

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.

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

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.

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Land Bank Board meeting - June 9, 2026

Board Members:	PLB Staff Present:
Angela Brooks - x	Lily Bernadel, Esquire
Nicholas Dema	Angel Rodriguez
Andrew Goodman	Sharia Russell
Rebecca Lopez-Kriss	Todd Hestand
Maria Gonzales - 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

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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

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

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

8 MR. RODRIGUEZ: Correct.

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

11 MR. RODRIGUEZ: Thank you Mr. Vice Chair, Board members
12 and the public. Today we're asking the board to authorize
13 payment of the annual premium for commercial general liability
14 insurance coverage under a combined policy for the Land Bank,
15 the Redevelopment Authority of Philadelphia and the
16 Philadelphia Housing Development Corporation, as the executive
17 director deems necessary or desirable, for the period of May
18 1, 2026 to April 30, 2027. Policy information is as follows:
19 commercial general liability portion for the Land Bank is a
20 prorated premium. The expiring annual pricing was from May 1,
21 2025 to April 30th 2026. That policy was for \$379,638
22 property dollars, which encompass 2,423 properties. The
23 renewal policy from May 1, 2026 to April 30th 2027 will be for
24 \$502,451, and that will be for 2,533 properties. I'd like to
25 note that the discrepancy, or the difference, of \$122,813 was

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

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

10 MS. BERNADEL: No written comments.

11 MR. DEMA: Anybody signed up for public comments?

12 MS. BERNADEL: None

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

15 MR. JOHNS: So, moved.

16 MR. BEAUVAIS: Second.

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

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

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

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

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

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

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

11 MR. HESTAND: It was November 18, 2025.

12 MS. LOPEZ-KRISS: Thank you.

13 MR. DEMA: We have any written comments?

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

Exhibit A

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1 disposition provides the ownership information for the LLC,
2 and that's on page 14.
3 MR. DEMA: Comment.
4 MR. RODRIGUEZ: Yes, they are registered. The LLC is
5 registered. I would also like to comment that it is kind of
6 within our practice, especially when it comes to LIHTC
7 projects, to allow for special purpose entity to be identified
8 as a future entity to be since a future date. But this entity
9 is registered, and it is live at this point.
10 MR. DEMA: This entity has done previous Turn the Key
11 projects.
12 MR. RODRIGUEZ: Correct, and they typically, that is
13 Prime Corporation will typically do some kind of naming
14 convention with Commons LLC and all West Parkside or whatever,
15 Kensington Commons, and things like.
16 MR. DEMA: Any other questions? Anybody sign up for
17 public comment?
18 MS. BERNADEL: Yeah, we have one person who signed up,
19 Jeremy Blatstein.
20 MR. BLATSTEIN: Turn the Key is great. We need more of
21 affordable housing. We need this in more of the districts.
22 We need to make sure that we are doing more to get these lots
23 moved faster so that we can get rid of the vacant lots so we
24 can bring down our insurance costs that's it.
25 MR. DEMA: Thank you. Any other public comment?

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1 MS. BERNADEL: That's it for public comments.
2 MR. DEMA: Can I get a motion on this resolution?
3 MR. JEREMIAH: So, moved.
4 MR. BALLOON: Second
5 MR. DEMA: We have a motioned and a second. All those in
6 favor. (unanimous vote)
7 MR. DEMA: Those opposed. Next item.
8 MR. RODRIGUEZ: So, Mr. Chair, two things I'd like to
9 note, board member Jenny Greenberg will be stepping out, for
10 the next two items. Cristina will present the next two items,
11 and I would request that we treat the two dispositions for
12 gardens for NGT under consent agenda. So, we'll cover those
13 two together, just in terms of efficiency.
14 MR. DEMA: Do I need a motion for that? Please proceed.
15 MS. MARTINEZ: Good Morning, Chair, board members, and
16 the public. My name is Cristina Martinez, senior development
17 specialist, presenting agenda item 5B.1 and 5B.2. Today we're
18 asking the board to authorize the disposition of 1425 South
19 Paxon Street in the third council district and 214 Hermit
20 Street in the fourth council district for conveyance to NGT, a
21 nonprofit organization, to be stabilized as a community
22 garden. The properties will be subject to a 30-year mortgage
23 and will be permanently restricted for use as community
24 gardens. The application was unsolicited and evaluated
25 pursuant to the disposition policy. An EOP plan will not

1 apply to these projects.
2 MR. DEMA: You want to do the second one.
3 MR. RODRIGUEZ: She did cover the two.
4 MS. MARTINEZ: I did cover the two.
5 MR. DEMA: Any questions from the board.
6 MR. JOHNS: These part of the existing garden right?
7 MS. MARTINEZ: Yes.
8 MR. RODRIGUEZ: So, one is a garden, one is going to be
9 open space. Right. So, on Hermit, I believe Hermit is open
10 space. So, you'll see from the picture the third district one
11 is an active garden.
12 MR. JEREMIAH: What was the address of the second one?
13 MR. RODRIGUEZ: 214 Hermit Street.
14 MR. JOHNS: So are the other parcels/the other vacant
15 lots on Hermit Street a part of it, is that part of it too?
16 MR. RODRIGUEZ: Yeah. Correct.
17 MR. GOODMAN: The adjacent property, according to Atlas,
18 is owned by some sort of trust company. Probably being
19 conserved as such.
20 MR. DEMA: Any other questions from the board? Anybody
21 sign up for public comments?
22 MS. BERNADEL: Yeah, we received one comments for the
23 second one, the Hermit Street one. We received an email from
24 Stephanie Rath supporting this open space disposition,
25 indicating a desire to keep as many trees as possible. This

