AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, June 9, 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 May 12, 2026**~~ **Postponed**

~~**III. Executive Director's Report**~~

IV. Administrative Matters

~~**1. Acceptance of FY 2025 Audit**~~ **Postponed**

2. Approval of Payments for FY 2027 Insurance Policy Premiums

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. East Parkside Commons, LLC

The properties below are proposed for disposition to **East Parkside Commons LLC** to develop ten (10) single family homes in the Third (3rd) Council District. Seven (7) of the homes will be two (2) stories with finished basements and front porches, containing 3 bedrooms and 2 bathrooms. Three (3) of the homes will be two (2) stories with finished basements, containing 3 bedrooms and 2 bathrooms. The homes will be approximately 1,200 SF. 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's (H.O.M.E.) Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **4153* and 4157* Leidy Avenue; 4152*, 4154* and 4220* Viola Street; 1129*, 1135* and 1137 North 41st Street; 1703* and 1711* North 42nd Street (CD 3)**
  (denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

B. **Gardens and Open Space**

1. **Neighborhood Gardens Trust**
   The properties below are proposed for disposition to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as a community garden. The properties will be subject to a 30-year mortgage and permanently restricted for use as a community garden.
   - **1425* South Paxon Street (CD 3)**
     (denotes property being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

2. **Neighborhood Gardens Trust**
   The properties below are proposed for disposition to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as a community garden. The properties will be subject to a 30-year mortgage and permanently restricted for use as a community garden.
   - **214* Hermit Street (CD 4)**
     (denotes property being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

3. **Francisville Garden & Greenspace Collective**
   The property below is proposed for disposition to Francisville Garden & Greenspace Collective, a nonprofit organization, to be stabilized as a community garden. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.
   - **1438 Poplar Street (CD 5)**

VI. Public Comment (Old & New Business)

VII. Adjournment

1234 Market Street, 16th Floor, Philadelphia, PA 19107
phillylandbank.org

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank June 9, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: May 29, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is scheduled for Tuesday, June 9, 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 <u>IN PERSON</u> 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: <u>To participate in the meeting, you must sign in before entering the conference room</u>. 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.

<u>Public Comment BEFORE Board Meeting</u>:

Email the following information to **andrea.saah@phdc.phila.gov** by 3:00 p.m. on Monday, June 8, 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 they will either be summarized at the Board meeting, or 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.

<u>Public Comment DURING Board Meeting:</u>

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:

- Please mute or turn off your cell phone and other electronic devices once you enter the room.
- 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 ready for approval as part of the Board package for the next month's Board meeting, which is posted on the Land Bank Board website no later than five (5) days prior to the meeting. Occasionally, approval of the minutes for the previous month will be postponed by a month. 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.

May 12, 2026 Board Meeting Minutes
will be presented and approved
at July 14, 2026 Board Meeting

JUNE 9, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.2

RESOLUTION NO. 2026 – ___

RESOLUTION AUTHORIZING PAYMENT OF PREMIUM FOR COMMERCIAL GENERAL LIABILITY INSURANCE FOR THE PERIOD OF MAY 1, 2026 TO APRIL 30, 2027

WHEREAS, pursuant to Resolution 2024-4, the Board of Directors ("**Board**") of the Philadelphia Land Bank ("**Land Bank**") authorized an agreement with Conner Strong and Buckelew Companies, LLC ("**CSB**") to provide insurance, risk management, safety and loss control, claims and administrative services;

WHEREAS, pursuant to the agreement and at the Land Bank's request, CSB obtained quotes for commercial general liability insurance for Fiscal Year 2027, for combined coverage under one policy for the real estate exposure of the Land Bank, the Philadelphia Redevelopment Authority (the "**PRA**") and Philadelphia Housing Development Corporation ("**PHDC**"), thus allowing for a higher aggregate coverage level while maintaining the per claim deductible and possibly reducing the premium, which is prorated for each agency based on its real estate holdings;

WHEREAS, CSB was able to obtain coverage of all three agencies' real estate exposure for a plan year beginning on May 1, 2026 and ending on April 30, 2027;

WHEREAS, in order to procure this insurance coverage, the management and senior legal staff of the Land Bank, PHDC and the PRA agreed to purchase the proposed coverage for their agencies under one policy beginning on May 1, 2026 and extending through April 30, 2027;

WHEREAS, the Board is asked to authorize payment of the Land Bank's prorated portion of the annual premium, which is based on the number of properties in its inventory, for this combined commercial general liability insurance policy;

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to authorize payment for any and all commercial general liability insurance for the Philadelphia Land Bank, pursuant to the terms and conditions of this Resolution.

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

1. The Executive Director is hereby authorized, in the name of and on behalf of the Land Bank, to pay the Land Bank's prorated portion of the annual premium for commercial general liability insurance coverage under a combined policy for the Land Bank, the PRA, and PHDC, as the Executive Director deems necessary or desirable for the period May 1, 2026 to April 30, 2027.

2. The Executive Director is further authorized to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to purchase any and all insurance pursuant to this Resolution (collectively, the "**Transaction Documents**"). The Transaction Documents shall contain such terms and conditions as the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, 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.

3. 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.

4. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on __________________.

NATURE OF TRANSACTION:

The Philadelphia Land Bank (the PLB) Board authorizes the Executive Director, on behalf of the PLB, to pay the annual premium for commercial general liability insurance coverage under a combined policy for the PLB, the PRA, and PHDC, as the Executive Director deems necessary or desirable for the period May 1, 2026 to April 30, 2027.

