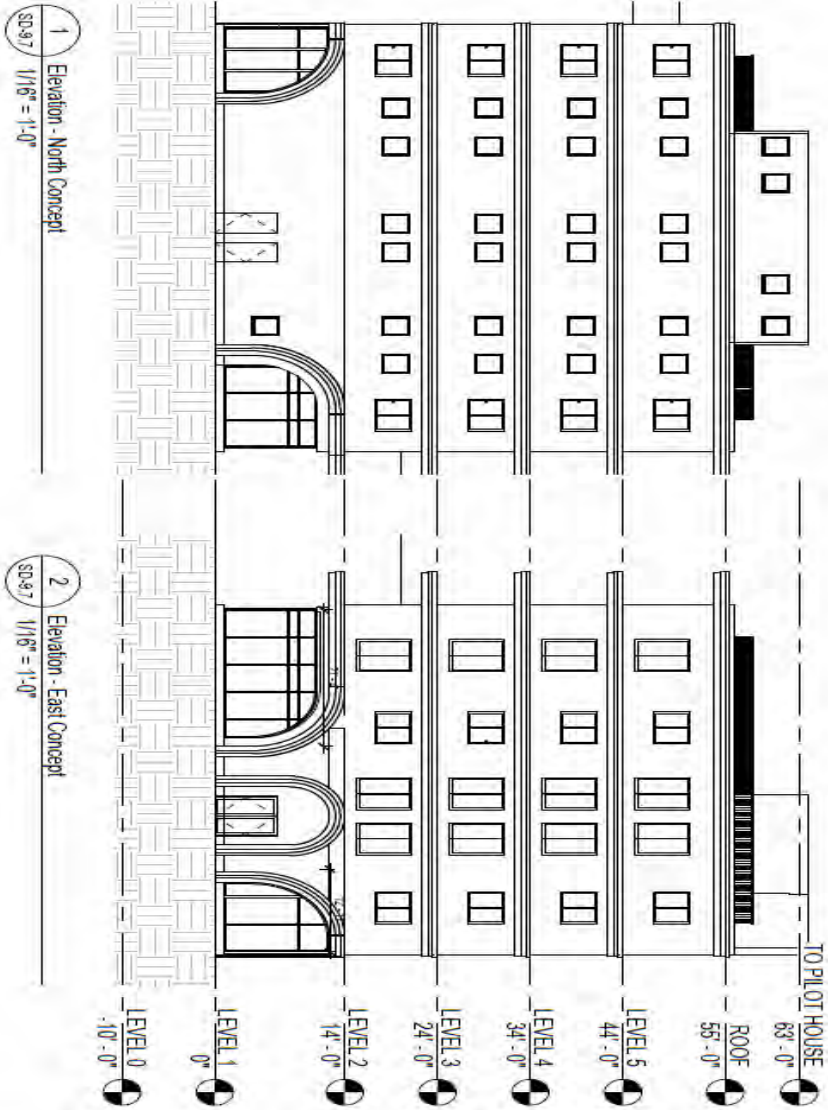
## SITE MAP



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

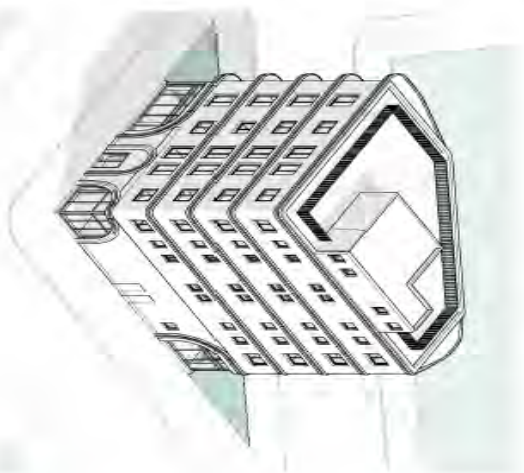
## RENDERING / ELEVATIONS / FLOOR PLANS



1 Elevation - North Concept  
SD-37 1/16" = 1'-0"

2 Elevation - East Concept  
SD-37 1/16" = 1'-0"

3 Missing 3 View - Concept  
SD-37



<p>Architecture + Design unfoundobjectdesign@gmail.com 443-540-8544</p>	<p>MO Management 103 Lombard Unit A Philadelphia, PA 19147</p>
<p><b>1701-1709 Ridge Avenue</b></p>	
<p>Date: 11/27/2023 Copyright 2023 Unfound Object, LLC</p>	<p><b>Elevations</b> Scale: 1/16" = 1'-0"</p>



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

**Applicant:** MQ Management LLC  
**Property Address:** 1707 Ridge Avenue

### SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$4,761,000.00	92.25%	Bank Vine Street Capital
Subordinate Debt	Yes	\$300,000.00	5.81%	Accelerator Fund
Developer Equity	Yes	\$100,000.00	1.94%	Developer Equity
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$5,161,000.00</b>	<b>100.00%</b>	

### USE OF FUNDS

#### HARD COSTS

	Cost	% Total
<b>ACQUISITION</b>		
Property Acquisition	\$70,000.00	2.36%
Closing Costs	\$12,000.00	0.40%
<b>UNIT CONSTRUCTION</b>		
Complete table at bottom of page	\$2,516,240.00	84.84%
<b>OTHER CONSTRUCTION</b>		
Landscaping	\$10,000.00	0.34%
Permits	\$7,000.00	0.24%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$28,000.00	0.94%
<b>INFRASTRUCTURE</b>		
Streets and Sidewalks	\$25,000.00	0.84%
Water and Sewer	\$2,000.00	0.07%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
<b>OTHER HARD COSTS</b>		
Hard Cost Contingency	\$35,000.00	1.18%
<b>TOTAL HARD COSTS</b>	<b>\$2,705,240.00</b>	<b>91.22%</b>

