AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, August 11, 2026 – 10:00 AM

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS ARE LOCATED ON THE PAGES FOLLOWING THE AGENDA

AGENDA

I. Roll Call

II. Approval of Minutes of the Meeting of July 14, 2026

III. Executive Director's Report

IV. Administrative Matters

A. Acceptance of Audit for Fiscal Year 2025

~~**B. Amendment to Approved Disposition - Rock Ministries of Philadelphia, Inc.**~~ **REMOVED**
~~Amendment to Resolution 2019-28, adopted by the Board on May 15, 2019, to change the approved use of the property from managed open space to mixed-use development. **Rock Ministries of Philadelphia, Inc.**, which took title to the property from the Land Bank in November 2019, intends to develop a three-story building on the property. The first floor will contain retail space for a thrift store for clothing, furniture and household goods, supported by a dedicated storage area for donation processing and inventory management. The store will create job opportunities for community members and generate revenue to help sustain the organization's outreach programs and community services. The second and third floors will each include six (6) affordable housing units for a total of twelve (12) apartments to be leased to tenants at or below 80% of Area Median Income. Each residential floor will consist of four (4) studio apartments (each approximately 340 SF), one (1) one-bedroom apartment (approximately 521 SF), and one (1) two-bedroom apartment (approximately 664 SF). The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.~~

- ~~**2751 Kensington Avenue (CD 1)**~~

V. Property Dispositions

A. Community Gardens and Managed Open Space – Unsolicited

1. **Original American Foundation**
   The property below is proposed for disposition to **Original American Foundation,** a non-profit organization, to be stabilized as a managed community open space. The property will be subject to a 30-year mortgage and permanently restricted for use as a managed community open space. An EOP plan will not apply to this project.
   - **2045*, 2047, 2051 S. 56th Street (CD 3)**
     (denotes property being transferred by the City of Philadelphia to the Land Bank)*

B. Side/Rear Yards (unsolicited)

1. **Jennifer Lavon, Hannah Lavon**
   The property below is proposed for conveyance to **Jennifer Lavon and Hannah Lavon** as a rear yard. The property will be subject to a 30-year mortgage and permanently restricted for use as a side/rear yard. An EOP plan will not apply to this project.
   - **855* N. Orkney Street (CD 5)**
     (denotes property being transferred by the City of Philadelphia to the Land Bank)*

VI. Public Comment (Old & New Business)

VII. Adjournment

PHILADELPHIA LAND BANK

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

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank August 11, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: July 31, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is scheduled for Tuesday, August 11, 2026, with the Executive Session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

> **THIS MEETING WILL BE IN PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS.**
> **YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.**

PLEASE NOTE: To participate in the meeting, you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at https://phillylandbank.org/philadelphia-land-bank-board/. Public comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to **andrea.saah@phdc.phila.gov** **by 3:00 p.m. on Monday, August 10, 2026**:

- Your full name and group or company affiliation, if applicable.
- Contact information (your email address).
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email by the 3:00 pm deadline will be forwarded to the Board prior to the meeting, and copies will be distributed to public attendees at the Board meeting. They will be answered or addressed during the meeting to the extent the Board chooses, and they will be attached to the minutes of the meeting. If a comment is submitted after the 3:00 pm deadline, it may not be forwarded to the Board and may not be distributed at the Board meeting, but it will be attached to the minutes.

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and identifying individuals as needed.

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- Personal attacks, accusations or hate speech against anyone, including applicants, staff members, Board members, attendees or other members of the public, will not be tolerated and will not be included in the minutes.

Minutes of Board Meeting:

The draft minutes of the Board meeting will be made publicly available when the Board package for next month's Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

- Your full name and group or company affiliation, if applicable.
- Contact information (your email address).
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner. Land Bank staff will provide a response to the extent possible.

Recording of Meeting:

Please note that because of the public nature of the Board meeting, attendees are not prohibited from audio or video recording the entire meeting or parts of the meeting. Attendees who wish to record the meeting may not delay the beginning of the meeting or block the view of other attendees and shall not interfere with the proceedings.