POLICY INFORMATION:

Commercial General Liability (PLB prorated premium):

- **Expiring Annual Pricing 05/01/2025 - 4/30/2026: $379,638 (2,423 properties)**
- **Renewal Annual Pricing 05/01/2026 – 4/30/2027: $502,451 (2,533 properties)**

Notes:

- As outlined above, this year's prorated premium for coverage renewal includes an increase of $122,813 compared to PLB's prorated premium paid for the expiring policy. However, the premium for the expiring policy was prorated incorrectly, resulting in a lower prorated premium for PLB. PLB's prorated premium for the renewal coverage is still lower than the $545,000 premium PLB paid for coverage in 2024-25 for fewer properties.
- The premium is net of the commission to the insurance broker.

Executive Summary

Renewal Highlights

General Liability Coverage:

- **Written with Associated Industries Insurance Co., Inc.**
- **Coverage combined at renewal last year under one General Liability policy to include PRA, PHDC and PLB.**
- **Rate expectations were set for a 10% increase for the renewal as discussed during pre-renewal meeting, subject to any changes in exposure submitted by PRA, PHDC, PLB for the renewal this year.**
- **Am Trust quoted a 3% ($22,425) rate decrease per expiring cost, exceeding expectations set for the renewal.**
- **Terms and conditions quoted as expiring for the 26-27 renewal.**

Pricing Summary

2026-2027 General Liability Allocation – PRA, PHDC, PLB

Coverage	Expiring Annual Pricing 05/01/2025-2026	Renewal Annual Pricing 05/01/2026-2027
Commercial General Liability (PRA)	$505,887** *(1,751 Locations)*	$341,606** *(1,721 Locations)*
Commercial General Liability (PHDC)	$14,033 *(93 Locations)*	$19,043 *(96 Locations)*
Commercial General Liability (PLB)	$365,605 *(2,423 Locations)*	$502,451 *(2,533 Locations)*
GRAND TOTAL:	**$885,525**	**$863,100**

Notes:

- Premiums above are net commission.
- **PRA premium allocation outlined above includes $225 flat and fully earned policy fee due for the annual term.
- Allocation based on # of locations provided for each entity as updated in the inventory schedule provided this year.

ADDITIONAL NAMED INSUREDS

The named insured is hereby amended to include the following:

1. Philadelphia Housing Development Corporation
2. Philadelphia Land Bank
3. Redevelopment Authority of the City of Philadelphia
4. RT HeadHouse Associates, L.P. (Inactive)
5. Philadelphia Development Mortgage Assistance Corporation (Inactive)
6. Susquehanna Partners (Inactive)
7. Susquehanna Development Assistance Corporation (Inactive)
8. Art Apartments Associates (Inactive)
9. Housing Opportunities Program Philadelphia, Inc.

JUNE 9, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1

RESOLUTION NO. 2026 - ___

**RESOLUTION AUTHORIZING CONVEYANCE OF
4153 AND 4157 LEIDY AVENUE; 4152, 4154 AND 4220 VIOLA STREET; 1129, 1135 AND 1137 NORTH 41ST STREET; AND 1703 AND 1711 NORTH 42ND STREET TO
EAST PARKSIDE COMMONS 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 4153 and 4157 Leidy Avenue, 4152, 4154 and 4220 Viola Street, 1129, 1135 and 1137 North 41st Street, and 1703 and 1711 North 42nd Street (collectively, the "**Property**") to East Parkside Commons 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 Five Thousand and 00/100 U.S. Dollars ($f,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 _________________, 2026.

Philadelphia City Council Resolution No. ___________ dated __________________.

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

1. ADDRESS: 4153, 4157 Leidy Ave.; 4152, 4154, 4220 Viola St.; 1129, 1135, 1137 N. 41st.; 1703, 1711 N. 42nd St.

2. PROPERTY INFORMATION

Zip Code: 19104	**Census Tract**: 011000	**Council District**: 3
Zoning: RSA5, RM1	**Lot Area**: 12,603 SF	
OPA Value: $409,300	**Appraised Value**: $355,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: East Parkside Commons LLC	**Type**: Business / Legal Entity
Entity Owners: The Prime Corporation of New Jersey Inc (51%), Cadence Development Partners LLC (49%)	
Mailing Address: 1411 N 62nd St, Philadelphia, PA 19151	
Authorized Contact: Edward Pridgen	
Application Date: April 28, 2025	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	**Strategic Plan Goal (Land Bank Only)**: Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: $5,000	**Proposed Use**: Residential
Development Type: New Construction	**No. of Buildings**: 10
Units: 10 units - Residential	**End User**: Sale to Homebuyer
Gross Floor Area (sq. ft.): 12,000 SF	**Construction Cost / sq. ft.**: $164.00
Construction Costs: $2,163,170.00	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: $2,486,570.00	**Mortgage Amount**: $N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	**Economic Opportunity Plan Goals**: MBE 25 % and WBE 10 %
Land Bank Board Approval: TBD	**PRA Board Approval:** N/A
Construction Commencement Deadline: 3 months after settlement	**Construction Completion Deadline**: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

6. DEVELOPMENT SUMMARY

A. How was title acquired?

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:

East Parkside Commons LLC will develop ten (10) units of single-family homes The application was unsolicited and is qualified. An EOP plan will apply for this project.