#### SOFT COSTS

<b>PROFESSIONAL FEES</b>			
Site Planning	\$6,000.00	0.20%	
Architecture & Engineering	\$26,000.00	0.88%	
Legal	\$5,000.00	0.17%	
Consultant	\$0.00	0.00%	
Survey	\$3,000.00	0.10%	
Market Study	\$0.00	0.00%	
Environmental	\$0.00	0.00%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$3,000.00	0.10%	
<b>FINANCE COSTS</b>			
Construction Loan Interest	\$98,000.00	3.30%	
Construction Origination	\$15,000.00	0.51%	
Appraisal	\$2,000.00	0.07%	
Construction Insurance	\$5,000.00	0.17%	
Property Taxes	\$7,000.00	0.24%	
<b>OTHER SOFT COSTS</b>			
Holding Costs	\$5,000.00	0.17%	
Soft Cost Contingency	\$8,000.00	0.27%	
Developer Fee, if applicable	\$50,000.00	1.69%	
Other - describe in space to the right	\$10,000.00	0.34%	DOC Prep
Other - describe in space to the right	\$17,510.00	0.59%	Title
<b>TOTAL SOFT COSTS</b>	<b>\$260,510.00</b>	<b>8.78%</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$2,965,750.00</b>	<b>100.00%</b>	

#### **Construction/Rehab. Costs**

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
Unit Type 1	561	\$180.00	\$100,980.00	4	\$403,920.00	2,244	15.5%
Unit Type 2	583	\$180.00	\$104,940.00	4	\$419,760.00	2,332	16.1%
Unit Type 3	594	\$180.00	\$106,920.00	4	\$427,680.00	2,376	16.4%
Unit Type 4	629	\$180.00	\$113,220.00	4	\$452,880.00	2,516	17.3%
Common Areas (Lobby, Gym, Roof Deck, Storage, Trash Room)	3,300	\$140.00	\$462,000.00	1	\$462,000.00	3,300	22.7%
Commercial	1,750	\$200.00	\$350,000.00	1	\$350,000.00	1,750	12.1%
<b>TOTALS</b>				<b>18</b>	<b>\$2,516,240.00</b>	<b>14,518</b>	<b>100.0%</b>

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	1707 Ridge Avenue	18 ft	Vacant Lot	PLB	\$198,000	\$65,000

# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM V.C.1**

**RESOLUTION NO. 2026-\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
3001 NORTH 10TH STREET AND 3003 NORTH 10TH STREET  
TO HISTORIC FAIR HILL, INC.**

**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 16-404 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 3001 North 10th Street and 3003 North 10th Street (collectively, the “**Property**”) to Historic Fair Hill, Inc. (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 Two and 00/100 U.S. Dollars (\$2.00) 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 \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

**1. ADDRESS:** 3001 and 3003 N. 10th Street

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19133	<b>Census Tract:</b> 017500	<b>Council District:</b> 5
<b>Zoning:</b> CMX-2 and RM-1	<b>Lot Area:</b> 2,212 SF	
<b>OPA Value:</b> \$33,600	<b>Appraised Value:</b> \$90,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

**3. APPLICANT INFORMATION**

<b>Applicant Name:</b> Historic Fair Hill, Inc.	<b>Type:</b> Nonprofit
<b>Entity Owners:</b> N/A	
<b>Mailing Address:</b> 5501 Germantown Avenue, Philadelphia, PA 19144	
<b>Authorized Contact:</b> Kerry Roeder, Executive Director	
<b>Application Date:</b> August 5, 2025	

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Community Benefitting Use	<b>Strategic Plan Goal (Land Bank Only):</b> N/A
<b>Price Paid at Settlement:</b> \$2.00	<b>Proposed Use:</b> Commercial
<b>Development Type:</b> New Construction	<b>No. of Buildings:</b> 1
<b>Units:</b> 1 unit - commercial	<b>End User:</b> Owner-Occupied (by Applicant)
<b>Gross Floor Area (sq. ft.):</b> 1,800 SF	<b>Construction Cost / sq. ft.:</b> \$240
<b>Construction Costs:</b> \$544,200	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
<b>Total Project Costs:</b> \$676,000	<b>Mortgage Amount:</b> \$N/A

**5. APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> Will apply
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Construction Commencement Deadline:</b> 3 months after settlement	<b>Construction Completion Deadline:</b> 18 months after settlement

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## 6. DEVELOPMENT SUMMARY

### A. How was title acquired?

Title to the parcels was acquired by the City of Philadelphia through Sheriff sale. The properties have all the approvals to be transferred to the Land Bank.

### B. Application Summary:

Historic Fair Hill, Inc., a non-profit, will develop a one-story building that will be accessible to the community and include office space and space to host community programs and gardening. The application was unsolicited, and an EOP plan will apply for this project.

### C. Unit Details:

- A one-story building that will be accessible to the community and include office space and space to host community programs and gardening.
- Approximately 1,800 SF with 2 offices, community space and 1 bathroom

### D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

Irrevocable Power of Attorney  Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on these properties.

