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. <u>Side/Rear Yards (unsolicited)</u>

1. **<u>Della Jamison</u>**
   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. ~~**<u>Jennifer Lavon, Hannah Lavon</u>**~~ **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

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 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 <u>IN PERSON</u> 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: <u>To participate in the meeting, you must sign in before entering the conference room</u>. 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.

<u>Public Comment BEFORE Board Meeting</u>:

Email the following information to **andrea.saah@phdc.phila.gov** **<u>by 3:00 p.m. on Monday, July 13, 2026</u>**:

- 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 <u>by the 3:00 pm deadline</u> 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 <u>after the 3:00 pm deadline</u>, 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.

<u>Public Comment DURING Board Meeting:</u>

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.

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM II

May 2026 Minutes

PHILADELPHIA LAND BANK

MAY 12, 2026 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, May 12, 2026, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:02 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda and public comments received.

Ms. Imredy Saah outlined the rules for public comment, asking speakers to limit remarks to two minutes, address only the item currently under consideration, and observe decorum with respect to applicants, staff, Board members, attendees, or other members of the public. She also noted that the meeting may be recorded pursuant to the Pennsylvania Sunshine Act.

Item I
Roll Call

The following members of the Board of Directors reported present: Angela Brooks, Nicholas Dema, Andrew Goodman, Cornelius Brown, Darwin Beauvais, Jenny Greenberg, Maria Gonzalez and Michael Johns, and Alexander Balloon.

The following members of the Board of Directors reported absent: Alex Balloon, Kelvin Jeremiah and Rebecca Lopez-Kriss.

The following Land Bank staff members were present: Angel Rodriguez, Sharla Russell, Andrea Imredy Saah, Esq., Todd Hestand, Brian Romano, and Carolyn Terry.

Public Attendees: The list of public attendees follows these minutes.

Item II
Approval of Board Minutes

Ms. Brooks called for a motion to adopt the Board meeting minutes of March 10, 2026, and April 14, 2026.

Mr. Beauvais moved to approve the minutes. Mr. Goodman seconded the motion.

Ms. Gonzalez and Ms. Greenberg abstained from the vote on the April minutes because they were not present.

Upon motion made and duly seconded, the Board approved the Board meeting minutes of March 10, 2026 and April 14, 2026.

Item III
Executive Director's Report

Mr. Rodriguez stated that he had no Executive Director's report for May. However, he updated the April Executive Director's report for the April minutes based on the questions posed at the Board meeting regarding progress in the Turn the Key program.

Item IV
Property Dispositions

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

1. RFP North Central - North Ringgold Street et al - Sub-Area 2 - Gonsosa Development, LLC

Mr. Romano requested the Board's approval of Gonsosa Development, LLC as the awardee for the North Ringgold Street et al – Sub-Area RFP to develop nineteen (19) single family homes in the 5th Council District. Five (5) proposals were received, four (4) were qualified, and the applicant was the most qualified bidder for the properties. A community meeting was held on March 3, 2026; nineteen (19) people were in attendance. The properties include 1802, 1804, 1808, 1810, 1812, 1824, 1826, 1828, 1830, 1831, 1835, 1837, 1839, and 1850 North Ringgold Street, 1812, 1839 and 1844 North Taylor Street and 2411 & 2427 West Montgomery Avenue. An Equal Opportunity Plan (EOP) will be required for this project.

Ms. Brooks called for questions from the Board. There were none.

Ms. Imredy Saah confirmed that no written comments were submitted by the public prior to the meeting.

Ms. Brooks then called Conlan Crosley from the 5th Council District Office to provide his comment. Mr. Crosley informed the Board that the proposal was put out as a competitive RFP with the approval of the 5th Council District and that the Councilmember is in full support.

Seeing no further questions from the Board or other public attendees, Ms. Brooks called for a motion.

Mr. Johns moved to approve the disposition, and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 2411 and 2427 West Montgomery Avenue; 1802, 1804, 1808, 1810, 1812, 1824, 1826, 1828, 1830, 1831, 1835, 1837, 1839 and 1850 North Ringgold Street; and 1812, 1839 and 1844 North Taylor Street to Gonsosa Development, LLC (**attached as **Exhibit B).**

IV.B. Development – Affordable Housing (unsolicited)

1. Fine Print Construction, LLC

Mr. Hestand requested the Board's approval for a disposition to Fine Print Construction LLC to develop fourteen (14) single-family homes in the 2nd Council District. The properties in the project are 1304, 1310 and 1314-20 South 28th Street (which includes the former 1309-23 South Newkirk Street). The fourteen (14) homes will be two stories with basements and contain three (3) bedrooms and two (2) bathrooms. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 80% of the Area Median Income (AMI) for a maximum sales price of $280,000. All homes will be eligible for the Turn the Key (TTK) program. An Equal Opportunity

Plan (EOP) will be required for this project. Multiple community meetings were held with a total of fifteen (15) participants.

Ms. Brooks called for questions or comments from the Board. There were none.

Ms. Imredy Saah confirmed that no written comments were received prior to the meeting.

Ms. Brooks called up Mr. Jeremy Blatstein for public comment. Mr. Blatstein had a general comment about Fine Print Construction and the work that the developer does in the community, expressing his opinion that the job sites were sloppy and not properly maintained.

Seeing no further comments, Ms. Brooks called for a motion regarding the disposition.

Mr. Dema moved to approve the disposition, and Mr. Johns seconded.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1304, 1310 and 1314-20 South 28th Street (including 1309-23 South Newkirk Street) to Fine Print Construction, LLC (**attached as **Exhibit C).**

2. Fine Print Construction, LLC

Mr. Hestand requested the Board's approval for an unsolicited application from Fine Print Construction LLC to develop eleven (11) single-family homes in the 3rd Council District. The properties for development are 1716 North 42nd Street and 4137, 4145, 4163, 4187, 4189, 4245 and 4273 Leidy Avenue. The developer will subdivide 4137, 4145 and 4167 Leidy Avenue into two lots each. Fine Print is a prior participant in PHDC's Minority Developer Program and has had several projects approved by the Land Bank. The eleven (11) units will be two (2) stories and contain three (3) bedrooms and two (2) bathrooms with finished basements at 1,400 sq ft. each. 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 Turn the Key program. An Equal Opportunity Plan (EOP) will be required for this project. A virtual community meeting was held on January 221, 2026 with a total of eleven (11) participants.

Ms. Brooks called for questions or comments from the Board.

Mr. Dema asked about capacity considering the last public comment. Will the developments start at the same time or will they be phased. Mr. Rodriguez responded that the developer is completing some of his current projects and starting new projects. The Department of License and Inspections has cited the developer for lack of proper maintenance of the sites, and the developer is rectifying the violations. Mr. Rodriguez clarified that the developer would not be qualified if he had any outstanding liens against him.

Mr. Johns asked if Land Bank receives notice of violations issued by the Department of Licenses and Inspections (L&I). Mr. Rodriguez responded that Land Bank can view violations online. At various points in the approval and disposition process, the Land Bank confirms that the developer is tax-compliant and has no violations that are not being addressed. Outstanding violations prevent the developer from coming to the Board.

Ms. Gonzalez asked if the developer is required to submit a timeline when the project will begin. Mr. Rodriguez responded that the developer must secure permits from L&I before the Land Bank will schedule the settlement. Following settlement, the developer must begin construction within three (3) months. Ms. Imredy Saah informed the Board that the developer must obtain Zoning Board approval for subdivisions in both projects, which can take months to obtain. This is the reason Land Bank does not convey until the developer has the permits, allowing the developer to begin within the required time frame. Ms. Gonzalez asked if these projects would begin once the others are completed, and Ms. Imredy Saah responded in the affirmative.

Ms. Imredy Saah then presented two (2) public comments regarding this project that were received prior to the Board meeting. The first was from German Yakubov objecting to the proposed project, indicating that he owned properties on the same block and had not received notice of the required community meeting. The second comment was a letter received from Centennial Parkside Community Development Corporation (CPCDC). CPCDC is a Registered Community Organization (RCO) for the area in which the project is located. CPCDC confirmed that the developer reached out to the community and that a community meeting was held in January. Both comments are attached to these minutes as **Exhibit D.**

Ms. Brooks called up Jeremy Blatstein for public comment. Mr. Blatstein expressed his confusion that the neighbor would not be aware of the community meeting and his concern that the neighbor might have wanted to do an assemblage. Mr. Rodriguez responded that it is important for the Board to remember that this was an unsolicited application and that anyone could have applied for the properties.

Ms. Brooks called up Joyce Smith, President of Community Development of East Parkside (CDEP). Ms. Smith attended the community meeting in January and also met with the developer. Several groups were represented at the community meeting, and in her opinion, the community was well informed. She asked whether the community can provide input on the façade design in their neighborhood on the Turn the Key homes that are being built. Mr. Rodriguez responded that developers are required to stay within the context of the community and the block. The community could make suggestions, but it would be a business decision for the developer whether to incorporate them, since it usually increases the cost. Mr. Hestand added that the developer submitted updated designs featuring front porches for some of the units based on the conversations with the community. Mr. Johns commented that if any project has to go through the zoning process for a variance, they will need to present to the RCOs in the area then as well.

Ms. Brooks called up Garrett Hannigan, who asked about the guidelines for developers to ensure that the community's preferences are incorporated in the development of these projects. Mr. Rodriguez responded that all developers must submit plans that are appropriate for the lot size, the zoning designation of the lots, and that will pass L&I muster, since construction cannot begin without construction permits issued by L&I.

Seeing no further comments. Ms. Brooks called for a motion regarding the disposition.

Mr. Beauvais moved to approve the disposition. Mr. Brown seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1716 N. 42nd Street and 4137, 4145, 4163, 4187, 4189, 4245 and 4273 Leidy Avenue to Fine Print Construction, LLC** (attached as **Exhibit E**).

Item V
Public Comments (Old & New Business)

Ms. Imredy Saah reported that a letter was received from CEIBA, signed by Will Gonzalez, Executive Director. He asked when the assessment of the Philadelphia Land Bank's operations, which was commissioned by the City and prepared by Guidehouse, will be made public. Ms. Brooks responded in her capacity as Chief Housing and Urban Development Officer that the information will be made public once the process is complete. The letter is attached as **Exhibit F**.

Jeremy Blatstein asked if there was any progress with getting the meetings to be presented online as well as in person. Mr. Rodriguez confirmed that the Land Bank is working obtaining equipment to record and document meetings. The Board had made the decision to move from online meetings to in-person meetings nearly two years ago. Mr. Blatstein then asked about how proposed legislation introduced by Council to facilitate the exchange of publicly owned land for privately owned land might affect the Land Bank's disposition of properties. Ms. Brooks responded that in her position in the current administration, she is aware of the legislation and considering its possible effect on dispositions for affordable housing development.

Zane Knight, a resident of Norris Square, echoed the request made in CEIBA's letter.

Dawud Bey of Fine Print Construction, LLC thanked the Board for approving his projects.

Item VI
Adjournment

Seeing no further comments from the Board or the public, Ms. Brooks called for a motion to adjourn.

Ms. Gonzalez moved to adjourn the meeting. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:38 a.m.

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SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, May 12, 2026, at 10:00 AM.

User Name
Conlan Crosley
Antonio Cerqueira
Jeremy Blatstein
Joyce Smith
Zane Knight
Garett Hannigan
Kenneth Hawley
Elena Hincapie
Quinn Doyle
Ricardo Sosa
Jan Geeting
Noah Reimers
Mike Tomasetti
Melvina Lawrence
Jeffrey Crose
Gerald Weaver
J K Minor
Q Perry
Dr. Tanya Glenn-Butler
Roberta Lighty Connor
Danyel Jones
Layla Bibi
Clara Morton
Kia Steave
Jakai Jackson

Exhibit A

PHILADELPHIA LAND BANK

A MEETING OF THE BOARD OF DIRECTORS OF
THE PHILADELPHIA LAND BANK

Tuesday, May 12, 2026
1234 Market Street, 17th Floor
10:00 a.m.

Reported by: Tanya M. Williams, Cert. No. 1179693
Job No.

ATTENDANCE

BOARD MEMBERS PRESENT
Angela Brooks
Nicholas Dema
Andrew Goodman
Maria Gonzalez
Jenny Greenberg
Michael Johns
Cornelius Brown
Darwin Beauvais
Alex Balloon (arrived at 10:25 a.m.)

BOARD MEMBERS ABSENT
Rebecca Lopez-Kriss
Kelvin Jeremiah

STAFF PRESENT
Angel Rodriguez
Andrea Imredy Saah
Sharla Russell
Todd Hestand
Brian Romano
Carolyn Terry

PROCEEDINGS

THE MEETING BEGAN AT 10:04 a.m.

MS. BROOKS: All right, we are going to call this meeting to order. Good morning, everyone. Welcome to the May 12th, 2026 Land Bank board meeting. I will now request our senior attorney Andrea to call the roll and review rules for public comment.

MS. IMREDY SAAH: Good morning, everyone. Before this public meeting, there was a very brief executive session here in which our executive director received and reviewed all the public comments. That's it. So our rules for engagement are, if you wish to comment, we ask that you sign up. We will collect those sheets during the meeting. Please indicate which items you wish to talk about. And then we will call you at the time that agenda item is being considered. Anything new not related to any disposition should wait till the new and old business section. We ask that you be considerate, courteous and not say anything negative about anyone. It should be factual and have you speak your thoughts about the particular agenda item. Sorry I am not the most awake this

morning. So. All right, so roll call.

MS. IMREDY SAAH: Angela Brooks.

MS. BROOKS: Here.

MS. IMREDY SAAH: Nick Dema.

MR DEMA: Here.

MS. IMREDY SAAH: Andrew Goodman.

MR. GOODMAN: Here.

MS. IMREDY SAAH: Rebecca Lopez-Kriss (no reply).

MS. IMREDY SAAH: Maria Gonzalez.

MS. GONZALEZ: Here.

MS. IMREDY SAAH: Jenny Greenberg.

