AGENDA

PHILADELPHIA LAND BANK

BOARD OF DIRECTORS' MEETING

Tuesday, November 10, 2026 – 10:00 AM

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

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

AGENDA

I. Roll Call

II. Approval of Minutes of the Meeting of October 13, 2026

III. Executive Director's Report

IV. Administrative Matters

A. Amendments to Approved Dispositions

1. **ReNew, LLC - Substitution of Developer Entity**
   Amendment to Board Resolution 2025-11, adopted by the Board on March 11, 2025, to approve the substitution of a special purpose entity for ReNew, LLC as the approved developer of the single-family homes constructed as part of ReNew, LLC's project on 3323 W. Allegheny Avenue, 3216 N. Newkirk Street, 2942 and 2944 W. Wishart Street, and 3212 N. 33rd Street in the Fourth (4th) Council District. This entity substitution is at the request of the applicant. The new entity to develop the homeownership properties will be **ReNew 4316 LLC**.

2. **Fine Print Construction, LLC – Removal of Property**
   Amendment to Resolution No. 2026-17, adopted by the Board on May 12, 2026, to remove **4137 Leidy Avenue** from the project and revise the number of units developed from eleven (11) units to nine (9) units. The maximum sales price for the nine (9) units will remain at $280,000 at 100% AMI.
   - **As previously approved: 4137, 4145, 4163, 4187, 4189, 4245, 4273 Leidy Ave; 1716 N 42nd St (CD 3)**
   - **As amended: ~~4137~~ (REMOVED), 4145, 4163, 4187, 4189, 4245, 4273 Leidy Ave; 1716 N 42nd St (CD 3)**

3. **Civetta Property Group, LLC – Addition of Property**
   Amendment to Resolution No. 2025-14, adopted by the Board on April 8, 2026, which approved Civetta Property Group, LLC to develop multiple properties in the unsolicited Germantown – Ashmead et al project. The amendment will approve the conveyance of remainder parcel **416 E. Bringhurst Street** to Civetta Property Group, LLC for mandatory consolidation with 423-27 E. Ashmead Street and 429-39 (including 429-39 Rear) E. Ashmead Street. This addition will not change the scope of the project or revise the number or type of units to be developed.

V. Property Dispositions

A. Community Gardens and Managed Open Space – Unsolicited

1. **Neighborhood Gardens Trust**
   The property below is proposed for disposition to **Neighborhood Gardens Trust,** a non-profit organization, to be stabilized as a community garden. The property will be subject to a 30-year mortgage and permanently restricted to use as a community garden. An EOP plan will not apply to this project.
   - **1118* N. 4th Street – Spooky Garden (CD 5)**

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

2. **Neighborhood Gardens Trust**
   The property below is proposed for disposition to **Neighborhood Gardens Trust,** a non-profit organization, to be stabilized as community garden. The property will be subject to a 30-year mortgage and permanently restricted to use as a community garden. An EOP plan will not apply to this project.
   - **1333 N. 27th Street – Brewerytown Garden (CD 5)**

B. Side/Rear Yards (unsolicited)

1. **Julia Bennett**
   The property below is proposed for conveyance to **Julia Bennett** as a side yard. The property will be subject to a 30-year mortgage and permanently restricted for use as a side yard. An EOP plan will not apply to this project.
   - **19 E. Bringhurst Street (CD 8)**

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

VI. Public Comment (Old & New Business)

VII. Adjournment

PHILADELPHIA LAND BANK

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

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank November 10, 2026, Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: October 30, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is scheduled for Tuesday, November 10, 2026, with the Executive Session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

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

PLEASE NOTE: To participate in the meeting, you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at https://phillylandbank.org/philadelphia-land-bank-board/. Public comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:
Email the following information to **andrea.saah@phdc.phila.gov** **by 3:00 p.m. on Monday, November 9, 2026**:

- Your full name and group or company affiliation, if applicable.
- Contact information (your email address).
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email by the 3:00 pm deadline will be forwarded to the Board prior to the meeting, and copies will be distributed to public attendees at the Board meeting. They will be answered or addressed during the meeting to the extent the Board chooses, and they will be attached to the minutes of the meeting. If a comment is submitted after the 3:00 pm deadline, it may not be forwarded to the Board and may not be distributed at the Board meeting, but it 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.