AGENDA

PHILADELPHIA LAND BANK

BOARD OF DIRECTORS' MEETING

Tuesday, September 15, 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 August 11, 2026

III. Executive Director's Report

IV. Administrative Matters

A. Review and Approval of Philadelphia Land Bank Fiscal Year 2027 Budget

B. Amendment to Approved Disposition - Rock Ministries of Philadelphia, Inc.

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 2751 Kensington Avenue and 2753 Kensington Avenue. 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. Public Comment (Old & New Business)

VI. Adjournment

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

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel

RE: **Philadelphia Land Bank September 15, 2026 Board Meeting**
Board Meeting Notice, Public Attendance, and Comment Procedures

DATE: September 4, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank ("Land Bank") is scheduled for Tuesday, September 15, 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, September 14, 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.

SEPTEMBER 15, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM II

Approval of August 11, 2026 Board Meeting Minutes

PHILADELPHIA LAND BANK

AUGUST 11, 2026, BOARD OF DIRECTORS MEETING MINUTES (DRAFT)

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 11, 2026, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

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

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

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

Item I
Roll Call

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

The following members of the Board of Directors reported absent: Jenny Greenberg, Maria Gonzalez, and Kelvin Jeremiah.

The following Land Bank staff members were present: Angel Rodriguez, Sharla Russell, Andrea Imredy Saah, Esq., Mohammed Shariff, Esq., Lily Bernadel, Esq., Benika Miller, Brian Romano, and Carolyn Terry.

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

Item II
Approval of Board Minutes

Ms. Brooks called for a motion to adopt the Board meeting minutes of July 14, 2026.

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

Upon motion made and duly seconded, the Board unanimously approved the Board meeting minutes of July 14, 2026.

Item III
Executive Director's Report

There was no Executive Director's report.

Item IV
Administrative Matters

IV.A. Acceptance of Audit for Fiscal Year 2025

Mr. Rodriguez introduced the Land Bank's accountants from Mercadien, P.C., the firm that conducted the Fiscal year 2025 audit. Digesh Patel, a partner with Mercadien, introduced his partner Matthew Daly. Mr. Patel reviewed the slides summarizing the audit process and results that were included in the Board package for the meeting and confirmed that were no negative findings identified during the audit. Mr. Daly reviewed the financial highlights and management recommendations, including a recommendation to have the Land Bank's land holdings valued annually using a different process than it currently uses, which is to base the value on the OPA assessment value and then obtain an appraisal when a disposition is to be presented to the Board for review. Mr. Daly thanked the Land Bank management and staff for the cooperation required to complete the audit.

Ms. Lopez-Kriss asked if there was more detailed information regarding the audit and management recommendations that could be provided to the Board. Mr. Rodriguez indicated that he has the information and will forward it to the Board.

Mr. Balloon asked whether the Land Bank could conduct its own land valuation. Mr. Patel responded that the Land Bank is a governmental entity and is required to value properties using fair market value, which is not necessarily the same as the appraised value.

Ms. Brooks asked if there were additional questions from the Board. There were none. Ms. Imredy Saah confirmed that no written comments were received prior to the Board meeting, and that no one had signed up to give public comment on this agenda item at the meeting.

Chair Brooks called for a motion to accept the audit for Fiscal Year 2025.

Ms. Lopes-Kriss moved to accept the audit, and Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Accepting Philadelphia Land Bank Audited Financial Statements for Year Ending June 30, 2025 (**attached to these minutes as **Exhibit B).**

Item V
Property Dispositions

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

1. Original American Foundation

Mr. Rodriguez requested the Board's approval of the disposition of 2045, 2047 and 2051 South 56th Street in the Third Council District to Original American Foundation for stabilization of the property as a community garden. The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden. An EOP plan will not apply to this project.

Chair Brooks called for questions from the Board. There were none. Ms. Imredy Saah confirmed that no written comments were received prior to the Board meeting and that no one had signed up to give public comment at the meeting.

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

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

Upon motion made and duly seconded, the Board unanimously adopted the **Resolution Authorizing Conveyance of 2045, 2047 and 2051 South 56th Street to Original American Foundation (**attached to these minutes as **Exhibit C).**

V.B. Side/Rear Yards (unsolicited)

1. Jennifer Lavon and Hannah Lavon

Mr. Rodriguez requested the Board's approval for the disposition of 855 North Orkney Street in the Fifth Council District as a rear yeard to Jennifer Lavon and Hannah Lavon. 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.