C. Unit Details:

- 10 Total Units
- Single-family homes
- Maximum sale price of $280,000
- Target households with incomes at or below 100% AMI
- 7 units with 2 stories, with finished basements and front porches, containing 3 bedrooms and 2 bathrooms
- 3 units with 2 stories, with finished basements, containing 3 bedrooms and 2 bathrooms (N. 41st St.)
- Approximately 1,200 SF each
- Eligible for Neighborhood Preservation Initiative's Turn The Key Program

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): November 18, 2025 (virtual) 21 attendees

7. STAFF RECOMMENDATION

Staff recommends the disposition of 4153 and 4157 Leidy Avenue; 4152, 4154, and 4220 Viola Street; 1129, 1135, and 1137 N. 41st Street; and 1703 and 1711 N 42nd Street to East Parkside Commons LLC for development as single-family homes.

Prepared by: Todd Hestand, 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: **May 28, 2026**

SITE PHOTOS

4153 Leidy Avenue

4157 Leidy Avenue

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

4152-4154 Viola Street

4220 Viola Street

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

1129 N. 41st Street

1135-1137 N. 41st Street

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

1703 N. 42nd Street

1711 N. 42nd Street

DEVELOPMENT FACT SHEET

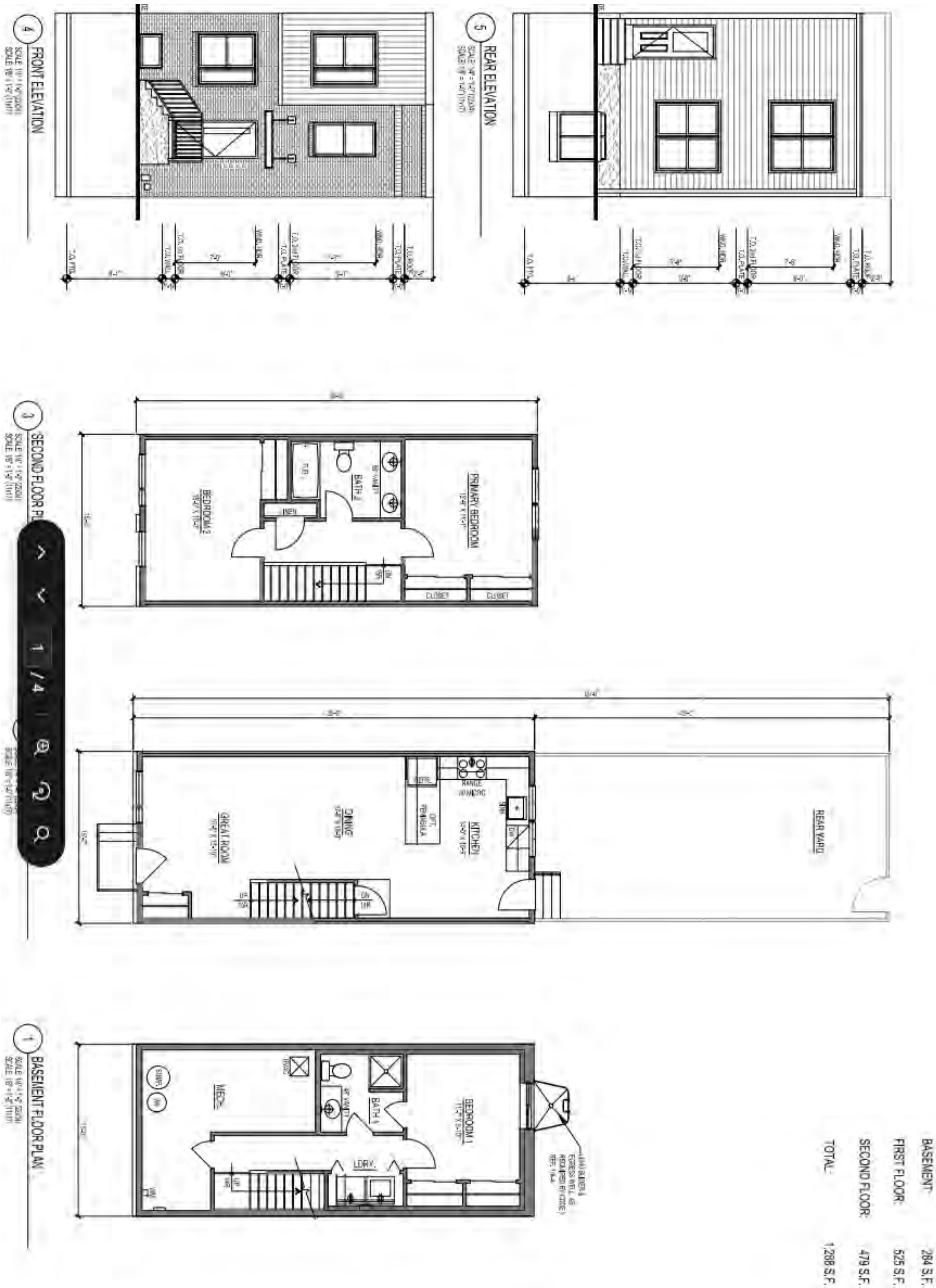
Last Updated: **May 28, 2026**

SITE MAP

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

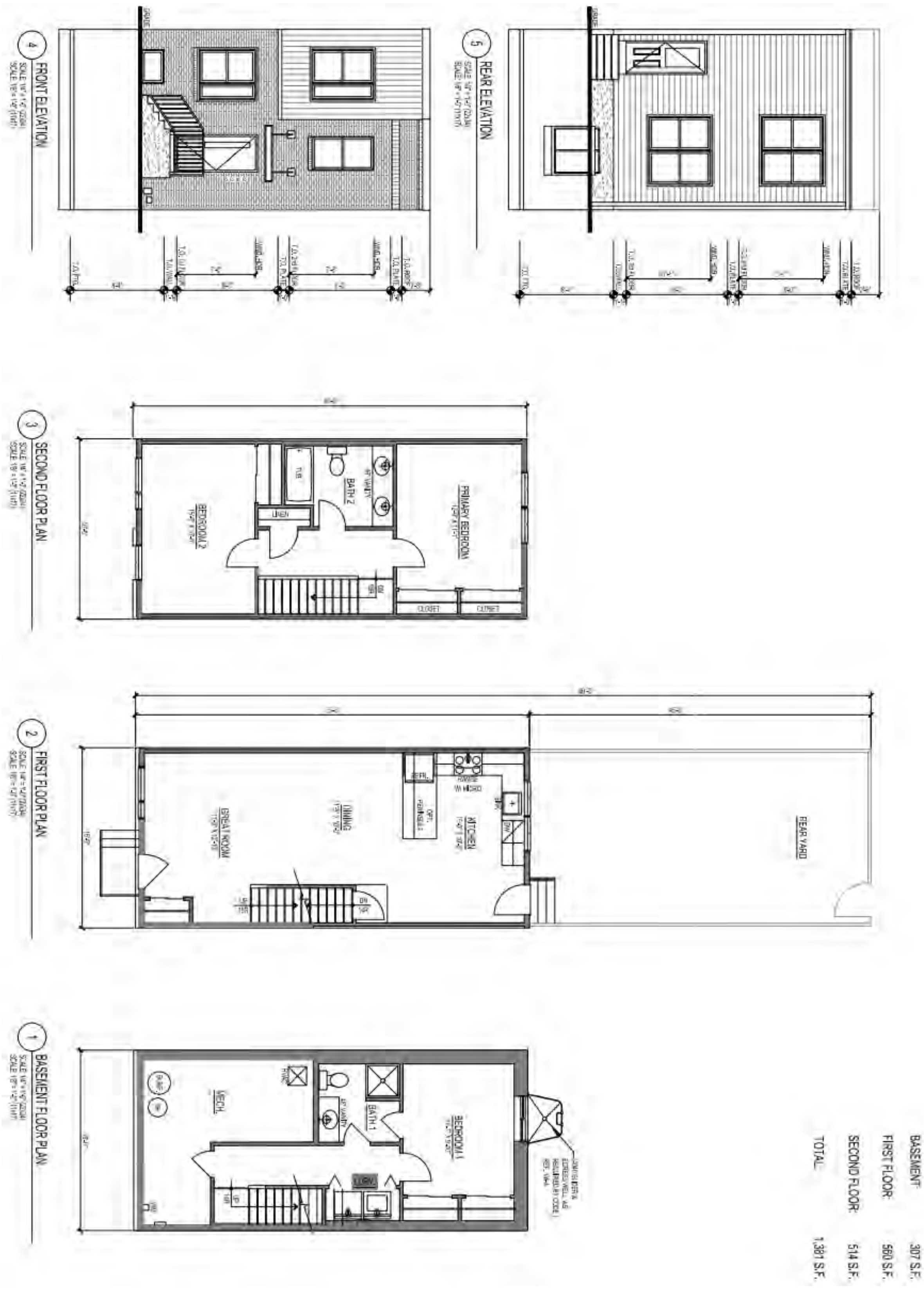
ELEVATIONS / FLOOR PLANS (15 FT)



DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

ELEVATIONS / FLOOR PLANS (16 FT)

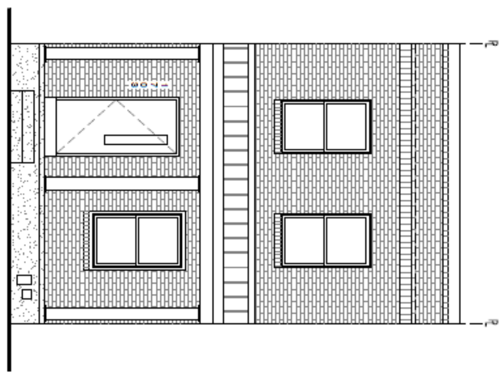


DEVELOPMENT FACT SHEET

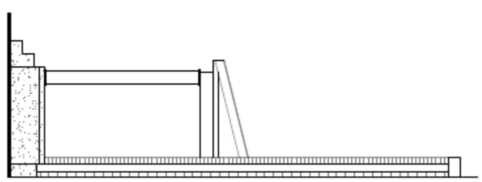
Last Updated: **May 28, 2026**

ELEVATIONS (INCLUDING FRONT PORCH)

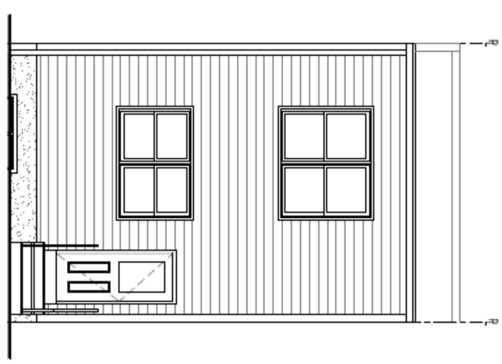
7 units: 4153, 4157 Leidy Avenue; 4220, 4152, 4154 Viola Street; 1703 and 1711 N. 42nd Street



FRONT ELEVATION (N 42 ST)