MS. GREENBERG: Here.

MS. IMREDY SAAH: Michael Johns.

MR. JOHNS: Present

MS. IMREDY SAAH: Cornelius Brown.

MR. BROWN: Here.

MS. IMREDY SAAH: Darwin Beauvais.

MR BEAUVAIS: Here.

MS. IMREDY SAAH: Alexander Balloon (no reply).

MS. IMREDY SAAH: Kelvin Jeremiah (no reply).

MS. IMREDY SAAH: All right, we have eight present. Therefore we have a quorum and we can proceed.

Exhibit A

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MS. BROOKS: Awesome. I have the minutes. Everybody has a copy of the minutes right?

MS. IMREDY SAAH: Yes. The board received copies of the March and April minutes.

MS. BROOKS: Perfect. Okay motions.

MR BEAUVAIS: So moved.

MR. GOODMAN: Second.

MS. BROOKS: It has been properly moved and seconded to approve the minutes for both March 10th, 2026, and April 14th 2026. All those in favor for March say aye (unanimous vote). Any comments or changes? All in favor for April say aye (unanimous vote). Any opposed?

MS. GONZALEZ: I abstain from the vote for the April minutes.

MS. IMREDY SAAH: So you'll abstain for April.

MS. GONZALEZ: Correct.

MS. GREENBERG: I should abstain from April as well.

MS. BROOKS: Executive Report?

MR. RODRIGUEZ: I don't have an executive director's report. I just updated the report included in the minutes based on questions that were posed about my previous executive report. I updated the numbers from Turn the Key (loud

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interference from speakers) giving a breakdown of AMI and put more detailed information regarding Turn the Key outcomes. And that is in the minutes.

MS. IMREDY SAAH: March minutes?

MR. RODRIGUEZ: March, yes. *[NOTE: according to Ms. Imredy Saah, the cited Executive Report is located in the April, not the March, minutes.]*

MS. BROOKS: Perfect. Thank you.

MS. BROOKS: We will now move to our property dispositions. Oh, thank you. Item number one.

MR. ROMANO: Good morning, board chair, members of the board and public. I am Brian Romano, Senior Development Specialist, here to present item 4.A.1. This project will be developed by Gonsosa Development, LLC to develop 19 affordable single family homes in the Fifth (5th)Council District. Each single family home will have three bedrooms and two bathrooms, with the approximate square footage of 1200 square feet. All the homes will be two stories with no basements. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% AMI. There's a maximum sales price of $280,000. All homes will be eligible for the Turn the Key program. The

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applications were solicited via a Request for Proposals for the properties, and the applicant was the most qualified bidder for these properties, which was known as sub-area 2 in the RFP. There were a total of five proposals submitted and four were qualified. An EOP plan will apply for this project. A community meeting was held on March 3rd, and there were 19 people in attendance. The properties are 1802, 1804, 1808, 1810, 1812, 1824, 1826, 1828, 1830, 1831, 1835, 1837, 1839, and 1850 N Ringgold Street, 1812, 1839, and 1844 North Taylor Street, and 2411 and 2427 West Montgomery Avenue. The developer is in attendance if you have any questions.

MS. BROOKS: Are there any questions about this project from the board? Andrea, are there any written comments noted on this item?

MS. SAAH: There were no written comments on the item.

MS. BROOKS: We do have a member from the public who signed up to speak. Conlan.

MR. CROSLEY: Good morning, chair and members of the board. This proposal was put out as a competitive RFP with the Fifth District and has the Fifth District's full support.

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THE REPORTER: Can you please state your name?

MR. CROSLEY: I apologize. Conlan Crosley,Director of Development and Labor Relations for Council District 5. Thanks.

MS. BROOKS: Thank you, I don't have any other public comments from people from the public who signed up for additional comments. Okay, seeing none, I will entertain a motion to adopt this item.

MR. JOHNS: So moved.

MS. GONZALEZ: I second.

MS. BROOKS: The motion has been properly moved and seconded. All those in favor, please say "aye" (unanimous vote). Anyone opposed? Alrighty. Next item on the agenda, Fine Print Construction.

MR. HESTAND: Good morning, board chairs, good morning board members, and the public. My name is Todd Hestand, I'm a Senior Development Specialist, and this is agenda item 4.B.1. Today we're asking the board to authorize the disposition of 1304, 1310, and 1314-20 South 28th Street, which is a consolidated parcel that includes 1313 through 1323 South Newkirk Street in the Second Council District to Fine Print Construction to develop 14 single family homeownership units. Fine Print

Exhibit A

Construction is a prior participant in PHDC's Minority Developer Program, and they have several developments approved with the Land Bank. The units will be two stories with finished basements and contain three bedrooms, two bathrooms, and front porches at approximately 1,800 square feet each. The homes fit within the context of the neighborhood. They will be sold to purchasers with a household income at or below 80% of AMI for a maximum sales price of $280,000. All homes will be eligible for the Housing Opportunities Made Easy Turn the Key program and will be subject to a Declaration of Restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project. Fine Print Construction followed all the same procedures as previously approved development proposals. They provided frontage specific plans for the various widths. They hosted multiple virtual community meetings with a total of 15 participants. The developer reported no objections raised by the community. The developer is not in attendance today. That is all for this agenda item.

MS. BROOKS: Are there any questions from the

board? Andrea, were there any written comments on this item?

MS. IMREDY SAAH: There were no written comments on this item.

MS. BROOKS: We have one person signed up for this item. Mr. Blatstein.

MR. BLATSTEIN: Hello, Jeremy Blatstein. This is a general comment regarding Fine Print Construction and the work that he's doing in the community. It's kind of sloppy, so it's just something to keep in mind. Not that I'm complaining about it. But I've seen what he is doing in South Philly right now, and he's not keeping his job sites clean, and he has some lots that he's starting to work on that he has that he's kind of just trashed and not put back together. So it's just something that you do, I think, kind of not want to, I mean, support what he's doing, right? We support Turn the Key, but I think that we need to make sure that the proper information is given to the developers while they're doing these homes in the community that this, I think, negatively affects the community members and negatively impacts this program. Thank you.

MS. BROOKS: Are there any other public

comments on this item? Alright. I will entertain a motion to adopt this item.

MR. DEMA: So moved.

MR. JOHNS: Second.

MS. BROOKS: All those in favor say "aye" (unanimous vote). Anyone opposed? Alright. The next item on the agenda.

MR. HESTAND: Thank you board chair and thank you board members. This is agenda item 4.B.2. Today we're asking the board to authorize the disposition of 1716 North 42nd Street and 4137, 4145, 4163, 4187, 4189, 4245, and 4273 Leidy Avenue in the Third Council District to Fine Print Construction to develop 11 single family homeownership units. Again, Fine Print Construction is a prior participant in PHDC's Minority Developer Program, and they have several developments with the Land Bank. Units will be two stories with finished basements and contain three bedrooms, two bathrooms, and front porches at approximately 1,400 square feet each. The homes fit within the context of the community. They will be sold to purchasers with a household income at or below 100% AMI for a maximum sales price of $280,000. All of the homes will be eligible for

the Housing Opportunities Made Easy's Turn the Key program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply for this project. Fine Print Construction followed all of the same procedures as previously approved development proposals. They provided frontage-specific plans for the various lots widths. They hosted a virtual community meeting on January 21st, with a total of eleven participants. The developer reported no objections raised by the community. Again, the developer is not in attendance today. Thank you.

MS. BROOKS: Thank you. Are there any questions from the board?

MR. DEMA: Just a question I guess for Land Bank staff given the last comment, and that one development is in South and one is in West. Just out of concern for capacity. Not sure if these will start at the same time or they may be phased.

MR. RODRIGUEZ: He's closing out the projects that he currently has and starting on a new project he is getting (unclear audio). As to the point that L & I is citing the sites, he is rectifying them.

Exhibit A

And also for clarity, he wouldn't be qualified if he had any outstanding liens against him. (unclear audio)

MR. DEMA: No, just from a capacity standpoint, just making sure. You know, it's not like both of these are right around the corner. You're going to be in different parts of the city, just making sure from a capacity standpoint he can handle this. I assume you went through this.

MR. RODRIGUEZ: Financial capacity – he definitely has that. He does have the capital for that, and for each one he has given proof of financing for the projects he started.

MR. JOHNS: On the L & I issue, does the Land Bank get any notice on that?

MR. RODRIGUEZ: Yeah, we can check online as to whether there are liens or if there are any outstanding issues. So while we evaluate the applicant we run their tax clearance several times. So if there are any outstanding liens we will be able to pull that down. We will start finding out about it. So some of the issues that delayed this coming to the board was because he had to clean up some items as part of the application.

MS. GONZALEZ: As part of the board packet, or

rather the package for development, did he submit a timeline as to when he would start these projects?

MR. RODRIGUEZ: Yes. He has to go to permitting. Once he gets the permits, and I don't know how quick he will be able to get the permits, he'll have to go to settlement.

MS. GONZALEZ: Is there a timeline?

MR. RODRIGUEZ: Well, let's say he closes once he gets his permits over the summer and closes in September. He's required to start building in 60 days. So that would put him in November. That's when the clock starts clicking.

MS. IMREDY SAAH: I'd like to point out he also has to do subdivisions in both of these projects and that can take months. So that's why the Land Bank does not usually does not convey until the developer has their permit, so that they can start within the time period they are required to.

MS. GONZALEZ: So by the time he starts these he would have completed the other ones.

MS. IMREDY SAAH: Yes, correct.

MS. BROOKS: Okay, were there any written comments submitted on this item?

MS. IMREDY SAAH: Yes, there were. So we had

two comments on this particular item. The first came from German Yakubov who owns property on Leidy Avenue and North 42nd Street. And he objected to the proposed project proceeding based on his assertion that the notice was defective on its face. Because there are copies of this email on the table outside and also in here if you wish to see it. So I'm just going to summarize them. So he was asserting that the notice was defective on its face and the board could therefore not consider this item. I thoroughly reviewed both state and local laws regarding those and we complied with the notice requirements. So the other concern he had was that he was never notified of an RCO community meeting, but again the Land Bank developer did comply, did send notices to all the RCOs in that area. And we therefore complied with the requirements of the code. The second item was a letter from Centennial Parkside Community Development Corporation, which is one of the Registered Community Organizations in that area. And they expressed their strong support for this particular project and basically confirmed that the developer had reached out to the community and that there was a public community meeting on January

21st. That notice of that meeting was circulated through community channels. And meaningful community engagement did in fact occur despite Mr. Yakubov's complaint. So again, this letter is on the table if you wish to have a copy.

MS. BROOKS: Are there any comments on this topic?

MR. BLATSTEIN: I'm confused on so many levels, right? I mean, on the surface you're saying the RCO meeting occurred back in January. At the very least, he's a near neighbor, right? Like in terms of close property owners. So in terms of what the requirement would be for him to get notice of that meeting, wouldn't there…? Like for him not to be at that meeting seems out of whack for me, just like on the process part of this, I feel like we've talked about this a lot in terms of how to coordinate this. I understand that that's not what the City Councilwoman Gauthier and Andrew wanted for this property. Right. But, it just kind of, seems this is actually a good example of an assemblage if you want a different product. But maybe we don't want that product or that was raised by City Council that we only want to Turn the Key. And this is an example of he owns adjacent properties so that you could potentially put a different product other than Turn the Key. But maybe that's not what it is. But that's just something that I think again will be helpful once we move forward with the priorities of each member of City Council, with them making it very clear of what the process is to get the land from the Land Bank. Because if not, it's just going to be a shady process again and you're going to have to get the sign-off against a backwards process. So I just think like in terms of process and clarity in terms of the RCO meeting being held in January and just coming forward, I do question whether or not there should be participation by all property owners in the immediate area. Thank you.

MR. RODRIGUEZ: May I address that? It is important for the board to note that it is an unsolicited application. The properties were Owned and Available for anyone to submit an application. So we process all qualified applications as we receive them. So at any point in time, anybody could have submitted an application and gone through the process. Dawud Bey did that, so we processed his application. He proposed Turn the Key. He did follow the process as I reported to

the board. It was supposed to be heard at the board at an earlier date, but there were certain compliance issues that needed to be addressed along with L & I and other items. He has since complied and is a qualified applicant. And he has a qualified application, which is why we go forward to the board and that is why the timing is a little off.

MS. BROOKS: Thank you. I see we have another public comment, you need to come to the mic. That's fine. You dropped your phone. State your name.

MS. SMITH: Joyce Smith, I'm President of Community Development of East Parkside. I just have a comment because based on the letter from Centennial Parkside CDC, I attended that RCO meeting in January and we also had met with Fine Print's Dawud Bey on prior occasions. And I do know at that meeting there were several groups represented - East Parkside Residents Association, East Parkside Residents, Northside CDC including also members of community public board. So I believe that the community was well informed.

MS. BROOKS: Thank you.

MS. SMITH: One other statement or question.

To what extent does the community have input in the facade design of our neighborhoods when we build these Turn the Key houses?

MR. RODRIGUEZ: The point of the community engagement meeting is two-fold. It's one for information that there's a qualified application and two what they intend to develop at that meeting. It's a business decision on the part of the developer to take the input from the community, and at which point they can because it's an unsolicited application. They do have the opportunity to make amendments to it. A lot of times finances drive that decision. They are required to keep in the context of the community and block. That is something that's a priority of this board when we look at the design on whether the board will accept it or not. So it's at that point, but it is a business decision. You can make that suggestion, and depending on how the developer feels or what their pushback is, at previous times they have changed designs if it is allowable.

MS. SMITH: Okay, so we'll look forward to having a continued discussion with Fine Print about that.

MR. HESTAND: And he did submit updated

designs based on those conversations. The initial designs did not include a front porch, although the second set of designs and what is in the package shows that a front porch is included. So, he has taken into consideration input from the community and he takes that seriously.

MS. SMITH: Okay, but we still look forward to having those continued conversations about it. Thank you.

