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~~ REMOVED

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. <u>Community Gardens and Managed Open Space – Unsolicited</u>

1. **<u>Original American Foundation</u>**
   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. <u>Side/Rear Yards (unsolicited)</u>

1. **<u>Jennifer Lavon, Hannah Lavon</u>**
   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.

AUGUST 11, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM II:

Minutes of July 14, 2026 Meeting

PHILADELPHIA LAND BANK

JULY 14, 2026 BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, July 14, 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 10:01 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held a brief Executive Session during which Mr. Rodriguez briefly reviewed the agenda.

Ms. Imredy Saah then outlined the procedures and rules for public comment. She instructed individuals wishing to comment to sign the public comment sheet and identify the agenda item they wished to address. She reviewed the time limit and decorum requirements for public comment. She also noted that written public comments submitted before the meeting had been provided to the Board and would be included in the meeting minutes. She then called the roll.

Item I
Roll Call

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

The following members of the Board of Directors were absent: Jenny Greenberg, Kelvin Jeremiah, and Rebecca Lopez-Kriss.

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

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

Item II
Approval of Board Minutes

Chair Brooks called for a motion to adopt the Board meeting minutes of May 12, 2025 and June 9, 2026.

Board member 1 moved to approve the minutes. Board member 2 seconded the motion.

Upon motion and duly seconded, the Board unanimously approved the Board meeting minutes of May 12, 2026, and June 9, 2026.

Item III
Executive Director's Report

Mr. Rodriguez reported one approved change to a Board-approved project pursuant to Resolution 2023-31. He stated that as the Executive Director, he approved the substitution of Fine Print Companies LLC for Fine Print Construction LLC as the developer for the Grays Ferry/Dawud Bey Jr. Project, noting that the substitute entity is under the same ownership and that no other aspects of the Board-approved project changed. The project details are as follows:

- **Project:** Grays Ferry/Dawud Bey Jr. Project (Unsolicited Proposal)
- **Underlying Resolution:** Resolution No. 2023-41, approved by the Board on September 12, 2023
- **Original Approved Developer Entity:** Fine Print Construction, LLC
- **Substitute Entity:** Fine Print Companies, LLC

The Executive Director's report is attached to these minutes as **Exhibit B**.

Chair Brooks called for questions from the Board. Seeing none, she moved on to the next agenda item, Administrative Matters.

Item IV
Administrative Matters

IV.A. Approval of Spending Authority for Tax Sale Acquisitions

Mr. Rodriguez presented the next item, requesting Board approval of $1.5 million in spending authority for Fiscal Year 2027 tax sale acquisitions. He stated that the authority would allow Land Bank management to acquire eligible tax-delinquent properties during FY2027, with quarterly reports to the Board on acquisitions and expenditures.

Ms. Brooks called for questions from the Board.

Mr. Goodman asked if the requested $1.5 million spending authority is funded through the general fund, and Mr. Rodriguez answered in the affirmative.

Mr. Goodman asked whether the general fund allocation would be spent before the H.O.M.E. funding. Mr. Rodriguez explained that the two funding sources operate concurrently under separate approval processes, with the H.O.M.E. funds restricted to affordable housing and the general fund available for eligible acquisitions authorized under the Philadelphia Code.

Mr. Goodman also asked about the timeline and approval process for the H.O.M.E. funding. Mr. Rodriguez stated that the process is still being coordinated with the Administration and the City Controller, and that the requested $1.5 million spending authority for the general fund allocation was needed to ensure the Land Bank could continue acquiring tax sale properties without delay while those approvals are pending.

Ms. Gonzalez asked about the average cost of acquiring tax-delinquent properties. Mr. Rodriguez responded that the average cost is approximately $19,500 per property, explaining that acquisition costs have increased due to higher property assessments and rising land values.

There were no written comments received.

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

Seeing no questions from the Board or public, Chair Brooks called for a motion to approve the spending authority for tax sale acquisitions.

Mr. Johns approved the motion, and Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Granting Authorization to Expend Funds to Acquire Properties at Tax Foreclosure Sale, Subject to Certain Terms and Conditions (**attached as **Exhibit C).**

IV.B. Amendments to Approved Dispositions

Mr. Rodriguez requested Board approval for an amendment to Resolution 2026-16 to add 1306 S. 28th Street to the Fine Print Construction project, increasing the total number of affordable homeownership units from 14 to 15. He stated that the maximum sales price of $280,000 per unit and the requirement that the homes be sold to households at or below 80% of Area Median Income would remain unchanged. He explained that adding the property would eliminate a remnant parcel and allow the entire project to be developed at the same time.

Mr. Goodman asked whether the additional property had been publicly owned and inadvertently omitted from the original project. Mr. Rodriguez confirmed that it had.

Chair Brooks asked if there were any further questions from the Board. There were none.

There were no written comments received.

No one signed up for public comment on this agenda item.

Ms. Brooks called for a motion to approve the amendment.

Mr. Balloon approved the amendment. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Amending Resolution 2026-16 to Authorize Conveyance of 1306 South 28th Street to Fine Print Construction LLC for Inclusion in the Turn the Key Housing Development Project Approved by Said Resolution** (attached as **Exhibit D**).

Item V
Property Dispositions

V.A. Community Gardens and Managed Open Space – Unsolicited

1. Neighborhood Gardens Trust

Ms. Martinez requested Board approval for the disposition of 4203 Leidy Avenue in the 3rd Council District to Neighborhood Gardens Trust (NGT) for use as a community garden. She stated that the unsolicited application was evaluated under the Land Bank's Disposition Policy and that the property would be subject to a 30-year mortgage and permanent community garden restrictions.

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

Chair Brooks called for written comments received prior to the Board meeting. Ms. Imredy Saah confirmed that one written comment was received from the Community Development Board of East Parkside expressing support for the disposition and describing the Viola Street Garden as a longstanding community asset that provides fresh produce, educational programming, and neighborhood gathering space. The letter is attached to these minutes as **Exhibit E**.

Chair Brooks asked if anyone signed up for public comments. Ms. Imredy Saah responded in the affirmative and called up the first person who had signed up to speak, Randy Smith.

Mr. Randy Smith, a member of the Viola Street Garden, spoke in support of the disposition. He described the garden as a longstanding community asset that provides fresh produce, serves as a neighborhood gathering space, and recently expanded with the addition of an orchard. He urged the Board to approve the transfer of the property to NGT.

Next, Ms. Imredy Saah called Emaleigh Doley for public comment.

Ms. Emaleigh Doley, Deputy Director of NGT, spoke in support of the disposition. She stated that NGT has permanently preserved sixty-three (63) community gardens throughout Philadelphia and provides permanent preservation, liability insurance, maintenance support, capital improvements, and technical assistance to community-managed gardens. She noted that her comments applied to both NGT garden dispositions on the agenda.

Ms. Imredy Saah reminded attendees wishing to provide public comment to sign the speaker sheet, to which attendee Clara Varadi-True confirmed that she was present in support of the Viola Street Garden disposition and hard signed the attendance sheet.

Seeing no other public comments, Chair Brooks called for a motion to approve this disposition.

Mr. Balloon moved to approve the disposition of 4203 Leidy Avenue to NGT. Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 4203 Leidy Avenue to Neighborhood Gardens Trust (**attached to these minutes as **Exhibit F).**

2. Historic Fair Hill, Inc.

Next, Ms. Martinez requested Board approval for the disposition of 916, 920, 922 and 924 West Auburn Street in the 5th Council district to Historic Fair Hill Inc. for use as a community garden. She stated that the unsolicited application was evaluated under the Land Bank's Disposition Policy and that the properties would be subject to a 30-year mortgage and permanent community garden restrictions.

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

Ms. Imredy Saah confirmed that no written comments received for this agenda item.

Chair Brooks then called for public comments sign-ups. Ms. Imredy Saah called up Kerry Roeder for public comment.

Ms. Kerry Roeder, Executive Director of Historic Fair Hill, spoke in support of the disposition. She stated that the organization plans to expand its existing community gardens to provide additional green space and fresh food for the neighborhood and expressed its commitment to long-term stewardship of the property.

Seeing no further public comments, Ms. Brooks called for a motion to approve this disposition.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 916, 920, 922 and 924 West Auburn Street to Historic Fair Hill, Inc.** (attached to these minutes as **Exhibit G**).

3. Neighborhood Gardens Trust

Ms. Martinez requested Board approval for the disposition of 1941-47 E. Huntingdon Street in the 1st Council District to NGT for use as a community open space. She stated that the unsolicited application was evaluated under the Land Bank's Disposition Policy and that the property would be subject to a 30-year mortgage and permanent community open space restrictions.

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

Ms. Imredy Saah reported that six (6) written comments were submitted for this agenda item, all expressing support for the proposed disposition to NGT. She noted that the comments were submitted by Catherine Lowther, Chip Schwartz, Chris Hazle-Carey, and Evan Raab, all nearby residents and/or volunteers; Mallory Politz McKenna, a neighbor and volunteer; and the East Kensington Neighbors Association. She noted that one commenter requested removal of the existing fence to improve public access to the open space. The letters and emails are attached to these minutes as **Exhibit H**.

Ms. Doley spoke in support of the disposition. She noted that the Huntingdon Emerald has been maintained by neighborhood volunteers since 2015 and includes a Philadelphia Water Department green stormwater infrastructure project. She added that NGT is coordinating with the Water Department to ensure continued access to the infrastructure following the property's conveyance.

Mr. Goodman asked whether NGT intended to keep the existing fence.

Ms. Doley responded that NGT plans to remove the City-installed fence, noting that it has become a nuisance and that the organization would welcome removing it sooner if possible.

Seeing no additional comments, Ms. Brooks called for a motion.

Ms. Gonzalez moved to approve the disposition. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1941-47 East Huntingdon Street to Neighborhood Gardens Trust** (attached to these minutes as **Exhibit I.**)

4. Christ the King Prayer Chapel

Ms. Martinez requested Board approval for the disposition of 7120 Yocum Street in the 2nd Council District to the Christ the King Prayer Chapel for use as a community open space. She stated that the unsolicited application was evaluated under the Land Bank's Disposition Policy and that the property would be subject to a 30-year mortgage and permanent community open space restrictions.

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

Ms. Imredy Saah reported that an email was submitted late on Monday, July 13, by Craig Melidosian on behalf of neighbors on the 7100 block of Yocum Street and the Southwest Philadelphia Consortium of RCOs requesting that the proposed disposition be postponed. She stated that the commenter sought additional time to notify nearby residents, hold a community meeting, discuss the proposed use restrictions, and develop a memorandum of understanding and community benefits commitment. Ms. Imredy Saah further reported that she responded by informing the commenter that the email had been forwarded to the Board, but that the Land Bank's disposition process does not provide for postponement when there is a qualified applicant and a qualified application for community open space. This comment is attached to these minutes as **Exhibit J.**

No one signed up for public comments on this disposition.

Chair Brooks called for questions from the Board.

Ms. Gonzalez asked whether the proposed community open space would be accessible to the public and whether it would have designated operating hours. Mr. Rodriguez explained that nonprofit organizations acquiring community open space are required to secure the property and provide a community benefit. He added that the property's operating hours or access policies, if any, had not yet been determined.

Ms. Gonzalez asked whether a representative of the applicant was present. Ms. Imredy Saah and Ms. Martinez confirmed that no representative was in attendance.

Mr. Goodman asked what requirements are included in the Land Bank's disposition documents. Mr. Rodriguez explained that the deed restrictions and related documents require the applicant to complete the approved development as proposed and obtain a Certificate of Completion, but do not include community benefits agreements with third parties.

Ms. Imredy Saah added that the property will be subject to a recorded Declaration of Restrictive Covenants that incorporates the approved use restrictions, including limitations on prohibited activities such as parking and vending.

Ms. Gonzalez emphasized the importance of informing the community about the proposed open space's public access and operating hours. Ms. Imredy Saah noted that those details would be determined by the applicant, and Ms. Gonzalez remarked that the applicant's attendance would have been helpful to address such questions.

Chair Brooks called for public comment. Ms. Imredy Saah responded that no one signed up for public comment.

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

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

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 7120 Yocum Street to Christ The King Prayer Chapel (**attached as **Exhibit K).**

5. **Family Survival Inc.**

Ms. Martinez requested Board approval for the disposition of 225 South 52nd Street in the 3rd Council District to Family Survival, Inc. for use as a community open space. She stated that the unsolicited application was evaluated under the Land Bank's Disposition Policy and that the property would be subject to a 30-year mortgage and permanent community open space restrictions.

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

No written comments were received prior to the Board meeting.

Ms. Imredy Saah reported that one person had signed up to speak on this item and called up Khadir Abdur Rahim.

Mr. Khadir Rahim, on behalf of Family Survival Inc., spoke in support of the disposition and expressed appreciation for the opportunity to serve the community.

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

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

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 225 South 52nd Street to Family Survival, Inc. (**attached as **Exhibit L).**

6. **Community Ventures Inc.**

Ms. Martinez requested Board approval for the disposition of 1718–26 N. 52nd Street to Community Ventures, Inc. for use as a community open space. She stated that the unsolicited application was evaluated under the Land Bank's Disposition Policy and that the property would be subject to a 30-year mortgage and permanent community open space restrictions.

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

No written comments were received prior to the Board meeting.

Ms. Imredy Saah reported that one person had signed up to speak on this item and called up Lucinda Hudson.

Ms. Lucinda Hudson, President and Executive Director of the Parkside Association, spoke in support of the disposition. She stated that the property has been an eyesore despite surrounding redevelopment and that its conversion to community open space would enhance the neighborhood and complement prior development completed in partnership with Community Ventures, Inc.

Chair Brooks thanked Ms. Hudson for her continued work on behalf of the community, and Mr. Johns expressed his agreement with those remarks. Ms. Hudson thanked both Board members.

