

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, May 12, 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 March 10, 2026 and April 14, 2026
- III. Executive Director's Report
- IV. Property Dispositions
 - A. **Development – Affordable Housing (Requests for Proposal (RFP))**
 1. **RFP North Central – North Ringgold Street Et Al. – Sub-Area 2 Gonsosa Development, LLC**

The properties below are proposed for disposition to **Gonsosa Development, LLC** to develop nineteen (19) single family homes in the Fifth (5th) 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 Homeownership Made Easy's (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)**

(denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*
 - B. **Development – Affordable Housing (unsolicited)**
 1. **Fine Print Construction, LLC**

The properties below are proposed for disposition to Fine Print Construction, LLC to develop fourteen (14) single-family homes in the Second (2nd) Council District.

The fourteen (14) units will be two (2) stories with basements and contain three (3) bedrooms and two (2) bathrooms at approximately 1,800 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 Homeownership Made Easy's (HOME) Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **1304, 1310, and 1314-20 S. 28th Street (includes 1313-23 S. Newkirk Street) (CD 2)**

2. Fine Print Construction, LLC

The properties below are proposed for disposition to Fine Print Construction, LLC to develop eleven (11) single-family homes in the Third (3rd) Council District. Developer will subdivide 4137, 4145, and 4167 Leidy Ave. The eleven (11) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms with finished basements at 1,400 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 Homeownership Made Easy's (HOME) Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **1716* N. 42nd Street; 4137, 4145*, 4163*, 4187*, 4189*, 4245 and 4273 Leidy Avenue (CD 3)**

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

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: **Philadelphia Land Bank May 12, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: May 1, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, May 12, 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, May 11, 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.