MR. JOHNS: And I just want to add to that if any of the projects have to go through the zoning process and there are some variances that the developer requires he'll have to go to the RCO. Correct?

MS. SMITH: Okay, thank you.

MS. BROOKS: Okay, are there any other questions or comments on this item? Please come to the mic and state your name.

MR. HANNIGAN: Yes, my name is Garrett Hannigan. I have a question on this. I hear a lot about the developer and what the developer wants. Why don't we have guidelines about interacting with the community for when these applications are being presented? Are there any guidelines? About anything? It just gives the developer the land and

Exhibit A

they make all the rules after that. I mean, it is a city property.

MR. RODRIGUEZ: All developers have to submit plans that they'll be able to pull permits on. So in terms of design guidelines, it has to be allowable under L & I code and the building code. So you can't just build whatever. And also there are certain things where it has to fit in the context. I think it's important to note that the vast majority, that almost all of the inventory that the Land Bank or the land-holding agencies hold are basically RSA-5 rowhome lots. So it's not like you're going to get huge variances as to what the product will be. So it's definitely going to be a single family home. If it's zoned for multifamily, a lot of times we will see duplexes and triplexes submitted. But it's not like you're going to see a lot of differences. It depends on how much they can get - what they can get for financing. So a lot of times it will be slab on grade versus a basement. Sometimes it's because of location. So it really is contextual to the block.

MR. HANNIGAN: So again, we're going back to the neighborhood and the community really don't have much say, you're saying. I mean, at the end

of the day.

MS. BROOKS: I don't know that that's what we said. I think what we said it has to go with what the code allows specifically. And then the reality of getting projects financed. So certainly there's an opportunity for the community to have engagement, which I believe was indicated that this original did not have porches and after the meeting that was added. So there's certainly some allowable changes to the reality of a $280,000 house being built. The margin is probably less than $15,000 per house, probably close to $10,000 or $5,000. There's not going to be a lot of wiggle room with that math, but certainly I think the board expects that some consideration for some of the stipulated neighborhood requests be considered. I think this one reflects that. But I think there's the importance of the community meeting and the documentation. What was said there is important. And if there's a specific thing that you are referring to with this applicant, this would be the opportunity for you to let the board know what that was that you wanted to see that you don't currently see. Then that's two opportunities you have to make those comments.

MR. HANNIGAN: That would just be guidelines. Some guidelines for you guys to expect from any developers moving forward. You know, to help the community be involved in these decisions. So thank you.

MS. BROOKS: Are there any additional comments on this project? If there are not, I would entertain a motion for approval.

MR BEAUVAIS: So moved.

MR. BROWN: Second.

MS. BROOKS: It has been properly moved and seconded. Let's call for a vote. All those in favor say "aye" (unanimous vote). Anyone opposed? Okay. Now we'll have old and new business public comments.

MS. IMREDY SAAH: We received one letter from Ceiba, which is a coalition of Latino community-based organizations serving Philadelphia. And Will Gonzalez, Executive Director, requested that the board-- requested from the board that the assessment of the Philadelphia Land Bank, which was commissioned by the City and prepared by Guidehouse, be made public. He mentioned that the Philadelphia April 14th board package highlighted progress towards the implementation of the

application tracking system and the customer relations management system. They applaud these steps towards transparency and accountability and wish to have access to the Land Bank assessment in order to participate in shaping improvements to the Land Bank's processes.

MS. BROOKS: I'm answering this in my actual job role as Chief Housing Urban Development Officer. As I mentioned to Mr. Gonzalez in the March meeting, the Land Bank assessment was not procured by the Land Bank itself. It was procured by the City. We are in the process of finalizing it. It will not be made available until it is done, whenever that might be. We are working to get that done quickly. But we have been having presentations throughout the community and what the draft has found we are working with the Land Bank now to finalize that. I can't give you a date that will happen. We are in the middle of budget season so there are other priorities that have come upon my plate, but we are working on making that available in the interim. I just want to acknowledge that Land Bank staff has started moving forward with the draft assessments and operational things that can be done very easily. But a lot of

Exhibit A

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the implementation as to the assessment is part of the budget process and so we continue to see follow up. But it will be public when it is finalized, which will be hopefully in the near future. You guys can keep asking but my answer is probably going to be the same. All right, we have one person signed up for this item.

MR. BLATSTEIN: Two points - Jeremy Blatstein. One: Is there any progress on getting these meetings recorded or streamed?

MR. RODRIGUEZ: In terms of putting it online?

MR. BLATSTEIN: Yes. I thought you said "we were working on that now".

MR. RODRIGUEZ: We were working on an AV unit so that it would be easier so that we could record and document meetings. The decision not to be online was made a while ago. The board would have to consider that. PHDC, we have to deal with PHDC, and their budget are a lot (unclear audio).

MR. BLATSTEIN: And second, in terms of the direction of this board and of Turn the Key and the Land Bank. I guess it's two-fold. One, obviously it's important to move these infill lots to produce housing. I question or I guess this is something to put on the table in terms of any legislation or

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any request for members of City Council when it comes to land disposition. That goes outside of the current process. Whether or not that's going to negatively impact the board to move the lots or not. And also, new legislation just got proposed in terms of having sign-off of city council, a district member, right, that got proposed two weeks ago. No?

MR. RODRIGUEZ: What legislation (unclear audio)?

MR. BLATSTEIN: A piece of legislation got introduced by our Councilwoman Gauthier regarding surplus lots requiring sign-off of the District Councilperson.

MR. RODRIGUEZ: I think that would have to do with land swaps.

MR. BLATSTEIN: Just for land swaps? And I was concerned, but I guess that's just in terms of making sure that Turn the Key is still on the forefront of everyone's mind. Thanks.

MS. BROOKS: Given the amount of the H.O.M.E. budget that is allocated to Turn the Key, it is certainly at the top of my mind. Big number. Okay. Do we have any other comment? Come on to the mic. Thanks for being here. Thank you.

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MR. KNIGHT: My name is Zane Knight. I'm a resident of Philadelphia, Norris Square neighborhood and member of multiple organizations and groups. Just wanted to also echo what was requested in the Ceiba letter. I appreciate the information that was divulged here today. Just wanted to as always echo the importance to the developers present and to the board of sustainability and the development that we do in the city. And to ensure that we are preserving the historical nature of the city that we live in. And thank you so much. Thank you for everyone who's here.

MS. BROOKS: Thank you, Mr. Knight. Thank you. I want to acknowledge that Dawud Bey is present.

MR. BEY: Hello, everybody thank y'all. I heard I got passed. I was late - I blame it on my wife. I was on my way here. We appreciate y'all. How you doing, Ms. Joyce. Y'all need to speak about it.

MS. BROOKS: You already gonna be sleeping on the couch. Are there any other public comments? If there are none, I take a motion to adjourn.

MS. GONZALEZ: So moved.

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MR. JOHNS: Second.

MS. BROOKS: We should also acknowledge that Alex Balloon is present as sell. Sorry Alex. All right. Anybody opposed to adjourning? All right, we are adjourned.

MEETING ADJOURNED AT 10:38 AM

Exhibit A

CERTIFICATE OF DIGITAL REPORTER

I, Tanya M. Williams, Digital Reporter, do hereby certify:

That the foregoing proceeding herein before set forth was accurately captured with annotations by me during the proceeding.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

I further certify that this transcript was prepared from the audio record of the proceeding.

IN WITNESS WHEREOF, I have electronically executed this certification on the ___ day of ________, 2026

Tanya M. Williams

CERTIFICATE OF TRANSCRIPTIONIST

I, Tanya M. Williams, transcriptionist, do hereby certify:

That the foregoing is a complete and true transcription of the original digital audio recording of the testimony and proceedings captured in the above-entitled matter. As the Transcriptionist, I have reviewed and transcribed the entirety of the original digital audio recording of the proceeding to ensure a verbatim record to the best of my ability.

I further certify that I am neither attorney for nor a relative or employee of any of the parties to the action; further, that I am not a relative or employee of any attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this matter.

IN WITNESS WHEREOF, I have electronically executed this certification on the _______ day of _________, 2026.

Tanya M. Williams

Exhibit B

RESOLUTION NO. 2026 - 15

RESOLUTION AUTHORIZING CONVEYANCE OF 2411 AND 2427 WEST MONTGOMERY AVENUE; 1802, 1804, 1808, 1810, 1812, 1824, 1826, 1828, 1830, 1831, 1835, 1837, 1839 AND 1850 NORTH RINGGOLD STREET; AND 1812, 1839 AND 1844 NORTH TAYLOR STREET TO GONSOSA DEVELOPMENT, LLC

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 2411 and 2427 West Montgomery Avenue; 1802, 1804, 1808, 1810, 1812, 1824, 1826, 1828, 1830, 1831, 1835, 1837, 1839 and 1850 North Ringgold Street; and 1812, 1839 and 1844 North Taylor Street (collectively, the "**Property**") to Gonsosa Development, LLC (the "**Purchaser**").

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Nineteen Thousand and 00/100 U.S. Dollars ($19,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on May 12, 2026.

Exhibit C

RESOLUTION NO. 2026 - 16

RESOLUTION AUTHORIZING CONVEYANCE OF 1304, 1310 AND 1314-20 SOUTH 28TH STREET (INCLUDING 1309-23 SOUTH NEWKIRK STREET) TO FINE PRINT CONSTRUCTION, LLC

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 1304, 1310 and 1314-20 South 28th Street (including the properties formerly known as 1309-23 South Newkirk Street) (collectively, the "**Property**") to Fine Print Construction, LLC (the "**Purchaser**").

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Ten Thousand and 00/100 U.S. Dollars ($10,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on May 12, 2026.

Exhibit D

From:	German Yakubov
To:	Andrea Saah
Cc:	Andrew Goodman; angel.rodriguez@phdc.phila.gov; claritzaledee@gmail.com; jbharris4313@yahoo.com
Subject:	Formal Objection — Defective Public Notice for Proposed Conveyance to Fine Print Construction (Board Meeting May 12, 2026) — 1716 N. 42nd St. and 4137, 4145, 4163, 4187, 4189, 4245, and 4273 Leidy Ave.
Date:	Friday, May 1, 2026 6:22:15 PM
Importance:	High

Dear Ms. Saah:

I write as the owner of multiple parcels immediately adjacent to and interspersed among the parcels described in the above-referenced public notice. My properties are 4141 Leidy Avenue, 4151 Leidy Avenue, 4152 Leidy Avenue, 4161 Leidy Avenue, 4165 Leidy Avenue, 1702 N. 42nd Street, 1704 N. 42nd Street, and 1714 N. 42nd Street. As an adjacent property owner, I have a direct, concrete, and particularized interest in the proposed disposition.

I formally object to the proposed conveyance proceeding at the Board's May 12, 2026 meeting and demand that the matter be tabled and re-noticed. The notice posted on the property is defective on its face, and I received no notice — direct or constructive — of any RCO community meeting concerning these parcels, as required by § 16-404(2)(4)(a) of The Philadelphia Code for non-competitive dispositions in the 3rd Council District.

I. Defective Public Notice Under § 16-404(2)(b)

Section 16-404(2)(b) of The Philadelphia Code requires that public notice include a conspicuous posting on the property proposed for disposition. Section 16-404(2)(4)(a) further provides that the Land Bank Board may not approve a disposition until at least ten (10) days after public notice has been provided as required by subsection (b). The plain purpose of the notice requirement is to give interested members of the public a meaningful opportunity to access information about the proposed disposition and to submit comment before final action.

The notice posted on the subject property — dated April 29, 2026 and signed by the Philadelphia Land Bank — directs the public to obtain the Board meeting agenda and additional information about the proposed conveyance at the following URL, listed twice on the notice:

https://phdcphila.org/who-we-are/boards/philadelphia-land-bank-board/

Exhibit D

This URL is incorrect. It does not resolve to the Philadelphia Land Bank Board page. The correct location for Board meeting agendas, board packages, and disposition information is the Philadelphia Land Bank's own website, phillylandbank.org, specifically at https://phillylandbank.org/philadelphia-land-bank-board/. The defective URL appears in two separate paragraphs of the notice — first directing the public to the Board meeting agenda and the May 12, 2026 board package, and then directing the public to additional information about this specific proposed conveyance approximately five days prior to the meeting.

This is not a harmless typographical error. The notice promises the public two distinct pieces of substantive information at the cited URL: (1) the Board meeting agenda, posted ten days prior to the meeting; and (2) information about the specific proposed conveyance, posted approximately five days prior to the meeting. Both promises are made in reliance on a URL that does not function. A member of the public who relied on the notice as written would be unable to access either the agenda or the conveyance materials, and would therefore be unable to formulate informed written comment by the 1:00 p.m. May 11, 2026 deadline stated on the notice.

The ten-day clock under § 16-404(2)(4)(a) cannot reasonably be deemed to have started when the notice contains a defective link to the very materials the notice promises will be made available. The notice, as posted, fails to satisfy the statutory requirement of meaningful public notice.

II. Failure of Notice of RCO Community Meeting Under § 16-404(2)(4)(a)

The parcels at issue are located in the 3rd Council District. Section 16-404(2)(4)(a) of The Philadelphia Code expressly conditions Board approval of a disposition for Land Development in the 3rd Council District on the selected applicant having held at least one community meeting with notice provided to the Registered Community Organization(s), as defined in subsection 14-303(11A), whose registered area of concern contains the subject properties.

The statute further requires the applicant to submit to the Agency, as a precondition to the application being placed on the Board's meeting agenda, evidence of the community meeting including (i) notice of the meeting, (ii) certificate of mailing, (iii) meeting agenda, and (iv) a letter summarizing the meeting discussion.

I am the owner of eight parcels directly adjoining and interspersed with the parcels proposed for conveyance. Despite my obvious status as the dominant adjacent property

Exhibit D

owner on the 4100 block of Leidy Avenue and the 1700 block of N. 42nd Street — with a direct interest in any development on these parcels — I received no notice of any community meeting concerning these parcels: no mailed notice, no email notice, no posted notice, and no other communication. I am not aware of any community meeting having been held at all.