### E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:  
 Yes  No  N/A
- Meeting Date (if applicable): March 9, 2026

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 3001 and 3003 N. 10th Street to Historic Fair Hill, Inc. for development of a one-story building that will be accessible to the community and include office space and space to host community programs and gardening.

**Prepared by:** Brian Romano, Senior Development Specialist

**Reviewed by:** Angel Rodriguez, Executive Director

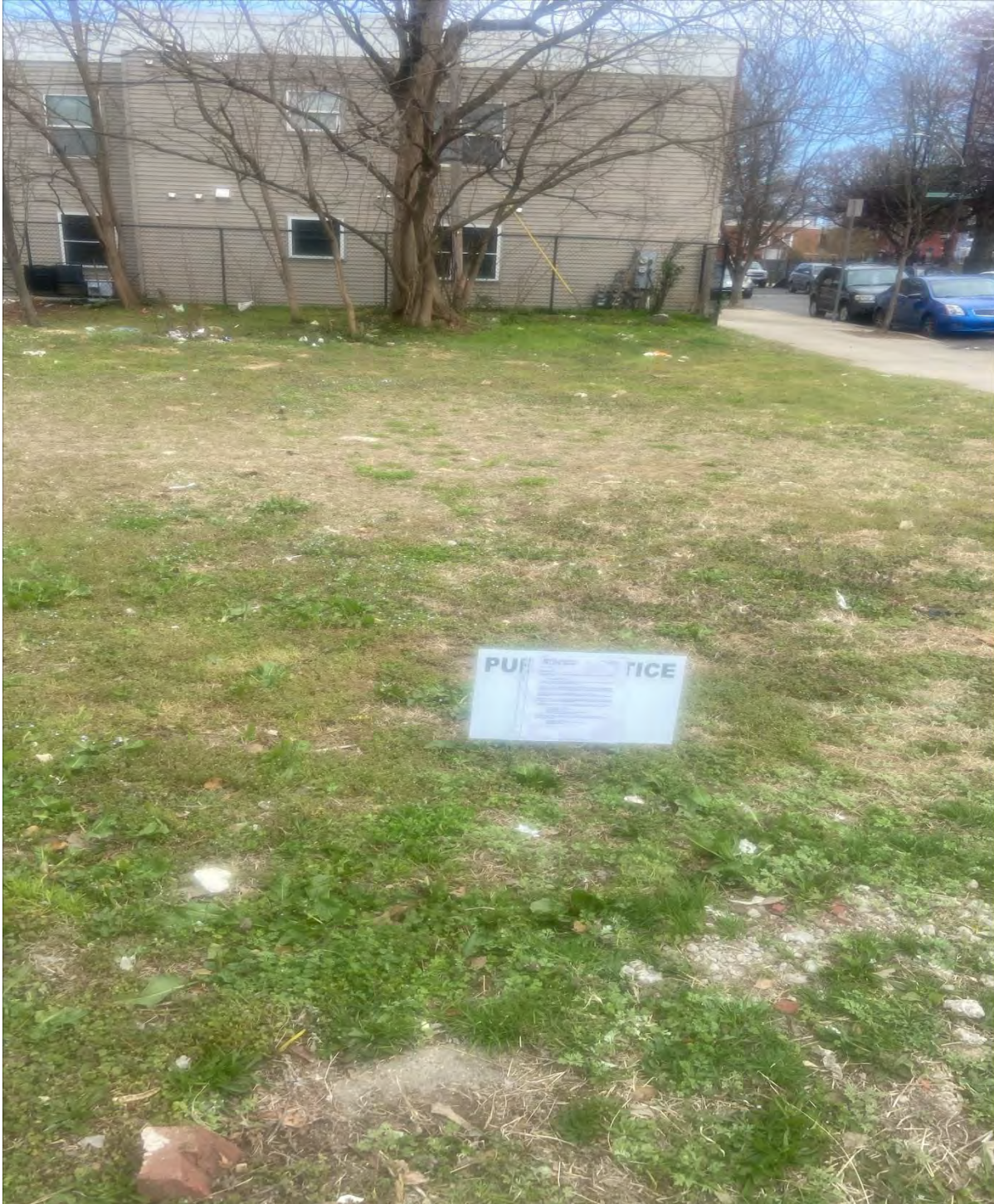
### Attachments - If box below is checked, the item is attached.

- Property photos
- Site Map
- Floor Plans
- Sources and Uses (Excel spreadsheet)
- Appraisal Summary Pages