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

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

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 1718-26 North 52nd Street to Community Ventures, Inc. (**attached as **Exhibit M).**

V.B. Side/Rear Yards – (unsolicited)

1. Della Jamison

Ms. Martinez presented the final disposition item requesting Board approval for the disposition of 3902 North Delhi Street to Della Jameson for use as a side yard. She stated that the applicant owns and resides in the adjacent property and that the unsolicited application was evaluated under the Land Bank's Disposition Policy. The property would be subject to a 30-year mortgage and permanent side yard restrictions.

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

No written comments were received prior to the Board meeting, and no one signed up for public comments.

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

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

Upon motion made and duly seconded, the Board adopted the **Resolution Authorizing Conveyance of 3902 North Delhi Street to Della Jamison (**attached as **Exhibit N).**

2. Jennifer Lavon, Hannah Lavon – REMOVED

Item VI

Public Comments (Old & New Business)

Chair Brooks opened the floor for public comment. Ms. Imredy Saah reported that several people had signed up to comment, then called up Richard Kruger Delgado.

Mr. Richard Kruger Delgado, speaking on behalf of the Philadelphia Land Stewards Union, expressed support for the community garden and side yard dispositions on the agenda. He urged the Land Bank to provide pathways for longtime land stewards to preserve the lots they maintain rather than pursue evictions and requested clarification regarding the acceptance of applications in the 7th Council District.

Next, Mr. Zane Knight, a member of the Philadelphia Land Stewards Union, expressed support for the remarks of the previous speaker and asked whether the permanent restrictions on community gardens and open spaces were in perpetuity.

Mr. Rodriguez and Ms. Imredy Saah confirmed that the restrictions are permanent and prohibit any other use.

Mr. Knight then reiterated his support for the community garden and open space dispositions and encouraged the Land Bank to require applicants to attend Board meetings to answer questions. He also emphasized the importance of sustainable development, ethical development practices, historic preservation, and continued support for community green spaces.

Mr. Eric Watkins, speaking on behalf of Hand2Hand Farm, requested that the Land Bank extend the organization's eviction deadline to allow additional time to secure a permanent location through the Land Bank or the Redevelopment Authority. He highlighted the farm's educational and community benefits, particularly for local youth.

Ms. Lizette Lewis, Executive Director of Delivering Services With Love, spoke in support of the organization's efforts to acquire 4650 Large Street. She stated that the nonprofit proposes to use the property to provide temporary housing for displaced families and youth aging out of foster care, along with community gardens, workforce development, and educational opportunities in partnership with local organizations. She requested the Board's support for the project.

Mr. Johns asked whether the property was owned by the Land Bank. Mr. Rodriguez clarified that it is privately owned and has not yet gone to sheriff sale.

Ms. Lewis stated that she understood the property was being transferred to the Land Bank. Mr. Rodriguez explained that the Land Bank received a request from the Council office to acquire the property at Sheriff sale, but the property has not yet gone to sheriff sale and remains on the acquisition list.

Mr. Goodman noted that the Land Bank could exercise its priority bid once the property is offered for sale. Ms. Lewis stated that this differed from the information she had received and said she would follow up with the Council office.

Ms. Imredy Saah confirmed that the property remains on the Land Bank's acquisition list but has not yet been acquired.

Mr. Rodriguez explained that acquisition through sheriff sale is a lengthy legal process requiring eligibility review, a judicial decree, and statutory notice requirements before the Land Bank can consider exercising its priority bid.

Ms. Lewis acknowledged the explanation and reiterated that she would follow up with the Council office.

Dr. Eric Banks, a longtime resident near 1905–25 Orthodox Street, requested information about the status of the property and asked how to obtain Board member contact information and future meeting schedules. Chair Brooks responded that Board member names, meeting schedules, agendas, and minutes are available on the Land Bank's website, and advised that communications to the Board should be submitted through Land Bank staff. Mr. Banks thanked the Board.

Chair Brooks reminded attendees that communications regarding Land Bank business should be directed to Land Bank staff, who are responsible for documenting and distributing information to the full Board.

Mr. Rodriguez asked the previous speaker, Mr. Banks, whether the proposed disposition of the Orthodox Street properties was part of a 9% Low-Income Housing Tax Credit (LIHTC) application, and Mr. Banks confirmed that it was. Mr. Rodriguez explained that the applicant currently has a reservation letter, but the Land Bank cannot proceed with the disposition until the project secures its full financing, including an award of tax credits from the Pennsylvania Housing Finance Agency. He stated that the conveyance would move forward only after the project's capital stack is complete and the required funding has been obtained.

Mr. Johns asked about the request to extend the eviction deadline for Hand2Hand Farm.

Mr. Rodriguez stated that the Councilmember in that Council district had formally requested a 90-day extension, which is under review. He further explained that the Land Bank is consulting with its insurer because its current insurance policy does not cover farm operations, and noted that L&I has issued violations related to the property and intends to take enforcement action against the Land Bank.

Chair Brooks asked Mr. Rodriguez to explain how the Land Bank is addressing unauthorized uses of its properties.

Mr. Rodriguez explained that state law establishes specific processes for acquiring Land Bank property, including side yard sales and dispositions to nonprofit organizations for community gardens, and emphasized that occupants who do not follow those processes risk losing the property. He added that the Land Bank is required to address unauthorized uses because of insurance requirements and L&I enforcement, particularly when complaints are received.

With respect to Hand2Hand Farm, Mr. Rodriguez stated that the Councilmember's request for a 90-day extension remains under review while the Land Bank consults with its insurer and prepares a response.

Chair Brooks suggested discussing additional public education and outreach efforts outside the meeting to improve community understanding of the Land Bank's acquisition and disposition processes and reduce recurring confusion at Board meetings. She encouraged residents to advocate for their priorities during the City's budget process, noting that funding decisions are made through City Council.

Ms. Gonzalez suggested that the Land Bank partner with community organizations, including the Philadelphia Land Stewards Union, to educate residents about the Land Bank's acquisition and disposition processes.

Chair Brooks noted that the Land Bank's Communications staff had taken note of the suggestion and then requested a motion to adjourn.

Item VII
<u>Adjournment</u>

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:05 a.m.

____
SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, July 14, 2026, at 10:00 AM.

User Name
Lizette Lewis
Eric Banks
Kerry Roeder
Richard Kruger Delgado
Lucinda Hudson
Eric Watkins
Randy Smith
Emaleigh Doley
Clara Varadi-True
Khadir Abdur-Rahim
Zane Knight
Anthony Barnes
Noah Reimers
Jamal Johnson
Frederica Jamison
David Jamison
Jakai Jackson
Trey Hannigan
Alem Gebralerus
Muneerah Hanas
Donell Glenn
Robert Lott
Eric Banks
Jave Kelman
Kenneth Hawley
Samantha Shasanva
Isaiah France
Melvina Lawrence
Tiffany Jackson
Dr. Shirley Jean Waites

Exhibit A

PHILADELPHIA LAND BANK

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

Tuesday, July 14, 2026
1234 Market St, 17th Floor
10:00 am

Reported by: Tanya M Williams Cert No 1179693
Job# PLB_1003_2026

Land Bank Board meeting – July 14, 2026

Board Members Present:
Angela Brooks
Nick Dema
Andrew Goodman
Maria Gonzalez
Michael Johns
Alex Balloon
Cornelius Brown
Darwin Beauvais
Absent:
Kelvin Jeremiah – **A**
Jenny Greenberg – **A.**
Rebecca Lopez-Kriss - **A.**

Staff Present:
Angel Rodriguez
Andrea Imredy Saah
Sharla Russell
Cristina Martinez
Carolyn Terry
Todd Hestand
Benika Miller

MEETING MINUTES

MS. BROOKS: Good morning. Welcome to our July Land Bank meeting. I will now request our senior attorney to call the roll.

MS. IMREDY SAAH: I'd like to make some announcements.

MS. BROOKS: Oh. Yes.

MS. IMREDY SAAH: So, before today's public--

MR. RODRIGUEZ: Speak into the microphone.

MS. IMREDY SAAH: Before today's public meeting we had a short executive session, at which the executive director reviewed the agenda briefly. And then I also wish to just outline quickly the rules for public comments during the meeting. If you'd like to speak, we ask that you sign up on the sign-up sheet for public comment and indicate which agenda item you wish to speak at. You'll be given two minutes to make your public comment, and we'll assist with timing. The comments must relate to the specific agenda item in question that's being discussed by the Board, and we ask that you, refrain from making any personal attacks or comments, or accusations against anyone. And they will not be tolerated. We'll ask you to stop and they will not

be included in the minutes. Public comments submitted before today's meeting in writing were forwarded to the Board and will be presented by me during the meeting and will also be included in the minutes. All right, so I'll call the roll now. Angela Brooks.

MS. BROOKS: Here.

MS. IMREDY SAAH: Nicholas Dema.

MR. DEMA: Here.

MS. IMREDY SAAH: Andrew Goodman.

MR. GOODMAN: Here.

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

MS. IMREDY SAAH: Cornelius Brown.

MR. BROWN: Here.

MS. IMREDY SAAH: Darwin Beauvais.

MR. BEAUVAIS: Here.

MS. IMREDY SAAH: Jenny Greenberg. (no response)

MS. IMREDY SAAH: Maria Gonzalez.

MS. GONZALEZ: Here.

MS. IMREDY SAAH: Michael Johnson.

MR. JOHNS: Here

MS. IMREDY SAAH: Alexander Balloon.

MR. BALLOON: Here.

MS. IMREDY SAAH: Kelvin Jeremiah.(no response) That's it. We have a quorum and you can proceed.

MS. BROOKS: Can we have a motion move to approve the minutes from both May 12th and June 9th?

Board MEMBER 1: I move that we approve the minutes.

Board MEMBER 2: Second.

MS. BROOKS: Any questions about that? I will go ahead and take a vote. All those in favor, Any oppose? (unanimous vote)Do we have an executive director report?

MR. RODRIGUEZ: Good morning, Madam Chair and Board members and public. Today I have one item to report under Approved Changes to Approve Projects, pursuant to Resolution 2023-31, which authorizes the executive director of the Land Bank from time and time to permit an applicant entity approved as the developer of real property owned by the Philadelphia Land Bank by resolution of the Board of directors of the Land Bank to substitute a related or subsidiary entity, as the approved developer entity, of the property before the real property is conveyed by the Land Bank. Pursuant to said Resolution 2023-31, I have approved the

following substitution of a developer entity. This was an unsolicited application proposal named Grays Ferry,/- Dawud Bey Jr. Project proposed by Fine Print Construction LLC. Land Bank Board approved it on September 12, 2023, under Resolution 2023-41. City Council approved it on December, in October 12, 2023, Resolution 230685. The project entailed 25 single family homes. They were three bedroom, two bath units, to be sold at $280,000 per unit to families at or below 80% of AMI. Fine Print Construction originally approved entity is being replaced by Fine Print Companies LLC, the substitute entity as the approved developer entity. That is under the same ownership.

MS. BROOKS: Thank you. All right, administrative matters.

MR. RODRIGUEZ: Okay, Board members, the first item we have is the approval of spending authority for tax sale acquisitions. Just to give background. For the 2027 budget, the Land Bank was approved for $6 million total. That is $4.5 million for daily operations. That is an increase of $1 million that is, $1.5 million, from our typical $3 million for operations. And $1.5 million for sheriff sale acquisition. Today I am asking, I'm

requesting a resolution passed by the Board approving giving granted spending authority. So pursuant to the memorandum of understanding among the City of Philadelphia, the School District, Philadelphia GAS Works and Land Bank, Land Bank has the authority to acquire tax delinquent properties placed for sale at several monthly tax sales conducted by the Law Department, and its outside counsel; that would be GRB Law and Linebarger Goggan Blair & Sampson LLP. Pursuant to Resolution 2018-11 adopted on March 22, 2018 Land Bank Board granted limited and controlled authority to the Land Bank Management to bid for and acquire tax delinquent properties which are eligible for acquisition, and to designate any tax sale properties as approved for acquisition without further court action. The Land Bank's payments for all tax sale properties acquired within the designated time period are not permitted to exceed the designated spending authority for such acquisitions within the authorized time period. The amount of the spending limit and the duration of this authority are determined by the Board. The spending limit in this request is $1,500,000 and zero cents. That reflects the amount of funds, the Land Bank's Fiscal Year 2027 budget has been

allocated to the acquisition of tax sale properties. The duration of the requested spending authority will allow those funds to be expended on acquisitions that will in the fiscal year 2027. Land Bank management will provide quarterly reports to the Board of tax sale properties acquired, and payments made along with the proposed use for each property. In addition, upon request of a majority of the Board, the Land Bank staff will provide information to allow the Board to properly supervise and control this delegation of authority. Lastly, the authority granted in this resolution is in addition to any other authority granted in any past resolution to acquire tax sale properties. This resolution shall not affect or be deemed to reduce any authority or amounts to acquire tax sale properties which the Board granted and were authorized in any past resolution authorizing the acquisition of tax sale properties.

MS. BROOKS: Are there any questions from the Board?

MR. GOODMAN: Just one. So, the one and a half million, Angel, is the general fund allocation?

MR. RODRIGUEZ: Correct.

MR. GOODMAN: But there is also money in

year one of the H.O.M.E budget. So, is the process that you all expend the general fund money first? Then you go back and there's another resolution for the H.O.M.E. money?

MR. RODRIGUEZ: No, they are two different concurrent one has. So, H.O.M.E. money follows a different approval process and under the legislated law it's specifically for affordable housing. So that would end up being drawn down. It goes through a different process in terms of providing the draw down and, us getting the monies in a timely fashion and all that. The general fund money will allow the typical acquisition terminology or basis under Philadelphia Code. So, that would be for any plausible use or approved use under the code that we Code that one could apply for: that's open space side yards, gardens, affordable housing, community need, things like that.