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1 is being approved as a community garden, stated in the fact
2 sheet included in the board package, as Angel stated. So, it
3 is a wooded, park-like area. We do have people who signed up
4 to speak if you want me to start calling them.
5 MR. DEMA: Are we doing both? Do you have any public
6 comments?
7 MS. BERNADEL: Yes.
8 MR. DEMA: We'll just go through the public comments from
9 both agenda items.
10 MS. BERNADEL: So, we have Joe Deutschmann.
11 MR. RODRIGUEZ: We don't have any other written comments.
12 MS. BERNADEL: There is no other written comments.
13 MR. DEMA: Thank you.
14 MS. BERNADEL: And everyone who signed up to speak they
15 signed up for the 214 Hermit-- well, for both of them. So,
16 the first person who signed up to speak is Joe Deutschmann.
17 So, you both meant to sign up for the Francisville Garden?
18 Okay, I'll add that item next to your names. Next, is Vicki
19 Beechler
20 MS. BEECHLER: My name is Vicki Beechler, and I'm the
21 president of Wissahickon Neighbors Civic Association. We're
22 involved with item number four, 214 Hermit Street, in city
23 council district number four, which our community knows as
24 Neighbors Woodland. Our association has been stewarding this
25 property. We go back to the 1980's. So, we have 40 years of

Exhibit A

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

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

21 MS. BERNADEL: Next is Leonard Gryn.

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

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1 like that. And this is the property of talking about that
2 picture. I can turn it around. The famous artist of
3 Philadelphia. They used to paint. So, he painted this
4 property about 1950. And on this property, the Library of
5 Congress 1907 map shows St. Stephen's Church on that little
6 plot. And St. Stephen's Church was part of the underground
7 railroad, at one time. So, its property is sort of
8 historical. Besides being a wildlife sanctuary. And my
9 property actually abuts the property and I maintain that, and
10 we have possums, raccoons, everything running around there on
11 any given day. So, we would like to preserve this property at
12 214 Hermit Street as part of the Woodland Park, and maintain
13 it as a sanctuary for wildlife, people they pass through it.
14 On any given day, fifty people pass through this property,
15 believe it or not. We have a dog park there; I maintain this
16 dog park. So, that's my little speech for today.

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

18 MR. GRYN: Thank you.

19 MS. BERNADEL: Next is Emaleigh Doley

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

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

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

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

16

1 MR. DEMA: Thank you.

2 MS. DOLEY: Thanks.

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

5 MR. DEMA: So, we're going to handle these together,
6 right, so can I get a motion to approve the resolution for
7 1425 South Paxton Street and 214 Hermit Street?

8 MR. JEREMIAH: So, moved.

9 MR. JOHNS: Second.

10 MR. BEACVAIS: Third

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

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

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

Exhibit A

17

19

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

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

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

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

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

23 MR. DEMA: How much was the grant?

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

18

20

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

6 MR. DEMA: Thank you.

7 MS. BERNADEL: Hi, Ashley Knueppel.

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

1 MS. BERNADEL: That is all the comments.

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

3 MR. GOODMAN: Motion to approve.

4 MR. JEREMIAH: Seconded.

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

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

22 MR. RODRIGUEZ: Yeah, just before we move.

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

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

Exhibit A

21

23

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

5 MR. DEMA: Angel, Just a back-of-the-envelope
6 calculation. Ceiba indicates that the Turn the Key's average
7 buyers income is around \$54,000 and that council district 7
8 median income is around \$40,000. Do we have a sense, at
9 \$40,000, what would the sale price have to be to kind of
10 capture that income?

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

22

1 subsidy for developer. So, it's important to note that. The
2 impact that you have with Turn the Key. On average what I'm
3 seeing like with LIHTC projects you're looking at \$400,000 to
4 \$500,000 a unit, for 35 rentals on some LITC.

5 MR. JEREMIAH: Not the ones we are building.

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

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

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

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

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

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

13 MS. LOPEZ-KRISS: Credit.

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

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

24

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

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

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

21 MR. JEREMIAH: Angel, does this is board have the
22 authority to change the subsidy amount from \$75,000 to
23 \$100,000?

24 MR. RODRIGUEZ: No,

25 MR. JEREMIAH: Who does?

Exhibit A

25

27

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

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

8 MS. BERNADEL: Jeremy Blatstein.

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

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

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

26

28

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

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

21 MR. BEAUVAIS: So moved.

22 MR. BALLOON: Second.

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

24
25

CERTIFICATE OF TRANSCRIPTION

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

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

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

11 Tanya Williams.

12 Tanya M Williams

13 Just T Enterprise LLC

14 Digital Court Reporter

15 Date: 7-09-2026

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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.

An Official Pennsylvania Government Website

Business UCC Trademark CROP Login

Home Search Initial Forms Help

Business Search

As of 06/05/2026 we have processed all business filings received in our office through 06/03/2026.

Business Search Info:

East Parkside Commons

Advanced Search

Search Filter

☒ Contains
☐ Starts with

Filing Type

All

Status

[Select a Status]

Filing Date

Start: MM/DD/YYYY End: MM/DD/YYYY

Search Clear Filters

Advanced ^



No results were found for East Parkside Commons

Try your search again with different filters or a different search term.

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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 (\$5,000.00) 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. Paxton 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, 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



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