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

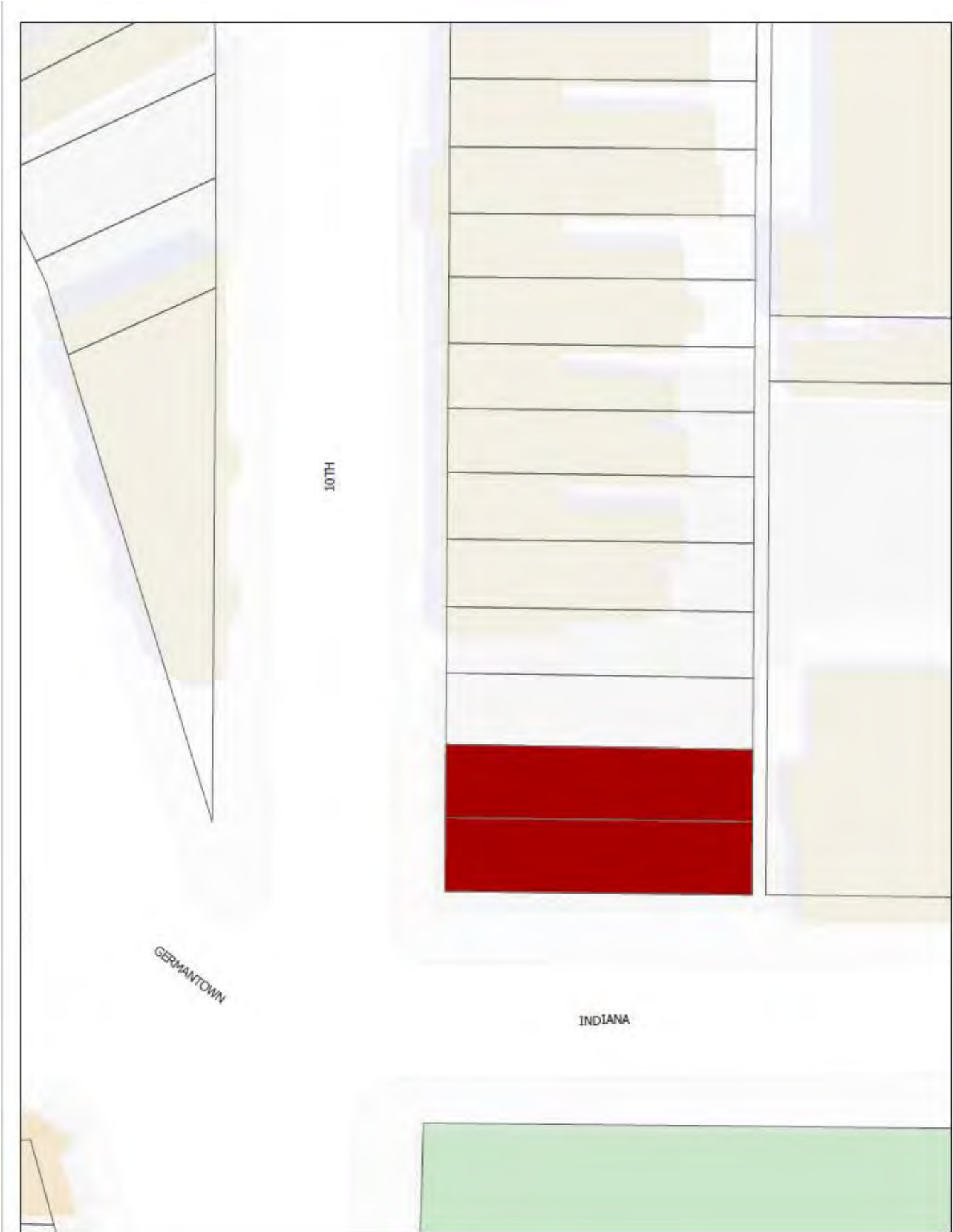
## SITE PHOTOS



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

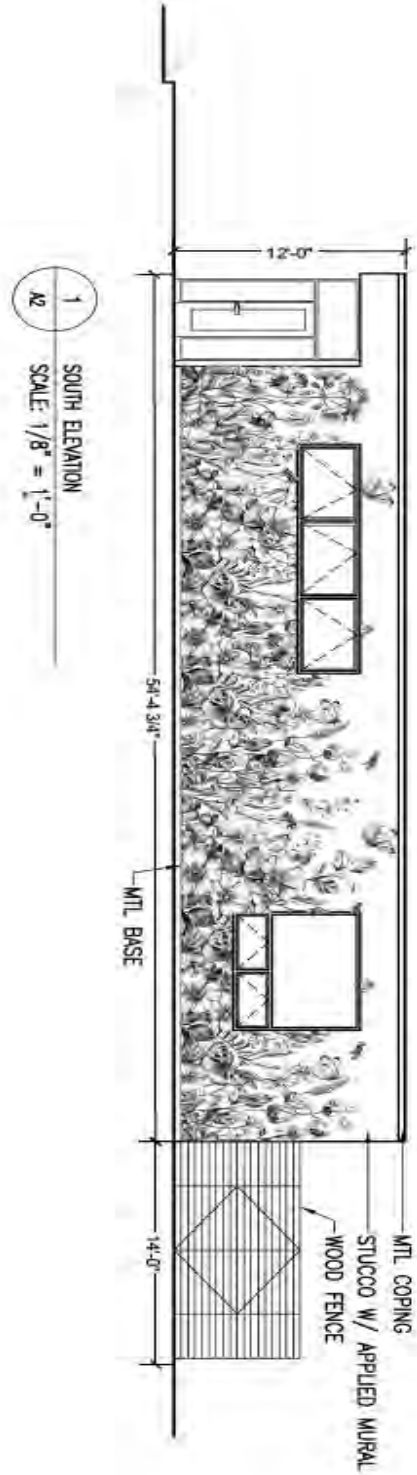
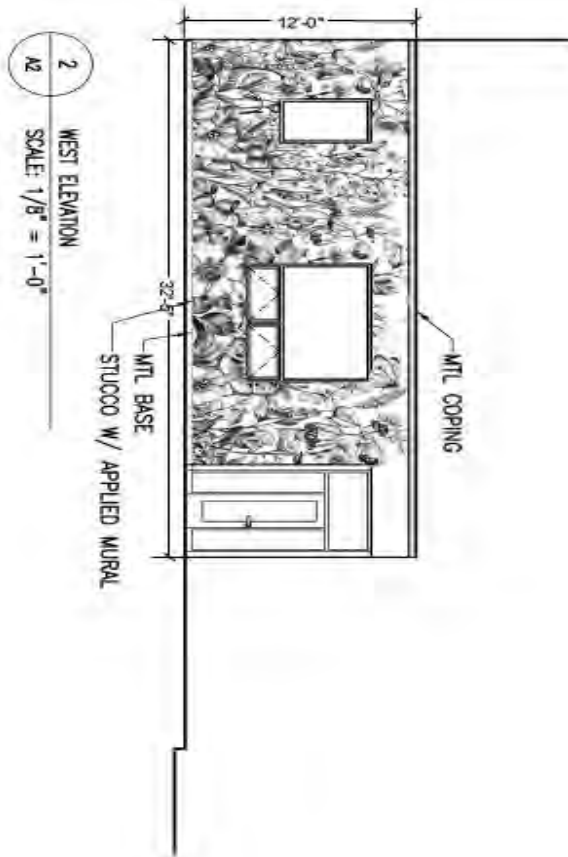
## SITE MAP