Accordingly, I respectfully request that the Land Bank confirm in writing, prior to the May 12, 2026 meeting, the following:

1. Which RCO was designated by Councilmember Gauthier as the Coordinating RCO for the Fine Print Construction application concerning these parcels;
2. The date, time, and location of the community meeting alleged to have been held;
3. The notice of meeting issued by the applicant;
4. The certificate of mailing evidencing the notice;
5. The agenda of the meeting; and
6. The letter summarizing the meeting discussion.

If any of these required items is missing or defective, the application is statutorily barred from being placed on the Board's meeting agenda.

III. Relief Requested

For the foregoing reasons, I respectfully demand that the Philadelphia Land Bank:

1. Remove the proposed conveyance to Fine Print Construction from the May 12, 2026 Board meeting agenda;
2. Re-issue corrected public notice that contains a working URL to the actual Board page and disposition materials, restarting the ten-day clock under § 16-404(2)(4)(a);
3. Produce, prior to any rescheduled Board consideration, the complete RCO community meeting evidence required by § 16-404(2)(4)(a); and
4. If no qualifying RCO community meeting has occurred, require the applicant to hold one with proper notice to all interested parties, including immediately adjacent property owners.

I reserve all rights, including the right to seek mandamus and other equitable relief in the Court of Common Pleas to compel compliance with the public notice and community meeting requirements of Chapter 16-400, and the right to challenge the validity of any disposition resolution adopted in violation of those requirements.

Exhibit D

Please confirm receipt of this letter and your intended response prior to the May 12, 2026 Board meeting. I intend to appear and provide oral comment at the meeting in any event.

Very truly yours,

German Yakubov
215-651-1777

Owner of record:
4141 Leidy Avenue, Philadelphia, PA
4151 Leidy Avenue, Philadelphia, PA
4152 Leidy Avenue, Philadelphia, PA
4161 Leidy Avenue, Philadelphia, PA
4165 Leidy Avenue, Philadelphia, PA
1702 N. 42nd Street, Philadelphia, PA
1704 N. 42nd Street, Philadelphia, PA
1714 N. 42nd Street, Philadelphia, PA

Exhibit D

CENTENNIAL PARKSIDE
COMMUNITY DEVELOPMENT CORPORATION

May 11, 2026

Philadelphia Land Bank Board
c/o Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

RE: Support for Proposed Conveyance to Fine Print Construction — 1716 N. 42nd Street and 4137, 4145, 4163, 4187, 4189, 4245, and 4273 Leidy Avenue

Dear Members of the Philadelphia Land Bank Board:

On behalf of Centennial Parkside Community Development Corporation (CPCDC), I write in strong support of the proposed conveyance of the above-referenced parcels to Fine Print Construction for the development of new housing opportunities within the East Parkside community.

CPCDC's mission is to preserve, promote, and revitalize the East Parkside neighborhood through responsible development, community engagement, and partnerships that expand opportunity for residents. We believe this project aligns with those goals and represents a meaningful investment in the long-term future of the neighborhood.

Fine Print Construction, led by Dawud Bey, has worked collaboratively with community stakeholders throughout the planning process and has demonstrated a sincere commitment to engaging neighborhood organizations and residents. A public community meeting regarding the proposed development was held on January 21, 2026, where the project was presented to community members and discussion was encouraged. Notice of that meeting was circulated through community channels, including CPCDC communications.

Contrary to the assertions raised by German Yakubov in his formal objection, meaningful community engagement did in fact occur, and neighborhood organizations and residents were made aware of the proposed development and afforded opportunities to participate in the process. A public community meeting was held regarding the project and notice of that meeting was circulated through community channels, including CPCDC communications. Additionally, public notice regarding the proposed conveyance was posted on the subject properties, making the proposal visible and accessible to any interested member of the public.

It is also important to recognize that these objections are not being raised by a neutral community stakeholder, but rather by a competing developer who owns multiple nearby development parcels in the immediate area. The objections appear designed to delay or obstruct a competing residential investment project despite the substantial outreach, planning, and collaboration already undertaken by Fine Print Construction and community partners.

Exhibit D

CENTENNIAL PARKSIDE
COMMUNITY DEVELOPMENT CORPORATION

While Mr. Yakubov raises technical concerns regarding website links contained within the public notice, those claims do not diminish the fact that the community was informed, engagement occurred, and the development team acted in good faith throughout the process. Fine Print Construction has consistently demonstrated a willingness to work collaboratively with community organizations and remains committed to responsible development and the long-term future of the East Parkside neighborhood. Importantly, this proposal reflects the type of thoughtful residential investment East Parkside needs. The project consists of modern single-family homes designed to contribute positively to the existing residential fabric of the neighborhood while creating opportunities for reinvestment and stabilization. The submitted schematic plans demonstrate well-designed residential layouts intended for long-term occupancy and neighborhood enhancement.

CPCDC has consistently supported development that is aligned with neighborhood priorities and community partnership. As demonstrated in prior zoning and development matters, our organization has opposed projects we believed were inconsistent with neighborhood planning objectives or incompatible with community needs. In this instance, however, we believe Fine Print Construction has made meaningful efforts to engage the community and advance a project that contributes positively to East Parkside's future.

For these reasons, CPCDC respectfully urges the Philadelphia Land Bank Board to approve the proposed conveyance and allow this important project to move forward.

Respectfully,

Claritza Cruz
President
Centennial Parkside Community Development Corporation
3479 West Girard Avenue
Philadelphia, PA 19104

Exhibit E

RESOLUTION NO. 2026 - 17

RESOLUTION AUTHORIZING CONVEYANCE OF 4137, 4145, 4163, 4187, 4189, 4245 AND 4273 LEIDY AVENUE AND 1716 NORTH 42ND STREET TO FINE PRINT CONSTRUCTION, LLC D/B/A PARKSIDE LUXURY AFFORDABLE

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 4137, 4145, 4163, 4187, 4189, 4245 and 4273 Leidy Avenue and 1716 North 42nd Street (collectively, the "**Property**") to Fine Print Construction, LLC d/b/a Parkside Luxury Affordable (the "**Purchaser**").

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Eight Thousand and 00/100 U.S. Dollars ($8,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on May 12, 2026.

Exhibit F

Ceiba A Latino coalition building organization serving Philadelphia

174 Diamond St
Philadelphia PA 19122

215-634-7245
info@ceibaphiladelphia.org

Board of Directors
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia, PA 19107

May 09, 2026

Dear Board of Directors,

We are sending you this letter to respectfully request that the assessment of the Philadelphia Land Bank commissioned by the city and prepared by Guidehouse be made public.

The April 14, 2026 Philadelphia Land Bank Board Package highlights important progress made toward the introduction of a unified application tracking system and a Customer Relations Management system. We applaud you for taking these crucial steps toward increasing transparency, accountability, and public trust in the Land Bank's operations.

As the Philadelphia Land Bank continues its modernization efforts and the H.O.M.E. initiative expands, it is essential that the public have access to the Assessment in order to fully participate in shaping improvements to the Land Bank's acquisition and disposition processes. Public access to this assessment would help ensure that public land is managed in a manner that is equitable, transparent, and aligned with the public interest.

We look forward to continued collaboration with the Philadelphia Land Bank to ensure that public land is utilized for the greatest public good

Respectfully,

Will Gonzalez
Executive Director

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM II
June 2026 Minutes

Exhibit A

PHILADELPHIA LAND BANK

JUNE 9, 2026 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, June 9, 2026, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:02 am.

Ms. Bernadel announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda.

Ms. Bernadel then outlined the procedures and rules for public comment, including the Land Bank's legal requirement to record and publish the names of speakers. She instructed individuals wishing to comment to sign the public comment sheet and identify the agenda item they wished to address. She also reviewed the time limit and decorum requirements for public comment..

Item I
Roll Call

The following members of the Board of Directors reported present: Nicholas Dema, Alexander Balloon, Darwin Beauvais, Andrew Goodman, Jenny Greenberg, Kelvin Jeremiah, Michael Johns, and Rebecca Lopez Kriss.

The following members of the Board of Directors reported absent: Angela Brooks, Cornelius Brown, and Maria Gonzalez.

The following Land Bank staff members were present: Angel Rodriguez, Sharla Russell, Lily Bernadel, Esq., Cristina Martinez, Todd Hestand, Brian Romano, and Carolyn Terry.

Public Attendees: The list of public attendees follows these minutes.

Item II
Approval of Board Minutes

Ms. Bernadel stated that approval of the May meeting minutes would be deferred to the July meeting due to difficulties in obtaining a corrected transcript.

Item III
Executive Director's Report

There was no Executive Director's report.

Exhibit A

Item IV
Administrative Matters

IV.A. Approval of Payments for FY 2027 Insurance Policy Premiums

Mr. Rodriguez presented a resolution authorizing payment of the Land Bank's prorated share of the commercial general liability insurance premium for the combined policy covering the Land Bank, the Philadelphia Redevelopment Authority, and the Philadelphia Housing Development Corporation for the May 1, 2026, through April 30, 2027 policy period. He explained that the increase in the Land Bank's premium reflects the agency's higher prorated share based on its current property inventory.

Mr. Dema called for questions from the Board. There were none.

There were no written comments received.

No one signed up from the public to comment on this agenda item.

Mr. Dema called for a motion to approve the payment for FY 2027 Insurance Policy Premium.

Mr. Johns approved the motion, and Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Payment of Premium for Commercial General Liability Insurance for the Period of May 1, 2026, to April 30, 2027 (**attached as **Exhibit B).**

Item V
Property Dispositions

V.A. Development – Affordable Housing (unsolicited)

1. East Parkside Commons, LLC

Mr. Todd Hestand requested Board approval of an unsolicited application by East Parkside Commons LLC to develop ten (10) affordable single-family homes in the 3rd Council District. He explained that the approximately 1,200-square-foot homes will be sold to households earning at or below 100% of Area Median Income for a maximum sales price of $280,000, with eligibility for the Turn the Key (TTK) program and subject to restrictive covenants. An Equal Opportunity Plan (EOP) will be required for this project. Mr. Hestand noted that the developer held a virtual community meeting on November 18, 2025, with 21 participants, including Registered Community Organization representatives, and revised the proposal in response to community feedback by reducing the project from eleven to ten homes and adding front porches to certain units.

Mr. Dema called for questions from the Board.

Ms. Lopez-Kriss asked when the community meeting was held. Mr. Hestand responded November 18, 2025.

Mr. Dema asked if any written comments were received. Ms. Bernadel shared that one written comment was received from German Yakubov objecting to the proposed disposition. She stated that Mr. Yakubov expressed concerns about not receiving notice of the community meeting and questioned the Pennsylvania state registration of East Parkside Commons LLC. She noted that the Board package includes the LLC's ownership information. The email will be attached to these minutes as **Exhibit C**.

Mr. Rodriguez confirmed that East Parkside Commons LLC is currently a registered entity and explained that for LIHTC and similar development projects, it is standard practice for properties to be conveyed to a special purpose entity formed for the project.

Mr. Dema asked if the Developer has other TTK projects. Mr. Rodriguez responded in the affirmative and explained that Prime Corporation, which formed East Parkside Commons LLC, typically forms project-specific LLCs using a naming convention tied to each development.

Mr. Dema called for public comments.

Ms. Bernadel confirmed that one person had signed up to speak and proceed to call Jeremy Blatstein to the podium.

Mr. Blatstein expressed support for the Turn the Key program and encouraged the Board to accelerate the disposition of vacant lots to expand affordable housing opportunities.

Seeing no additional public comments, Mr. Dema called for a motion regarding the disposition.

Mr. Jeremiah moved to approve the disposition. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 4153 and 4157 Leidy Avenue; 4152, 4154 and 4220 Viola street; 1129, 1135 and 1137 North 41st Street; and 1703 and 1711 North 42nd Street to East Parkside Commons LLC (**attached to these minutes as **Exhibit D).**

V.B. Gardens and Open Space

1. Neighborhood Gardens Trust

Mr. Rodriguez announced that Jenny Greenberg had left the meeting and recused herself from the next two agenda items. The letter of recusal is attached to these minutes as **Exhibit E**. Mr. Rodriguez also requested that the two Neighborhood Gardens Trust (NGT) disposition resolutions be considered together under a consent agenda for efficiency. The Board consented.

Ms. Cristina Martinez requested the Board's approval for the dispositions to NGT of 1425 South Paxon Street in the 3rd Council District for use as a community garden and 214 Hermit Street in the 4th Council District for use as open space. She noted that the both properties will be subject to a 30-year mortgage and deed restrictions, and that the unsolicited applications were evaluated in accordance with the Land Bank's disposition policy. She confirmed that an EOP will not apply to the disposition of these parcels.

Mr. Dema called for questions from the Board. Mr. Johns asked if they were part of an existing garden. Ms. Martinez responded yes.

Mr. Rodriguez clarified that 1425 South Paxon Street is an active garden. 214 Hermit Street is part of a larger community open space.

Mr. Johns asked if there are vacant parcels on Hermit Street that are a part of this open space.

Mr. Rodriguez confirmed that the resolution applies only to the subject property, and Mr. Goodman noted that the adjacent lot is separately owned by another entity and is already preserved as open space.

Seeing no further questions from the Board, Mr. Dema asked if any written comments were received.

Ms. Bernadel reported that one comment was received, an email from Stefani Rath. Ms. Rath expressed support for the disposition of 214 Hermit Street to NGT, emphasizing the preservation of existing trees, noting that the property will be maintained as community open space. The email is attached to these minutes as **Exhibit F**.

Mr. Dema asked if anyone signed up for Public Comment. Ms. Bernadel called up Vicki Beechler for public comment.

Ms. Beechler, President of the Wissahickon Neighbors Civic Association, expressed support for the disposition of 214 Hermit Street to NGT. She noted that the community has stewarded the property for over 40 years and described it as a valued neighborhood open space that would complement adjacent properties already owned by NGT.