Ms. Brooks called for questions from the Board. There were none. Ms. Imredy Saah confirmed that no written comments were received prior to the Board meeting.

Jennifer Lavon, one of the proposed recipients, thanked the Board for its consideration and expressed her appreciation for the assistance that Senior Development Specialist Cristina Martinez provided during the process. She indicated that they would now be able to fix the fence that has been on the lot since before they purchased their adjacent home and beautify the area.

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

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 855 North Orkney Street to Jennifer Lavon and Hannah Lavon** (attached to these minutes as **Exhibit D**).

Item VI

Public Comments (Old & New Business)

Ms. Imredy Saah introduced Mohammed Shariff who will be Land Bank Senior Counsel when Ms. Imredy Saah retires. Mr. Shariff will attend every Board meeting moving forward.

Ms. Brooks recognized Zane Knight for public comment. Mr. Knight thanked the Board and expressed his belief that the Board has a lot of power and can help to advocate for changes to the systems and the processes for land disposition and green space preservation.

Ms. Brooks recognized Taussy Valcarcel for public comment. Ms. Valcarcel is a member of the Philadelphia Land Stewards Union (PLSU), whose members use and care for vacant lots in the city. She stated that the Land Bank recently evicted members of the group who have been stewarding city-owned land for decades. She stated that the Land Bank is telling members who want to acquire the lots as side or rear yards that lots are not being sold in the Seventh Council District, which contradicts the message from the 7th District Council office. Members have requested garden agreements and leases to gain permission to steward the land but were told that option is no longer available. She also stated that the PLSU is hosting a tour of the lots where members have been evicted. They would like someone to talk to their members on how the situation can be resolved.

Ms. Brooks recognized Regina Brewington for public comment. Ms. Brewington stated that she has been trying to acquire two vacant lots next to her home since 2014, seeking assistance from the previous and the current Council member in the District, but has not made any headway, and now the properties have been sold. The addresses of the lots are 3830 and 3832 Poplar Street. Ms. Brooks asked Ms. Brewington to stay after the meeting so staff could speak with her. Mr. Rodriguez informed the Board that both lots were privately owned and that the Land Bank could not have acquired them at the sheriff's tax lien sale when they were sold in 2017, since the Land Bank was not able to start acquiring properties at such sales until later. Mr. Goodman expressed frustration with the difficulties posed by representations made by prior elected or administrative officials to people who had wanted the Land Bank to acquire properties for them; he encounters this situation often in his position at the Third District Council office.

Ms. Brooks recognized Ryan Gittler Muniz for public comment. Mr. Gittler Muniz reiterated the questions that Ms. Valcarcel had posed to the Board about how to prevent the displacement of people from land they were stewarding as side or rear yards and how to make the properties available for them to acquire or lease. Ms. Imredy Saah responded that the unauthorized entry upon or use of a property owned by the Land Bank poses a substantial financial risk to the Land Bank and its sister agencies, since the liability insurance policy for the Land Bank and its sister agencies does not provide coverage for claims arising from such unauthorized entry or use, and the Land Bank is not financially equipped to defend against such claims. Once the Land Bank is made aware of such unauthorized use, it must take steps to prevent further such use. Because gardening is not an authorized use under the insurance policy, the Land Bank also can no longer issue gardening agreements or leases. If the property is owned by the city, the Land Bank cannot take action to remove the unauthorized use; the city is self-insured and has its own process for addressing the unauthorized use of its properties. Mr. Gittler Muniz then asked about the discrepancy between what side/rear yard applicants are hearing from the Land Bank versus from the Seventh District Council office about the availability of land for side/rear yard dispositions. Mr. Rodriguez indicated that the Land Bank and the Seventh Council District office are in discussions about land use in the District and that he cannot provide further information until those discussions have concluded.

Ms. Brooks recognized Amina Perez for public comment. Ms. Perez stated that she wanted to thank the Land Bank and groups like the Black Squirrel Collective, the Urban Developers Association and the Philadelphia Housing Authority for the support and help provided to minority developers like her.

