

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, July 14, 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 May 12, 2026 and June 9, 2026
- III. Executive Director's Report
- IV. Administrative Matters
 - A. Approval of Spending Authority for Tax Sale Acquisitions
 - B. Amendments to Approved Dispositions
 1. Fine Print Construction, LLC

Amendment to Resolution No. 2026-16, adopted by the Board on May 12, 2026, to add 1306 S. 28th Street to the project and revise the number of units developed from fourteen (14) units to fifteen (15) units. The maximum sales price for the fifteen (15) units will remain at \$280,000 at 80% AMI.

 - As previously approved: 1304, 1310, and 1314-20 S. 28th Street (which includes the former 1309-23 S. Newkirk Street) (CD 2)
 - As amended: 1304, 1306 (*added*), 1310, and 1314-20 S. 28th Street (which includes the former 1309-23 S. Newkirk Street) (CD 2)
- 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 for use as a community garden. An EOP plan will not apply to this project.

 - 4203 Leidy Avenue (CD 3)

2. Historic Fair Hill, Inc.

The properties below are proposed for disposition to **Historic Fair Hill, Inc.**, a non-profit 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. An EOP plan will not apply to this project.

- **916*, 920*, 922*, 924* W. Auburn Street (CD 5)**

(denotes properties being transferred by the City or Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

3. Neighborhood Gardens Trust

The property below is proposed for disposition to **Neighborhood Gardens Trust**, a non-profit organization, to be stabilized as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as a managed open space. An EOP plan will not apply to this project.

- **1941-47 E. Huntingdon Street (CD 1)**

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

4. Christ the King Prayer Chapel

The property below is proposed for disposition to **Christ the King Prayer Chapel**, a non-profit organization, to be stabilized as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as a managed open space. An EOP plan will not apply to this project.

- **7120 Yocum Street (CD 2)**

5. Family Survival Inc.

The property below is proposed for disposition to **Family Survival Inc.**, a non-profit organization, to be stabilized as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as a managed open space. An EOP plan will not apply to this project.

- **225* S. 52nd Street (CD 3)**

(denotes property being transferred by PHDC to the Land Bank)*

6. Community Ventures Inc.

The property below is proposed for disposition to **Community Ventures Inc.**, a non-profit organization, to be stabilized as managed open space. The property will be subject to a 30-year mortgage and permanently restricted for use as a managed open space. An EOP plan will not apply to this project.

- **1718-26* N. 52nd Street (CD 4)**

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

B. Side/Rear Yards (unsolicited)

1. Della Jamison

The property below is proposed for conveyance to **Della Jamison** 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.

- **3902 N. Delhi Street (CD 5)**

2. ~~Jennifer Lavon, Hannah Lavon~~ **REMOVED**

~~The property below is proposed for conveyance to **Jennifer Lavon and Hannah Lavon** 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.~~

- ~~**855 N. Orkney Street (CD 5)**~~

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

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank July 14, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: July 3, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, July 14, 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, July 13, 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.