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

RENDERING / ELEVATIONS / FLOOR PLANS



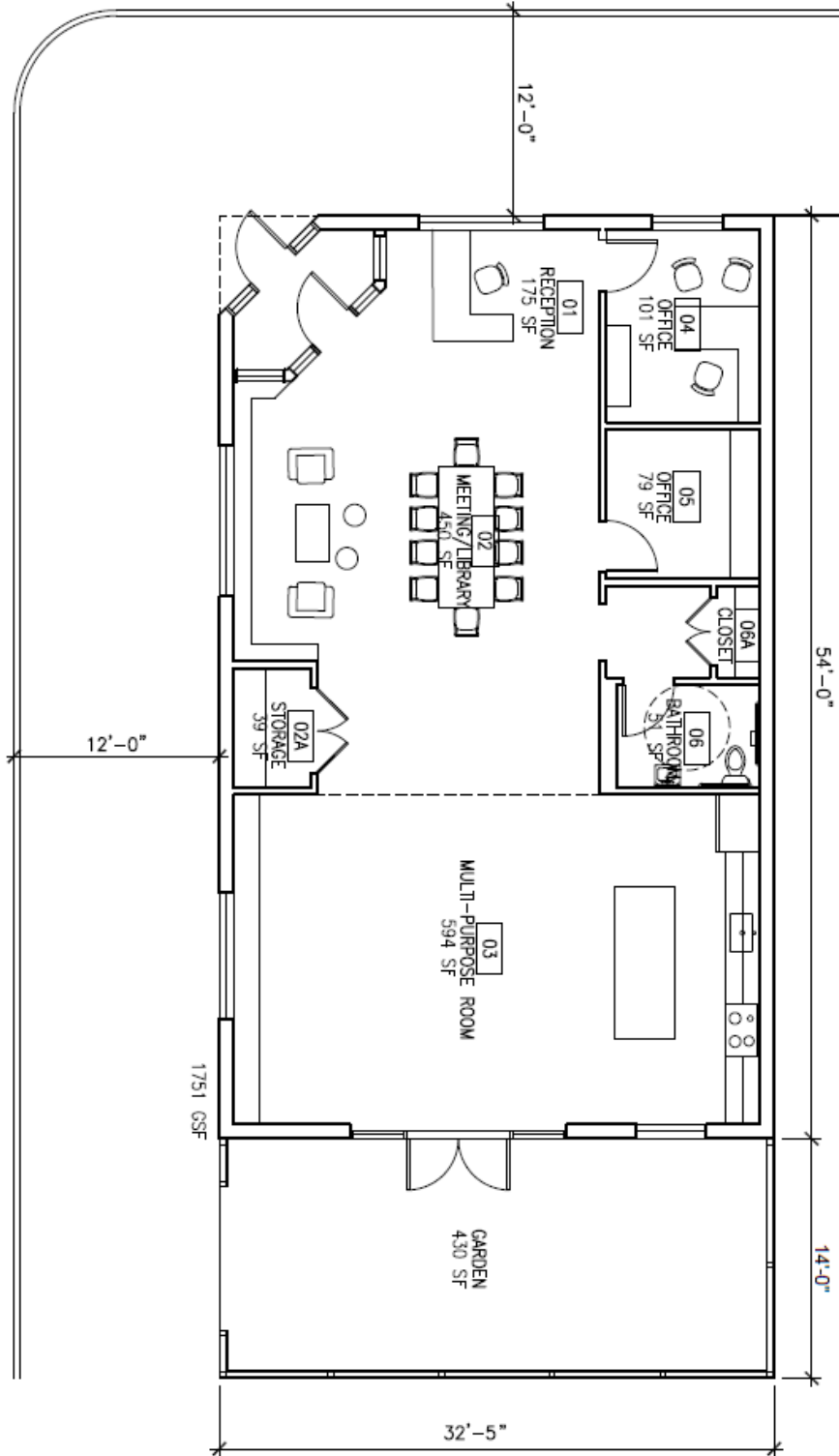
# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

16'