The Board then engaged in a discussion about the ethical responsibilities of Board members when invited by applicants to events, what avenues are available to the public when they are encountering difficulties applying for properties or receiving inconsistent information, the importance of having clear direction from each District Council member about land use priorities in their district, the inability of the Land Bank to provide clear information to the public when those discussions are still ongoing, and the need for the Land Bank and its sister agencies to mitigate financial risks, since they are funded by taxpayers.

Item VII
Adjournment

Seeing no further comments from the Board or the public, Ms. Brooks called for a motion to adjourn. Mr. Brown moved; Mr. Beauvais and Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:44 a.m.

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SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, August 11, 2026, at 10:00 AM.

User Name
Juan Colon
Taussy Valcarcel
Edna Smith
Mina Perez
Tiffany Jackson
Zane Knight
Cinthia Williams
Ryan Gittler-Muniz
Shirley Rogers
Rich Kruger Delgado
Dominique Johnson
Amina Matthews
Danyel Jones
Melvina Lawrence
Noah Reimers
Hannah Lavon
Jennifer Lavon
Tara Kuilan
Kenneth Hawley
Isaiah Franco
Antonio Cerqueira
Rondell Hill-McCray
Regina Brewington

Exhibit A

Transcript of Philadelphia Land Bank Board Meeting
Tuesday, August 11, 2026

Roll Call Board Members

Present	Absent	Staff Present
Angela Brooks	Maria Gonzalez	Angel Rodriguez
Nicholas Dema	Jenny Greenberg	Sharla Russell
Rebecca Lopez Kriss	Kelvin Jeremiah	Andrea Imredy Saah, Esquire
Andrew Goodman		Lily Bernadel, Esquire
Michael Johns		Mohammed Shariff, Esquire
Alex Balloon		Benika Miller
Darwin Beauvais		Carolyn Terry
Cornelius Brown		

Meeting called to order at 10:02 am.

ANGELA BROOKS: There we go. Good morning, and welcome to the August Land Bank Board meeting. We'll start with roll call.

ANDREA IMREDY SAAH: First, I have to make an announcement.

ANGELA BROOKS: Announcements.

ANDREA IMREDY SAAH: Prior to this public session, the Board held a brief executive session during which Mr. Rodriguez reviewed the agenda. Also, comment guidelines for public comment. Please be sure to sign the public comment sheet. Identify the agenda item wish to comment on. There will be a two-minute limit, and also we ask that you limit your comments to the agenda item that's being discussed at the time. Any written public comments that are submitted prior to the meeting are provided to the Board and will be included in the meeting minutes. And also we ask that you not disparage anyone in your comment. Okay. And now I'll call the roll. Angela Brooks?

ANGELA BROOKS: Here.

ANDREA IMREDY SAAH: Nick Dema?

NICHOLAS DEMA: Here.

ANDREA IMREDY SAAH: Alex Balloon?

ALEX BALLOON: Here.

ANDREA IMREDY SAAH: Darwin Beauvais?

DARWIN BEAUVAIS: Here.

ANDREA IMREDY SAAH: Cornelius Brown?

CORNELIUS BROWN: Here.

ANDREA IMREDY SAAH: Andrew Goodman?

ANDREW GOODMAN: Here.

ANDREA IMREDY SAAH: Rebecca Lopez Kriss?

REBECCA LOPEZ KRISS: I'm here.

ANDREA IMREDY SAAH: Michael Johns?

MICHAEL JOHNS: Here.

ANDREA IMREDY SAAH: Maria Gonzalez *[no response]*. Jenny Greenberg *[no response]*. And Kelvin Jeremiah *[no response]*. Okay, we have three absent, eight present, and have a quorum and can proceed.

ANGELA BROOKS: Thank you. All right, we have the mi-- We need to approve the minutes for the July 14th, 2026 meeting.

DARWIN BEAUVAIS: So moved.

ALEX BALLOON: Second.

ANGELA BROOKS: Okay. It's been properly moved and seconded. All those in favor?

[All answered "Aye"]

ANGELA BROOKS: Anybody opposed? *[no response]* Okay. Now onto administrative matters.

ANGEL RODRIGUEZ: Good morning, Madam Chair and the Board. The first administrative item is the acceptance of the audit for Fiscal Year 2025. At this time, I'll ask our certified public accountants from Mercadien to come up and address the Board.

