

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MONTHLY MEETING
TUESDAY, JUNE 10, 2025 – 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 13, 2025**
- III. Executive Director's Report**
- IV. Administrative Matters**

A. Move of Board Annual Meeting from June to August of each Calendar Year

The Board is asked to approve the move of the Board's Annual Meeting for each year from June to August to facilitate the approval of the new budget for the fiscal year, which extends from July 1st of each year to June 30th of the following year.

B. Substitution of Developer Entity

- 1.** The Board is asked to approve the substitution of Trove Capital Affordable Housing, LLC for BVG S Philadelphia AH, LLC as the approved developer of five (5) properties in the First (1st) Council District, approved for disposition by Board Resolution 2025-16. This entity substitution is at the request of the applicant. The new limited liability company is owned by the same members as the original limited liability company.
- 2.** The Board is asked to approve the substitution of Mantua 10, LLC for BKP Development Group, LLC as the approved developer of nine (9) properties in the Third (3rd) Council District, approved for disposition by Board Resolution 2024-47. This entity substitution is at the request of the applicant. The new limited liability company is owned by the same members as the original limited liability company.

C. Resolution to Substitute a Developable Parcel for an Undevelopable Parcel

The Board is asked to approve 2878 Amber Street as a replacement for 2646 Ritter Street, approved for disposition by Board Resolution 2021-52, as amended by Resolutions 2022-39, 2023-54 and 2024-60, in the First (1st) Council District. This is due to an encroachment onto 2646 Ritter Street by the adjacent property that was discovered prior to conveying the parcel to the developer. The encroachment cannot be rectified. The property was slated to be developed and sold as a market rate single family home.

V. Property Dispositions

A. Development – Affordable Housing (unsolicited)

1. The properties below are proposed for disposition to **Trove Capital Affordable Housing II, LLC** for the development of ten (10) single family homes in the Second (2nd) Council District. Each unit will be two (2) stories and contain three (3) bedrooms, two (2) bathrooms, and a finished basement. The approximate square footage ranges from 1,365 SF to 1,680 SF. The homes will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. The home fits within the context of the neighborhood.
 - **1509 S. Cleveland Street; 1343 S. Colorado Street; 1808 Fernon Street; 2024 and 2026 Gerritt Street; 2635 Latona Street; 1700 S. Ringgold Street; 1508 and 1932 Watkins Street; and 2603* Wilder Street (CD 2)**
2. **REMOVED** ~~The properties below are proposed for disposition to **Civetta Property Group, LLC** for the development of thirty four (34) single family homes in the Third (3rd) Council District. Eleven (11) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms; sixteen (16) units will be two (2) stories with a porch and contain three (3) bedrooms and two (2) bathrooms; four (4) units will be three (3) stories with a porch and contain three (3) bedrooms and two (2) bathrooms; two (2) units will be three (3) stories with a mansard and contain three (3) bedrooms and two (2) bathrooms; and one (1) unit will be three (3) stories and contain three (3) bedrooms and two (2) bathrooms. All units will have an approximate square footage of 1,350 SF to 1,400 SF. The homes 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 Neighborhood Preservation Initiative's Turn the Key program. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. The home fits within the context of the neighborhood.~~
 - ~~**4201*, 4205, 4207*, 4219*, 4239 Mantua Avenue; 4514*, 4517*, 4521*, 4606*, 4610* Merion Avenue; 4115, 4510*, 4511*, 4512*, 4514* Ogden Street; 4222*, 4227* Otter Street; 4527 Parrish Street; 4123*, 4135*, 4324 Pennsgrove Street; 818*, 877* N. Preston Street; 4637* Westminster Avenue; 884* N. 41st Street; 948*, 950* N. 42nd Street; 922*, 948*, 1001* N. 43rd Street; 854*, 866*, 960* N. 45th Street; 838*, 1015* N. 46th Street (CD 3)**~~
~~*(* denotes properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*~~

B. Development – Assemblage (unsolicited)

The property below is proposed for disposition to **Chadwick 2210, LLC** for an assemblage. The developer intends to develop an attached structure with seventeen (17) residential dwelling units and a ground floor commercial space. The total gross floor area is 15,520 square feet above ground. The first floor area includes a 1,850 SF commercial space, a one (1) bedroom apartment

measuring 590 SF and a two (2) bedroom apartment measuring 830 SF. The second, third, and fourth floors are identical. They include five (5) one (1) bedroom apartments, each measuring 580, 610, 630, 690, or 692 SF. All units are to be rented at market rate. The proposed building also includes a roof deck for residential use only. The applicant will lease the commercial space to a retail business. The developer will pay market value, \$225,000, for the parcel. The proposal requires zoning variances. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **2208* E. Norris Street (CD 7)**

(denotes property being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*

C. Development – Gardens/Open Space

1. The properties below are proposed for disposition to **Neighborhood Gardens Trust (Cleveland Street Garden)**, 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.

- **1316 and 1318 S. Cleveland Street (CD 2)**

2. The property below is proposed for disposition to **Neighborhood Gardens Trust (Manton Street Garden)**, 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.

- **1225* S. 17th Street (CD 2)**

(denotes property being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*

3. The properties below are proposed for disposition to **Neighborhood Gardens Trust (Oakford Street Garden)**, 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.

- **2714 and 2716 Oakford Street (CD 2)**

4. The properties below are proposed for disposition to **Neighborhood Gardens Trust (Farm on Florence)**, 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.

- **5417* and 5425* Florence Avenue (CD 3)**

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

5. The properties below are proposed for disposition to **Neighborhood Gardens Trust (The Peace Garden)**, 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.

- **2007 W. Norris Street; 2002* N. 20th Street (CD 5)**

(denotes property being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*

6. The properties below are proposed for disposition to **Neighborhood Gardens Trust (Rainbow de Colores)**, 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.
- **2322*, 2324*, 2326*, 2328*, 2330*, 2332* N. Orkney Street; 2323-31* N. 5th Street (CD 7)**
(denotes properties being transferred by the City of Philadelphia or PHDC to the Land Bank)*

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank June 10, 2025 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: May 30, 2025

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, June 10, 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 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, June 9, 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.

Rules of Conduct:

Minutes of Board Meeting:

The draft minutes of a 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 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.