Ms. Bernadel next called up Leonard Gryn for public comment.

Mr. Gryn expressed support for preserving 214 Hermit Street as community open space. He highlighted the property's historical significance, his decades of stewardship and maintenance, and its importance as a neighborhood green space, wildlife habitat, and community gathering area.

The final person to make public comment was Emaleigh Doley, Deputy Director of NGT. Ms. Doley expressed support for both proposed dispositions. She explained that 214 Hermit Street would complete the land assembly for a long-standing community open space adjacent to NGT-owned parcels, while 1425 South Paxon Street would preserve a multi-generational community garden in an area with limited green space, with NGT also in the process of acquiring the adjacent parcel.

Seeing no further comments, Mr. Dema called for a motion regarding the two dispositions to NGT. Mr. Jeremiah moved to approve the dispositions. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1425 South Paxon Street to Neighborhood Gardens Trust** (attached to these minutes as **Exhibit G**) and the **Resolution Authorizing Conveyance of 214 Hermit Street to Neighborhood Gardens Trust** (attached to these minutes as **Exhibit H**).

3. Francisville Garden & Greenspace Collective

Ms. Greenberg rejoined the meeting for the final disposition agenda item.

Ms. Martinez requested the Board’s approval for the disposition of 1438 Poplar Street in the 5th Council District for conveyance to the Francisville Garden and Green Space Collective for permanent use as community open space. She noted that the property will be subject to a 30-year mortgage and deed restrictions, and that the unsolicited application was evaluated in accordance with the Land Bank's disposition policy.

Mr. Dema called for questions from the Board. There were none.

Mr. Dema asked if we received any written comments for this disposition. Ms. Bernadel reported that three comments were received supporting the proposed disposition, highlighting the applicant's community engagement efforts and successful grant funding for the project. The comments are attached to these minutes as **Exhibit I.**

Mr. Dema asked whether anyone signed for public comments. Ms. Bernadel responded in the affirmative and called Joe Deutschmann to the podium for public comment.

Mr. Deutschmann, co-founder of the Francisville Garden and Greenspace Collective, expressed support for the proposed disposition. He explained that the site was identified as a replacement community green space after the neighborhood's existing garden was approved for redevelopment and highlighted the organization's collaboration with community members and Councilmember Jeffrey Young's office in developing the proposal.

Next, Ms. Bernadel called Ashley Knueppel for public comment.

Ms. Knueppel explained that the Francisville Garden and Greenspace Collective is led by a diverse board of neighborhood residents and outlined plans to stabilize the property through fencing, grading, landscaping, and ongoing maintenance. She highlighted the organization's long-term stewardship capacity, including a grant from the William Penn Foundation and support from several neighborhood organizations, emphasizing that the project will create a lasting community asset.

Mr. Dema asked about the amount of the William Penn Foundation grant, and Ms. Knueppel stated that the organization received a $178,000 planning grant.

Seeing no further comments, Mr. Dema called for a motion regarding the disposition.

Mr. Goodman moved to approve the disposition, and Mr. Jeremiah seconded.

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 1438 Poplar Street to Francisville Garden & Greenspace Collective (**attached as **Exhibit J).**

Item VI

Public Comments (Old & New Business)

Ms. Bernadel reported that a letter was received from CEIBA requesting an increase in the TTK homebuyer subsidy from $75,000 to $100,000 and greater public transparency regarding the Guidehouse operations assessment commissioned by the City of the Land Bank's acquisition and disposition processes. The letter is attached to these minutes as **Exhibit K**.

Ms. Lopez-Kriss asked about the status of the Guidehouse assessment. Mr. Rodriguez responded that Guidehouse is revising the assessment to inform and complement the City's vacant land strategy and is expected to discuss the edits and updates this week.

Mr. Dema asked what sale price a TTK home would need to be in order to be affordable for households with a median income of approximately $40,000. Mr. Rodriguez responded that the primary challenge is the high cost of constructing infill housing, which he estimated at approximately $260,000 per home, making it difficult to sell homes at prices affordable to lower-income buyers. He emphasized that TTK provides a subsidy to first-time homebuyers, not developers, and that rising construction and regulatory costs continue to drive up housing prices.

Mr. Rodriguez explained that the financial risk associated with TTK projects is borne by developers and lenders, not the City. He noted that rising construction costs and limited market values make it challenging to secure financing for new homeownership developments.

Mr. Dema commented that a larger TTK subsidy would be needed to make homes affordable for lower-income households.

Mr. Rodriguez added that stricter lending standards, including higher minimum credit scores and a closer review of borrowers' finances, continue to limit homeownership opportunities. He stated that increasing the TTK subsidy by $25,000 to $100,000 would not address these challenges and cautioned against encouraging homeownership for buyers who may be at risk of default, emphasizing that the program is designed to serve a specific market and may not be effective in all neighborhoods.

Mr. Jeremiah asked whether the Board has the authority to change the TTK subsidy amount. Mr. Rodriguez responded that the subsidy is administered by PHDC through its mortgage program and is not determined by the Land Bank Board.

Seeing no further questions from the Board, Mr. Dema called for public comments.

Mr. Blatstein expressed support for the TTK program, stating that it provides homeownership opportunities for working Philadelphia residents and helps stabilize neighborhoods. He also expressed concern that delays in approving TTK projects, particularly in the 7th Council District, are preventing new homes from being built.

Mr. Zane Knight commended Councilmember Gauthier's proposed land swap legislation and efforts to expand affordable housing through the acquisition of existing properties. He emphasized the importance of sustainable development, the preservation of green space and mature trees, and the consideration of environmental equity when making decisions regarding the disposition of public land.

Item VII
Adjournment

Seeing no further comments from the Board or the public, Mr. Dema called for a motion to adjourn.

Mr. Beauvais moved to adjourn the meeting. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:43 a.m.

____
SECRETARY TO THE BOARD

Exhibit A

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, June 9, 2026, at 10:00 AM.

User Name
Ashley Knueppel
Joe Deutschmann
David Langlieb
Leah Apgar
Jeremy Blatstein
Antonio Cerqueira
Joan Williams
Dwayne Thomas
Noah Reimers
Melvina Lawrence
Zane Knight
Mike Tomasetti
Vicki Beechler
Leonard Gryn
Emaleigh Doley

Exhibit A

PHILADELPHIA LAND BANK

A MEETING OF THE BOARD OF DIRECTORS OF THE PHILADELPHIA LAND BANK

Tuesday, June 9, 2026
1234 Market St, 17th Floor
10:02 am

Reported by: Tanya M. Williams, Cert No. 1179693
Job # PLB_1002_2026.

Land Bank Board meeting – June 9, 2026

Board Members:	**PLB Staff Present:**
Angela Brooks – x	Lily Bernadel, Esquire
Nicholas Dema	Angel Rodriguez
Andrew Goodman	Sharla Russell
Rebecca Lopez-Kriss	Todd Hestand
Maria Gonzalez – x	Cristina Martinez
Jenny Greenberg	Brian Romano
Michael Johns	Carolyn Terry
Cornelius Brown – x	
Darwin Beauvais, Esquire	
Alexander Balloon	
Kelvin Jeremiah	
***- x absent**	

Meeting start time – 10:02 am
Meeting end time – 10:43 am

LAND BANK BOARD MEETING

MR. DEMA: –We're going to get started. I'm going to ask if we can have roll call, and the rules for public comment.

MS. BERNADEL: Can everyone hear me? So, before this public meeting, we had an executive session during which our executive director reviewed the agenda. So next I want, to go over our guidelines for public comments. We are required by law to publish the names of each person who would like to comment on today's agenda, and to summarize their comments. So, if you wish to comment on any item on the agenda please make sure to sign up. The comment sign-up sheets there should be one on that side table. Please indicate on the sign-up sheet which agenda item you wish to comment on. After the project manager presents the disposition we will then ask you to come up one by one to comment. We will call you by name so that you can comment. Any comment that's not directly related to any of the dispositions listed on the agenda should wait until the old and new business section of the meeting. This occurs at the end of the meeting –it's the last item that's on the agenda. When you come to the podium to comment please state your name and speak directly into the mic. You will be given two minutes to make your comments. We expect you be respectful and stick to the point you want to make about the item, and refrain from making disparaging comments. Written Comments that were submitted via email before

the meeting were forwarded to the Board for its review and will not be read into the record. The written comments received will be summarized and then attached to the minutes of this meeting. We also have copies available for review on the table at the side of the room. Okay, so now I will do the roll call. Angela Brooks (no response) Nick Dema

MR. DEMA: Present.

MS. BERNADEL: Andrew Goodman.

MR. GOODMAN: Here.

MS. BERNADEL: Rebecca Lopez-Kriss.

MS. LOPEZ-KRISS: Here.

MS. BERNADEL: Maria Gonzalez (no response)

MS. BERNADEL: Jenny Greenberg.

MS. GREENBERG: Present

MS. BERNADEL: Kelvin Jeremiah.

MR. JEREMIAH: Here.

MS. BERNADEL: Darwin Beauvais.

MR. BEAUVAIS: Present

MS. BERNADEL: Alex Balloon.

MR. BALLOON: Here.

MS. BERNADEL: Michael Johns.

MR. JOHNS: Present

MS. BERNADEL: And Cornelius Brown. (no response)

MS. BERNADEL: Okay so we have eight members present,

Exhibit A

which means we have a quorum and we can proceed. Before we proceed with the meeting I just want to note that we will not approve the May 12th board meeting minutes at today's meeting. The May 12th Board meeting minutes will be presented for approval at the July 14th board meeting.

MR. DEMA: Angel, there's no Executive Director Report today?

MR. RODRIGUEZ: Correct.

MR. DEMA: Let's move into administrative matters. The approval for the 2027 insurance policy.

MR. RODRIGUEZ: Thank you Mr. Vice Chair, Board members and the public. Today we're asking the board to authorize payment of the annual premium for commercial general liability insurance coverage under a combined policy for the Land Bank, the Redevelopment Authority of Philadelphia and the Philadelphia Housing Development Corporation, as the executive director deems necessary or desirable, for the period of May 1, 2026 to April 30, 2027. Policy information is as follows: commercial general liability portion for the Land Bank is a prorated premium. The expiring annual pricing was from May 1, 2025 to April 30th 2026. That policy was for $379,638 property dollars, which encompass 2,423 properties. The renewal policy from May 1, 2026 to April 30th 2027 will be for $502,451, and that will be for 2,533 properties. I'd like to note that the discrepancy, or the difference, of $122,813 was

due to the fact that the last year pricing was the first year that we combined policies amongst the three agencies. As has been documented in budget hearings, the Land Bank was operating at a deficit last year, in which case this was covered by the corresponding other agencies. This year, we will be we are now being prorated portion is commensurate with the amount of properties that we have this year.

MR. DEMA: Any questions from the board? (no response) Any written comments?

MS. BERNADEL: No written comments.

MR. DEMA: Anybody signed up for public comments?

MS. BERNADEL: None

MR. DEMA: Can I get a motion for approval of this resolution?

MR. JOHNS: So, moved.

MR. BEAUVAIS: Second.

MR. DEMA: We have a motion and it was seconded. All those in favor? (unanimous vote) Those opposed? Next item.

MR. RODRIGUEZ: Next will be East Parkside Commons LLC. This is a disposition for affordable housing unsolicited. Todd Hestand will make the presentation.

MR. HESTAND: Good morning board chair, board members and the public. Todd Hestand, senior development specialist. This is agenda item 5A.1. Today we are asking the board to authorize the disposition of 4153 and 4157 Leidy Avenue, 4152,

4154, 4220 Viola Street, 1129, 1135, and 1137 North 41st Street, and 1703 and 1711 North 42nd Street in the third council district to the Prime Corporation, doing business as East Parkside Commons LLC, to develop 10 single family homeownership units. The Prime Corporation is a prior participant in PHDC's minority developer program, they have developments approved previously with the Land Bank. Prime will develop 10 single family homes units seven units of the homes will be two stories with finished basements and front porches containing three bedrooms, two bathrooms. Three units will be two stories with finished basements containing three bedrooms, two bathrooms, no front porches on those three units They are the only ones that will be different. The homes will be approximately 1,200 square feet. The homes fit within the context of the neighborhood. It will be sold to purchasers with a housing income at or below 100% of AMI, for maximum sales price of $280,000. All homes will be eligible for the Housing Opportunities Made Easy Turn the Key program and will be subject to a declaration of restrictive covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply for this project. East Parkside Commons followed all the same procedures as previously approved development proposals. They provided frontage specific plans for the various lots. They hosted a virtual community meeting on November 18, 2025, with a total

of twenty-one participants, including local RCO representatives. The developer complied to the request from the community at that time to remove one parcel from the original development proposal, taking it from 11 to 10, and adding front porches on certain units, those seven noted previously. It's a better fit for the context of the community and neighborhood. The developer is in attendance. That is all.

MR. DEMA: Thank you. Any questions from the board?

MS. LOPEZ-KRISS: When was the community meeting held?

MR. HESTAND: It was November 18, 2025.

MS. LOPEZ-KRISS: Thank you.

MR. DEMA: We have any written comments?

MS. BERNADEL: Yes, we have one comment. So, we received an email from German Yakubov objecting to the disposition to East Parkside Commons. Mr. Yakubov owns properties on the same blocks and stated that he was not given notice of the community meeting at which this disposition was discussed. He also stated that the entity to which the properties are to be conveyed, East Parkside Commons LLC, was not listed on Pennsylvania's list of registered businesses when he checked and that he could therefore not determine the members of the LLC. The fact sheet included in the Board package for the disposition provides the ownership information for the LLC. The fact sheet included in the Board package for the

Exhibit A

disposition provides the ownership information for the LLC, and that's on page 14.

MR. DEMA: Comment.

MR. RODRIGUEZ: Yes, they are registered. The LLC is registered. I would also like to comment that it is kind of within our practice, especially when it comes to LIHTC projects, to allow for special purpose entity to be identified as a future entity to be since a future date. But this entity is registered, and it is live at this point.