DIGESH PATEL: Good morning. Good morning, Board members. Thank you for having us here. I believe-

ANGELA BROOKS: Can you speak into the-

DIGESH PATEL: Oh, yes. Yes, my name is Digesh Patel. I'm a partner with the firm Mercadien and responsible for the audit of Land Bank for the Fiscal Year 2025. And I have my partner with me here, Matt Daley, as well, who helps me in making sure that the audit is completed timely and that the Land Bank is in compliance with the government regulations that require us to do so. So there is a quick presentation in front of you that we'll go through. The first couple of slides just, again, talk about Mercadien and then a scope of the agenda. We'll jump over to the slide that says Scope of Services. Again, this is the presentation for the Fiscal Year 2025 audit, and we're reporting on the financial statements. We did conduct the audit in accordance with the Generally Accepted Auditing Standards *[NOTE: known as GAAS]* as well as Government Auditing Standards *[NOTE: known as GAS]*. And Generally Accepted Auditing Standards is really what everybody goes through. The Government Auditing Standards is something unique to governmental entities, where we are required to evaluate the internal controls over financial reporting and design our audit procedures based on that. So if there's any deficiencies that we find, we're required to report it as part of our financial report. Going over to the next slide, the Audit Process. So from an audit standards perspective, we do take a risk-based approach, which means that every year we're required to evaluate all the accounts and assign a risk level from a low, medium, and high risk, not just from a quantitative perspective, but also a qualitative perspective. So we do look at that, and we change our procedures based on that every year. As I mentioned, we're also required to evaluate the internal controls over financial reporting as well as compliance as part of our audit procedures. And then based on that, we do detailed testing of account balances to make sure that we're comfortable with the support that is provided for account balances and that the numbers look reasonable before we issue an opinion on our financial statements. Next slide, the audit

results. So at this point, obviously, the audit is complete. It was an unmodified opinion or a clean opinion, which is the highest level of assurance you can get on a financial statement audit. Glad to report there were no findings identified. And should we come across anything, again, we're required to include it as part of the report just because the audit is done in accordance with Government Auditing Standards. Any questions so far? Okay, I'm going to turn it over to Matt to go over the next few slides. And again, we're happy to answer any questions,

MATTHEW DALEY: Thank you, Digesh. Good morning, Board members. The financial highlights that you have in front of you are very high level. Total assets decreased from about $43.4 million to $42.3 million. The largest portion of that balance being obviously the land inventory or the capital assets, which did decrease from about $32.6 million to $31.4 million. But otherwise, cash and accounts receivable related to the PMMs *[NOTE: Purchase Money Mortgages]* are basically consistent with prior year. Total liabilities decreased very slightly, about $6.2 million to $6 million, the vast majority of that being in reduction of accounts payable. We did have a prior period restatement for unearned revenue to make it $5 million in the prior year, 2024, as well as 2025, related to the funds from the city of Philadelphia that are to be used for land purchases. And then in terms of net position or the equity of the Land Bank, effectively, there was a decrease of about $928,000, a lot of that being related to non-operating activity, and the gain or loss, loss in this case, on land sales. Total revenue is about $3 million, operating expenditures $3.6 million, and I think all of those figures were in line with the budget, and nothing out of the ordinary there. On the next slide, management recommendations. So as Digesh mentioned, we were glad to report no findings, but we did have a couple of management recommendations. These are best practice things, nothing that is, as Digesh mentioned, internal control issues. The first being – and I think a couple of these are recurring – land valuation, obviously, the Land Bank relies on the city's tax valuations, and we've had a recommendation for going out to a third party for fair market value valuations on some of the properties. Cost allocations – just formalizing some of the agreements for shared services with PHDC and PRA as it relates to Land Bank operations. And then, formalizing analytics and risk assessments – I think these are things that are done, but just having a, kind of a written formal policy and process for annual assessments of budget to actual and risk

Exhibit A

balances, similar to what we do in establishing the audit plan and what's a quantitatively or qualitatively risky account or area of operation. So nothing, nothing that would rise to the level of a material internal control issue. The next slide, required communications. So, we had no changes in the planned audit procedures, no changes in the scope or any, you know, risk areas that would change the original plan, no applicable or material accounting standards that would have changed the financials. Also, happy to report no corrected or uncorrected misstatements on the financials. So basically, the trial balance that we got is what you see in the financials and, and the numbers were reasonable.