1 FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0"

HISTORIC FAIR HILL OFFICE/COMMUNITY BUILDING  
3001 N. 10TH STREET  
HISTORIC FAIR HILL



# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

**Applicant:** Historic Fair Hill, Inc.  
**Property Address:** 3001, 3003 N 10th Street Philadelphia, PA 19133

### SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
	\$0.00	0.00%	
Senior Debt			
	\$0.00	0.00%	
Subordinate Debt			
	\$0.00	0.00%	
Developer Equity			
Other - describe to the right	Yes \$250,000.00	36.98%	Board reserves designated to project
Other - describe to the right	Yes \$276,000.00	40.83%	Pledges from individual donors & grants
Other - describe to the right	Yes \$150,000.00	22.19%	Endowment funds designated to project
<b>TOTAL SOURCE OF FUNDS</b>	<b>\$676,000.00</b>	<b>100.00%</b>	

### USE OF FUNDS

#### HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$2.00	0.00%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$432,000.00	63.91%
OTHER CONSTRUCTION		
Landscaping	\$5,000.00	0.74%
Permits	\$1,103.00	0.16%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$3,500.00	0.52%
INFRASTRUCTURE		
Streets and Sidewalks	\$10,000.00	1.48%
Water and Sewer	\$4,000.00	0.59%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	\$87,595.00	12.96%
<b>TOTAL HARD COSTS</b>	<b>\$544,200.00</b>	<b>80.50%</b>

#### SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$0.00	0.00%	
Architecture & Engineering	\$37,800.00	5.59%	
Legal	\$10,000.00	1.48%	
Consultant	\$0.00	0.00%	
Survey	\$10,000.00	1.48%	
Market Study	\$0.00	0.00%	
Environmental	\$10,000.00	1.48%	
Organization Expense	\$0.00	0.00%	
Other Consultants	\$15,000.00	2.22%	
FINANCE COSTS			
Construction Loan Interest	\$0.00	0.00%	
Construction Origination	\$0.00	0.00%	
Appraisal	\$0.00	0.00%	
Construction Insurance	\$10,000.00	1.48%	
Property Taxes	\$2,500.00	0.37%	
OTHER SOFT COSTS			
Holding Costs	\$0.00	0.00%	
Soft Cost Contingency	\$0.00	0.00%	
Developer Fee, if applicable	\$0.00	0.00%	
Other - describe in space to the right	\$20,000.00	2.96%	Preconstruction value engineering and consolidation services
Other - describe in space to the right	\$1,500.00	0.22%	Signage
Other - describe in space to the right	\$15,000.00	2.22%	Geotechnical engineering
<b>TOTAL SOFT COSTS</b>	<b>\$131,800.00</b>	<b>19.50%</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$676,000.00</b>	<b>100.00%</b>	

#### Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	2 offices, 1 bathroom, open space, kitchen, 2 closets	1,800	\$240.00	\$432,000.00	1	\$432,000.00	1,800	100.0%
	<b>TOTALS</b>				<b>1</b>	<b>\$432,000.00</b>	<b>1,800</b>	<b>100.0%</b>

# DEVELOPMENT FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	3001 N. 10 <sup>th</sup> Street	16 ft	Vacant Lot	City	\$17,400	\$45,000
2	3003 N. 10 <sup>th</sup> Street	16 ft	Vacant Lot	City	\$16,200	\$45,000

# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM V.D.1**

**RESOLUTION NO. 2026-\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
5103 CHESTER AVENUE  
TO NEIGHBORHOOD GARDENS 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 in accordance with the requirements 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 5103 Chester Avenue (the “**Property**”) to Neighborhood Gardens Trust (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 One and 00/100 U.S. Dollar (\$1.00) and a mortgage in the amount of Seventy-Five Thousand and 00/100 U.S. Dollars (\$75,000.00) 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.

<p><b>Adopted by Philadelphia Land Bank Board of Directors on _____.</b> <b>Philadelphia City Council Resolution No. _____ dated _____.</b></p>
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# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

**1. ADDRESS(ES):** 5103 Chester Avenue

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19143	<b>Census Tract:</b> 007300	<b>Council District:</b> 3
<b>Zoning:</b> RSA-5	<b>Lot Area:</b> 2,160 sq ft	
<b>OPA Value:</b> \$50,000	<b>Appraised Value:</b> \$75,000	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

**3. APPLICANT INFORMATION**

<b>Applicant Name:</b> Neighborhood Gardens Trust	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Jennifer Greenberg	
<b>Mailing Address:</b> 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
<b>Authorized Contact:</b> Jennifer Greenberg	
<b>Application Date:</b> 11/8/2025	

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$1.00 and \$75,000.00 Mortgage	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$1,601.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

**5. APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## 6. DEVELOPMENT SUMMARY

### Project Summary:

Farm 51 is a community garden established in 2008 by residents of 5107 Chester Avenue after acquiring the adjacent lot 5105 Chester Avenue. Residents and neighbors continue to actively steward the space and lead community programs. The garden includes about 15 shared beds with vegetables and herbs, as well as an orchard with various fruit trees. It also offers a shaded area for gatherings, and proposed upgrades include repairing or replacing the rear fence. Evidence of project financing has been provided in the form of a bank statement. The applicant is compliant and in good standing with the City of Philadelphia. The project will not be subject to an Economic Opportunity Plan. The property will be subject to use restrictions as a community garden/open space.

