

PHILADELPHIA LAND BANK

MAY 12, 2026 BOARD OF DIRECTORS MEETING MINUTES

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.

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 22, 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.

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

1 **PHILADELPHIA LAND BANK**
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8 **A MEETING OF THE BOARD OF DIRECTORS OF**
9 **THE PHILADELPHIA LAND BANK**
10
11 **Tuesday, May 12, 2026**
12 **1234 Market Street, 17th Floor**
13 **10:00 a.m.**
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22
23
24 **Reported by: Tanya M. Williams, Cert. No. 1179693**
25 **Job No.**

1 **ATTENDANCE**
2
3 **BOARD MEMBERS PRESENT**
4 Angela Brooks
5 Nicholas Dema
6 Andrew Goodman
7 Maria Gonzalez
8 Jenny Greenberg
9 Michael Johns
10 Cornelius Brown
11 Darwin Beauvais
12 Alex Balloon (arrived at 10:25 a.m.)
13
14 **BOARD MEMBERS ABSENT**
15 Rebecca Lopez-Kriss
16 Kelvin Jeremiah
17
18 **STAFF PRESENT**
19 Angel Rodriguez
20 Andrea Imredy Saah
21 Sharla Russell
22 Todd Hestand
23 Brian Romano
24 Carolyn Terry
25

1 **PROCEEDINGS**
2
3 **THE MEETING BEGAN AT 10:04 a.m.**
4 **MS. BROOKS:** All right, we are going to call
5 this meeting to order. Good morning, everyone.
6 Welcome to the May 12th, 2026 Land Bank board
7 meeting. I will now request our senior attorney
8 Andrea to call the roll and review rules for public
9 comment.
10 **MS. IMREDY SAAH:** Good morning, everyone.
11 Before this public meeting, there was a very brief
12 executive session here in which our executive
13 director received and reviewed all the public
14 comments. That's it. So our rules for engagement
15 are, if you wish to comment, we ask that you sign
16 up. We will collect those sheets during the
17 meeting. Please indicate which items you wish to
18 talk about. And then we will call you at the time
19 that agenda item is being considered. Anything new
20 not related to any disposition should wait till the
21 new and old business section. We ask that you be
22 considerate, courteous and not say anything
23 negative about anyone. It should be factual and
24 have you speak your thoughts about the particular
25 agenda item. Sorry I am not the most awake this

1 morning. So. All right, so roll call.
2 **MS. IMREDY SAAH:** Angela Brooks.
3 **MS. BROOKS:** Here.
4 **MS. IMREDY SAAH:** Nick Dema.
5 **MR. DEMA:** Here.
6 **MS. IMREDY SAAH:** Andrew Goodman.
7 **MR. GOODMAN:** Here.
8 **MS. IMREDY SAAH:** Rebecca Lopez-Kriss (no
9 reply).
10 **MS. IMREDY SAAH:** Maria Gonzalez.
11 **MS. GONZALEZ:** Here.
12 **MS. IMREDY SAAH:** Jenny Greenberg.
13 **MS. GREENBERG:** Here.
14 **MS. IMREDY SAAH:** Michael Johns.
15 **MR. JOHNS:** Present
16 **MS. IMREDY SAAH:** Cornelius Brown.
17 **MR. BROWN:** Here.
18 **MS. IMREDY SAAH:** Darwin Beauvais.
19 **MR. BEAUVAIS:** Here.
20 **MS. IMREDY SAAH:** Alexander Balloon (no
21 reply).
22 **MS. IMREDY SAAH:** Kelvin Jeremiah (no reply).
23 **MS. IMREDY SAAH:** All right, we have eight
24 present. Therefore we have a quorum and we can
25 proceed.

Exhibit A

5

1 MS. BROOKS: Awesome. I have the minutes.
2 Everybody has a copy of the minutes right?
3 MS. IMREDDY SAAH: Yes. The board received
4 copies of the March and April minutes.
5 MS. BROOKS: Perfect. Okay motions.
6 MR. BEAUVAIS: So moved.
7 MR. GOODMAN: Second.
8 MS. BROOKS: It has been properly moved and
9 seconded to approve the minutes for both March
10 10th, 2026, and April 14th 2026. All those in favor
11 for March say aye (unanimous vote). Any comments
12 or changes? All in favor for April say aye
13 (unanimous vote). Any opposed?
14 MS. GONZALEZ: I abstain from the vote for the
15 April minutes.
16 MS. IMREDDY SAAH: So you'll abstain for April.
17 MS. GONZALEZ: Correct.
18 MS. GREENBERG: I should abstain from April as
19 well.
20 MS. BROOKS: Executive Report?
21 MR. RODRIGUEZ: I don't have an executive
22 director's report. I just updated the report
23 included in the minutes based on questions that
24 were posed about my previous executive report. I
25 updated the numbers from Turn the Key (loud