MR. DEMA: This entity has done previous Turn the Key projects.

MR. RODRIGUEZ: Correct, and they typically, that is Prime Corporation will typically do some kind of naming convention with Commons LLC and all West Parkside or whatever, Kensington Commons, and things like.

MR. DEMA: Any other questions? Anybody sign up for public comment?

MS. BERNADEL: Yeah, we have one person who signed up, Jeremy Blatstein.

MR. BLATSTEIN: Turn the Key is great. We need more of affordable housing. We need this in more of the districts. We need to make sure that we are doing more to get these lots moved faster so that we can get rid of the vacant lots so we can bring down our insurance costs that's it.

MR. DEMA: Thank you. Any other public comment?

MS. BERNADEL: That's it for public comments.

MR. DEMA: Can I get a motion on this resolution?

MR. JEREMIAH: So, moved.

MR. BALLOON: Second

MR. DEMA: We have a motioned and a second. All those in favor. (unanimous vote)

MR. DEMA: Those opposed. Next item.

MR. RODRIGUEZ: So, Mr. Chair, two things I'd like to note, board member Jenny Greenberg will be stepping out, for the next two items. Cristina will present the next two items, and I would request that we treat the two dispositions for gardens for NGT under consent agenda. So, we'll cover those two together, just in terms of efficiency.

MR. DEMA: Do I need a motion for that? Please proceed.

MS. MARTINEZ: Good Morning, Chair, board members, and the public. My name is Cristina Martinez, senior development specialist, presenting agenda item 5B.1 and 5B.2. Today we're asking the board to authorize the disposition of 1425 South Paxon Street in the third council district and 214 Hermit Street in the fourth council district for conveyance to NGT, a nonprofit organization, to be stabilized as a community garden. The properties will be subject to a 30-year mortgage and will be permanently restricted for use as community gardens. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will not

apply to these projects.

MR. DEMA: You want to do the second one.

MR. RODRIGUEZ: She did cover the two.

MS. MARTINEZ: I did cover the two.

MR. DEMA: Any questions from the board.

MR. JOHNS: These part of the existing garden right?

MS. MARTINEZ: Yes.

MR. RODRIGUEZ: So, one is a garden, one is going to be open space. Right. So, on Hermit, I believe Hermit is open space. So, you'll see from the picture the third district one is an active garden.

MR. JEREMIAH: What was the address of the second one?

MR. RODRIGUEZ: 214 Hermit Street.

MR. JOHNS: So are the other parcels/the other vacant lots on Hermit Street a part of it, is that part of it too?

MR. RODRIGUEZ: Yeah. Correct.

MR. GOODMAN: The adjacent property, according to Atlas, is owned by some sort of trust company. Probably being conserved as such.

MR. DEMA: Any other questions from the board? Anybody sign up for public comments?

MS. BERNADEL: Yeah, we received one comments for the second one, the Hermit Street one. We received an email from Stephanie Rath supporting this open space disposition, indicating a desire to keep as many trees as possible. This

is being approved as a community garden, stated in the fact sheet included in the board package, as Angel stated. So, it is a wooded, park-like area. We do have people who signed up to speak if you want me to start calling them.

MR. DEMA: Are we doing both? Do you have any public comments?

MS. BERNADEL: Yes.

MR. DEMA: We'll just go through the public comments from both agenda items.

MS. BERNADEL: So, we have Joe Deutschmann.

MR. RODRIGUEZ: We don't have any other written comments.

MS. BERNADEL: There is no other written comments.

MR. DEMA: Thank you.

MS. BERNADEL: And everyone who signed up to speak they signed up for the 214 Hermit-- well, for both of them. So, the first person who signed up to speak is Joe Deutschmann. So, you both meant to sign up for the Francisville Garden? Okay, I'll add that item next to your names. Next, is Vicki Beechler

MS. BEECHLER: My name is Vicki Beechler, and I'm the president of Wissahickon Neighbors Civic Association. We're involved with item number four, 214 Hermit Street, in city council district number four, which our community knows as Neighbors Woodland. Our association has been stewarding this property. We go back to the 1980's. So, we have 40 years of

Exhibit A

stewardship history with this space. It is an open green space, as you mentioned. It's about a third of an acre, but it does serve our whole neighborhood as one of our only green spaces available. On any given day, you might see people reading there, picnicking. We even have some folks who slack lines, so people really love to take advantage of the space. Our local preschool brings the kids there. The kids have lovingly named it Troll Mountain. So, it's a space that really inspires imagination and gives the kids in our area access to a natural space. So, Neighborhood Gardens Trust already owns the other two parcels, which you were referencing, that line up to this property. So really it just be the connective tissue, sort of, the space. So that would give us, to really give us, some confidence to invest in the stewardship, and I don't want to say development, but natural development of the space. So, we are asking the Land Bank to approve the conveyance to the Neighborhood Garden Trust. It's a small parcel, but it has an enormous value for our community. Thank you.

MR. DEMA: Thank you. Thank you for your comments.

MS. BERNADEL: Next is Leonard Gryn.

MR. GRYN: My name is Leonard Gryn, I've been a resident of council district 4 I'm not sure, for over 85 years. And I actually maintained this property for 50 years. All right, I clean it up, I cut down trees, remove debris and everything

like that. And this is the property of talking about that picture. I can turn it around. The famous artist of Philadelphia. They used to paint. So, he painted this property about 1950. And on this property, the Library of Congress 1907 map shows St. Stephen's Church on that little plot. And St. Stephen's Church was part of the underground railroad, at one time. So, its property is sort of historical. Besides being a wildlife sanctuary. And my property actually abuts the property and I maintain that, and we have possums, raccoons, everything running around there on any given day. So, we would like to preserve this property at 214 Hermit Street as part of the Woodland Park, and maintain it as a sanctuary for wildlife, people they pass through it. On any given day, fifty people pass through this property, believe it or not. We have a dog park there; I maintain this dog park. So, that's my little speech for today.

MR. DEMA: Thank you very much. Thank you.

MR. GRYN: Thank you.

MS. BERNADEL: Next is Emaleigh Doley

MS. DOLEY: Good morning. Or is it still morning?

MS. LOPEZ-KRISS: Yeah, it's still morning.

MS. DOLEY: Good morning, everyone. My name is Emaleigh Doley; I'm Deputy Director with the Neighborhood Gardens Trust. I'm here to speak on behalf of both properties 214 Hermit and 1425 Paxon Street. You just heard from our

neighbors at the Neighbor Woodland, which is a really special open green space, somewhat different than some of the other spaces that the Garden Trust works to preserve. And it's been a real privilege to work with such an amazing stewardship group to help to make this happen. So, as Vicki mentioned, we own the two adjacent parcels. This is the last remaining parcel to complete the land assembly for the site. It's also directly across the street from a very popular recreation center. It's really a magical little space. So, we are very excited to move this forward. For Paxon Street in Southwest then Kingsessing. Neighborhood Gardens Trust is in the process of acquiring the adjacent parcel for that garden as well. That is a garden that is two properties. So, this one and the second one. We are moving that through the sheriff's sale, which takes some time, as you all know. And we have the winning bid, and we're just kind of going through the motions. So, we look forward to that as well. That's a particular block where there's an increase in density and fewer remaining green spaces, and this is another long time space that has been stewarded by multiple generations. Unfortunately, Diana Coleman, who is the garden leader there got stuck on SEPTA and was unable to be here today. But she is a force of nature and a wonderful community advocate as well. So, we're very confident in that project. And I'm available for any questions that you may have.

MR. DEMA: Thank you.

MS. DOLEY: Thanks.

MS. BERNADEL: That is all the sign-ups for public comments.

MR. DEMA: So, we're going to handle these together, right, so can I get a motion to approve the resolution for 1425 South Paxton Street and 214 Hermit Street?

MR. JEREMIAH: So, moved.

MR. JOHNS: Second.

MR. BEAUVAIS: Third

MR. DEMA: We have a motion, a second and a third. All those in favor? (unanimous vote) Those opposed? We can bring Jenny back in the room.

MS. MARTINEZ: Cristina Martinez, presenting agenda item 5.B.3. Today we're asking the board to authorize the disposition of 1438 Poplar Street in the fifth council district for conveyance to Francisville Garden and Green Space Collective, a nonprofit organization, to be stabilized as a community open space. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a community open space. The application was unsolicited and evaluated pursuant to the disposition policy. And EOP plan will not apply to the project. Any questions?

MR. DEMA: Any questions from the board? Any written comments.

MS. BERNADEL: Yeah. So, we received three emails for this disposition. The comments were submitted by Sarah Joyce, Anisha Gupta and Cathy Barson, who are all neighborhood residents. They mentioned that the applicant successfully applied for a grant from The William Penn Foundation and has been actively organizing and involving neighborhood residents in the plans for this open space.

MR. DEMA: Do we have anyone signed ups for public comments?

MS. BERNADEL: Yeah. So, the first person Joe Deutschmann.

MR. DEUTSCHMANN: Morning everyone I am Joe Deutschmann and co-founder of Francisville Garden and Greenspace Collective with my wife, Ashley. I'm also block captain of one of the neighboring blocks. So historically, we were in front of you all a few months ago when we were losing our existing garden space that we spent about six or seven years developing, building and maintaining to a corporation. They're going to build some Turn the Key housing on the lot. So, we worked with council member Jeffrey Young's office and Conlan to identify a viable alternative space for the neighborhood to use. We are a bit hemmed in and we are a small subsection of Francisville hemmed in by Girard, Broad and Ridge with very limited green spaces left in our section of the neighborhood. This was the only remaining viable space for it, where we can

build a community. This neighborhood does not have astute culture and is a neighborhood that is gentrifying and we want to bring some long time neighbors together with some of the newer neighbors. My wife is going to talk a little bit about long term stewardship of the property.

MR. DEMA: Thank you.

MS. BERNADEL: Hi, Ashley Knueppel.

MS. KNUEPPEL: I also want to clarify that it's not just me and my husband doing this. There is a board. There are three other neighbors that represent the diversity within our neighborhood, but obviously everybody cannot take off on a Tuesday at 10 a.m., so we appreciate you having us. As Joe shared, our organization has a strong track record of bringing neighbors together around these community green spaces. And I can share a little bit about the plans for the future of the space and the commitment to being a long term steward of 1438 Poplar. Our main goal in phase one shared in the documents in front of you. It's basically just to secure and stabilize the site through basic improvements such as fencing, grading, basic landscaping, and then just really our goal is to create a clean, welcoming space for all of our neighbors. We want to make sure that it's safe and well maintained and cared for on day one. At the same time, I want to make sure that you all know that we have demonstrated organizational capacity and the resources that's needed for those long-term stewardships of

the property on phase two. So yeah, as some people mentioned in one of the emails, we were recently awarded a significant grant from the William Penn Foundation to support community-driven planning process, not just for this space but for three other sites in Francisville, and two of which are existing parks and then our commercial corridor. So, this is kind of showcasing that we have the ability to continue making this a beautiful space and that we're not just going to get the space and like peace out. We are not like these guys yet, but we're hoping to get to their level. I would love our city to bring something like Troll Mountain, that's adorable. And then I also wanted to show that we were especially grateful to have the support and partnerships of our neighborhood organizations, including the United Francisville Civic Association and the Francisville Neighborhood Development Corporation, the Morocco's Club, and Second Baptist Church, which is located directly across the street from the property. And, what else did I want to say. This project is more, it's about more than acquiring a vacant lot. It's about creating a lasting community asset, ensuring that the space is cared for, maintained, and shaped by the people who live in the neighborhood. Thank you.

MR. DEMA: How much was the grant?

MS. KNUEPPEL: So, the planning grant is not an implementation grant, it was $170,000, plus $30,000.

MS. BERNADEL: That is all the comments.

MR. DEMA: Can I get a motion to approve this resolution?

MR. GOODMAN: Motion to approve.

MR. JEREMIAH: Seconded.

MR. DEMA: Motion has been made and seconded. All those in favor. (unanimous vote) Those opposed? Resolution is approved, let's move to public comments for old and new business.

MS. BERNADEL: So, we received an email from William Gonzalez, Executive Director of Ceiba, requesting that the Land Bank Board work with the City to increase the Turn the Key subsidy for homeowners from $75,000 to $100,000. He stated that since the median household income in the 7th Council District is much lower than the median income of Turn the Key home buyers, residents in the seventh district are not able to purchase a Turn the Key home without a larger subsidy. The letter also requested that the Land Bank assessment be made public so that the public can participate in the process of improving the Land Bank's acquisition and disposition processes. We also have one person who signed up to speak, Jeremy Blatstein.

MR. RODRIGUEZ: Yeah, just before we move.

MS. LOPEZ-KRISS: Angel, have you heard more about when the Guidehouse assessment will be available for the public?

MR. RODRIGUEZ: No, to be honest with you, I know that

Exhibit A

they're trying to coordinate it with vacant land strategy and I do know that Angela after the last board meeting has re-engage with Guidehouse they supposed to be reaching out this week for them to talk about the edits and updates.

MR. DEMA: Angel, Just a back-of-the-envelope calculation. Ceiba indicates that the Turn the Key's average buyers income is around $54,000 and that council district 7 median income is around $40,000. Do we have a sense, at $40,000, what would the sale price have to be to kind of capture that income?

MR. RODRIGUEZ: To be quite honest with you that's the wrong metric. There are current environmental and industry issues around what it cost to build infill scattered site housing? That is what we're talking about that's the inventory that Land Bank owns. So, on average what we're seeing is it cost $260,000, to build a row home in Philadelphia. That's due to tariffs, that's due to the war in Iran, that's due to ever-changing regulatory environments in the city of Philadelphia. Every time a resolution gets passed or something or an agency decides to change up things and then you have new requirements it adds to the price increase. So, the question becomes at $260,000 can you build a house and sell it to somebody at a price around $170,000. If that's the case your obviously under water. Turn the Key is a subsidy it's patient money for a first time home buyer. It is not a

subsidy for developer. So, it's important to note that. The impact that you have with Turn the Key. On average what I'm seeing like with LIHTC projects you're looking at $400,000 to $500,000 a unit, for 35 rentals on some LITCH.