SIDE ELEVATION



REAR ELEVATION

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 2026**

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: East Parkside Commons LLC

Property Address: 4153, 4157 Leidy Avenue; 4152, 4154, 4220 Viola Street; 1129, 1135, 1137 N. 41st Street; 1703, 1711 N. 42nd Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	$1,989,256.00	80.00%	Penn Community Bank
Subordinate Debt	Yes	$372,986.00	15.00%	Philadelphia Accelerator Fund
Developer Equity	Yes	$124,328.00	5.00%	The Prime Corporation/Cadence Development Partners LLC
TOTAL SOURCE OF FUNDS		**$2,486,570.00**	**100.00%**	

USE OF FUNDS

HARD COSTS	Cost	% Total
ACQUISITION		
Property Acquisition	$5,000.00	0.20%
Closing Costs	$0.00	0.00%
UNIT CONSTRUCTION		
Complete table at bottom of page	$1,968,000.00	79.15%
OTHER CONSTRUCTION		
Landscaping	$0.00	0.00%
Permits	$15,100.00	0.61%
Clearance and Demolition	$0.00	0.00%
Utility Connections & Tap Fees	$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	$30,400.00	1.22%
Water and Sewer	$23,800.00	0.96%
Stormwater & Drainage	$0.00	0.00%
Impact Fees	$21,870.00	0.88%
OTHER HARD COSTS		
Hard Cost Contingency	$99,000.00	3.98%
TOTAL HARD COSTS	**$2,163,170.00**	**86.99%**
SOFT COSTS		
PROFESSIONAL FEES		
Site Planning	$0.00	0.00%
Architecture & Engineering	$78,300.00	3.15%
Legal	$14,200.00	0.57%
Consultant	$0.00	0.00%
Survey	$8,800.00	0.35%
Market Study	$6,300.00	0.25%
Environmental	$0.00	0.00%
Organization Expense	$0.00	0.00%
Other Consultants	$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	$152,000.00	6.11%
Construction Origination	$0.00	0.00%
Appraisal	$5,600.00	0.23%
Construction Insurance	$43,200.00	1.74%
Property Taxes	$4,500.00	0.18%
OTHER SOFT COSTS		
Holding Costs	$0.00	0.00%
Soft Cost Contingency	$10,500.00	0.42%
Developer Fee, if applicable	$0.00	0.00%
TOTAL SOFT COSTS	**$323,400.00**	**13.01%**
TOTAL DEVELOPMENT COST	**$2,486,570.00**	**100.00%**

ROI CALCULATION	
# of Units	10
Cost Per Unit	$248,657.00
TOTAL COST	$2,486,570.00
Price/unit Type 1	$280,000.00
Total Sales Type 1	$2,800,000.00
Price/unit Type 2	$0.00
Total Sales Type 2	$0.00
TOTAL SALES	$2,800,000.00
Selling cost - 3%	$84,000.00
NET SALES	$2,716,000.00
Expected Profit	$229,430.00
ROI	9.2%

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Unit Type 1 (3 bedrooms, 2 baths)	1,200	$164.00	$196,800.00	10	**$1,968,000.00**	12,000	100.0%
			TOTALS		**10**	**$1,968,000.00**	**12,000**	**100.0%**

DEVELOPMENT FACT SHEET

Last Updated: **May 28, 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	4153 Leidy Ave	16	Vacant lot	PUB	$50,500	$40,000
2	4157 Leidy Ave	16	Vacant lot	PUB	$50,500	$40,000
3	4152 Viola St	16	Vacant lot	PUB	$35,500	$30,000
4	4154 Viola St	15	Vacant lot	PUB	$35,100	$30,000
5	4220 Viola St	15	Vacant lot	PUB	$41,800	$35,000
6	1129 N 41st St	16	Vacant lot	PUB	$24,600	$35,000
7	1135 N 41st St	16	Vacant lot	PUB	$38,800	$35,000
8	1137 N 41st St	16	Vacant lot	PLB	$38,800	$35,000
9	1703 N 42nd St	16	Vacant lot	PUB	$46,300	$35,000
10	1711 N 42nd St	16	Vacant lot	PUB	$47,400	$40,000

JUNE 9, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.1

RESOLUTION NO. 2026 - ___

RESOLUTION AUTHORIZING CONVEYANCE OF
1425 SOUTH PAXON STREET
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 1425 South Paxon Street (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 Twenty-Six Thousand and 00/100 U.S. Dollars ($26,000.00) 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 _________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

1. ADDRESS(ES): 1425 S. Paxon Street

2. PROPERTY INFORMATION

Zip Code: 19143	**Census Tract**: 007400	**Council District**: 3
Zoning: RSA-5	**Lot Area**: 752 sq ft	
OPA Value: $19,600	**Appraised Value**: $26,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	**Type**: Nonprofit
Entity Leader(s): Jennifer Greenberg	
Mailing Address: 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
Authorized Contact: Jennifer Greenberg	
Application Date: 11/3/2025	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1.00 and $26,000 Mortgage	**Proposed Use**: Community Garden
Total Project Costs: $4,501.00	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

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

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

6. DEVELOPMENT SUMMARY

Project Summary:

The property is known as Ms. Verna's Garden, a community-managed green space in the Kingsessing neighborhood, featuring a colorful entrance, pollinator garden, raised beds with ornamental and edible plantings, a sitting area, fruit trees, and a little free library. Proposed improvements include replacing the sidewalk and improving the accessibility of pathways. The garden is maintained by residents of the 1400 block of South Paxon Street, including the block captain, who leads community programming and youth engagement.
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.

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

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

Primary Use and Ancillary Use(s).