In terms of estimates, no changes and no management bias in the estimates that are in the financials related to things like depreciation, compensated absences, and then again, the land valuations are consistent with the prior year. And we received full cooperation of management. We had no disagreements with the results, with management, and no other findings or issues to report. So, many thanks to Angel and the team that helped us with all of our vast requests for the audit to get to the opinion that we've shared. The remaining slides are, you know, our usual things. But any, any questions on the results, we'd be happy to take them now.

REBECCA LOPEZ KRISS: I have a question. On the management recommendations on slide 6 -

MATTHEW DALEY: Yes?

REBECCA LOPEZ KRISS: You offered quite a bit more commentary here in person. Are we going to get that in writing beyond this slide anywhere?

MATTHEW DALEY: Yes, we did have a management letter issued that details it. So, if Angel doesn't have it, we're happy to send it over again. He'll-- He can forward it to you.

ANGEL RODRIGUEZ: I can forward it to you. I have it.

REBECCA LOPEZ KRISS: Thank you.

ALEX BALLOON: Can I ask a question?

ANGELA BROOKS: Yeah.

ALEX BALLOON: Is there a reason why the land bank couldn't do its own land valuation? I mean, the city has had staff appraisers for years.

DIGESH PATEL: So because the Land Bank is a governmental entity, and it follows GASB 72, I believe, it requires properties to be valued at fair market value. So I think the city has one approach, and it's not necessarily designed to capture the fair market value. They capture the appraised values, but a fair market value is something different than an appraised value, which is why it's reasonable for us to be able to issue an opinion on it based on how it's done because when we see the properties that are sold and the differences between the sold value and what's recorded, it's not that material. But every so many years, there should be a fair market value done, right? Because especially since after COVID, because property values have changed so significantly, that it may have a material impact in the long term. Again, the values that are recorded are really just from an accounting perspective, right? Because they don't have, they don't have any cash bearing. So it's when you sell the properties, that's when it's determining how much cash you'll receive and stuff like that. But fair market value is what's required by the Government Accounting Standards, is why we recommend that.

MATTHEW DALEY: And, and also the number of partial properties or side lots and things like that that are a little bit unique, may have some impairment, you know, or an issue that impacts the fair market value – having that third party assessor, you know, other than meeting the standards as Digesh mentioned, could capture some of that to make sure that the value is as accurate as it possibly can be.

ANGELA BROOKS: Any other questions? All right. Thank you.

MATTHEW DALEY: No problem. Thank you.

ANGELA BROOKS: So we need to-- I need a formal motion.

ANDREA IMREDY SAAH: A motion to accept.

REBECCA LOPEZ KRISS: I make the motion.

ANGELA BROOKS: Is there a second?

ANDREW GOODMAN: Second.

ANGELA BROOKS: It's been properly moved and seconded that we accept the 2025 audit results. All those in favor?

[All answered "Aye"]

ANGELA BROOKS: Anybody opposed? *[no response]* Thank you. Now property dispositions.

ANGEL RODRIGUEZ: So, good morning, Madam Chair, Board and public. Today, we're asking for item 5.A.1, which is a community garden managed open space. Today, we're asking the Board to approve the disposition of the following properties to Original American Foundation: 2045, 2047, and 2051 South 56th Street. Original American Foundation is a non-profit organization, and they wish to establish 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. As you can see in the agenda, 2045 is a property that's owned by the city that is in the process of being transferred to the Land Bank.

ANGELA BROOKS: All right.---- Sorry, got sidetracked. Anybody have any questions? All right. I'd entertain a motion.

ANDREA IMREDY SAAH: No written public comments were received prior to the meeting, and we need to know if anybody would like to comment from the public. Did anyone sign up to comment on this garden? No? Okay.

ANGELA BROOKS: Okay. All right, I'd officially now entertain a motion for adoption or approval.

ALEX BALLOON: I move that we approve the disposition.

MICHAEL JOHNS: Second.

ANGELA BROOKS: It's properly moved and seconded. All those in favor?

[All answered "Aye"]

ANGELA BROOKS: Opposed? *[no response]* Thank you. Now we're on B.1.