MR. JEREMIAH: Not the ones we are building.

MR. RODRIGUEZ: Well, PHA is buying after market. But when you talk about a LIHTC project, for $75,000 how many homes are you getting? There is no risk to the city. The risk is born by the developers and born by the banks, both in the construction lending and on the home financing up front. I think that's what the public misses about this. It's that we have pushed difficult land inventory and certain risk into the market—to the developers and lenders--and they have accepted that risk because we've addressed certain pain points. Now in the main thing here is will a commercial bank issue construction financing when you have a market that will not support a house at $280,000? If you can't get a comp, how are you going to recoup?

MR. DEMA: Assuming the economics makes sense, right? That you can build it for $280,000. The only difference we're talking about is somebody $54,000 versus $40,000. That just means there's more subsidy that you need to bring.

MR. RODRIGUEZ: That doesn't necessarily mean that somebody at $40,000 salary is going to get there.

MR. JOHNS: Well, you can sell at $280,000, right?

MR. DEMA: Right, but there would need to be a bigger subsidy, more than the $75,000 to bring the net sale price down.

MR. RODRIGUEZ: You're still predicated on like banks, commercial banks. Let's talk about it. I mean, if we're going to have this conversation. And because of the current climate--what this administration is doing with, you know HUD and with all those programs they had, like, you know, CRA programs. They have less money at the table. Banks have tightening their credit and their underwriting. So, you have less of a debt-to-income ratio for first time home buyers. Credit scores have gone up. You have to have a better credit.

MS. LOPEZ-KRISS: Credit.

MR. RODRIGUEZ: Yes, that's averaging from 600, now it's 620. Those twenty points are huge. And then they're looking closely at what kind of debt you are carrying. Do you have pay day loans? Did you, like, what's your credit score, whatever you're doing. Do you have money at the table? So those are also items that you have to think about.

MR. DEMA: That's the same for somebody who's at $54,000. Now the only thing is, everything being equal, the only difference is somebody's at $54,000 somebody's at $40,000, and if you want to get to that $40,000 there's a cost to do that. That's what just trying to flush out and I understand everything else being equal

MR. RODRIGUEZ: That $25,000 wouldn't cover it. I would tell you that would, we're having trouble with people at 80%.

MR. DEMA: That's what I'm trying figure out, and I understand everything else.

MR. RODRIGUEZ: Yeah, getting to like, you know, when you start pushing it. They're not. And also, to be honest with you, think you have to seriously think about defaults and foreclosures. Are we being responsible in trying to push people into home ownership instead of thinking of alternatives? And I think that was something that came up in the budget hearings. That, you know, Turn the Key is not a panacea. I wouldn't call it a trick pony, but it addresses a particular market segment and a particular inventory. And I think what people are not really capturing is that. It is very successful in areas that have already turned. When you're talking about emerging markets or established markets. Turn the Key is an affordable housing option, for people to come in at a lower rate and we start pushing outside of areas where you have a high inventory at 170 or 177. We need to be creative and think about alternatives.

MR. JEREMIAH: Angel, does this is board have the authority to change the subsidy amount from $75,000 to $100,000?

MR. RODRIGUEZ: No,

MR. JEREMIAH: Who does?

Exhibit A

MR. RODRIGUEZ: That is PHDC. PHDC issues the mortgage and Land Bank issues and sells the land. The mortgage product is managed by PHDC. That is a bond issuance that went from NPI and now it's H.O.M.E. PRA issues the bond PHDC is now allocates the money. It's PHDC actually determines the mortgage amount.

MR. DEMA: Anyone sign up for. public comments?

MS. BERNADEL: Jeremy Blatstein.

MR. BLATSTEIN: Jeremy Blatstein. It's unfortunate that homes aren't being built in the seventh council district for Turn the Key because they're trying to solve all the problems, right? Turn the Key is one program, and it's for hard working employees and Philadelphia residents to have the ability to own a home. The idea that we're trying to get lower and force home ownership on people that's really irresponsible and is unfortunate for that community. And it really, you really need to build these homes to stabilize these communities to be able to allow people who are hard working to have the opportunity to move into these neighborhoods. And that's not happening right now. And again, you're going to see it because you're just going to freeze it. But the fact that council people are just holding 30 homes right now, and they're not allowing those to be built is, a disservice to the City of Philadelphia. Thank you.

MS. BERNADEL: That's it for public comment.

MR. KNIGHT: Hi, I'm sorry I arrived late. Zane Knight, resident, city green hazard activist, etc. Thank you all for being here. Thank you for allowing me to speak. I wanted to commend council member Gauthier office for the land swap legislation. I wanted to commend Housing Authority for their work to, like, acquire post market like buildings. That is a solution that my former partner, God rest his soul, had advocated for years. And I'm happy to see it's something on that direction moving. I wanted to hammer on again about sustainability in our development, how important that is in a historical city and in any city. A green space, as has been mentioned, very important. The red lining of it all in an urban environment. The environmental racism of it all. Hotter areas and majority minority areas. So, the protection of long growth trees and things of that nature are very important. And I think those are all things that should always be being considered when we're disposing of public land. Thank you so much.

MR. DEMA: Thank you. I think that concludes our agenda. Can I get a motion for adjournment?

MR. BEAUVAIS: So moved.

MR. BALLOON: Second.

MR. DEMA: Meeting is adjourned. Thank you, everyone.

(Whereupon, the Philadelphia Land Bank board meeting in the above-entitled matter concluded at 10:43 a.m.)

CERTIFICATE OF TRANSCRIPTION

I, Tanya Williams, certify that I attended and digitally recorded the proceedings of the Philadelphia Land Bank meeting held on June 9, 2026.

I further certify that the accompanying transcript was prepared from the digital audio recording of those proceedings and incorporates revisions submitted during the review process.

This transcript is intended to serve as a record of the proceedings and was prepared to the best of my ability from the audio recording and information provided.

Tanya Williams.

Tanya M Williams

Just T Enterprise LLC

Digital Court Reporter

Date: 7-09-2026

Exhibit B

RESOLUTION NO. 2026 – 18

RESOLUTION AUTHORIZING PAYMENT OF PREMIUM FOR COMMERCIAL GENERAL LIABILITY INSURANCE FOR THE PERIOD OF MAY 1, 2026 TO APRIL 30, 2027

WHEREAS, pursuant to Resolution 2024-4, the Board of Directors ("**Board**") of the Philadelphia Land Bank ("**Land Bank**") authorized an agreement with Conner Strong and Buckelew Companies, LLC ("**CSB**") to provide insurance, risk management, safety and loss control, claims and administrative services;

WHEREAS, pursuant to the agreement and at the Land Bank's request, CSB obtained quotes for commercial general liability insurance for Fiscal Year 2027, for combined coverage under one policy for the real estate exposure of the Land Bank, the Philadelphia Redevelopment Authority (the "**PRA**") and Philadelphia Housing Development Corporation ("**PHDC**"), thus allowing for a higher aggregate coverage level while maintaining the per claim deductible and possibly reducing the premium, which is prorated for each agency based on its real estate holdings;

WHEREAS, CSB was able to obtain coverage of all three agencies' real estate exposure for a plan year beginning on May 1, 2026 and ending on April 30, 2027;

WHEREAS, in order to procure this insurance coverage, the management and senior legal staff of the Land Bank, PHDC and the PRA agreed to purchase the proposed coverage for their agencies under one policy beginning on May 1, 2026 and extending through April 30, 2027;

WHEREAS, the Board is asked to authorize payment of the Land Bank's prorated portion of the annual premium, which is based on the number of properties in its inventory, for this combined commercial general liability insurance policy;

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to authorize payment for any and all commercial general liability insurance for the Philadelphia Land Bank, pursuant to the terms and conditions of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Executive Director is hereby authorized, in the name of and on behalf of the Land Bank, to pay the Land Bank's prorated portion of the annual premium for commercial general liability insurance coverage under a combined policy for the Land Bank, the PRA, and PHDC, as the Executive Director deems necessary or desirable for the period May 1, 2026 to April 30, 2027.

2. The Executive Director is further authorized to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to purchase any and all insurance pursuant to this Resolution (collectively, the "**Transaction Documents**"). The Transaction Documents shall contain such terms and conditions as the Executive Director, with the advice of Senior Counsel, deems necessary or desirable, subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank, shall constitute the valid and binding obligations of the Land Bank.

Exhibit B

3. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

4. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on June 9, 2026.

Exhibit C

From: German Yakubov
To: Andrea Saah
Cc: Angel B Rodriguez; claritzaledee@gmail.com; jbharris4313@yahoo.com; Andrew Goodman; RightToKnowLaw
Subject: Re: Formal Objection — Defective Public Notice for Proposed Conveyance to Fine Print Construction (Board Meeting May 12, 2026) — 1716 N. 42nd St. and 4137, 4145, 4163, 4187, 4189, 4245, and 4273 Leidy Ave.
Date: Friday, June 5, 2026 1:07:57 PM
Attachments: image001.png
image.png

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hi Ms. Saah,

I would like to extend my RTK request (please advise if a new request is warranted or an amended form needs to be submitted) to include the same information for 4153* and 4157* Leidy Avenue; 4152*, 4154* and 4220* Viola Street;…..which is set to be discussed at the 6/9 meeting.. I would also like to formally object to the conveyance of the properties to **"East Parkside Commons, LLC"**. A search on the Department of state website yields no results for this entity, implying that it has not been formed yet. Since it has not been formed/registered, it cannot conduct business in the state of PA.
Furthermore, the public has no idea who's behind this entity since it has not been formed or registered.
I once again reaffirm the same objection I had in the email below, as I was not notified of the community meeting held as it relates to these properties as they are adjacent to ones I own.

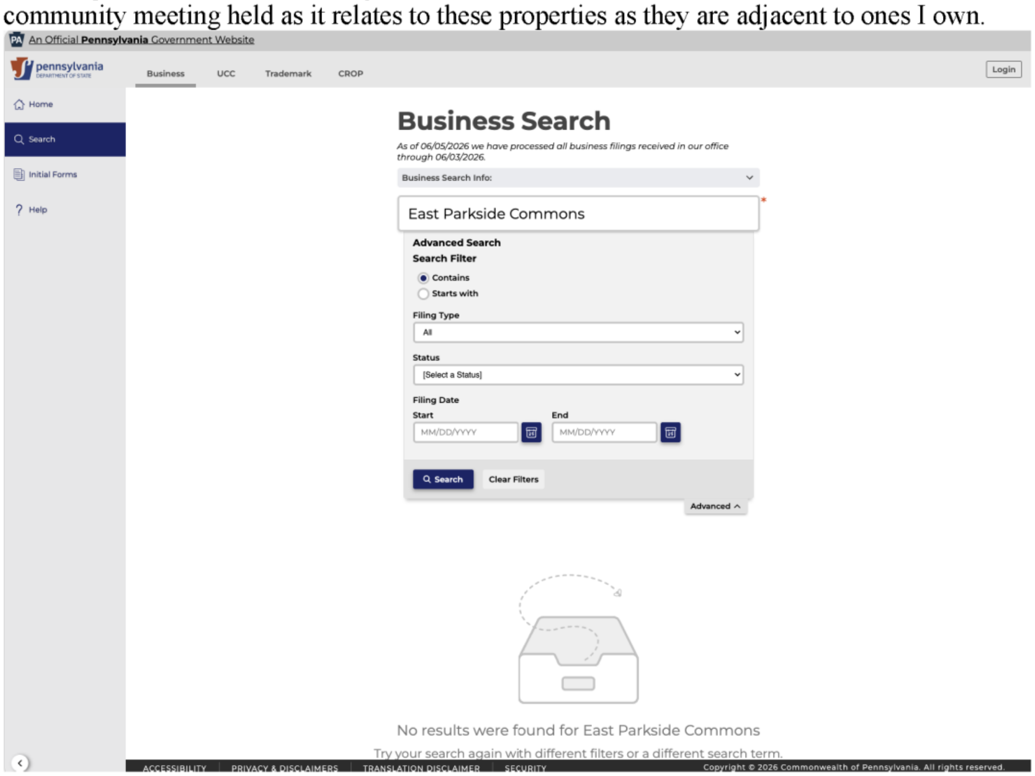

Exhibit D

RESOLUTION NO. 2026 - 19

RESOLUTION AUTHORIZING CONVEYANCE OF 4153 AND 4157 LEIDY AVENUE; 4152, 4154 AND 4220 VIOLA STREET; 1129, 1135 AND 1137 NORTH 41ST STREET; AND 1703 AND 1711 NORTH 42ND STREET TO EAST PARKSIDE COMMONS LLC

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 4153 and 4157 Leidy Avenue, 4152, 4154 and 4220 Viola Street, 1129, 1135 and 1137 North 41st Street, and 1703 and 1711 North 42nd Street (collectively, the "**Property**") to East Parkside Commons LLC (the "**Purchaser**").

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Five Thousand and 00/100 U.S. Dollars ($f,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on June 9, 2026.

Exhibit E

June 3, 2026

Via Certified Mail

Angela Brooks, Board Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Angel Rodriguez, Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Jordana Greenwald, General Counsel
City of Philadelphia Board of Ethics
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Neighborhood Gardens Trust of which I am the Executive Director.

The Land Bank Board will discuss Board Agenda item V.B.1 at its meeting to be held on June 9, 2026. The properties below are proposed for disposition to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as community gardens/green space:

- 1425 S. Paxon Street (known as Ms. Verna's Garden)
- 214 Hermit Street (known as Neighbors Woodland)

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to Board Agenda item V.B.1. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank deliberation or official action involving Board Agenda item V.B.1 while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

Jenny Greenberg

Jenny Greenberg, Director

Exhibit F

From: Stefani Rath
To: Andrea Saah
Subject: 214 Hermit Street conveyance comment
Date: Monday, June 8, 2026 12:56:06 PM

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good afternoon,

I like the change to a community garden!