• "Primary Use" – (i) growing, harvesting, and storing of flowers, fruits, vegetables, small ornamental plants and cover crops, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, for personal or group consumption, for donation, or for sale; (ii) installing and maintaining pathways surrounding planting beds and storage facilities to facilitate access to those areas.

• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use; and (x) other uses which are reasonably necessary to support the Primary Use.

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 Primary Use for at least six (6) 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 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 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 1425 S. Paxon Street 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

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

<u>POSTING PHOTO</u>

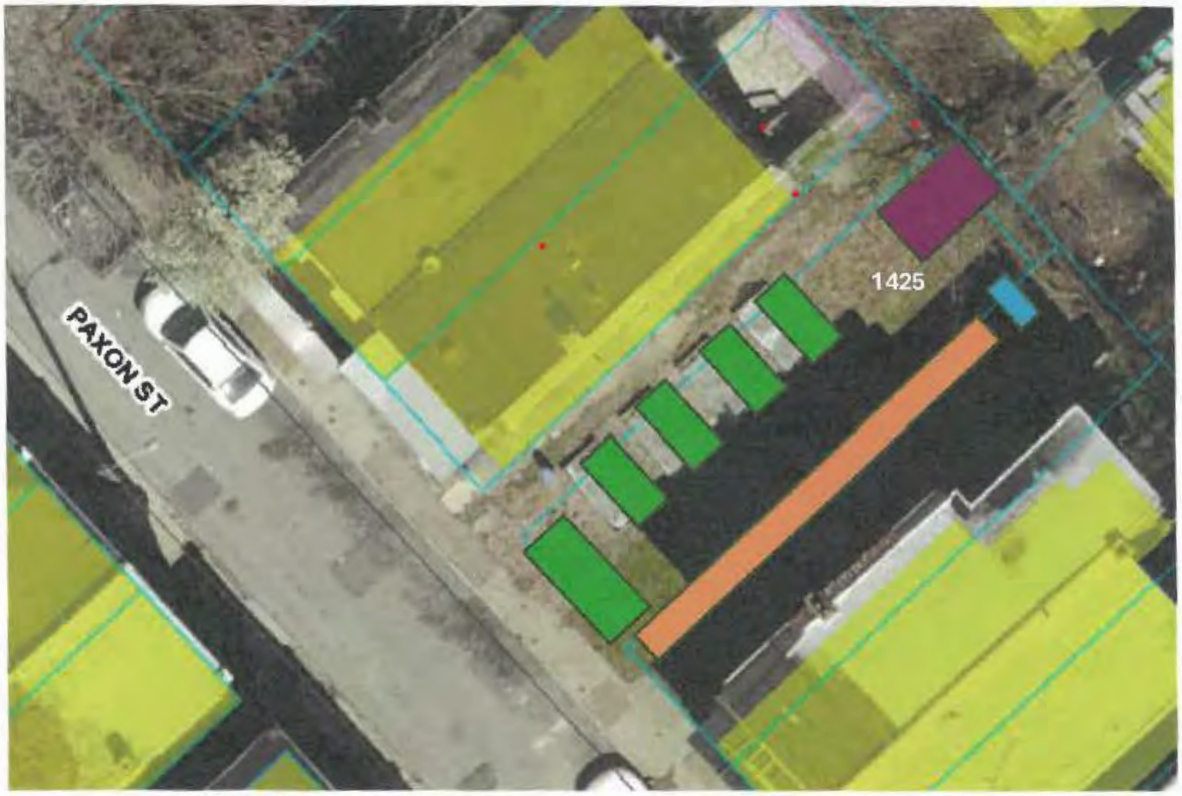
GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

SITE PLAN

1425 S Paxon Street

Ms. Verna's Garden Plan



NGT NEIGHBORHOOD GARDENS TRUST

Garden bed

Bench

Gravel pathway

Seating area

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Neighborhood Gardens Trust (NGT)

Property Address(es): 1425 S. Paxon Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$4,501.00	0%	NGT general operating budget
TOTAL SOURCE OF FUNDS		**$4,501.00**	**0%**	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total	
Property Acquisition	$1.00	0%	
Closing Costs	$800.00	18%	
SITE MODIFICATIONS			
Clearance and Demolition	$0.00	0%	
Fencing	$0.00	0%	
Landscaping	$500.00	11%	
Sheds, Water Tanks	$0.00	0%	
Permits	$0.00	0%	
Utility Connections & Tap Fees	$0.00	0%	
SITE MAINTENANCE			
Describe in space to the right	$3,200.00	71%	Sidewalk repair
TOTAL HARD COSTS	**$4,501.00**	**100%**	

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	$0.00	0%
Architecture & Engineering	$0.00	0%
Legal	$0.00	0%
Consultant	$0.00	0%
FINANCE COSTS		
Property Taxes (if not exempt)	$0.00	0%
Liability Insurance	$0.00	0%
TOTAL SOFT COSTS	**$0.00**	**0%**
TOTAL DEVELOPMENT COSTS	**$4,501.00**	**100%**

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

APPRAISAL REPORT

OF

1425 S. PAXON STREET
Philadlephia 19143

PREPARED FOR

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

ESTIMATED FAIR MARKET VALUE: $26,000. + -

AS OF

May 18, 2026

PREPARED BY

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

JUNE 9, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.2

RESOLUTION NO. 2026 - ___

**RESOLUTION AUTHORIZING CONVEYANCE OF
214 HERMIT STREET
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 214 Hermit Street (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 One Hundred Thirty-Eight Thousand and 00/100 U.S. Dollars ($138,000.00) 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 _________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