MR. GOODMAN: So, what's the time line? Would you have to come back and get a separate spending authority resolution for that or is that a different process?

MR. RODRIGUEZ: For the four million?

MR. GOODMAN: Yeah.

MR. RODRIGUEZ: That's what we're

discussing with the administration, because the comptroller is involved with it. So, there's a different level of approvals that have to happen. So, this was just for the typical 1.5 million just so we can keep acquiring. And also, just so the Board is aware I asked for the full 1.5 because it takes us so long. We have such a lead up time. Just to get the notices out and to make sure that they're correct and working with the sheriff's department, to make sure that the Bid for Assets records are correct our records are correct and the billing is correct.

MR. GOODMAN: Great, thank you.

MR. RODRIGUEZ: You're welcome.

MS. BROOKS: Were there any written comments.

MS. IMREDY SAAH: There were no written comments

MS. GONZALEZ: I just have a question if I may. At the present time, what is the average cost for acquisition of tax delinquent properties?

MR. RODRIGUEZ: Can you repeat that?

MS. GONZALEZ: At the present time, what is the average cost for acquisition of tax delinquent properties?

MR. RODRIGUEZ: Around $19,500? It's gone up. So, we're not, obviously, because of the pandemic and all of that. You have to understand OPA has been assessing land across the city at a higher rate. So, it's gone up, I think. I put this in a previous Board report. It went up at one point by 30%, and then it jumped another 5%. This latest assessment was another 3%. So, what you're seeing is the cost for vacant land. And land appreciates as opposed to structures, which depreciate. So that's been very-- reduced our spending or spending power.

MS. BROOKS: Thank you. Alright, are there any public comments? I'd like to entertain a motion to approve.

MR. JOHNS: So Moved.

MS. GONZALEZ: Second.

MS. BROOKS: All those in favor? All those opposed? (unanimous vote in favor)

MR. RODRIGUEZ: So next we have, we are asking to bring before the Board an amendment to an approved disposition. We're asking the Board to approve an amendment to a disposition to Fine Print Construction. This is an amendment to Resolution 2026-16, which is adopted by the Board on May 12,

2026, to add 1306 South 28th Street to the project and revise the number of units. Developed from 14 units to 15 units. The maximum sales price for the 15 units will be-- will remain at $280,000 and be sold to families at or below 80% of AMI. Previously, what was approved by the Board was 1304, 1310, 1314- 20, South 28th Street, which includes the former 1309-23 South Newkirk Street and in the Second Councilmanic district. As amended, it would be 1304, 1306, which is the property added, 1310 and 1314-20, South 28th Street, which includes 1309-23 South Newkirk street, all in the Second Councilmanic District. So, the reason for this was we would end up with a remnant that we couldn't have done anything with. It's better to have it developed now while the adjacent property is being developed, because then you won't have to contend with the new home buyer and have them subject to start construction adjacent to them.

MR. GOODMAN: Was this property always publicly owned and it was just missed or is it just recently acquired?

MR. RODRIGUEZ: Yeah just missed.

MS. BROOKS: Are there any questions from the Board?

Exhibit A continued

MS. IMREDY SAAH: There are no public comments submitted before the meeting.

MS. BROOKS: So, did anybody sign up to make comments on this item?

MS. IMREDY SAAH: No.

MS. BROOKS: Okay, If that's it a would ask for a motion to adopt this item?

MR. BALLOON: I move that we approve the amendment.

MR. GOODMAN: Second.

MS. BROOKS: Those in favor? Anyone oppose? (unanimous vote in favor) We now move to Property Dispositions: Community Gardens and Managed Open Space.

MS. MARTINEZ: Good morning, Chair, Board members, and the public. My name is Cristina Martinez, Senior Development Specialist presenting agenda item 5A1. Today we're asking the Board to authorize the disposition of 4203 Leidy Avenue in the Third Council District for conveyance to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as a community garden. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a community garden. The application was

unsolicited and evaluated pursuant to disposition policy. An EOP plan will not apply to this project.

MS. BROOKS: Any questions from the Board? Did we receive any written comments?

MS. IMREDY SAAH: Yes, we received one comment from the community development Board of East Parkside by Joyce Smith, President and Nancy Boyd as Vice President. The organization is very greatly in support, fully in support of the Viola Street Garden, one of the city's oldest public gardens. It is a resident-led alliance dedicated to promoting equitable responsible development while preserving and enhancing the quality of life for the residents of East Parkside. They believe that the Viola Street Garden embodies these goals and has become the neighborhoods most valued community asset. The volunteer farmers the share harvest with residents for free. The vacant land has been transformed into a productive green space that benefits everyone. It's a place where a neighbor can meet, where they hold educational activities including students from Belmont Charter School. They are very in support of this disposition and ask the Board to approve the disposition.

MS. BROOKS: Are there any public

comments. Anyone sign up?

MS. IMREDY SAAH: Yes, Randy Smith.

MS. BROOKS: Step to the mic.

MR. SMITH: Yes, good morning. Thank you for the opportunity to speak. I'm a member of my Viola Street Garden.

MS. BROOKS: Can you state your name for the record?

MR. SMITH: I thought I did. My name is Randy Smith. Okay, I'm a member of Viola Street Garden. Viola Street Garden is one of the oldest gardens in Philadelphia. I myself have been gardening there for 16 years. It's not only a garden, it's a community hub. At any time you can see people in the garden, maybe residents doing yoga. The parents bring their kids on a cool summer evening to do homework. But most importantly, we are able to share our produce with the residents and we also participate in a food share in Mantua run by Ms. Lorraine Gomez. And also this year, one of our dreams came true we were able to start an orchard maybe about a couple of months ago when the plants are doing quite well. So with all that said, I asked the Land Bank to approve the transfer of land to the Neighborhood Trust. Thank you.

MS. BROOKS: Thank you.

MS. IMREDY SAAH: And then we have Emaleigh Doley.

MS. DOLEY: Good morning. My name is Emaleigh Doley. I'm the Deputy Director of Neighborhood Gardens Trust. We are a nonprofit land trust with more than 40 years of protecting community-managed open spaces throughout the city. Currently, as of today, we have 63 permanently preserved gardens in neighborhoods all across Philadelphia. If transferred to NGT, as with our other gardens that we work with, community members would continue to care for the space day to day through a stewardship agreement with Neighborhood Gardens Trust, while we, as the landowner, would provide a stable foundation that supports this work. That includes liability insurance, support for repairs and capital improvements, and maintenance related to safety, water access, and site infrastructure, as well as connecting the garden to citywide resources and technical assistance. We have one other garden site that is on the agenda for today as well, and these comments apply to both. If you have any questions, please let me know.

MS. BROOKS: Thank you.

Exhibit A continued

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MS. IMREDY SAAH: I do have a question. I have, first of all, I know some folks came in recently and if you'd like them, make a public comment, please sign up. Also, we have someone named Clara Varadi-True and there is no agenda item that's listed next to your name.

MS. VARADI-TRUE: So they just said to sign my name, but I'm a supporter of Viola Gardens. Thank you.

MS. IMREDY SAAH: Okay, thank you. Appreciate it. That's it.

MS. BROOKS: Seeing no other public comments. I would entertain a motion to adopt this item.

MR. BALLOON: I move that we approve the disposition.

MR. BEAUVAIS: Second.

MS. BROOKS: All those in favor? Any oppose? (unanimous vote in favor) Alright, now Historic Fair Hill.

MS. MARTINEZ: Cristina Martinez presenting agenda item 5A2. Today we're asking the Board to authorize the disposition of 916, 920, 922 and 924 West Auburn Street in the Fifth Council District for conveyance to Historic Fair Hill Inc., a nonprofit and educational organization, to be stabilized as a community garden. The properties will be subject to a 30-year mortgage and will be permanently restricted for use as a community garden. The application was unsolicited and evaluated pursuant to the disposition policy, an EOP plan will not apply to this project.

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MS. BROOKS: Thank you. Any questions from the Board? Public comments?

MS. IMREDY SAAH: There were no public comments submitted prior to the Board meeting.

MS. BROOKS: I don't see anybody from the audience have a comment.

MS. IMREDY SAAH: Kerry Roeder

MS. ROEDER: Good morning. My name is Kerry Roeder, and I'm the Executive Director of Historic Fair Hill, a nonprofit in Fair Hill focused on greening, literacy, and community initiatives. I just want to thank you all for considering this project, and we're really looking forward to being able to expand the green spaces in 19133. We currently own and maintain gardens across the street from this property, and so this expansion will allow us to share more beauty and more food with our neighbors. We have continuously demonstrated commitment to stewardship of green spaces throughout our neighborhood, and we're excited to work with the Mayor's Office of Clean and Green, in this lot transformation initiative. Thank you so much for your time and good spirit.

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MS. BROOKS: Thank you. Is there anyone else? That said, there being no more comments from the public, I would entertain a motion to adopt this item.

MR. BALLOON: I move that we approve the disposition.

MR. GOODMAN: Second.

MS. BROOKS: All those in favor? Any opposed? (unanimous vote in favor) Neighborhood Gardens Trust.

MS. MARTINEZ: Cristina Martinez presenting agenda item 5A3. Today we're asking the Board to authorize a disposition of 1941-47 East Huntingdon Street in the First Council District for conveyance to NGT, a nonprofit organization, to be stabilized as a community garden. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a community open space. The application was unsolicited and evaluated pursuant to the disposition policy, an EOP plan will not apply to this project.

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MS. BROOKS: Thank you. Are there any questions from the Board? Were there any written comments received.

MS. IMREDY SAAH: Yes, we received six comments, emails and letters. They were all fully in support of this disposition. They came from Catherine Lowther, who is a community member, neighbor and volunteer, from Chip Schwartz who is also a neighbor and volunteer. Chris Hazel Carey, who lives near the parcel and his request was just that the wooden fence that currently surrounds the space should come down so neighbors can access the space. And he says the fence prevents residents from using it. Then we have East Kensington Neighbors Association, Josh Graff, Secretary of the Association, also strongly in support as a preserved open space. And Evan Raab-- let's see. He's also a neighbor. And Mallory Politz McKenna who is also a neighbor and volunteer. And I will not summarize them further, but they're all very, very highly supportive of this open space being conveyed to NGT. And then we have Emaleigh Doley.

MS. DOLEY: I have one actual comment. Hi, Emaleigh Doley, Deputy Director with

Exhibit A continued

Neighborhood Gardens Trust. One thing that I would add about this site known as the Huntingdon Emerald, it has been stewarded by neighbors since 2015. And it also includes on 40% of the site a Philadelphia Water Department Green Stormwater Infrastructure project that includes two rain gardens. Well, it goes way underground, but it's very large. And we are already in talks with Water Department staff about, once we gain title and easement for the property, so that they can continue to have access to it in perpetuity. And that is all. Thank you.

MR. GOODMAN: Madam chair is it alright if I ask a question? Just curious for the entity. Is your plan to keep the fence, remove it, or still to be determined?

MS. DOLEY: The fence that is currently around the property was put up by the City. It's a no trespassing fence. Essentially, it's like six feet tall. It's covered in graffiti. It's actually causing a lot of problems right now. So, we would get rid of it immediately. And actually, if there was any consideration for removal of the fence sooner, we would welcome that and begin a conversation about stewardship there.

MR. GOODMAN: Thank you.

MS. BROOKS: Seeing no other public comments, I entertain a motion to adopt this item.

MS. GONZALEZ: I make a motion for approval to transfer the property, 1941-47 Huntingdon.

MR. GOODMAN: Second.

MS. BROOKS: All those in favor? Any oppose? (unanimous vote in favor) Cristina's back.

MS. MARTINEZ: Cristina Martinez presenting agenda item 5A4. Today we're asking the Board to authorize the disposition of 7120 Yocum Street in the Second Council District for conveyance to Christ the King Prayer Chapel, a nonprofit organization, to be stabilized as a community open space. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a community open space. The application was unsolicited and evaluated pursuant to disposition policy. An the EOP plan will not apply to this project.

MS. BROOKS: Are there any questions from the Board? Andrea were there written comments?

MS. IMREDY SAAH: Yes, an email was received late yesterday afternoon from Craig Melidosian on behalf of the 7100 block of the Yocum

Street neighbors and the Southwest Philadelphia Consortium of RCO's. They copied us on an email to Dominic Long basically requesting that the disposition be postponed to allow for--they would want an extension to notify near neighbors and host a dedicated block meeting to discuss the disposition. They wanted to define use restrictions and memorialize a memorandum of understanding and a possible community benefits commitment. And so they requested postponement on this item. I responded that it was forwarded to the Board and would be presented today at the Board, but that there is no process to request a postponement when there's a qualified applicant and a qualified application for open space.

MS. BROOKS: Thank you.

MS. IMREDY SAAH: And there is no one signed up to speak on this.

MS. BROOKS: I see nobody indicating they want to speak on this item. Are there any questions, from the Board?

MS. GONZALEZ: Yes, I have a question. So, I mean, the plan looks beautiful. And so my question is, is this open to the community? And I see there's a gate. What would be the hours of

operation?

MR. RODRIGUEZ: So when you do gardens and open space, and you're disposing to one particular entity it has to be a nonprofit. They are required to secure the site and then purpose a use that would benefit the congregation normally it will be secured, though. So, as would any open space.

MS. GONZALEZ: No, I understand that. But, you know, and I also appreciate that you have the secure spaces and I see a gate. So is it going to be gated at a particular time of the day and for its protection?

MR. RODRIGUEZ: We don't know if there's going to be operational hours or the terms of agreement.

MS. GONZALEZ: Is a representative here for this applicant?

MS. IMREDY SAAH: I don't believe so. Cristina?

