

**AGENDA**  
**PHILADELPHIA LAND BANK**  
**BOARD OF DIRECTORS' MONTHLY MEETING**  
**TUESDAY, MARCH 11, 2025 – 10:00 AM**

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17<sup>TH</sup> 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 February 11, 2025**

**III. Executive Director's Report**

**IV. Administrative Matters**

**A. Interagency Transfer**

The properties below are proposed for transfer to the **Philadelphia Department of Public Property (DPP)** for disposition, reuse and/or management by the DPP, specifically for expansion of the Schuylkill River Trail in the Second (2nd) Council District.

- **2444\* Island Avenue, 7401\* Wheeler Street (CD 2)** (*\* denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank*)

**V. Property Dispositions**

**A. Development – Mixed-Income Housing (unsolicited) – REMOVED**

1. ~~The properties below are proposed for disposition to **BVG S Philadelphia AH, LLC** to develop three (3) affordable homeownership units and two (2) market-rate homes in the First (1st) Council District. The homes fit within the context of the neighborhood. The affordable units will consist of one (1) two-story single family home with a finished basement, containing three (3) bedrooms and two (2) bathrooms at 1,470 square feet, as well as two (2) duplex units without a basement, containing two (2) bedrooms and two (2) bathrooms at 1,241 square feet each. The affordable units will be sold to households with an income at or below 100% of AMI for a maximum sales price of \$280,000, but only the single family home will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program. All affordable units will be subject to a Declaration of Restrictive Covenants. The three-story market-rate units will have a finished basement and contain three (3) bedrooms and two and a half (2.5) bathrooms at approximately 1,800 square feet each. The estimated sales price will be \$550,000. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.~~

- ~~100 Emily Street; 612\* and 612 Rear\* Wolf Street; 2549 S. 3rd Street; 2117\* S. 6th Street (CD 1) (\* denotes properties being transferred by the Philadelphia Redevelopment Authority to the Land Bank)~~

2. The properties below are proposed for disposition to **C Schofield Finish Carpentry LLC** to develop three (3) homeownership units in the Third (3rd) Council District. The units will consist of two (2) affordable single-family homes and one (1) market-rate single-family home. The homes fit within the context of the neighborhood. The two (2) affordable single-family homes will be two stories, with an unfinished basement, and contain three (3) bedrooms and two (2) bathrooms at 1,100 square feet each. They will be sold to households with an income at or below 100% of AMI for a maximum sales price of \$280,000, will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program, and will be subject to a Declaration of Restrictive Covenants. The market-rate unit will be three (3) stories, with an unfinished basement, front porch and roof deck, and contain three (3) bedrooms and two and a half (2.5) bathrooms at 1,400 square feet. The estimated sales price will be \$349,000. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **5108\* Chester Avenue; 6130\* Ellsworth Street; 4910\* Kingsessing Avenue (CD 3)**  
(\* denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)

3. The properties below are proposed for disposition to **ReNew LLC** to develop five (5) homeownership units in the Fourth (4th) Council District. The units will consist of three (3) affordable single-family homes and two (2) market-rate single-family homes. The homes fit within the context of the neighborhood. The three (3) affordable single-family homes will be two (2) stories, without a basement, and contain three (3) bedrooms and two (2) bathrooms at 1,000 square feet each. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000, will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program, and will be subject to a Declaration of Restrictive Covenants. The two (2) market-rate units will be three (3) stories, with a finished basement, and contain three (3) bedrooms and three and a half (3.5) bathrooms at 1,500 square feet each. They will be sold at an estimated sales price of \$400,000. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **3323 W. Allegheny Avenue; 3216 N. Newkirk Street; 2942\* and 2944 W. Wishart Street; 3212\* N. 33rd Street (CD 4)** (\* denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority 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 March 11, 2025 Board Meeting**  
Board Meeting Notice, Public Attendance, and Comment Procedures  
**DATE:** February 27, 2025

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The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, March 11, 2025, 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://phdcphila.org/who-we-are/boards/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, March 10, 2025:

- 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 summarized at the Board meeting, answered or addressed to the extent the Board chooses, and attached to the minutes of the meeting.

**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.
- There will be no personal attacks or hate speech against anyone, including applicants, staff members, Board members, attendees or other members of the public.

**Minutes of Board Meeting:**

The draft minutes of the Board meeting will be made publicly available when the Board package for the next 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.