**Summary of Restrictions or Covenants:** This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
---	--

### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 5103 Chester Avenue as a community garden to Neighborhood Gardens Trust in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Senior Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

### **Attachments - If box below is checked, the item is attached.**

- Property photos
- Site Plan
- Appraisal Summary Page

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## POSTING PHOTO(S)



# GARDEN / OPEN SPACE FACT SHEET





Last Updated: April 8, 2026

## SITE PLAN(S)

5103 Chester Avenue

### **Farm 51 Plan**



-  Garden bed
-  Tree
-  Shrubs
-  Mulch pathway
-  Seating area



# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## BUDGET/ SOURCES AND USES OF FUNDS

**Applicant:** Neighborhood Gardens Trust (NGT)  
**Property Address(es):** 5103 Chester Ave

**SOURCE OF FUNDS**

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	\$1,601.00	100%	NGT general operating budget
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$1,601.00</b>	<b>100%</b>	

**USE OF FUNDS**

**HARD COSTS**

	Cost	% Total	
<b>ACQUISITION</b>			
Property Acquisition	\$1.00	0%	
Closing Costs	\$800.00	50%	
<b>SITE MODIFICATIONS</b>			
Clearance and Demolition	\$0.00	0%	
Fencing	\$800.00	50%	rear fence repair/replacement
Landscaping		0%	
Sheds, Water Tanks	\$0.00	0%	
Permits	\$0.00	0%	
Utility Connections & Tap Fees	\$0.00	0%	
<b>SITE MAINTENANCE</b>			
Describe in space to the right	\$0.00	0%	
<b>TOTAL HARD COSTS</b>	<b>\$1,601.00</b>	<b>100%</b>	

**SOFT COSTS**

<b>PROFESSIONAL FEES</b>			
Site Planning	\$0.00	0%	
Architecture & Engineering	\$0.00	0%	
Legal	\$0.00	0%	
Consultant	\$0.00	0%	
<b>FINANCE COSTS</b>			
Property Taxes (if not exempt)	\$0.00	0%	
Liability Insurance	\$0.00	0%	
<b>OTHER SOFT COSTS</b>			
Other - describe in space to the right	\$0.00	0%	
<b>TOTAL SOFT COSTS</b>	<b>\$0.00</b>	<b>0%</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$1,601.00</b>	<b>100%</b>	

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL REPORT

OF



5103 CHESTER AVENUE  
Philadelphia, PA 19143

## PREPARED FOR

Philadelphia Housing Development Corp.  
Cristina Martinez, Senior Development Specialist

ESTIMATED FAIR MARKET VALUE: \$75,000. + -

## AS OF

March 20, 2026

## PREPARED BY

Robert J. Luciani, ASA  
PA State Board Certified  
Real Estate Appraiser & Assessor

# **APRIL 14, 2026 PLB BOARD MEETING**

## **AGENDA ITEM V.D.2**

**RESOLUTION NO. 2026-\_\_\_**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
5123, 5125, 5127 AND 5129 BALTIMORE AVENUE TO  
EMPOWERED CDC, INC.**

**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 5123, 5125, 5127 and 5129 Baltimore Avenue (collectively, the “**Property**”) to Empowered CDC, Inc. (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 Four and 00/100 U.S. Dollars (\$4.00) and a mortgage in the amount of Three Hundred Twenty Thousand and 00/100 U.S. Dollars (\$320,000.00) 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 \_\_\_\_\_.**

**Philadelphia City Council Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.**

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

**1. ADDRESS(ES):** 5123, 5125, 5127 and 5129 Baltimore Avenue

**2. PROPERTY INFORMATION**

<b>Zip Code:</b> 19143	<b>Census Tract:</b> 008000	<b>Council District:</b> 3
<b>Zoning:</b> CMX-2	<b>Lot Area:</b> 7,745 sq ft (Combined)	
<b>OPA Value:</b> \$243,900 (Combined)	<b>Appraised Value:</b> \$320,000 (Combined)	
<b>Redevelopment Area:</b> N/A	<b>Urban Renewal Area:</b> N/A	

**3. APPLICANT INFORMATION**

<b>Applicant Name:</b> Empowered CDC, Inc	<b>Type:</b> Nonprofit
<b>Entity Leader(s):</b> Isaiah Martin, Karen Small, Shawna Mitchell, Victoria Miles, Victoria Wylie	
<b>Mailing Address:</b> 5600 Elmwood Avenue, Philadelphia, PA 19143	
<b>Authorized Contact:</b> Isaiah Martin	
<b>Application Date:</b> 8/7/2025	

**4. PROJECT INFORMATION**

<b>Disposition Type:</b> Non-Comp: Garden (Non-Profit only)	<b>Strategic Plan Goal:</b> Garden / Open Space
<b>Price:</b> \$4.00 and a mortgage for \$320,000.00	<b>Proposed Use:</b> Community Garden
<b>Total Project Costs:</b> \$ 44,000.00	<b>Project Funding Available:</b> Committed and Verified - Applicant has provided documentation of available, committed funds in amount no less than total project costs.

**5. APPROVALS, DEADLINES, EOP**

<b>Agreement Executed:</b> TBD	<b>Economic Opportunity Plan Goals:</b> N/A
<b>Land Bank Board Approval:</b> TBD	<b>PRA Board Approval:</b> N/A
<b>Project Start Date:</b> One month after settlement	<b>Project Completion Date:</b> Three months after settlement

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## 6. DEVELOPMENT SUMMARY

### Project Summary:

Empowered CDC plans to develop the lots into a community centered green space that promotes wellness, sustainability, and engagement. The site will feature a central open lawn for events and recreation, along with garden beds, a hoop house, and an orchard. The space will also include seating areas, a children's play space, landscaping, and accessible walkways. The project emphasizes community use, fresh food access, and ongoing stewardship to meet neighborhood needs.