MS. MARTINEZ: No

MR. GOODMAN: In terms of what goes into their agreement with the Land Bank, its what's included, in the development summary essentially.

MR. RODRIGUEZ: Correct.

MR. GOODMAN: So, there are certain

restrictions about use but nothing that goes into that level of specifics.

MR. RODRIGUEZ: We don't do community benefits agreements and we don't broker agreements with third parties with no relationship with the application if that's the question.

MR. GOODMAN: No, it's not a question. Which pieces are actually in the document that the applicant signs?

MR. RODRIGUEZ: So any deed restrictions and declarations would identify that--you would have a development application to basically fulfill what they have proposed, and then come back and get a Certificate of Completion.

MS. IMREDY SAAH: There is a Declaration of Restricted Covenants that is recorded against the property, and it has all of the restrictions that are in the fact sheet about what are the permitted uses, what are not permitted uses. For example, you can't park, you can't, you know, there's no vending or anything like that permitted. So there's a lot of code restrictions, too, in addition to what we have in our Declaration Restrictive Covenant.

MS. GONZALEZ: I think my question was really more about--I mean, it's a community space

for the, you know, the people that participate in the church and also the community. And I am not opposed to fencing. I just want, you know, as we communicate to the community, what are the hours of operation? Considering, I mean, to protect our space in general in all communities so that the community is aware of hours of operations. Is it going to close at sundown? Things like that.

MS. IMREDY SAAH: That's for the applicant--

MS. GONZALEZ: And that's why I always say that it's important for the applicant to be here so that they're able to respond to those questions.

MS. BROOKS: Anyone signed up to speak.

MS. IMREDY SAAH: No. There is no one signed up to discuss this item.

MS. BROOKS: I like to entertain a motion to adopt this item.

MR. DEMA: I make a motion.

MR. BALLOON: I'll second it.

MS. BROOKS: All those in favor? Anyone oppose. (unanimous vote in favor) Okay. Busy day, Cristina.

MS. MARTINEZ: Agenda item 5A5. Today we're asking the Board to authorize the disposition

of 225 South 52nd Street in the Third Council District for conveyance to Family Survival Inc., a nonprofit organization, to be stabilized as a community open space. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a community open space. The application was unsolicited and evaluated pursuant to disposition policy. An EOP plan will not apply to this project.

MS. BROOKS: Are there any questions from the Board. Are there any written comments?

MS. IMREDY SAAH: We received no written comments, but there is one person signed up to speak Khadir Abdule Rahim?

MS. BROOKS: Please come to the mic and state your full name.

MR. RAHIM: Good Morning. Peace and love to everyone. My name is Khadir Abule Rahim. I just want to appreciate y'all.

MS. BROOKS: Can't really hear you.

MR. RAHIM: You hear me now? Yeah?

MS. BROOKS: Yes, you can start over.

MR. RAHIM: I want to say peace to everyone. My name is Khadir , here to represent Family Survival Just want to say we appreciate being

given the opportunity to give back to our community session. (unclear audio)

MS. BROOKS: Thank you. Seeing no other public comments, I will entertain a motion to adopt this item.

MS. GONZALEZ: I make a motion to adopt this item.

MR. JOHNS: Second.

MS. BROOKS: Properly moved and seconded. All those in favor? Opposed? (unanimous vote in favor)

MS. MARTINEZ: Agenda item 5A6. Today we're asking the Board to authorize the disposition of 1718-26 North 52nd Street in the Fourth Council District for conveyance to Community Ventures, Inc., a nonprofit organization, to be stabilized as a community open space. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a community open space. The application was unsolicited and evaluated pursuant to the disposition policy. An the EOP plan will not apply to this project.

MS. BROOKS: Are there any questions from the Board? Any written comments?

MS. IMREDY SAAH: We did not receive any

Exhibit A continued

written comments before the Board meeting. We have one person signed up - that is Lucinda Hudson. Wait, is that right? No, I'm sorry. Yes, it is.

MS. HUDSON: Good morning. My name is Lucinda Hudson. I'm the President Executive Director of the Parkside Association, in West Philadelphia, West Parkside. In 2018, we developed that whole block, the 1700 block of North 52nd Street. This parcel of land sits directly in front of our office space. It has been an eyesore, and just horrible compared to all the new development there that we did in conjunction with Community Ventures. We have been partners since 2005. I am standing here advocating for this transfer to happen because it will help first of all, it will just look better. And secondly, it will be an amenity added to all the development that we have done in West Parkside over the last 20 years. So, I'm asking the Board to transfer this property so we can move on and have a better life. Thank you.

MS. BROOKS: Thank you. Thank you for the work that you continue to do.

MS. HUDSON: Thank you.

MR. JOHNS: I agree. As soon as you said-

MS. HUDSON: Amen to that God knows

MS. BROOKS: There are no other comments. I entertain a motion to adopt this item.

MR. JOHNS: I make a motion.

MR. BALLOON: Second.

MS. BROOKS: All those in favor?

(unanimous vote in favor)

MS. MARTINEZ: Agenda item 5B1. Today we're asking the Board to authorize the disposition of 3902 North Delhi Street in the Fifth Council District for conveyance to Della Jameson as a side yard. The applicant owns and resides in the adjacent home. The property will be subject to a 30-year mortgage and will be permanently restricted for use as a side yard. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will not apply to this project.

MS. BROOKS: Thank you. Are there any questions to the Board?

MR. BALLOON: Sorry, just to double check is it Delhi Street (questioning pronunciation)? Yeah, that's what's interesting.

MS. BROOKS: We receive any written comments?

MS. IMREDY SAAH: No written comments.

And from what I can tell, no one has signed up to speak.

MS. BROOKS: Okay I entertain a motion for adoption.

MS. GONZALEZ: I make a motion for adoption of this item.

MR. BALLOON: Second.

MS. BROOKS: All those in favor? Opposed?

(unanimous vote in favor)

MS. BROOKS: Next is public comment. Section of our old and new. Oh yeah. I should remember. See what all this is.

MS. IMREDY SAAH: So, we have several people signed up. Richard Kruger Delgado.

MS. BROOKS: You can restate your name?

MR. DELGADO: My name is Richard Krueger Delgado. I am a land security organizer for Iglesias Gardens, and I organize residents into the Philadelphia Land Stewards Union. Today I'm speaking on behalf of the nearly 150 members of the Philadelphia Land Stewards Union. The Philadelphia Land Stewards Union is a group of neighbors who use and care for vacant lots, clean them and green them, turn them into community gardens, open spaces, playgrounds, gathering spaces for their neighbors.

And these residents are not represented by major nonprofits or community gardens. They are overwhelmingly the Black and Latino working class of the city who have taken it upon themselves cleaning green side yards of vacant lots. And as land stewards, our members understand that cleaning and greening vacant lots reduces gun violence and neighborhood crime, combats flooding in hot temperatures, and increases property values without driving displacement. But most land stewards do not have ownership or legal access to their land, and this puts them at risk of displacement. We have members who have stewarded land for almost 30 to 40 years. These are spaces that are part of their communities, and the loss of this land to development is a preview of what could happen to them and their neighbors. We are very happy to see today's Board agenda dominated by community garden and side yard applications. We hope that the Land Bank continues to support residents and organizations who are stewarding land for gardens, open spaces and side yards. But we also know that the Land Bank continues to evict longtime stewards from the lots that they are stewarding. The Land Bank says it cannot allow residents to use their

Exhibit A continued

lots, but then offers no pathways for those residents to preserve that land. Instead of evicting longtime stewards on city land, the Land Bank should work with our members to bring back leases, urban garden agreements, and other pathways to preservation. Currently some of our members in the 7th Council District are facing active eviction from lots they steward. Some of them have valid side yard applications but have been told by the Land Bank that they will not accept any applications from the 7th district. However, the 7th council district office has told us this is not the case. I come here today to ask the Board: What is the truth?

MS. BROOKS: Thank you.

MS. IMREDY SAAH: Next we have Zane Knight.

MR. KNIGHT: Hello, thank you all for being here today. Thank you for allowing me to speak. I also want to echo what Rich just said.

MS. BROOKS: You just state your name.

MR. KNIGHT: Oh, I'm sorry. Zane Knight Member of Norris Square Community in Philadelphia. Just want to echo what Rich has said as also a member of the Philadelphia Land Stewards Union. And question, point of order, about how the phrasing for

the spaces is in the agenda regarding permanently restricted for use as community garden or open space. I wanted to ask if permanent in this context means in perpetuity or similarly to how the city legally or legislatively designates permanent affordability as a period of 99 years.

MR. RODRIGUEZ: In perpetuity.

MS. IMREDY SAAH: Its in perpetuity and there is no other use permitted.

MR. KNIGHT: Gotcha. Otherwise, I also wanted to echo that, like similarly to what Maria had mentioned, I think the applicants for agenda items should be present to answer questions before disposition. I think that would be, you know, that seems common, like reasonable. And otherwise, and then yeah, as always, sustainability and development, ensuring that we're disposing of land to ethical developers, people who are not like hurting labor requirements, building requirements, code requirements, and preservation, historical preservation, and community use, and side yard disposition. And again, I also am very happy to see the disposition of so many green spaces and open spaces in a city that often very much lack presence in those specific areas. So, thank you so much.

MS. BROOKS: As always thank you.

MS. IMREDY SAAH: Eric Watkins.

MR. WATKINS: Good Morning, good morning. My name is Eric Watkins. I'm a concerned citizen. I'm here to represent Hand to Hand Farm. Hand to Hand Farms for nearly a decade founded by Donnell Glen. He's a young man that I happen to know and watch grow up. In the city of Philadelphia. He's been building this farm from scratch, basically, and has so many animals that a lot of people and kids come to his place, even the School District uses them. And you know, we just like, I know that there was a, I don't want to read this whole thing because I'm short on time. But I watched this young man grow this farm, and without the resources necessary. Now, we have got a little momentum going with fund-raising and things like that to help him try to secure a permanent piece of land through the Land Bank or the RDA. He's currently got an eviction notice, I believe, for the property that he's on now. We're just asking for the Board to give him an extension on that eviction so we can work out permanent residency for the farm. And, you know, because he supports the kids that look like us, the African American children. Right now, and I believe

the only other farm that the city uses is Fox Chase Farm up in the Northeast. So, we're just asking the Board kindly and respectfully to actually give an extension on this eviction so we can work out the particulars and find a new home for him.

MS. IMREDY SAAH: Next we have Lizette Lewis about 4650 Large St.

MS. LEWIS: Good Morning everyone. How are you? This is another partner of mine. I'm actually here for 46.

REPORTER: State your name for me please.

MS. LEWIS: I'm sorry, Lizette Lewis, from Delivering Services With Love. We're nonprofit organization that actually supports youth and at risk youths, young adults, families, seniors and we actually provide resources for them. The land that was actually donated to us 4650 is in the Northeast. And we're looking to be able to support residents with and youth and families with actual temporary housing. For displaced families and also youth aging out of foster care with that property. We will look into actually supporting the community also with sustainability with produce, but it will also be like a co-op where we have the residents working to actually provide the fruits and vegetables. And we

Exhibit A continued

have partners that are willing to work with us like Temple and Penn State to be able to find workforce development and also education opportunities and trainings for the young adults and youth. So, we're looking to be able to acquire and to keep this land to actually support the community to be able to provide better outcomes and keep displaced families together because it's difficult with them when they are going into different places and then they're separated, there's more trauma. I'm a social worker and a nurse and I'm actually going back to school to finish a lot of my schooling for a nurse practitioner to be able to support the families and the community and I'm also a pastor. So, I'm not here to like harm. If we get-- my partner always says, it doesn't feel like help then its not help. We want to be able to support the families in the community to be able to have better outcomes for our youth and young adults that are actually coming up in the community. So that's what I'm looking to ask the Board to be able to do. I'm working closely with Council Member Quetcy Lozada's office to be able to, you know, help maintain the land. We're writing grants, we're using personal funds, we have different streams, we have partners where we have

different streams of funding. So, we'd like to be able to support the residents in the community with the things and services that are actually happening.

MR. JOHNS: And are these Land Bank properties?

MR. RODRIGUEZ: No, this is privately held property on Large Street. Question was, is it going to sheriff sale or has is it gone to sheriff sale?

MS. LEWIS: But that has been transferred into, it's supposed to be transferred into the Land Bank where I was actually working with.

MR. RODRIGUEZ: We received a request from the Council office to acquire it at sheriff sale. It has to go to sheriff sale. It's not transferred. We would have to go actually and buy it at sheriff sale. So it hasn't come to sheriff sale yet.

MR. GOODMAN: Its likely to come up for sheriff sale soon at some point, when the Land Bank would exercise its priority.

MR. RODRIGUEZ: It's on the list.

MS. LEWIS: That's not what we were actually told at the office. We'll follow up with Quetcy Lozada's office because that not exactly what we were told.

MR. RODRIGUEZ: You should.

MS. LEWIS: Office, because that's not what we were told.

MS. IMREDY SAAH: It is still on the list. It is very tax delinquent We have not acquired it. If you'd like to send me an email asking, you know,--

MR. RODRIGUEZ: There was one step by Sloane Folks. I will forward that to you. We have that.

MS. IMREDY SAAH: Okay. Great.

MR. RODRIGUEZ: So the request was made. Just so you are aware of the process. When a request is made for sheriff sale, the process is quite long. So, if it is tax delinquent, does it meet the criteria for acquisition for tax delinquency? If yes then the issue is that it has to have a judicial decree. Then the Sheriff's Office has to do some notifications. That could take seven to nine months. We have to check and see if it's already listed for sheriff's of sale. But you should go back and clarify with the Council Office that just because they say "Hey, it's going to get transferred," it doesn't mean it happened. All right. So there's, you know, when you're transferring, we're taking properties at a sheriff

sale. It's a legal process. And it's quite involved. So we have it on the list. It's on, you know, we have multiple requests for acquisition. Just as you notice, the first item we had was to approve the spending authority. So when it comes up for sheriff's sale, we would be considering acquisition.