I am concerned about losing the tree cover this little park provides. While I understand that a garden will require some trees to be removed, I'm hoping a few can be kept. Tree cover in this area provides needed shade and cooling for both this block and the area as a whole, and large trees such as the ones here take many years to grow to a size where they can provide this service.

I hope a balance can be established or required so that both the functions of the tree canopy and the new garden can be preserved. Thank you for the informational signage and the opportunity to comment on changes in my neighborhood!

Thank you,
Stefani Rath

Exhibit G

RESOLUTION NO. 2026 - 20

**RESOLUTION AUTHORIZING CONVEYANCE OF
1425 SOUTH PAXON STREET
TO NEIGHBORHOOD GARDENS TRUST**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Philadelphia Code;

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 1425 South Paxon Street (the "**Property**") to Neighborhood Gardens Trust (the "**Purchaser**");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Twenty-Six Thousand and 00/100 U.S. Dollars ($26,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors June 9, 2026.

Exhibit H

RESOLUTION NO. 2026 - 21

RESOLUTION AUTHORIZING CONVEYANCE OF 214 HERMIT STREET TO NEIGHBORHOOD GARDENS TRUST

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Philadelphia Code;

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 214 Hermit Street (the "**Property**") to Neighborhood Gardens Trust (the "**Purchaser**");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of One Hundred Thirty-Eight Thousand and 00/100 U.S. Dollars ($138,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors June 9, 2026.

Exhibit I

From: Anisha Gupta
To: Andrea Saah
Subject: Comment on 1438 Poplar St - conveyance for community garden
Date: Thursday, June 4, 2026 3:48:25 PM

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Ms. Imredy Saah,

I'm writing in support of the applicant to acquire 1438 Poplar St as a community garden. As an engaged resident of Francisville, I'm so excited to see the Francisville Garden & Greenspace Collective transform this vacant lot (which has essentially been a parking lot) into a thriving community space. Given their successful application to the William Penn Foundation, they have demonstrated through their grant application that they will responsibly steward this property. They have already taken many steps to engage community members and ensure that the future of this lot will be guided by neighbors. The neighborhood has already lost valuable green space in recent years, and this project helps preserve and expand those opportunities. We need these green spaces and community gathering places, particularly in a neighborhood that has been experiencing change.

As a neighborhood, we're excited for FGGC's work and to see what happens in that space next!

Best,
Anisha Gupta

--
Anisha Gupta (she/her), PhD Candidate
Unidel Distinguished Graduate Scholar | University of Delaware
Adjunct Assistant Professor | WUDPAC
Project Co-Director | Community Conservation Initiative
agupta@udel.edu | anishagupta.com

Exhibit I

From: Cathy Barson
To: Andrea Saah
Subject: Support of Francisville Garden & Greenspace Collective
Date: Friday, June 5, 2026 6:27:15 AM

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Ms. Saah,

I am a resident of Francisville and am writing to express my support for the conveyance of 1438 Poplar Street to Francisville Garden & Greenspace Collective (FGGC).

FGGC is a resident-led nonprofit organization dedicated to improving public green spaces in Francisville. I believe the organization has demonstrated a strong commitment to community stewardship and will be a responsible owner of the property.

Community gardens and green spaces provide environmental, social, and health benefits for residents of all ages. This project represents an investment in the neighborhood and an opportunity to create something lasting for current and future residents.

I encourage the Philadelphia Land Bank Board to approve this conveyance.

Thank you.

Sincerely,

Cathy Barson

Exhibit I

From: Sarah Joyce
To: Andrea Saah
Subject: 1438 poplar st - Support for Francisville Garden & Greenspace Collective
Date: Thursday, June 4, 2026 10:56:40 PM

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hello Council Member Saah,

My Name is Sarah Joyce and I am a resident of Francisville who has had the pleasure of getting to know the founders of the Francisville Garden & Greenspace collective as well as other community members on the board over the last 3.5 years. I have seen the wonderful efforts put into the existing green space that we are so sadly about to lose. I have really seen this neighborhood thrive with access to spaces in our community to gather freely. It fosters connection, innovation and pride to have a space that we feel proud to call part of our collective 'homes'.

I have been thoroughly impressed by the founders and members of FGGC to bring the community together, and I trust them to continue to make our neighborhood a better place with the purchase of 1438 Poplar. This would also bring relief to many who are sad to see the beginning developments and construction of other green spaces in the area. I have attended events organized by the founders, been part of conversations regarding the grant, and I have even been tending to my own garden box alongside other residents this year growing a variety of flowers. I would be so excited to preserve these activities and continue to connect with my neighbors through the expansion to 1438 poplar. I participated in a community clean up, and I frequently try to do my part to pick up trash in the neighborhood, as I care about this community and I want to see it continue to bloom.

In college I was inspired by the research done on Blue Zones across the world. I am a firm believer that community green spaces are a necessity for longevity as they can foster more than one of the core lifestyle habits of the world's healthiest, longest-lived people. https://www.bluezones.com/2016/11/power-9/

Thank you for taking the time to read this and I hope you understand the importance of this project for our community, and the potential to be an inspiration and ignition of change in more areas of this great city.

Sincerely,

Sarah Joyce
Francisville Community Member

Exhibit J

RESOLUTION NO. 2026 - 22

RESOLUTION AUTHORIZING CONVEYANCE OF 1438 POPLAR STREET TO FRANCISVILLE GARDEN & GREENSPACE COLLECTIVE

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Philadelphia Code;

WHEREAS, the Board of Directors (the "**Board**") has determined that it is in the best interests of the Land Bank to convey 1438 Poplar Street (the "**Property**") to Francisville Garden & Greenspace Collective (the "**Purchaser**");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar ($1.00) and a mortgage in the amount of Three Hundred Twenty-Five Thousand and 00/100 U.S. Dollars ($325,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.

3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the "**Transaction Documents**") and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors June 9, 2026.

Exhibit K

Ceiba

A Latino coalition building organization serving Philadelphia

174 Diamond St
Philadelphia PA 19122

215-634-7245
info@ceibaphiladelphia.org

Board of Directors
Philadelphia Land Bank
1234 Market St, 16th Floor
Philadelphia, PA 19107

June 8, 2026

Dear Board of Directors,

We are sending you this letter to respectfully request that you work with the city of Philadelphia to increase the Turn the Key subsidy to $100,000 and make the Guidehouse assessment of the Philadelphia Land Bank public.

We encourage the board to continue to work with the city of Philadelphia to increase the Turn the Key Subsidy to $100,000. The 7th Councilmanic District has the second most vacant land in the city. For individuals in our neighborhood to not be priced out of their neighborhood, the subsidy must be increased. While Turn the Key's average buyer income is $54,350, Council District 7's median income is $38,246. Those who have lived in proximity to vacant land in Council District 7 and often maintained it deserve a chance to build wealth through Turn the Key Homeownership. Deeper affordability that meets the needs of all Philadelphia residents is the solution.

We also applaud the Land Bank's recent work toward a unified application tracking system and Customer Relations Management System. These steps toward increasing transparency, accountability, and public trust in the Land Bank's operations are crucial as the H.O.M.E. initiative expands.

As efforts to improve the Land Bank continue, it is essential that the public have access to the Land Bank assessment to fully participate in shaping improvements to the Land Bank's acquisition and disposition processes. Public access to this assessment would help ensure that public land is managed in a manner that is equitable, transparent, and aligned with the public interest.

We look forward to continued collaboration with the Philadelphia Land Bank to ensure that public land is utilized for the greatest public good

Respectfully,

Will Gonzalez
Executive Director

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM III

Executive Director’s Report

PHILADELPHIA LAND BANK

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

MEMORANDUM

DATE: July 14, 2026

TO: Philadelphia Land Bank Board of Directors

FROM: Angel Rodriguez, Executive Director

RE: Executive Director's Report

Approved Changes to Approved Projects:

Resolution No. 2023-31 authorizes the Executive Director of the Land Bank, from time to time, to permit an applicant entity, approved as the developer (the "Approved Developer Entity") of real property owned by the Philadelphia Land Bank (the "Land Bank") by resolution of the Board of Directors of the Land Bank (the "Board"), to substitute a related or subsidiary entity (a "Substitute Entity") as the Approved Developer Entity of the property before the real property is conveyed by the Land Bank.

Pursuant to said Resolution 2023-31, I have approved the following substitution of a Developer Entity:

- Unsolicited Proposal - Grays Ferry/Dawud Bey Jr. Project – Fine Print Construction, LLC
- Land Bank Board approval – Dates: 9/12/2023; Resolution 2023-41
- City Council approval – Dates: 10/12/2023; Resolution 230685
- Twenty-five (25) single family homes, 3-bedroom 2 bath units to be sold at $280,000 per unit to families at or below 80% AMI.
- Fine Print Construction LLC, the originally approved entity, is being replaced Fine Print Companies LLC, the substitute entity, as the Approved Developer Entity.

JULY 14, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A
Approval of Spending Authority
for Tax Sale Acquisitions

RESOLUTION NO. 2026 - ___

RESOLUTION GRANTING AUTHORIZATION TO EXPEND FUNDS TO ACQUIRE PROPERTIES AT TAX FORECLOSURE SALE, SUBJECT TO CERTAIN TERMS AND CONDITIONS

WHEREAS, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.,* ("**Land Bank Act"**) authorizes a land bank to acquire property exposed for sale under the Municipal Claim and Tax Lien Law, 53 P.S. §§ 7101, *et seq*.;

WHEREAS, Section 16-705(3) of the Philadelphia Code authorizes the Philadelphia Land Bank (the "**Land Bank**") to acquire tax-delinquent properties at tax foreclosure sales conducted by, or on behalf of, the City of Philadelphia ("**Tax Sale Properties**"); and

WHEREAS, the Board of Directors (the "**Board**") of the Land Bank finds the acquisition of Tax Sale Properties can be better managed by delegating the authority to bid for and acquire Tax Sale Properties pursuant to the terms of this Resolution, and that this Resolution is in the best interests of the Land Bank.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Executive Director and the Director of Real Estate are each hereby individually authorized to bid for and acquire Tax Sale Properties on behalf of the Land Bank in accordance with this Resolution, the Land Bank Act, the Philadelphia Code, and any Memorandums of Understanding to which the Land Bank is a party.

2. The maximum expenditure of Fiscal Year 2027 funds for the acquisition of Tax Sale Properties authorized by this Resolution is One Million Five Hundred Thousand Dollars ($1,500,000) without further approval or authorization from the Board (the "**Spending Limit**").

3. The Executive Director and the Director of Real Estate are each hereby individually further authorized to designate any Tax Sale Properties as approved for acquisition in connection with the expenditure of funds pursuant to this Resolution.

4. The authority granted in this Resolution is in addition to any other authority to expend Land Bank funds to acquire Tax Sale Properties granted in any other resolution. This Resolution shall not affect, or be deemed to reduce, any authority or amounts expended to acquire Tax Sale Properties which the Board has granted or authorized in any other resolution.

5. For all Tax Sale Properties acquired under this Resolution, the Executive Director shall report on a quarterly basis at a Regular Meeting of the Board on a cumulative basis: (a) the property address; (b) the amount paid; and (c) the proposed disposition use of the property. Land Bank staff shall provide such other information to allow the Board to properly supervise and control this delegation of authority.

6. Those Land Bank staff authorized to execute and deliver documents on behalf of the Land Bank under Resolution 2017-43 are hereby authorized to execute and deliver any and all applications, contracts, and other documentation necessary or desirable to carry out the purposes and intents of this Resolution.

7. The Executive Director, with the advice of Senior Counsel, may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel

will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.

8. The authorization for the expenditure of Fiscal Year 2027 funds for Tax Sale Acquisitions provided in this Resolution shall expire on June 30, 2027 unless extended by further action by the Board.

9. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____________________.

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

MEMORANDUM

DATE: July 19, 2026
TO: Board of Directors
FROM: Andrea Imredy Saah, Esq.
RE: Resolution Granting Authorization to Expend Funds to Acquire Tax-Delinquent Property

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Pursuant to the Memorandum of Understanding among the City of Philadelphia, the Philadelphia School District, Philadelphia Gas Works and the Philadelphia Land Bank (the "MOU"), the Land Bank has the authority to acquire tax-delinquent properties placed for sale at the several monthly tax sales ("Tax Sale Properties") conducted by the Law Department and its outside counsel, GRB Law and Linebarger Goggan Blair & Sampson, LLP ("Servicers").

Pursuant to Resolution 2018-11, adopted on March 22, 2018, the Land Bank Board granted limited and controlled authority to Land Bank management to (i) bid for and acquire Tax Sale Properties which are eligible for acquisition and (ii) designate any Tax Sale Properties as approved for acquisition, without further Board action. The Land Bank's payments for all Tax Sale Properties acquired within a designated time period are not permitted to exceed the designated spending limit for such acquisitions within the authorized time period. The amount of the spending limit and the duration of this authority are determined by the Board.

The spending limit in this request (one million five hundred thousand US dollars, or $1,500,000), reflects the amount of funds in the Land Bank's Fiscal Year 2027 (July 1, 2026 – June 30, 2027) budget allocated to the acquisition of Tax Sale Properties as of the date of this resolution. The duration of the requested spending authority will allow those funds to be expended on acquisitions which occur in Fiscal Year 2027.

Land Bank management will provide a quarterly report to the Board of Tax Sale Properties acquired and payments made, along with the proposed use for each property. In addition, upon the request of a majority of the Board, Land Bank staff will provide information to allow the Board to properly supervise and control this delegation of authority.

Lastly, the authority granted in this Resolution is in addition to any other authority granted in any past resolution to acquire Tax Sale Properties. This Resolution shall not affect, or be deemed to reduce, any authority or amounts to acquire Tax Sale Properties which the Board granted or authorized in any past resolution authorizing the acquisition of Tax Sale Properties.