ANGEL RODRIGUEZ: Good morning again. Today we're asking the Board to approve the disposition of 855 North Orkney Street in the 5th Councilmanic District to Jennifer and Hannah Lavon. This would be for a rear yard. The property will be subject to a 30-year mortgage and permanently deed restricted for use as a rear yard. An EOP plan will not apply.

ANGELA BROOKS: Thank you. Anybody signed up to comment?

ANDREA IMREDY SAAH: There were no public comments received prior to this meeting regarding this disposition. And we have Jennifer Lavon.

JENNIFER LAVON: Hi. Thank you for having me.

ANGELA BROOKS: Can you speak directly into the mic and introduce yourself?

JENNIFER LAVON: Hi. Yes. I'm Jennifer Lavon, petitioning for this side yard, and thank you for having me here. And also, to Christina Martinez, I don't know if she's here, but she helped make this happen, so I'm very grateful. And, just wanted to, yeah, thank the Board for considering our application. And this is going to really help us make some very needed maintenance and improvements to the property. It's been behind us since we've owned the property, and, you know, there's a fence there that's been there since our house was built, which was over 30 years ago. So as you can imagine, it's about to fall over. It would be great to be able to finally fix it and do some nice improvements to it. So, thank you very much.

ANGELA BROOKS: Thank you for being here. That's it? All right.

ANDREA IMREDY SAAH: Is there anyone else who'd like to speak to this disposition? All right.

ANGELA BROOKS: All right. I'll entertain a motion for approval?

MICHAEL JOHNS: So moved.

CORNELIUS BROWN: Second.

ANGELA BROOKS: It's properly moved and seconded. All those in favor?

[All answered "Aye"]

Exhibit A

ANGELA BROOKS: Anyone opposed? *[no response]* Okay. Now public comment.

ANDREA IMREDY SAAH: So, for new business, I just wanted to introduce Mohammed Shariff, who is the new Senior Counsel and will be taking over my position as Senior Counsel when I retire next spring. So I just wanted to... He'll be here for every meeting going forward, and then will be taking over, so we just wanted to welcome him.

ANGELA BROOKS: Welcome!

ANDREA IMREDY SAAH: And then we have Zane Knight. He's signed up.

ANGELA BROOKS: Oh, there he is. I didn't even see him come in.

ZANE KNIGHT: Hello.

ANGELA BROOKS: Hello, Mr. Knight.

ZANE KNIGHT: Zane Knight, resident of the city. I work with many organizations in the city. Just wanted to come up and comment as normal, about prioritizing sustainability in a historic city. I think that's very important. I want to, you know, thank the Board for being here. I want to, you know, vocalize that we, we all have a lot of power and, you know, I hope that you will help us help you in the advocacy for, you know, making changes to the systems and the way things operate in the city and moving forward, you know. And I think we need to protect green spaces, I think we need to protect historic buildings, and I think we need to put people over profit, when it comes to, you know, how we design living quarters. Thank you so much.

ANGELA BROOKS: Thank you, Mr. Knight.

ANDREA IMREDY SAAH: I have no one else signed up on the public comment sheet. Would anyone else like to... Oh, you have? Okay. Please. And be sure to state your name, please.

TAUSSY VALCARCEL: Good morning, everyone. My name is Taussy Valcarcel, and I'm a member of the Philadelphia Land Stewards Union. We are a group of neighborhood youth and care for vacant lots, coming together to solve our problems. As land stewards, we know that cleaning and greening vacant lots reduce gun violence and neighborhood crime, combat flooding and hot summer temperatures, and increase property values without driving

displacement. For the past several months, the Land Bank has been threatening to evict members of our group who have been stewarding city-owned land for decades. Members have been taking care of these lots since before the Land Bank even existed, and, and they used their own time and money to make land beautiful that the city abandoned. Yet, when we spoke about this issue at a previous Board meeting, we were called trespassers. Our members have visited the Land Bank office and have been told there's nothing they can do to stop the evictions, even if they submit a valid side yard application. The Land Bank also told us that side yard applications are not being accepted in the Seventh District, despite being told otherwise by the council office. Our members have asked about gardening agreements and leases in order to gain permission to steward the land but have been told that these options are no longer available. If the law says that these should be an option, why are they no longer offered? We invited the Land Bank to send someone to our August Union meeting to discuss these issues, but you declined. Our members want permission to keep stewarding their important community spaces, but we need the Land Bank to work with us. On Monday, September 14, our Union is hosting a tour of our members who have already been evicted or face the risk of eviction by the Land Bank. Would you come and talk to us about how we could resolve this crisis? The Land Bank needs to see us. We won't keep being ignored. Thank you.