MS. LEWIS: Okay, we will go back to the Council Office. Thank you.

MS. IMREDY SAAH: Oh, and then we have Eric Banks regarding 1905-25 Orthodox Street.

MR. BANKS: I've been on 1905 Orthodox since 1993 yes.

REPORTER: You're Eric?

MR. BANKS: I'm sorry. My name is Eric, Dr. Eric Banks. And I've been there since 1993. We have gone through like maybe three or four administrations without being able to get anything accomplished. So, at this point I just needed to know, well, I see the Board here now. I don't know if we have a list of all everybody's names and stuff so we know who the contact people are within the Board-- number one, number two we are just wondering or requesting them so that we know when the next meetings are going to be or where do you list them

Exhibit A continued

so we know exactly where the meetings are?

MS. BROOKS: All that information is made available on the Land Banks website. Including all of our names. All communications preferably be directed to staff and they will forward them to us. The schedule is on the website as well. But I can state for sure that all of our information, all of our names are on the Land Bank website. It was updated in the last year. So today's package and in the meetings minutes and agendas are posted there.

MR. BANKS: All right, we're looking forward to seeing y'all in the near future. Thank you.

MS. BROOKS: And that just goes for all of you because sometimes people are probably the easiest to find an via email. We do appreciate all the formal communications for Land Bank business to come through staff. I can't guarantee you that it'll make it through my inbox if you just send it to me. So please make sure you are sending it to the appropriate staff person so can it can be tracked and sent to the full Board. I would love to say I'm looking forward to random emails and get to everyone here. But the appropriate process would be

to direct that to the Land Bank staff. And that's really important so it can be documented appropriately. So, let's make sure each of us is committed to this work. I'm sure all of us mean really, really well. But that's just, it's the job of staff to ensure that information gets distributed to all of us. So, please make sure you are doing that.

MR. RODRIGUEZ: Just a question clarification for the last speaker. For this series of properties, was this part of a Low Income Housing Tax Credit application?

MR. BANKS: Yes.

MR. RODRIGUEZ: So, you would receive the properties once you are funded by the Housing Finance Authority. So, my understanding is that your partner, development partners have submitted their applications. And you applied for 9% LITEC. So how that works is that once you are, once you have your complete capital stack and you have your funding, your tax credits from the Housing Finance Authority, we would then move towards settlement. So, you have a reservation letter as it stands right now. And you would have to actually get tax credits before we could proceed with the disposition.

REPORTER: Was that Eric who said yes?

MS. BROOKS: That was Eric. Thank you. Do we have any other comments?

MS. IMREDY SAAH: No, I have no further comments. No other people signed up. So, unless somebody wishes to speak.

MR. JOHNS: I have a question.

MS. BROOKS: Can you speak into the microphone?

MR. JOHNS: They asked about the farm and extension to try to get the farm re-approved. How does that work and what could happen to the (unclear audio)

MS. BROOKS: Can you speak into the mic?

MR. RODRIGUEZ: So, the Council Members made an official request that we extend the deadline for removal 90 days. We are reviewing that. So, for the Boards, just so you know we had approved our new insurance last month. We have three agencies under the policy. We are not insured for farms. So we do have our risk management group reaching out to the insurance company, to see if he would be allowed to do that. But we do know that L-&-I is violating us and does plan on taking action against the Land Bank. (unclear audio -- police sirens in the

background)

MS. BROOKS: Angel, also just in general, as we conduct a special disposition process we have been going out to community office sites. And there's a lot of-- I don't want to use the word random--, there is a lot of unlicensed uses on a lot or our land. So, kind of, overall, is there I don't know, what are we doing to ensure that this doesn't happen? Because it seems like we keep getting to this. And it's an awkward tension between--

MR. RODRIGUEZ: Correct. Pursuant to what, like, you know, commentary that was made by the first gentleman about the stewards inherent that is two circumstances. You know, his statement would be, we occupy, we there, we own it. Legally, they do not own it. The path forward to acquisition of land technically is that you, and this is legislated, if you are adjacent and you are the owner-occupant, we can sell it to you as a side yard on either side. You can get up to 1,440 square feet. So if you have a lot on either side of your house and you own it (your house) and you're paid up on your taxes, we can sell that to you. If it's a garden, it is legislated. It has to be a nonprofit. Now, it doesn't have to be a 501c3. It just has to

Exhibit A continued

be a state authorized nonprofit. You can incorporate, a group of people can incorporate, either as an LLC or C Corp, S Corp, whatever you want, if designated as a non profit, in which case you qualify. It's a very low threshold to actually apply as an LLC and provide a docketing sheet. And then a simple thing. You just have to get organized to do that, in which case you can apply for the garden so a lot of these issues were there. But I think what's missed in a lot of groups is that if you don't follow the legal process, then you're in jeopardy of losing that property. So for us, our obligation is to sell it you to free and clear. So there, it has to follow some kind of process, where you actually, you know, it's (your title) inviolable. Like you got it through legal channels. You can't question the title. You can't, you know, there is, like, we gave it to you without violations, without any encumbrances. And therefore, it is your property. So that's why those things, and a lot of that process is legislated. I think a lot of it has to do with a lack of education in terms of the public of how easy it is to get qualified. Right. But, you know, for these issues, we're not exempt from, you know, enforcement

agencies. L & I violates us repeatedly. I have one full-time staff person who just drives around addressing property management issues where there are illegal activities. Now, to your point, if we know about it, we have to act on it. There are over 5,000 parcels that are in my portfolio that I have between PHDC, PRA and Land Bank. And it's pursuant to the insurance that I have to take action. If I don't, then I'm actually liable and it's a big issue, especially for the Land Bank. I just made mention about our budget we just got, since I've been here in this position since 2017, our Budget has been level funded at $3 million. And that has to deal with property management, right? So to have a situation where the insurance company says, hey, we're not going to cover it, then we have to come out of pocket. Where does that come from? And I had to really advocate to, like, get to an additional $1.5 million. Mind you, in the same time period for PHS Land Care, it went from $2 million in the same time period to now $10 million as a line item. So clearly property maintenance is an issue. Right? And we do, we're expected to acquire these, and well, as we wait for disposition. We have to maintain it. Because, trust me, when it rains, we

get the call. They expect us to, hey, in 24 hours, you better be mowing that lawn, better remove those trees. You better do all these things. So, we have to pay attention to our insurance. So when we know about it, we do have to do something. The reason with this situation is that we received numerous complaints from community members. And then I was, then L & I reached out to me directly because there was a question as to ownership, and when it was determined that we actually did own the property. We had to take action. So, as I stated, we have the formal request, we are reviewing it, we are reaching out to our insurance company. And we will have a response to the council member shortly.

MS. BROOKS: I think maybe we can talk about this off line. I think just in general as we do that we can work on some education pieces perhaps giving our team some of that. Just being present that it puts us in-- particular me with both hats that I wear when were out in the community certainly at night, I think about this and my quality of life--that is certainly what we expect you to do as staff. And it really puts us in an awkward spot as Board members. And, you know, and I don't disagree with the decision let's be clear on that but I do

think we could probably work with you to do some communications and make that more intuitive on the public engagement side. We can work with the community on that and to make that a little bit easier because it is a fairly easy process if you understand it, if you understand that process. We keep getting comments like that every Board meeting and so I just think that's how I think through that, as we have. And, you know, for those of you who are here, there's a really, really important process that happens with City Council. And while you're advocating, you should also be advocating there for some of your priorities to be part of the City budget priorities. So, I just encourage you to think about how do you advocate beyond just coming to this room? Because at the end of the day, the budget, the budget and the Land Bank doesn't determine that. That comes from the street. So you really need to expand your advocacy of issues you think are important to make sure that funds are here to do it. Because I don't particularly want to sell ribs on the Market street for those priorities. I'm sure you don't either. So you have the advocacy level that you can take to the next level, and I encourage you to do that as well. So, if there are

Exhibit A continued

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no other public comments. Thank you all for coming.

MS. GONZALEZ: I just want to make one brief comment. I think that, you know, especially that there was a mention of a union here about, you know, for gardens and stuff like that. There's an opportunity here for partnership where, you know, between the Land Bank, staff can educate that group and then, you know, they can go on and educate community residents. So, what is the process? It demystifies the process and also makes it easier for everybody. And they understand, you know, the different levels of approvals and also for disposition and what you need to do. And I think that would really help a great deal to make sure that the public is informed and they're aware of, you know, these requirements.

MS. BROOKS: The great thing is that Communications department comes to all these meetings, so they hear, and I see Jamilia back there taking notes. So, you know, that's the great thing about them being present. So I'm sure that will start happening. Okay, so I take a motion to adjourn.

MS. GONZALEZ: So moved.

MR. BEAUVAIS: Second.

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MS. BROOKS: All those in favor.

(unanimous vote in favor)

(Whereupon, the Philadelphia Land Bank Board meeting concluded at 11:05 a.m.)

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CERTIFICATE OF TRANSCRIPTION

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

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

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

Tanya M Williams

Tanya M Williams

Just T Enterprise LLC

Digital Court Reporter (PA-1179693)

Date: 07/29/2026

Exhibit B

PHILADELPHIA LAND BANK

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

MEMORANDUM

DATE: July 14, 2026

TO: Philadelphia Land Bank Board of Directors

FROM: Angel Rodriguez, Executive Director

RE: Executive Director's Report

Approved Changes to Approved Projects:

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

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

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

Exhibit C

RESOLUTION NO. 2026 - 23

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

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

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

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

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

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

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

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

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

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

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

Exhibit C

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

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

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

Adopted by Philadelphia Land Bank Board of Directors on July 14, 2026.

Exhibit D

RESOLUTION NO. 2026 - 24

RESOLUTION AMENDING RESOLUTION 2026-16 TO AUTHORIZE CONVEYANCE OF 1306 SOUTH 28TH STREET TO FINE PRINT CONSTRUCTION LLC FOR INCLUSION IN THE TURN THE KEY HOUSING DEVELOPMENT PROJECT APPROVED BY SAID RESOLUTION

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank ("**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 16-404 of the Philadelphia Code; and

WHEREAS, pursuant to Resolution No. 2026-16, adopted on May 12, 2026, the Board of Directors (the "**Board**") approved the conveyance of 1304, 1306, 1310 and 1314-20 South 28th Street (including the lots formerly known as 1309-23 South Newkirk Street) (collectively, the "**Properties**") to Fine Print Construction LLC (the "**Developer**") for the development of fourteen (14) single-family homeownership units to be sold to purchasers with an income at or below 80% of Area Median Income and eligible for participation in the Turn the Key program (the "**Project**"); and

WHEREAS, the Developer subsequently realized that 1306 South 28th Street, a lot owned by the City Department of Public Property, was also available for disposition and could be included in the Project; and

WHEREAS, the Developer has requested the inclusion of 1306 South 28th Street in the Project, which will allow for the construction of one (1) additional homeownership unit eligible for the Turn the Key program; and

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the addition of 1306 South 28th Street to the Properties;

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

1. The approval of the addition of 1306 South 28th Street to the Properties to be conveyed to the Developer, resulting in the addition of one (1) additional homeownership unit, is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council. All other terms of the approved disposition shall remain the same as approved by Board Resolution 2026-16.

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 July 14, 2026.

Exhibit E

Andrea Saah

From:	Joyce Smith <joycealicesmith@gmail.com>
Sent:	Monday, July 13, 2026 2:13 PM
To:	Andrea Saah
Cc:	edoley@pennhort.org
Subject:	Viola Street Garden - NGT application
Attachments:	CDBEP Support Viola Garden.docx
Follow Up Flag:	Follow up
Flag Status:	Flagged

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

Ms. Saah

Please accept our letter supporting NGT's application to preserve 4203 Leidy avenue as part of our treasured and long standing Viola Street Garden in the East Parkside community. See attachment.

Feel free to contact me if there are any questions.

Thank you!!

Joyce

Joyce Smith, President

Community Development Board

of East Parkside

215-593-9555

joycealicesmith@gmail.com

Exhibit E

July 11, 2026

Land Bank Board

RE: 4203 Leidy Avenue, Viola Street Garden

Dear Board Members

I am writing on behalf of the **Community Development Board of East Parkside (CDBEP)** to express our full support for the **Viola Street Garden**, one of the City's oldest public gardens.

The Community Development Board of East Parkside is a resident-led alliance dedicated to promoting equitable and responsible development while preserving and enhancing the quality of life for the residents of East Parkside. We strongly believe that the Viola Street Garden embodies these goals and has become one of the neighborhood's most valued community assets.

For many years, the Viola Street Garden has served as a respected neighborhood anchor. East Parkside is recognized as a food desert; the garden provides residents with access to fresh, healthy produce where few other options exist. The volunteer urban farmers who maintain the garden are committed neighbors who share their harvest with the residents- free. Their dedication has transformed vacant land into a productive and welcoming green space that benefits us all.

The Viola Street Garden is an important gathering place for the community. It's a place where neighbors meet, build relationships, hold informal meetings, share meals, and simply enjoy the peacefulness of the space - strengthening community connections and a sense of belonging among residents. The Viola Garden also has an educational component, partnering with students from Belmont Charter School to teach them about urban gardening, volunteerism, civic engagement and healthy eating!!

The Garden represents the perseverance, commitment, and pride of East Parkside residents It's a clear example of the importance of environmental sustainability and a constant reminder of what a community can accomplish when neighbors work together. The garden has enhanced the appearance of our neighborhood, promoted environmental sustainability, strengthened food security, and created a lasting community resource that reflects the values and resilience of East Parkside.