1. ADDRESS(ES): 214 Hermit Street

2. PROPERTY INFORMATION

Zip Code: 19128	**Census Tract**: 021000	**Council District**: 4
Zoning: RSA-5	**Lot Area**: 2,805 sq ft	
OPA Value: $140,000	**Appraised Value**: $138,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Neighborhood Gardens Trust	**Type**: Nonprofit
Entity Leader(s): Jennifer Greenberg	
Mailing Address: 100 North 20th Street, Suite 405, Philadelphia, PA 19103	
Authorized Contact: Jennifer Greenberg	
Application Date: 11/3/2025	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Open Space (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1.00 and $138,000 Mortgage	**Proposed Use**: Community Open Space
Total Project Costs: $500.00	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

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

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

6. DEVELOPMENT SUMMARY

Project Summary:

The property is part of the Neighbors Woodland garden. NGT owns the adjacent large lot at 3872 Manayunk Avenue. Proposed improvements include site clean-up, tree pruning, removing invasive plants and restoring vegetation to support wildlife and improve community access.

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 Open Space.

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

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

Primary Use and Ancillary Use(s).

• "Primary Use" - planting and maintenance of flowers, groundcover plants, grass, ornamental plants, shrubs and trees, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, and installation of walking paths, seating areas and other improvements promoting passive recreation in a Community Open Space.

• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use and (x) other uses which are reasonably necessary to support the Primary Use.

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 as a Community Open Space for at least six (6) 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

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 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 214 Hermit Street as a Community Open Space to Neighborhood Gardens Trust in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

POSTING PHOTO

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

<u>SITE PLAN(S)</u>

214 Hermit Street

Neighbors Woodland Plan

NEIGHBORHOOD GARDENS TRUST

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

BUDGET/ SOURCES AND USES OF FUNDS

Applicant:	Neighborhood Gardens Trust (NGT)
Property Address(es):	214 Hermit Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$2,001.00	0%	NGT general operating budget
TOTAL SOURCE OF FUNDS		**$2,001.00**	**0%**	

USE OF FUNDS

HARD COSTS			
ACQUISITION	**Cost**	**% Total**	
Property Acquisition	$1.00	0%	
Closing Costs	$1,500.00	75%	
SITE MODIFICATIONS			
Clearance and Demolition	$0.00	0%	
Fencing	$0.00	0%	
Landscaping	$500.00	25%	
Sheds, Water Tanks	$0.00	0%	
Permits	$0.00	0%	
Utility Connections & Tap Fees	$0.00	0%	
SITE MAINTENANCE			
Describe in space to the right	$0.00	0%	
TOTAL HARD COSTS	**$2,001.00**	**100%**	
SOFT COSTS			
PROFESSIONAL FEES			
Site Planning	$0.00	0%	
Architecture & Engineering	$0.00	0%	
Legal	$0.00	0%	
Consultant	$0.00	0%	
FINANCE COSTS			
Property Taxes (if not exempt)	$0.00	0%	
Liability Insurance	$0.00	0%	
TOTAL SOFT COSTS	**$0.00**	**0%**	
TOTAL DEVELOPMENT COSTS	**$2,001.00**	**100%**	

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

APPRAISAL REPORT

OF

214 HERMIT STREET
Philadelphia 19128

PREPARED FOR

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

ESTIMATED FAIR MARKET VALUE: $138,000. + -

AS OF

May 18, 2026

PREPARED BY

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

JUNE 9, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.3

RESOLUTION NO. 2026 - ___

**RESOLUTION AUTHORIZING CONVEYANCE OF
1438 POPLAR STREET
TO FRANCISVILLE GARDEN & GREENSPACE COLLECTIVE**

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 1438 Poplar Street (the "**Property**") to Francisville Garden & Greenspace Collective (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 Three Hundred Twenty-Five Thousand and 00/100 U.S. Dollars ($325,000.00) 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 _________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

1. ADDRESS(ES): 1438 Poplar Street

2. PROPERTY INFORMATION

Zip Code: 19130	**Census Tract**: 013300	**Council District**: 5
Zoning: RM-1	**Lot Area**: 3,043 sq ft	
OPA Value: $349,900	**Appraised Value**: $325,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Francisville Garden & Greenspace Collective	**Type**: Nonprofit
Entity Leader(s): Josef Deutschmann	
Mailing Address: 1542 Ogden Street, Unit 2, Philadelphia, PA 19130	
Authorized Contact: Josef Deutschmann	
Application Date: 3/8/2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Open Space (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $1.00 and $325,000 Mortgage	**Proposed Use**: Community Open Space
Total Project Costs: $880.00	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total projec costs.

5. APPROVALS, DEADLINES, EOP

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

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

6. DEVELOPMENT SUMMARY

Project Summary:

Proposed improvements include cleaning the lot, fencing and planting flowers. There will be a seating area for the community to use.
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 Open Space.

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

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

Primary Use and Ancillary Use(s).

• "Primary Use" - planting and maintenance of flowers, groundcover plants, grass, ornamental plants, shrubs and trees, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, and installation of walking paths, seating areas and other improvements promoting passive recreation in a Community Open Space.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use and (x) other uses which are reasonably necessary to support the Primary Use.