6

1 interference from speakers) giving a breakdown of
2 AMI and put more detailed information regarding
3 Turn the Key outcomes. And that is in the minutes.
4 MS. IMREDDY SAAH: March minutes?
5 MR. RODRIGUEZ: March, yes. [NOTE: according
6 to Ms. Imreddy Saah, the cited Executive Report is
7 located in the April, not the March, minutes.]
8 MS. BROOKS: Perfect. Thank you.
9 MS. BROOKS: We will now move to our property
10 dispositions. Oh, thank you. Item number one.
11 MR. ROMANO: Good morning, board chair,
12 members of the board and public. I am Brian
13 Romano, Senior Development Specialist, here to
14 present item 4.A.1. This project will be developed
15 by Gonsosa Development, LLC to develop 19
16 affordable single family homes in the Fifth
17 (5th) Council District. Each single family home
18 will have three bedrooms and two bathrooms, with
19 the approximate square footage of 1200 square feet.
20 All the homes will be two stories with no
21 basements. The homes fit within the context of the
22 neighborhood. They will be sold to households with
23 incomes at or below 100% AMI. There's a maximum
24 sales price of \$280,000. All homes will be
25 eligible for the Turn the Key program. The

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1 applications were solicited via a Request for
2 Proposals for the properties, and the applicant was
3 the most qualified bidder for these properties,
4 which was known as sub-area 2 in the RFP. There
5 were a total of five proposals submitted and four
6 were qualified. An EOP plan will apply for this
7 project. A community meeting was held on March 3rd,
8 and there were 19 people in attendance. The
9 properties are 1802, 1804, 1808, 1810, 1812, 1824,
10 1826, 1828, 1830, 1831, 1835, 1837, 1839, and 1850
11 N Ringgold Street, 1812, 1839, and 1844 North
12 Taylor Street, and 2411 and 2427 West Montgomery
13 Avenue. The developer is in attendance if you have
14 any questions.
15 MS. BROOKS: Are there any questions about this
16 project from the board? Andrea, are there any
17 written comments noted on this item?
18 MS. SAAH: There were no written comments on
19 the item.
20 MS. BROOKS: We do have a member from the
21 public who signed up to speak. Conlan.
22 MR. CROSLEY: Good morning, chair and members
23 of the board. This proposal was put out as a
24 competitive RFP with the Fifth District and has the
25 Fifth District's full support.

8

1 THE REPORTER: Can you please state your name?
2 MR. CROSLEY: I apologize. Conlan
3 Crosley, Director of Development and Labor Relations
4 for Council District 5. Thanks.
5 MS. BROOKS: Thank you, I don't have any
6 other public comments from people from the public
7 who signed up for additional comments. Okay, seeing
8 none, I will entertain a motion to adopt this
9 item.
10 MR. JOHNS: So moved.
11 MS. GONZALEZ: I second.
12 MS. BROOKS: The motion has been properly
13 moved and seconded. All those in favor, please say
14 "aye" (unanimous vote). Anyone opposed? Alrighty.
15 Next item on the agenda, Fine Print Construction.
16 MR. HESTAND: Good morning, board chairs, good
17 morning board members, and the public. My name is
18 Todd Hestand, I'm a Senior Development Specialist,
19 and this is agenda item 4.B.1. Today we're asking
20 the board to authorize the disposition of 1304,
21 1310, and 1314-20 South 28th Street, which is a
22 consolidated parcel that includes 1313 through 1323
23 South Newkirk Street in the Second Council District
24 to Fine Print Construction to develop 14 single
25 family homeownership units. Fine Print

Exhibit A

9

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

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

MS. IMREDDY 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

11

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

12

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

13

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

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

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

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

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

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

15

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

14

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

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

7 MS. GONZALEZ: Is there a timeline?

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

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

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

22 MS. IMREDDY SAAH: Yes, correct.

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

25 MS. IMREDDY SAAH: Yes, there were. So we had

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1 21st. That notice of that meeting was circulated
2 through community channels. And meaningful
3 community engagement did in fact occur despite Mr.
4 Yakubov's complaint. So again, this letter is on
5 the table if you wish to have a copy.

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

8 MR. BLATSTEIN: I'm confused on so many
9 levels, right? I mean, on the surface you're
10 saying the RCO meeting occurred back in January.
11 At the very least, he's a near neighbor, right?
12 Like in terms of close property owners. So in
13 terms of what the requirement would be for him to
14 get notice of that meeting, wouldn't there...? Like
15 for him not to be at that meeting seems out of
16 whack for me, just like on the process part of
17 this, I feel like we've talked about this a lot in
18 terms of how to coordinate this. I understand that
19 that's not what the City Councilwoman Gauthier and
20 Andrew wanted for this property. Right. But, it
21 just kind of, seems this is actually a good example
22 of an assemblage if you want a different product.
23 But maybe we don't want that product or that was
24 raised by City Council that we only want to Turn
25 the Key. And this is an example of he owns

Exhibit A

17

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

18

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.

19

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

20

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

21

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

22

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.

23

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. IMREDEY 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

24

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

25

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

26

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.

27

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.

28

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

29

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

30

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.
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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.
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Exhibit D

From: [German Yakubov](#)
To: [Andrea Saah](#)
Cc: [Andrew Goodman](#); angel.rodriquez@phdc.phila.gov; claritzaledee@gmail.com; ibhamis4313@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

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 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



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



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,

A handwritten signature in black ink, appearing to read 'Clariza Cruz', is written over a circular, stylized graphic element.

Clariza 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