

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, October 13, 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 September 15, 2026
- III. Executive Director's Report
- IV. Property Dispositions

A. Development – Affordable Housing (Requests for Proposal (RFP))

1. RFP 28th Street and Lehigh Ave. et al – Civetta Property Group, LLC

The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop sixty-two (62) single family homes in the Fourth (4th) Council District.

- Fifteen (15) units will be two (2) stories with a finished basement and a porch. Each unit will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,375 square feet. The homes fit within the context of the neighborhood.
- Forty-five (45) units will be two (2) stories with a finished basement and no porch. Each unit will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,375 square feet. The homes fit within the context of the neighborhood.
- Two (2) units will be three (3) stories with a porch and no basement. Each unit will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,375 square feet. The homes fit within the context of the neighborhood.

All units 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 (H.O.M.E.) 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.

- **Sub-Area 1 – 2715* N. Dover Street; 2716, 2718, 2729, 2817, 2820* N. Newkirk Street; 2710, 2720*, 2722, 2738, 2758* N. 28th Street; 2719*, 2731* N. 29th Street; 2649, 2651*, 2655*, 2700, 2730, 2738*, 2746* W. Silver Street (CD 4)**

- Sub-Area 2 – 2632*, 2645, 2646*, 2654*, 2700*, 2703*, 2705*, 2706, 2710*, 2711*, 2714*, 2715*, 2716*, 2717*, 2719*, 2723*, 2726*, 2727, 2729, 2731*, 2733*, 2747, 2749* W. Sterner Street (CD 4)
 - Sub-Area 3 – 2520, 2532, 2621, 2627, 2635, 2639, 2640, 2651*, 2654, 2655* W. Seltzer Street; 2547, 2621*, 2623*, 2624*, 2626*, 2628* W. Silver Street; 2539, 2602*, 2608* W. Sterner Street (CD 4)
- (* denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)

2. RFP Uber Street et al – Civetta Property Group, LLC and The Maple Corporation

The properties below are proposed for disposition to **Civetta Property Group, LLC and The Maple Corporation** to develop twenty-two (22) single family homes in the Fifth (5th) Council District.

- Eleven (11) units will be three (3) stories, each unit will have three (3) bedrooms and two (2) bathrooms without a basement, and an approximate area of 1,375 square feet. The homes fit within the context of the neighborhood.
- Eleven (11) units will be two (2) stories with no porch or basement. Each unit will have three (3) bedrooms and two (2) bathrooms without a basement, and an approximate area of 1,375 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 (H.O.M.E.) 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.

- 1936*, 1940*, 1944*, 1952-54* N. 19th Street; 1913*, 1943*, 1945*, 1947*, 1949* N. 20th Street; 1907*, 1919* W. Berks Street; 1901*, 1915*, 1919*, 1937* W. Norris Street; 1912*, 1914*, 1918*, 1946*, 1948*, 1950*, 1952* N. Uber Street (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. Flourish CD 8 Homes, LLC

The properties below are proposed for disposition to **Flourish CD 8 Homes, LLC** to develop sixteen (16) single-family homes in the Eighth (8th) Council District.

- Three (3) units will be two (2) stories, each unit will have three (3) bedrooms and two (2) bathrooms with a finished basement, and an approximate area of 1,225 square feet. The homes fit within the context of the neighborhood.
- Thirteen (13) units will be two (2) stories with a porch and a basement. Each unit will have three (3) bedrooms and two (2) bathrooms with a finished, and an approximate area of 1,225 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 (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.

- **1715*, 1717*, 1745, 1747*, 1749* Belfield Avenue; 4556*, 4558*, 4560 N. Bouvier Street; 1820, 1822* W. Rockland Street; 1604, 1606*, 1608 W. Mentor Street; 1732*, 1734, 1736 W. Courtland Street (CD 8)**
(denotes property being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

C. Gardens and Open Space – Unsolicited

1. Neighborhood Gardens Trust

The properties below are proposed for disposition to **Neighborhood Gardens Trust**, a non-profit organization, to be stabilized as a community garden – **Farm on Florence**. The properties will be subject to a 30- year mortgage and permanently restricted for use as a community garden. An EOP plan will not apply to this project.

- **5415 Florence Avenue (CD 3)**

2. Neighborhood Gardens Trust

The properties below are proposed for disposition to **Neighborhood Gardens Trust**, a non-profit organization, to be stabilized as a community garden - **Chester Avenue Garden (West)**. The properties will be subject to a 30- year mortgage and permanently restricted for use as a community garden. An EOP plan will not apply to this project.

- **5228 and 5230 Chester Avenue (CD 3)**

3. Neighborhood Gardens Trust

The properties below are proposed for disposition to **Neighborhood Gardens Trust**, a non-profit organization, to be stabilized as a community garden - **Holly Street Neighbors Community Garden**. The properties will be subject to a 30- year mortgage and permanently restricted for use as a community garden. An EOP plan will not apply to this project.

- **322* N. 41st Street (CD 3)**
(denotes properties being transferred by the Philadelphia Housing Development Corporation (PHDC) to the Land Bank)*

V. Public Comment (Old & New Business)

VI. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank October 13, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: October 2, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, October 13, 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, October 12, 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.