Evidence of project financing has been provided in the form of a bank statement.

The applicant is compliant and in good standing with the City of Philadelphia.

The project will not be subject to an Economic Opportunity Plan.

The property will be subject to use restrictions as a community garden/open space.

### Summary of Restrictions or Covenants: This transaction is subject to the following:

<input checked="" type="checkbox"/> Irrevocable Power of Attorney	<input checked="" type="checkbox"/> Right of Re-entry/Reverter
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### Permitted Use and Ancillary Use(s).

- "Permitted Use" - growing, harvesting, and storing flowers, fruits, vegetables, small ornamental plants, and cover crops (collectively "Crops") for personal or group consumption, for donation, or for sale, but excluding any plants regulated or prohibited by federal law.
- "Ancillary Use(s)" - (i) installing and maintaining compost storage containers, fencing, a storage shed, raised garden beds or planter boxes, rain barrels, cisterns, and other items for water collection and irrigation, refuse bins, a single bulletin board not greater than nine (9) square feet, washing stations, and sitting areas; (ii) social, meeting, and educational activities related to the Permitted Use; and (iii) other uses which are reasonably necessary to growing and maintaining Crops and are not in conflict with the agreement.

### Permanent Use Restrictions.

- No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Permitted Use for at least five (5) consecutive months in each calendar year.
- No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
- All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
- No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
- The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
- Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
- Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

### Mortgage and Declaration of Restrictive Covenants

Gardens/Open Spaces will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a community garden/managed open space in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

## 7. STAFF RECOMMENDATION

Staff recommends the disposition of 5123, 5125, 5127 and 5129 Baltimore Avenue as a community garden to Empowered CDC, Inc in accordance with the Disposition Policy.

**Prepared by:** Cristina Martinez – Senior Development Specialist

**Reviewed by:** Angel Rodriguez – Executive Director

### Attachments - If box below is checked, the item is attached.

- Property photos
- Site Plan
- Appraisal Summary Page

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## POSTING PHOTO(S)





# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## BUDGET/ SOURCES AND USES OF FUNDS

**Applicant:** EMPOWERED CDC  
**Property Address(es):** 5123, 5125, 5127, 5129 BALTIMORE AVE PHILADELPHIA, PA 19143

### SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	\$44,000.00	100%	Bank Statement
<b>TOTAL SOURCE OF FUNDS</b>		<b>\$44,000.00</b>	<b>100%</b>	

### USE OF FUNDS

#### HARD COSTS

	Cost	% Total	
<b>ACQUISITION</b>			
Property Acquisition	\$4.00	0%	
Closing Costs	\$9,600.00	22%	
<b>SITE MODIFICATIONS</b>			
Clearance and Demolition	\$6,000.00	14%	
Fencing	\$7,250.00	16%	
Landscaping	\$6,500.00	15%	
Sheds, Water Tanks	\$2,000.00	5%	
Permits	\$1,000.00	2%	
Utility Connections & Tap Fees	\$0.00	0%	
<b>SITE MAINTENANCE</b>			
Describe in space to the right	\$0.00	0%	
<b>TOTAL HARD COSTS</b>	<b>\$32,354.00</b>	<b>74%</b>	

#### SOFT COSTS

<b>PROFESSIONAL FEES</b>			
Site Planning	\$0.00	0%	
Architecture & Engineering	\$2,125.00	5%	
Legal	\$0.00	0%	
Consultant	\$0.00	0%	
<b>FINANCE COSTS</b>			
Property Taxes (if not exempt)	\$0.00	0%	
Liability Insurance	\$1,900.00	4%	
<b>OTHER SOFT COSTS</b>			
Other - describe in space to the right	\$7,621.00	17%	contingency cost
<b>TOTAL SOFT COSTS</b>	<b>\$11,646.00</b>	<b>26%</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$44,000.00</b>	<b>100%</b>	

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## PROPERTY APPRAISAL(S)

### APPRAISAL REPORT OF



5123 BALTIMORE AVENUE  
Philadelphia, PA 19143

### PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.  
Cristina Martinez, Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: \$80,000. + -

### AS OF

March 7, 2026

### PREPARED BY

ROBERT J. LUCIANI, ASA  
PA State Board Certified  
Real Estate Appraiser & Assessor

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL REPORT OF



5125 BALTIMORE AVENUE  
Philadelphia, PA 19143

## PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.  
Cristina Martinez, Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: \$80,000. + -

## AS OF

March 7, 2026

## PREPARED BY

ROBERT J. LUCIANI, ASA  
PA State Board Certified  
Real Estate Appraiser & Assessor

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL REPORT OF



5127 BALTIMORE AVENUE  
Philadelphia, PA 19143

## PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.  
Cristina Martinez, Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: \$80,000. + -

## AS OF

March 7, 2026

## PREPARED BY

ROBERT J. LUCIANI, ASA  
PA State Board Certified  
Real Estate Appraiser & Assessor

# GARDEN / OPEN SPACE FACT SHEET

Last Updated: April 8, 2026

## APPRAISAL REPORT

OF



5129 BALTIMORE AVENUE  
Philadelphia, PA 19143

## PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.  
Cristina Martinez, Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: \$80,000. +- 5%

## AS OF

March 7, 2026

## PREPARED BY

ROBERT J. LUCIANI, ASA  
PA State Board Certified  
Real Estate Appraiser & Assessor