ANGELA BROOKS: Thank you. I believe I saw a hand in the front. Were you, were you raising your hand to speak?

RYAN GITTLER MUNIZ: No, just saying that there were people for public comment on the form outside.

ANGELA BROOKS: Got it.

ANDREA IMREDY SAAH: Thank you. Regina Brewington?

ANGELA BROOKS: You want to step to the mic?

REGINA BREWINGTON: Yes.

ANGELA BROOKS: You can come to the mic and state your name.

REGINA BREWINGTON: Yes. Hi, my name is Regina Brewington. I am sorry, I have no idea how this works, but I have fought for it since 2014 to figure out how this issue was going about. I'm sorry, I'm a little nervous, and I'm still upset about this. It was two vacant lots adjacent to my property. I'm not sure this is the right time to say it, so please let me know if I'm doing it at the wrong time. But I wanted to know why I couldn't get no honest answers about these two vacant lots that was adjacent to my house since 2014. And I've been fighting with Jannie Blackwell. The new councilwoman, Jamie, I'm going to mess up her last name. They sent me to a community law center, Ebony Griffin, and I have not gotten any answers. And it's upsetting because I've been cleaning this lot. When it snows, I shovel. I didn't put any work into it because I was scared, I didn't want nobody to take anything from it, from me doing this. But the guy, when I asked him about this lot, he said I can get it. The gentleman came to fix it up. He got cursed out by the neighbor who used to live there, and it was really hurting me, the fact that I could not... As of today, I'm still reaching out to everybody to figure out what went wrong. They told me that the lot was sold. I said, "How was it sold?" And I've been coming and complaining about this lot, and they said it was sold to this agency that owned at least, like,15 vacant lots. And I am upset about this because I don't get no honest answers. I've been going down to Donna Book, um, Donna Buckley, I'm going to mess up her name, but this is from 2014 up until now.

ANGELA BROOKS: Is this a publicly owned lot?

REGINA BREWINGTON: They said it was a public-owned lot. It was just so much misunderstanding to me, and now it's taken from me. Both lots. 'Cause it's a bigger lot, so I guess it was more interesting, it was a bigger lot. And I did everything I was supposed to do, with Jannie Blackwell when she was in office, dealing with Paulette Adams. And they lied. Something went wrong or they lied. I'm feeling like I've been lied to. Even when, before Jannie Blackwell left, I went to the big, beautiful center inside City Hall, and all of us filled out some paperwork. I don't know what that issue was, but mine was for the vacant lot. Still no one answered me, and I still don't want to give up. Even the law-- One of the community law ladies said, "Why don't you give up?" And I thought about it, and I did give up for a little bit. But I was like, "I don't want to give up," because I still didn't get no answers. And I wanted some answers about this lot because it was money. Y'all don't... I mean, I don't know what it was. I just didn't

get no straight answers, and I just came here because I still didn't give up. I'm still calling everybody, even calling the new councilwoman, talk to somebody. And it's like nobody's not caring. And I don't want a pity party, but I want somebody to at least feel like they care a little bit. I've been fighting from 2014. It's 2016 they said we give up because it's done and over with, and I don't wanna give up until I get some honest answers regarding these two vacant lots that no one comes out, except for CLIP now comes out and clean it. But when it snows, I'm shoveling it. And I got mad, and I stopped a little bit, but somebody said, "You don't give up 'cause you live next door to it." And I was told I was supposed to have first priority by me living adjacent to it. And nothing. Nothing. And here it is, 2026, and I still can't give up because I still live there.

ANGELA BROOKS: Do you mind sharing the address?

REGINA BREWINGTON: 3828, that's my address. So it's 3830 and 3832. And these people own-

ANGEL RODRIGUEZ: What street?

REGINA BREWINGTON: I apologize. So, 3830 Poplar Street, 3832 Poplar Street.