Exhibit E

The Community Development Board of East Parkside strongly supports the continued preservation and protection of the Viola Street Garden.

Thank you for your consideration.

Sincerely,

Joyce Smith, President
Community Development Board of East Parkside

Nancy Boyd, Vice President
Community Development Board of East Parkside

Exhibit F

RESOLUTION NO. 2026 - 25

RESOLUTION AUTHORIZING CONVEYANCE OF 4203 LEIDY AVENUE 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 4203 Leidy Avenue (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 Fifty-Five Thousand and 00/100 U.S. Dollars ($55,000.00) 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 July 14, 2026.

Exhibit G

RESOLUTION NO. 2026 - 26

RESOLUTION AUTHORIZING CONVEYANCE OF 916, 920, 922 AND 924 WEST AUBURN STREET TO HISTORIC FAIR HILL, INC.

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 916, 920, 922 and 924 West Auburn Street (the "**Property**") to Historic Fair Hill, Inc. (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 Four and 00/100 U.S. Dollars ($4.00) and a mortgage in the amount of Sixty-Three Thousand and 00/100 U.S. Dollars ($63,000.00) 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 July 14, 2026.

Exhibit H

Andrea Saah

From: Catherine Lowther <catlowther228@gmail.com>
Sent: Monday, July 13, 2026 9:16 AM
To: Andrea Saah
Subject: Letter of Support - 1941-47 E Huntingdon Street
Attachments: Letter of Support - Lowther.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Please find attached a Letter of Support in reference to 1941-47 E Huntingdon Street parcel, also known as The Huntingdon Emerald.

Thank you,
Catherine

Exhibit H

July 13, 2026

To Whom It May Concern,

I am writing to express my strong support for the transfer of the Huntingdon Emerald Garden at 1941-47 E Huntingdon Street green space and open space to Neighborhood Gardens Trust (NGT), with Arcadia Commons serving as the long-term community steward of the site.

As a nearby resident, community member, and volunteer, I have had the privilege of witnessing firsthand the incredible transformation of this once-vacant parcel into a neighborhood green space. What was previously an underutilized lot has become a place where neighbors gather, volunteers work together, native plants flourish, and the community has begun to reclaim a space that reflects pride, care, and hope.

I have volunteered alongside Arcadia Commons and fellow community members, participating in regular cleanups, planting efforts, garden maintenance, and community workdays. These experiences have shown me that the success of Huntingdon Emerald Garden is not simply measured by the flowers planted or the trash removed, but by the relationships that have been built and the sense of ownership residents have developed. Every volunteer hour invested demonstrates the community's commitment to ensuring this space remains safe, welcoming, and environmentally beneficial for generations to come.

Neighborhood Gardens Trust has an exceptional track record of permanently protecting community gardens and open spaces throughout Philadelphia. Their ownership provides the long-term security that spaces like Huntingdon Emerald Garden need, ensuring that years of volunteer investment and community partnership are preserved rather than put at risk by future development or uncertainty.

Equally important is Arcadia Commons' role as the community steward. Through consistent leadership, volunteer engagement, partnerships with neighborhood organizations, and ongoing maintenance efforts, Arcadia Commons has demonstrated its ability to care for this space while fostering meaningful community participation. Their stewardship ensures that the garden will continue to evolve based on the needs and vision of the surrounding neighborhood.

In neighborhoods where access to quality green space can be limited, places like Huntingdon Emerald Garden provide immeasurable benefits. They improve environmental health, create habitat for pollinators and birds, reduce urban heat, beautify the neighborhood, provide educational opportunities, and offer residents a peaceful place to gather and connect. These benefits extend well beyond the property itself, strengthening the overall health and resilience of our community.

For these reasons, I wholeheartedly support the title transfer of Huntingdon Emerald Garden to Neighborhood Gardens Trust, with Arcadia Commons serving as the community steward. This partnership represents a sustainable, community-centered model that will protect this valuable neighborhood asset for years to come.

Thank you for your consideration and for supporting the long-term preservation of this important community green space.

Sincerely,

Catherine Lowther
Community Member, Neighbor, and Volunteer

Exhibit H

Andrea Saah

From: Chip Schwartz <cha.schwartz@gmail.com>
Sent: Saturday, July 11, 2026 1:25 PM
To: Andrea Saah
Subject: Attention: Andrea Imredy Saah Re: 1941-47 E Huntingdon Street

Follow Up Flag: Follow up
Flag Status: Flagged

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 Andrea Imredy Saah and the Philadelphia Land Bank Board,

Hello, my name is Chip Schwartz, and I have been a homeowner on the 2000 block of E Huntingdon Street for over five years. I am writing to you in regards to the upcoming property conveyance of the park at 1941-47 E Huntingdon Street that will be addressed at the July 14th meeting. I absolutely support the transfer of this property to the Neighborhood Gardens Trust, to be stewarded by Arcadia Commons.

I feel very adamant that Philadelphia, and the Kensington area specifically, is in dire need of green spaces. A park such as this, in this particular location, is very much a necessity in a neighborhood that is overwhelmingly filled with concrete, cars, and trains.

As I'm sure you are aware, it is hard to understate the everyday practical and psychological benefits that green spaces provide: they are linked with powerful benefits for individual and public health; they help mitigate the effects of climate-related dangers like floods and extreme heat; they improve air quality; they fill the need for outdoor recreation areas where neighbors can connect and socialize; they offer places of peace and reflection in otherwise busy urban settings; they provide benefits for local plants and wildlife that are integral for healthy ecosystems.

The Huntingdon Emerald - as our park has wonderfully come to be known - has the potential to be a real gem, the crown jewel of our neighborhood, if you will. All we need is the ability to access and beautify it as our community sees fit, in accordance with the City of Philadelphia's designation of this as a park and a permanent fixture of East Kensington.

Our space truly has so much potential! Personally, I am very excited to start gardening, meeting neighbors, and hopefully hosting musical events in the Huntingdon Emerald as soon as possible.

It is because of these aforementioned reasons that I strongly urge you to convey the property to the Neighborhood Gardens Trust.

Thank you so much,
Chip Schwartz
2006 E Huntingdon Street
Philadelphia PA, 19125

Exhibit H

Andrea Saah

From: Chris Hazle-Cary <chris.hazlecary@gmail.com>
Sent: Thursday, July 9, 2026 12:24 PM
To: Andrea Saah
Subject: Comment on Proposed Conveyance – 1941-47 E Huntingdon Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Saah,

I am writing to submit a comment on the proposed conveyance of 1941-47 E Huntingdon Street, to be considered by the Land Bank Board of Directors at its July 14, 2026 meeting.

I am a homeowner living near this parcel. My main request is simple: the wooden fence currently surrounding the space should come down so neighbors can access it. This lot functions as shared green space for the surrounding blocks, and as it stands the fence prevents residents from using it.

To be honest, I'm not sure exactly how the process relates to the outcome. But I wanted my voice to be heard that this is an essential green space that should be open to the public and maintained as a City park.

Thanks very much,

Chris Hazle-Cary
1832 E. Cumberland St
Philadelphia PA 19125

Exhibit H

Andrea Saah

From: Evan <raab.committee@gmail.com>
Sent: Monday, July 13, 2026 11:33 AM
To: Andrea Saah
Subject: Re: Support for Proposed Conveyance of 1941 - 1947 E. Huntingdon Street

Follow Up Flag: Follow up
Flag Status: Flagged

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 Andrea Saah,

I am writing to express my support for the proposed conveyance of the property located at **1941–47 E. Huntingdon Street**.

Putting vacant or underutilized properties back into productive use is an important step toward strengthening our neighborhood. This intersection is a vital corner of our community, and updating this property into a productive area will create opportunities for neighbors to gather, connect, and share a common space while bringing together the surrounding blocks.

I believe Neighborhood Gardens Trust will be an excellent steward of this property and will put the space to productive use in a way that benefits our community. Their stewardship will help create a welcoming landmark that contributes to the neighborhood's long-term vitality.

Thank you for your consideration and for your continued work to improve Philadelphia's neighborhoods.

Sincerely,

Evan Raab
1911 E Albert St
Ward 31, Division 12 Committee Person
raab.committee@gmail.com

Exhibit H

Andrea Saah

From: Mallory Politz <m.politz@gmail.com>
Sent: Monday, July 13, 2026 11:14 AM
To: Andrea Saah
Subject: Support for 1941-47 E. Huntingdon

Follow Up Flag: Follow up
Flag Status: Flagged

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!

I'm writing in support of the title transfer of the space on the corner of Huntingdon and Emerald to the Neighborhood Gardens Trust. We have a good community of people nearby willing to help maintain the land there and we know it will be in good hands with NGT. So many neighbors have already put in their time and resources and their own money to beautify this space, it is frustrating to see it boarded up in limbo. If there's anything I can do to help move this forward, please let me know.

Sincerely,
Mallory Politz McKenna
1931 E Oakdale Street

Exhibit H

Andrea Saah

From:	East Kensington Neighbors Association EKNA <secretary@ekna.org>
Sent:	Monday, July 13, 2026 12:59 PM
To:	Andrea Saah
Cc:	Catherine Lowther
Subject:	East Kensington Emerald and Huntingdon Green Space
Attachments:	EKNA Emerald Street Community Farms Letter of Support (1).pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

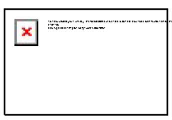
External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hello!

Looking to support the land bank transfer for this green space in our district. Please see attached letter of support.

Best,

--



Josh Graff | Secretary | He/Him
East Kensington Neighbors Association
Email: secretary@ekna.org

Exhibit H

East Kensington Neighbors Association
2439 Amber Street
Philadelphia, PA 19125
info@ekna.org

July 13th, 2026

RE: Emerald and Huntingdon Street Greenspace

To Whom It May Concern,

The East Kensington Neighbors Association would like to present this letter of support for Emerald and Huntingdon Street Greenspace. This space shows huge promise as a preserved park in a community that is lacking green space. This space is a potential asset for the community and the neighborhood association board supports its existence into the future, especially as part of the larger EKNA green space plan.

Thank you for considering our input.

The East Kensington Neighbors Association

Exhibit I

RESOLUTION NO. 2026 - 27

RESOLUTION AUTHORIZING CONVEYANCE OF 1941-47 EAST HUNTINGDON 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 1941-47 East Huntingdon 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 Four Hundred Ninety-Five Thousand and 00/100 U.S. Dollars ($495,000.00) 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 July 14, 2026.

Exhibit J

Andrea Saah

From:	craigsolve@aol.com
Sent:	Monday, July 13, 2026 5:19 PM
To:	Dominic Long
Cc:	Andrea Saah; Tiphanie White; Gloria Renee Kellam; Ramona Rouseau-Reid; Ted Pickett; Voffee Jabateh; Thomas Koger; Karen T Small; Staff of Empowered CDC; Victoria Chambliss; repearson55@gmail.com; J. Matthew Wolfe; Cristina Martinez
Subject:	Fw: [PLB} 7120 Yocum Street Continuance Request; Notice of Proposed Conveyance:
Attachments:	RCO Notice Letter 40th Ward Republicans.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dominic,

Pursuant to our discussion today and the SW Philadelphia Consortium of RCOs meeting on July 6, 2026, I am writing on behalf of the Consortium, the Paschall Betterment League (the immediate neighbor RCO), and Rose Pearson (an affected Yocum Street neighbor) regarding the Philadelphia Land Bank's proposed conveyance of 7120 Yocum Street, scheduled for tomorrow's July 14th board meeting.

Our organizations and the near neighbors have not yet addressed concerns. There was a complete lack of community notification prior to the official notice, leaving residents with virtually no time to review the plans before today's July 13th comment deadline.

We are formally requesting a postponement of this conveyance. The community needs an extension to:

- **Notify near neighbors** and host a dedicated block meeting with the receiving organization, Christ the King Prayer Chapel, to gather feedback.
- **Define use restrictions** who may access the lot to prevent the lot from becoming a neighborhood nuisance (e.g., unauthorized vending, food service, or late-night activities).
- **Memorialize a Memorandum of Understanding (MOU)** and a possible community benefits commitment following that meeting.

Could you please let us know the standard process for granting a postponement under these circumstances, as well as the typical lead time for Land Bank conveyances?

The PLB notice is pasted below. Thank you for your urgent assistance.

Best regards,

Craig

Craig Melidosian
on behalf of
7100 Block Yocum Street Neighbors
SW Philadelphia Consortium of RCOs
PO Box 33355
Philadelphia, PA 19142-0555
215-868-1268

cc: Andrea Imredy Saah, Senior Counsel PLB
J. Matthew Wolfe, Esq.

Registered Community Organizations (RCOs) (5)

RCO	Meeting Address
40th Ward Republicans PO Box 33355 Philadelphia, PA 19142-0555	Zoom
ACANA CDC-United Southwest Neighbors 5530 Chester Avenue Philadelphia, PA 19143	5532 Chester Avenue Philadelphia, PA 19143

Eastwick Friends & Neighbors Coalition 7720 Olympus Place Philadelphia, PA 19153	8601 Lindbergh Blvd
Eastwick United CDC PO Box 33422 Philadelphia, PA 19153	Virtual; https://us06web.zoom.us/j/8051982788?pwd=UmJsUmdLdnA0dUlUM2hSQjRPdkVWUT09
Paschall Betterment League, Inc 2821 Island Avenue, Philadelphia, PA 19153	2821 Island Avenue, Philadelphia, PA 19153

----- Forwarded Message -----
From: Cristina Martinez <Cristina.Martinez@phdc.phila.gov>
To: craigsolve@aol.com <craigsolve@aol.com>
Sent: Friday, July 3, 2026 at 11:14:11 AM EDT
Subject: Notice of Proposed Conveyance: 7120 Yocum Street

Hi Mr. Melidosian,

This email is to inform you that the parcel contained in the attached letter will be on the Philadelphia Land Bank's Board Agenda on July 14, 2026.