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 as a Community Open Space for at least six (6) 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

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 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 1438 Poplar Street as a Community Open Space to Francisville Garden & Greenspace Collective in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

GARDEN / OPEN SPACE FACT SHEET

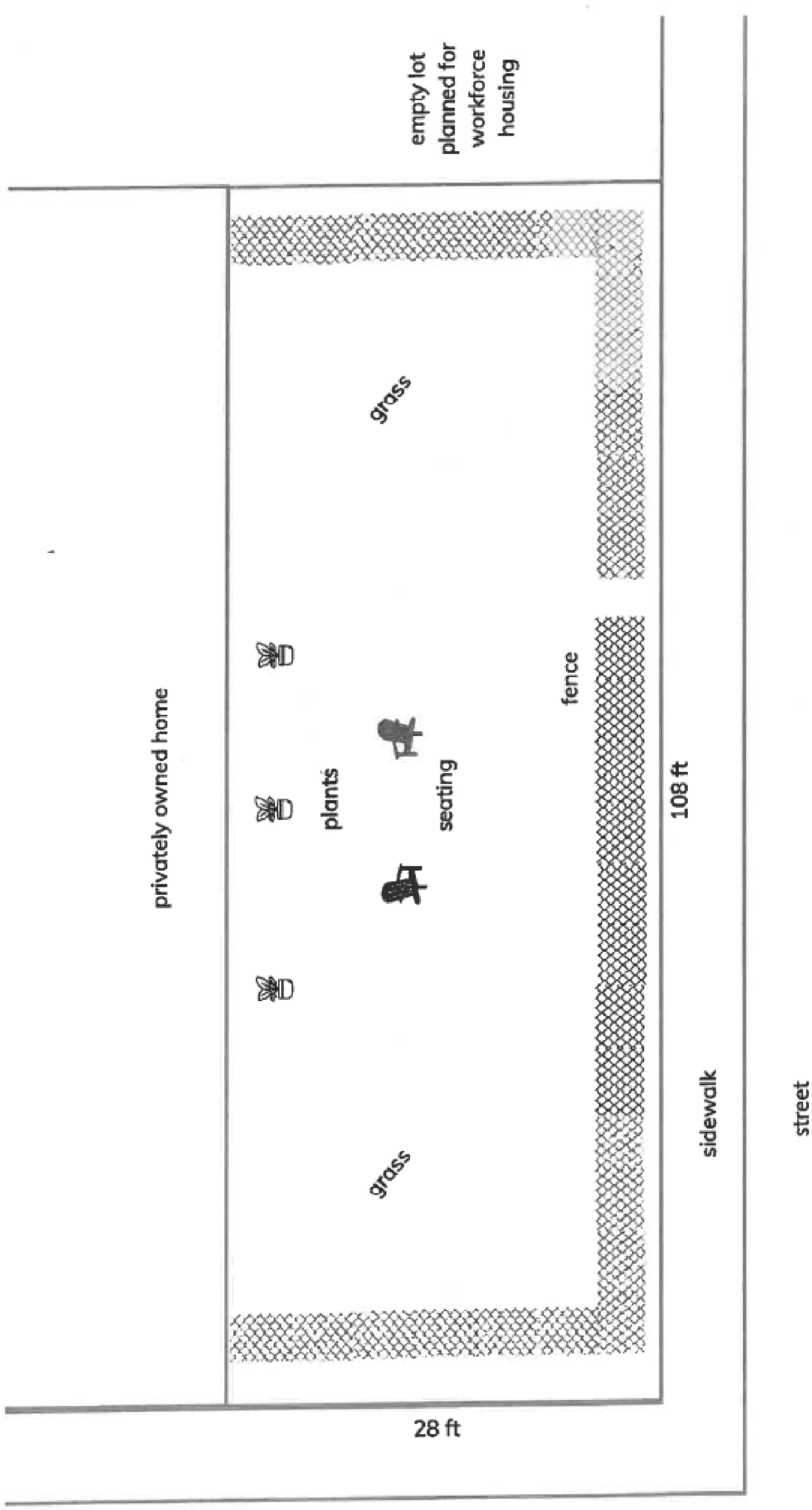
Last Updated: **6/1/2026**

<u>POSTING PHOTO</u>

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

<u>SITE PLAN</u>



GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Francisville Garden & Greenspace Collective

Property Address(es): 1438 Poplar Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$1,681.00	0%	Bank Statement
TOTAL SOURCE OF FUNDS		**$1,681.00**	**0%**	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	$1.00	0%	
Closing Costs	$800.00	48%	
SITE MODIFICATIONS			
Clearance and Demolition	$0.00	0%	
Fencing	$480.00	29%	
Landscaping	$400.00	24%	
Sheds, Water Tanks	$0.00	0%	
Permits	$0.00	0%	
Utility Connections & Tap Fees	$0.00	0%	
SITE MAINTENANCE			
Describe in space to the right	$0.00	0%	
TOTAL HARD COSTS	**$1,681.00**	**100%**	

SOFT COSTS

	Cost	% Total
PROFESSIONAL FEES		
Site Planning	$0.00	0%
Architecture & Engineering	$0.00	0%
Legal	$0.00	0%
Consultant	$0.00	0%
FINANCE COSTS		
Property Taxes (if not exempt)	$0.00	0%
Liability Insurance	$0.00	0%
TOTAL SOFT COSTS	**$0.00**	**0%**
TOTAL DEVELOPMENT COSTS	**$1,681.00**	**100%**

GARDEN / OPEN SPACE FACT SHEET

Last Updated: **6/1/2026**

APPRAISAL REPORT

OF

1438 POPLAR STREET
Philadelphia, PA 19130

PREPARED FOR

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

ESTIMATED FAIR MARKET VALUE: $ 325,000. + -

AS OF

May 26, 2026

PREPARED BY

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