The applicant intends to acquire the parcel as a managed open space.

Exhibit J

Best regards,

Cristina Martinez

Senior Development Specialist

1234 Market Street, 16th Floor

Philadelphia, PA 19107

Office: 215-448-3045

PHDC

Serving Philadelphia Since 1965

4

Exhibit K

RESOLUTION NO. 2026 - 28

RESOLUTION AUTHORIZING CONVEYANCE OF
7120 YOCUM STREET
TO CHRIST THE KING PRAYER CHAPEL

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 7120 Yocum Street (the "**Property**") to Christ The King Prayer Chapel (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 Thirty-Four Thousand and 00/100 U.S. Dollars ($34,000.00) 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 July 14, 2026.

Exhibit L

RESOLUTION NO. 2026 - 29

RESOLUTION AUTHORIZING CONVEYANCE OF
225 SOUTH 52ND STREET
TO FAMILY SURVIVAL, INC.

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 225 South 52nd Street (the "**Property**") to Family Survival, Inc. (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 Ninety Thousand and 00/100 U.S. Dollars ($90,000.00) 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 July 14, 2026.

Exhibit M

RESOLUTION NO. 2026 - 30

**RESOLUTION AUTHORIZING CONVEYANCE OF
1718-26 NORTH 52ND STREET
TO COMMUNITY VENTURES, INC.**

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 1718-26 North 52nd Street (the "**Property**") to Community Ventures, Inc. (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 Eighty-Five Thousand and 00/100 U.S. Dollars ($385,000.00) 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 July 14, 2026.

Exhibit N

RESOLUTION NO. 2026 - 31

RESOLUTION AUTHORIZING CONVEYANCE OF 3902 NORTH DELHI STREET TO DELLA JAMISON

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 3902 North Delhi Street (the "**Property**") to Della Jamison (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 Fifteen Thousand and 00/100 U.S. Dollars ($15,00.00) 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 July 14, 2026.

AUGUST 11, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM III:

Executive Director’s Report - REMOVED

AUGUST 11, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A:

Acceptance of Fiscal Year 2025 Audit

RESOLUTION NO. 2026 - ___

RESOLUTION ACCEPTING PHILADELPHIA LAND BANK AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING JUNE 30, 2025

WHEREAS, the Land Bank Act, 68 Pa.C.S.A. § 2101, *et seq*., requires the Philadelphia Land Bank (the "**Land Bank**") to prepare an annual financial audit for submission to the Department of Community and Economic Development and Philadelphia City Council;

WHEREAS, the Land Bank engaged the audit firm of Mercadien, P.C., Certified Public Accountants ("**Mercadien**") to audit the Land Bank's financial statements for Fiscal Year 2025;

WHEREAS, Mercadien has issued its Independent Auditor's Report (attached to this Resolution); and

WHEREAS, the Land Bank Board has reviewed, and desires to accept, the Independent Auditor's Report;

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

1. The Independent Auditor's Report of the Philadelphia Land Bank issued by Mercadien, P.C., Certified Public Accountants for Fiscal Year ending June 30, 2025, is hereby accepted.

2. Land Bank management staff is directed to submit the Auditor's Report to the Department of Community and Economic Development and to Philadelphia City Council as required by the Land Bank Act.

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

Adopted by Philadelphia Land Bank Board of Directors on _________________.

Philadelphia Land Bank

2025 Audit Results

This report is intended solely for the information and use of the Board Members, Audit Committee and Management and is not intended to be and should not be used by anyone other than these specified parties.

MERCADIEN

ADVISORY | TAX | ACCOUNTING | WEALTH MANAGEMENT

Agenda

Scope of Services

Audit Process & Results

Required Communications

Scope of Services

Report on Financial Statements

Audit in accordance with US GAAS & GAS

MERCADIEN

Audit Process

- Risk-based approach
- Evaluation of internal controls over financial reporting and compliance
- Detail testing and financial statement draft

Mercadien

Audit Results

Opinion

- Complete
- Unmodified or “Clean” opinion on the financial statements US GAAP basis for 6/30/2025

GAS

- No findings – noncompliance with laws, regulations, contracts and agreements

Financial Highlights

- Total Assets decreased from $43.4M to $42.3M
  - Cash decreased from $7.2M to $7.0M
  - Receivables increased from $3.6M to $3.9M
  - Land Inventory/Capital Assets decreased from $32.6M to $31.4M
- Total Liabilities decreased from $6.2M to $6.0M
  - Accounts Payable decreased from $402k to $256k
  - Unearned Revenue remains the same at $5M due to prior balance restatement
- Decrease in Net Position of $928k
  - Total revenues were $3.0M
  - Total expenditures were $3.6M
  - Total non-operating expenses were $285k

MERCADIEN

Management Recommendations

- Land valuation
- Cost allocations
- Analytics and risk assessments

MERCADIEN

Required Communications

Overall

- No changes to the planned audit procedures
- No changes in scope of audit
- No new accounting standards adopted
- No corrected misstatements/Audit Adjustments
- No uncorrected misstatements

Estimates

- Evaluated significant estimates & related assumptions (Depreciation, Compensated Absences, Land Valuation)
- No changes from PY
- Management's estimates are reasonable

Cooperation

- Received full cooperation of management
- No disagreements with management
- No other findings to report

MERCADIEN

Our Core Values

INTEGRITY
Conducting our affairs honestly & ethically & doing what's right, regardless of the cost or consequence.

EXCELLENCE
Striving to be the best in everything we do, being a part of something special & enabling ourselves & others to reach the highest potential.

RESPONSIBILITY
Being accountable for the success, development & improvement of our families, our firm, ourselves, our clients, colleagues & community.

CREATIVITY
Embracing change & continually seeking out & developing innovative ways to serve our families, our firm, ourselves, our clients, colleagues & community, recognizing that failure is an integral part of success.

RESPECT
Appreciating, understanding & supporting ourselves & others, our colleagues, our clients & community.

MERCADIEN

Contact Information

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Matthew Daly, CPA, PSA
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Firm Contact Information

MERCADIEN, P.C.,
CERTIFIED PUBLIC ACCOUNTANTS
3625 Quakerbridge Road
Hamilton, NJ 08619
609-689-9700

MERCADIEN

AUGUST 11, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1:

2045, 2047 and 2051 S. 56th Street
to
Original American Foundation

RESOLUTION NO. 2026 - ____

RESOLUTION AUTHORIZING CONVEYANCE OF 2045, 2047 AND 2051 SOUTH 56TH STREET TO ORIGINAL AMERICAN FOUNDATION

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 2045, 2047 and 2051 South 56th Street (the "**Property**") to Original American Foundation (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 Three and 00/100 U.S. Dollars ($3.00) and a mortgage in the amount of Twenty-Four Thousand and 00/100 U.S. Dollars ($24,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

1. ADDRESS(ES): 2045, 2047, 2051 S. 56th Street

2. PROPERTY INFORMATION

Zip Code: 19143	**Census Tract**: 007000	**Council District**: 3
Zoning: RSA-5	**Lot Area**: 2,365 sq ft (combined)	
OPA Value: $47,500 (combined)	**Appraised Value**: $24,000 (combined)	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Original American Foundation	**Type**: Nonprofit
Entity Leader(s): Jovian Patterson	
Mailing Address: 532 S. 57th Street, Philadelphia, PA 19143	
Authorized Contact: Jovian Patterson	
Application Date: 6/3/2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Garden (Non-Profit only)	**Strategic Plan Goal**: Garden / Open Space
Price: $3.00 at settlement and $24,000 30-yr Mortgage	**Proposed Use**: Community Garden
Total Project Costs: $21,603	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	**Economic Opportunity Plan Goals**: N/A
Land Bank Board Approval: TBD	**PRA Board Approval:** N/A
Project Start Date: 3 months after settlement	**Project Completion Date**: 12 months after settlement

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
The properties will be part of the Original American Mini Park community garden. Proposed improvements include a storage shed, a brick-paved seating area, walking paths, a 3 ft fence, and new plantings of fruit trees, fruit bushes, vegetables, and other plants. The green space will be used for community events, organizational meetings and educational workshops.
Evidence of project financing has been provided in the form of a bank statement.
The applicant is compliant and in good standing with the City of Philadelphia.
The project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a Community Open Space.

Summary of Restrictions or Covenants: This transaction is subject to the following:

☒ Irrevocable Power of Attorney	☒Right of Re-entry/Reverter

Primary Use and Ancillary Use(s).
• "Primary Use" – (i) growing, harvesting, and storing of flowers, fruits, vegetables, small ornamental plants and cover crops, excluding any plants regulated or prohibited by federal law, in planting beds and/or planting containers, for personal or group consumption, for donation, or for sale; (ii) installing and maintaining pathways surrounding planting beds and storage facilities to facilitate access to those areas.
• "Ancillary Use(s)" - (i) installing and maintaining compost storage containers; (ii) installing and maintaining fencing or a dense vegetative screen; (iii) installing and maintaining a storage shed; (iv) installing and maintaining rain barrels, cisterns, and other items for water collection and irrigation; (v) installing and maintaining refuse bins; (vi) installing and maintaining a single bulletin board not greater than nine (9) square feet; (vii) installing and maintaining washing stations; (viii) installing and maintaining benches and other types of seating, and picnic tables; (ix) social, meeting, and educational activities related to the Primary Use; and (x) other uses which are reasonably necessary to support the Primary Use.

Permanent Use Restrictions.
• No later than one (1) year following Settlement and at all times thereafter, at least fifty percent (50%) of the total land area of the Premises must be actively used for the Primary Use for at least six (6) consecutive months in each calendar year.
• No more than fifty percent (50%) of the total land area of the Premises may be used for any of the Ancillary Use(s) at any time.
• All compost and refuse must be stored in rodent-resistant containers, and refuse must be removed weekly.
• No structures, with the exception of a storage shed that does not require the issuance of a zoning permit or a building permit, are permitted on the Premises unless expressly permitted by the agreement.
• The site must be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
• Fencing or dense vegetative screening on the Premises must comply with the requirements of the Philadelphia Code.
• Parking, maintaining, and storage of motor vehicles, trailers, non-gardening machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
• No outdoor work activity involving power equipment or generators may occur between sunset and sunrise.
• Keeping or breeding any pets, animals, fowl, poultry, fish, or livestock on the Premises is prohibited.

Mortgage and Declaration of Restrictive Covenants
Gardens will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage, assuming there is no default by the purchaser. A Declaration of Restrictive Covenants will be recorded against the property to ensure that it continues to be utilized as a Community Garden in perpetuity. If the grantee desires to sell the property, either before or after the mortgage term, the Land Bank's consent must be obtained in writing.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2045, 2047, 2051 S. 56th Street as a Community Garden to Original American Foundation in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist
Reviewed by: Angel Rodriguez – Executive Director

Attachments - If box below is checked, the item is attached.
☒ Property photos ☒ Site Plan ☒ Budget ☒ Appraisals

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

POSTING PHOTO(S)

2045 S. 56th Street

2047 S. 56th Street

COMMUNITY GARDEN FACT SHEET

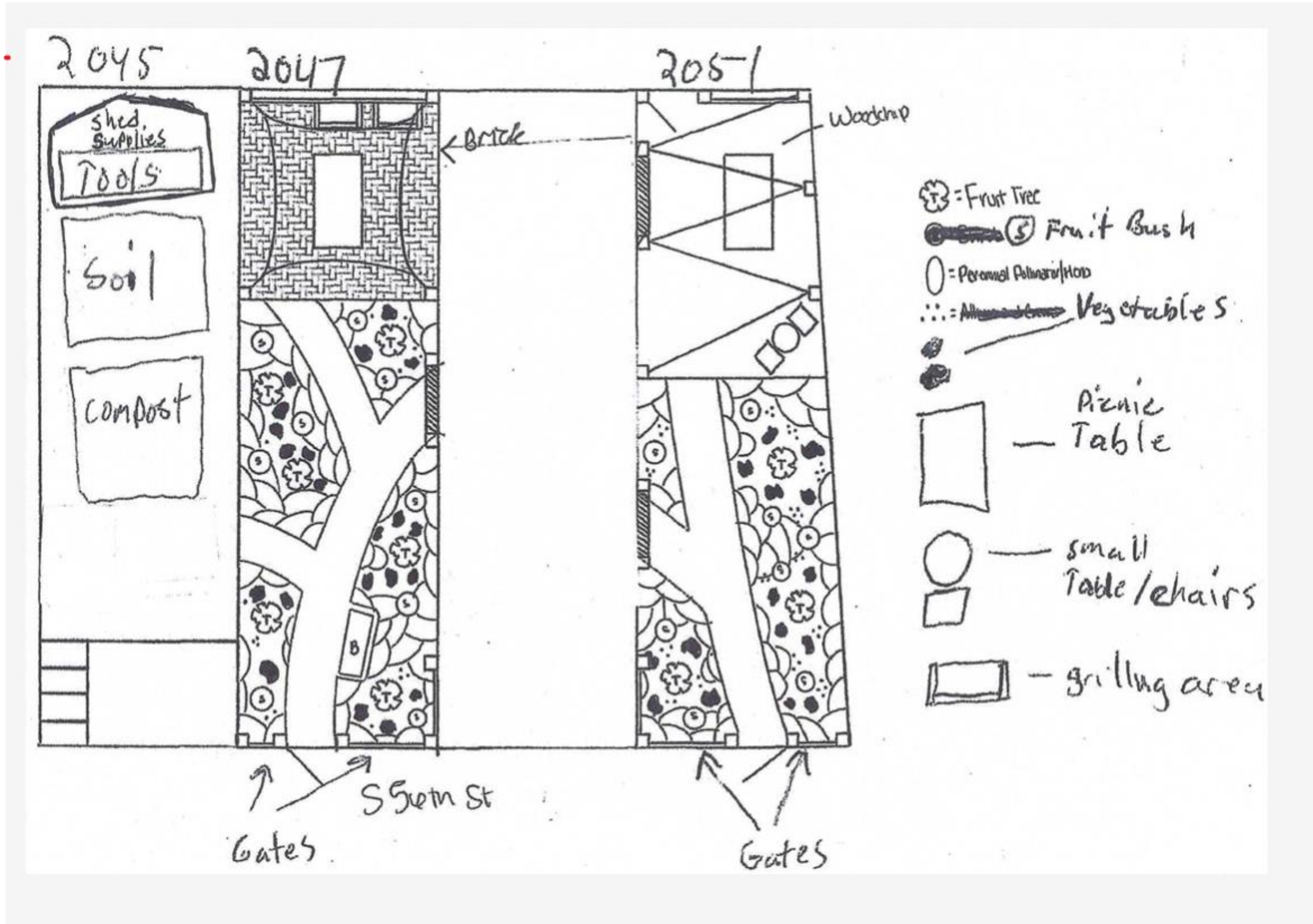
Last Updated: **8/5/2026**

2051 S. 56th Street

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

SITE PLAN



COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

SOURCES & USES

BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Original American Foundation
Property Address(es): 2045, 2047, 2051 S 56th Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Organizational Funds	Yes	$15,317.00	0%	OAF Account
Other - describe to the right	Yes	$6,000.00	13%	Clean Air Council
Other - describe to the right	Yes	$25,000.00	54%	Deeply Rooted
TOTAL SOURCE OF FUNDS		**$46,317.00**	**67%**	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total	
Property Acquisition	$3.00	0%	
Closing Costs	$3,000.00	14%	
Other - describe in space to the right	$1,500.00	7%	Security Deposit
SITE MODIFICATIONS			
Clearance and Demolition	$1,000.00	5%	
Fencing	$1,000.00	5%	
Landscaping	$5,000.00	23%	
Sheds, Water Tanks	$5,000.00	23%	
Permits	$0.00	0%	
Utility Connections & Tap Fees	$0.00	0%	
SITE MAINTENANCE			
Describe in space to the right	$3,400.00	16%	Planting, Weeding,Clean up
TOTAL HARD COSTS	**$19,903.00**	**92%**	

SOFT COSTS

PROFESSIONAL FEES	Cost	% Total	
Site Planning	$500.00	2%	
Architecture & Engineering	$0.00	0%	
Legal	$0.00	0%	
Consultant	$0.00	0%	
FINANCE COSTS			
Property Taxes (if not exempt)	$0.00	0%	
Liability Insurance	$1,200.00	6%	
OTHER SOFT COSTS			
Other - describe in space to the right	$0.00	0%	
TOTAL SOFT COSTS	**$1,700.00**	**8%**	
TOTAL DEVELOPMENT COST	**$21,603.00**	**100%**	

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

APPRAISAL REPORT(S)

APPRAISAL REPORT

OF

2045 S. 56th Street
Philadelphia, PA 19143

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $8,000. + -

AS OF

July 20, 2026

PREPARED BY

Robert J. Luciani, ASA, CPE
PA State Board Certified
Real Estate Appraiser & Assessor

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

APPRAISAL REPORT

OF

2047 S. 56th Street
Philadelphia, PA 19143

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $8,000. + -

AS OF

July 20, 2026

PREPARED BY

Robert J. Luciani, ASA, CPE
PA State Board Certified
Real Estate Appraiser & Assessor

COMMUNITY GARDEN FACT SHEET

Last Updated: **8/5/2026**

APPRAISAL REPORT

OF

2051 S. 56th Street
Philadelphia, PA 19143

PREPARED FOR

PHILADELPHIA HOUSING DEVELOPMENT CORP.
Cristina Martinez; Sr. Development Specialist

ESTIMATED FAIR MARKET VALUE: $8,000. + -

AS OF

July 20, 2026

PREPARED BY

Robert J. Luciani, ASA, CPE
PA State Board Certified
Real Estate Appraiser & Assessor

AUGUST 11, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.B.1:

855 N. Orkney Street
to
Jennifer Lavon & Hannah Lavon

RESOLUTION NO. 2026 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
855 NORTH ORKNEY STREET
TO JENNIFER LAVON AND HANNAH LAVON**

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 855 North Orkney Street (the "**Property**") to Jennifer Lavon and Hannah Lavon (collectively, 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 Twenty-Five Thousand and 00/100 U.S. Dollars ($125,000.00) 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 ________________.

Philadelphia City Council Resolution No. ___________ dated __________________.

SIDE YARD FACT SHEET

Last Updated: **8/5/2026**

1. ADDRESS: 855 N. Orkney Street

2. PROPERTY INFORMATION

Zip Code: 19123	**Census Tract**: 036700	**Council District**: 5
Zoning: RSA-5	**Lot Area**:1,147 sq ft	
OPA Value: $200,700	**Appraised Value**: $125,000	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Jennifer Lavon & Hannah Lavon	**Type**: Side/Rear Yard
Homeowner Name(s): Jennifer Lavon & Hannah Lavon	
Mailing Address: 848-50 N. Lawrence Street, Philadelphia, PA 19123	
Authorized Contact: Jennifer Lavon & Hannah Lavon	
Application Date: 1/28/2026	

4. PROJECT INFORMATION

Disposition Type: Side/Rear Yard (Individual only)	**Strategic Plan Goal (Land Bank Only)**: Side/Rear Yard
Price Paid at Settlement: $1.00	**Proposed Use**: Side/Rear Yard
Mortgage Amount: $125,000.00	**Type of Mortgage:** 30-year, forgiven at end of 30 years
Total Project Costs: $1,400	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	**Economic Opportunity Plan Goals**: N/A
Land Bank Board Approval: TBD	**PRA Board Approval:** TBD
Project Start Date: One month after settlement	**Project Completion Date**: Three months after settlement

SIDE YARD FACT SHEET

Last Updated: **8/5/2026**

6. DEVELOPMENT SUMMARY

Project Summary:
The applicant proposes to rehabilitate 855 N. Orkney Street as a rear yard.
Improvements include removing the existing fence that runs north-to-south through a portion of 855 N Orkney and installing a new fence along the north and west property boundaries. This change would incorporate the entire 855 N. Orkney Street property into a single fenced area together with the property at 848-50 N. Lawrence Street. In addition, the property would be enhanced with landscaping improvements, including flower beds, additional plantings, and potentially a rock or mulch walking path. Aside from these changes, the property would remain largely in its current condition, with existing trees preserved.
Evidence of project financing has been provided in the form of a bank statement.
The applicant is compliant and in good standing with the City of Philadelphia.
The project will not be subject to an Economic Opportunity Plan.
The property will be subject to use restrictions as a side/rear yard.

Summary of Restrictions or Covenants: This transaction is subject to the following:

☒ Irrevocable Power of Attorney	☒Right of Re-entry/Reverter

INSERT A SUMMARY OF THE RESTRICTIONS APPLICABLE TO THE TRANSACTION

I. Side/Rear Yards

A. Permitted Use.

- Premises shall only be used as a side yard or rear yard, as applicable, incidental to the Adjacent Residence and not for any other use or purpose whatsoever.
- Parking, maintaining, and storage of motor vehicles, trailers, machinery, motorcycles, ATVs, boats, and watercrafts is prohibited.
- No commercial activities.
- The Premises must be fenced. Any alley way located adjacent to the Premises shall not be fenced or obstructed in any way.
- Must be used, operated, and maintained in accordance with the agreement and all applicable laws.

B. Mortgages and Use Restrictions.

Side/Rear Yards will have a 30-year mortgage that will be considered satisfied on the 30th anniversary of the mortgage and will have use restrictions during and after the term of the mortgage to ensure that the property continues to be utilized as a side/rear yard. If the purchaser desires to sell the property prior to the end of the term, approval must be granted, and the mortgage must be paid in full.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 855 N. Orkney Street as a rear yard to Jennifer & Hannah Lavon in accordance with the Disposition Policy.

Prepared by: Cristina Martinez – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director

Attachments - If box below is checked, the item is attached.

☒ Property photos
☒ Site Plan
☒ Appraisal

SIDE YARD FACT SHEET

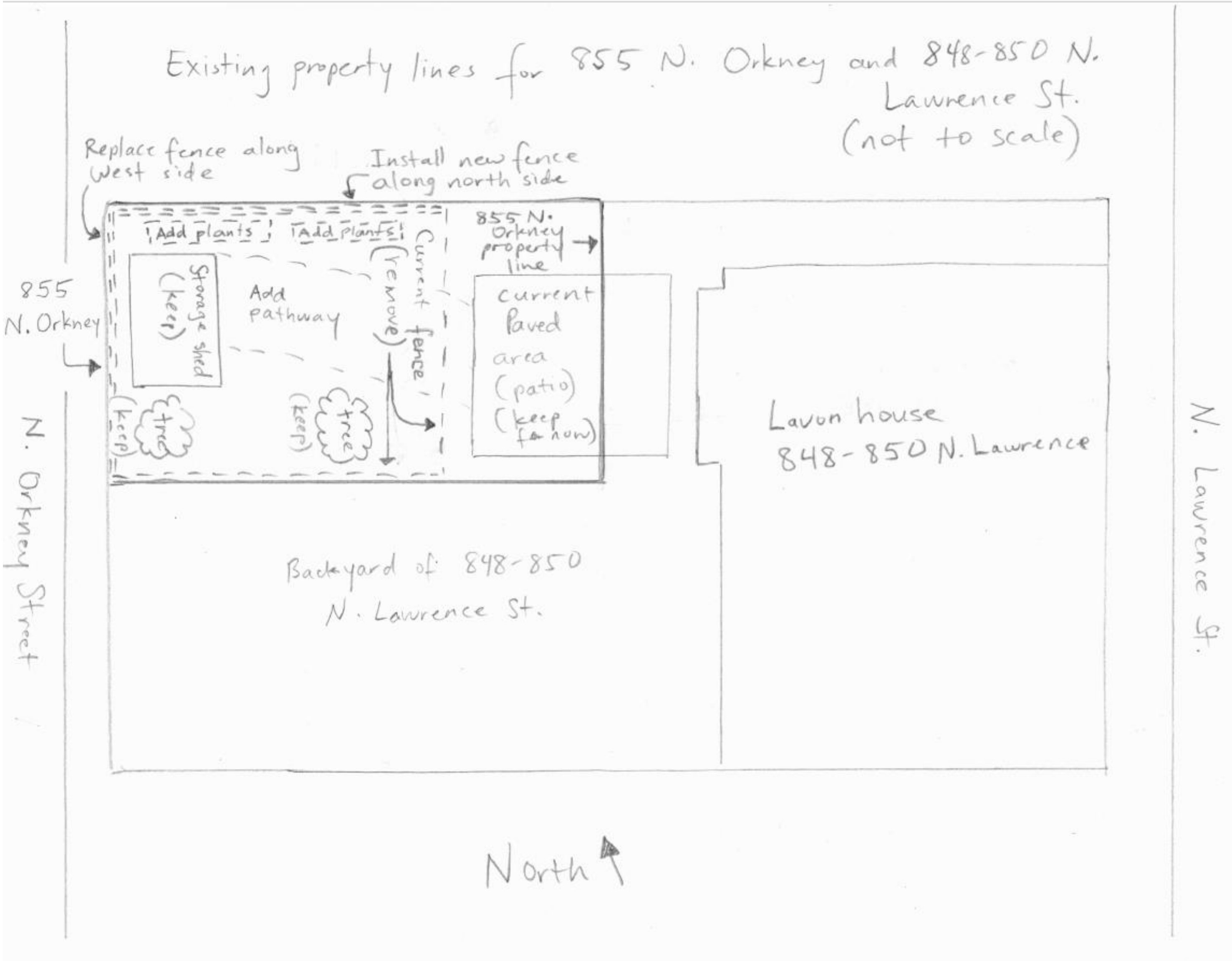
Last Updated: **8/5/2026**

PROPERTY POSTING PHOTO

SIDE YARD FACT SHEET

Last Updated: **8/5/2026**

SITE PLAN(S)



SIDE YARD FACT SHEET

Last Updated: **8/5/2026**

PROPERTY APPRAISAL(S)

PHILADELPHIA LAND BANK

Danielle Deuber, Staff Appraiser

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (c) of the Uniform Standards of Professional Appraisal Practice ("USPAP"). As such, it does not present discussion of the data, reasoning and analyses used to develop the opinion of value, except for commentary contained in the scope of work section of this report. Supporting documentation concerning the data, reasoning, and analyses is retained in the work file of the appraiser. The depth of discussion contained in this report is specific to the needs of the Philadelphia Land Bank of the and for the intended use stated in the report. The appraiser is not responsible for the unauthorized use of this report. The analyses, opinions and conclusions relating to the subject property were developed, and this report has been prepared in conformity with USPAP requirements. The estimate of value is subject to certain Limiting Conditions and Assumptions outlined in this report.

<ins>IDENTIFICATION OF SUBJECT PROPERTY:</ins> 855 N Orkney St
Philadelphia, PA 19123

<ins>OPINION OF VALUE</ins>: $125,000

<ins>USE OF REAL ESTATE EXISTING AS OF JUNE 17, 2026 THE EFFECTIVE DATE OF VALUE:</ins> Vacant Land

<ins>USE OF REAL ESTATE REFLECTED IN THIS APPRAISAL AS OF JUNE 17, 2026</ins> Vacant Land

<ins>SUBJECT PROPERTY OWNERSHIP AND SALES HISTORY</ins>: The subject property is owned by The City of Philadelphia.