ANGELA BROOKS: And what's your address?

REGINA BREWINGTON: And my address is 3828 Poplar Street. And I just want some honest answers. And they said, "You might as well give up," and I choose not to give up. I felt bad, but something kept picking at me and said, "Don't give up." And so I just found out about this meeting, so now I'm here.

ANGEL RODRIGUEZ: It's privately owned.

REGINA BREWINGTON: Thank you, all. Thank you.

ANGELA BROOKS: Thank you for coming. We can follow... If you don't mind sticking around, we can talk to you after.

REGINA BREWINGTON: Yes.

ANDREA IMREDY SAAH: Is there anybody else?

Exhibit A

ANGEL RODRIGUEZ: Just really quickly, both properties are privately owned.

ANDREW GOODMAN: Yeah, but the situation, the situation was that, and we, we had this happen a bunch, that before the disposition policy change in 2020, people were coming here and getting, like, initial agreements, starting paperwork, but never finished, and then once the disposition policy changed, there was no, like, leverage for them. So Ms. Brewington, as well as many others who we've worked with, have some signed letters, either from Council Member Blackwell's office or staff from Redevelopment Authority, you know, acknowledging their, you know, their interest and their qualification for a side yard, but it was never executed. And because there was no intervention on the Land Bank's part at sheriff sale, the property gets sold at sheriff sale, an LLC buys it. And because that happens and the disposition policy changes, there's no way for them to go back in time.

ANGEL RODRIGUEZ: So if I could just clarify, this was sold at sheriff sale in March of 2017. The Land Bank didn't even, wasn't even approved by Revenue or the School District to actually do sheriff sales until September of 2017 when I came onboard. So there was no way or mechanism for the Land Bank to exercise its priority bid. So just to put that out there.

ANDREW GOODMAN: I mean, you can, you can say that, Angel, but I've seen from Ms. Brewington, as well as many other Third District constituents, that they have letters with city seals on them signed by various city officials claiming that they will help them acquire property at sheriff sale for a side yard. So I understand what you're saying, and that's why we end up having to have these really difficult conversations with constituents about how somewhere along the line, someone misrepresented, and once a private real estate transaction happens, there's no way to go back. And this is just one of many examples that I know I've had to deal with in my day job as a Council staffer.

ANGELA BROOKS: Thank you. Thank you both for that clarification.

ANDREA IMREDY SAAH: Uh, Taussy?

TAUSSY VALCARVEL: That was me. I still want answers, that's all.

ANGELA BROOKS: Okay, thank you. You wanna come to the mic?

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RYAN GITTLER MUNIZ: My name is Ryan Gittler Muniz. I'm an organizer with the Philly Land Stewards Union.

ANGELA BROOKS: Can you repeat your name again?

RYAN GITTLER MUNIZ: Yeah, Ryan Gitler-Muniz. Taussy had, like, a number of questions for the Board, so I just wanna repeat them and maybe pause to give folks a chance to answer. So the first question is, are members, like she raised, who are facing eviction from the Land Bank, they've been stewarding their lots for a long time, and they're getting notices – is there anything that folks can do to prevent an eviction from the Land Bank or an order to vacate, basically, including submitting a valid side yard application?

ANDREW GOODMAN: And so are these properties that have, like, conflicting disposition applications, or are these properties that don't have any...?

ANDREA IMREDY SAAH: We don't know the addresses they're referring to.

RYAN GITTLER MUNIZ: So it seems like we've had individual members that have faced the situation come to the Land Bank offices and have been told by staff that there's, even if they submit a valid side yard application, there's nothing they can do to prevent the eviction. And also, as far as we know, there aren't immediate plans to dispose of the... – these properties haven't been disposed. And there's, like, three particular cases in mind, which is why we talked about we're gonna have a tour of those spaces in the Seventh Council District in September. But just a question, like, in general, is there any way to prevent, like, an order to vacate or postpone it for members who are facing that?

ANDREA IMREDY SAAH: I'll speak to the first issue, which is that the order to vacate is issued once we know that someone is on the property without permission, because it is an insurance liability for us. Our insurance does not cover activities on vacant lots, and the Land Bank is not funded to pursue a lot of litigation from people, even though we receive a lot. So that is our obligation to the Land Bank, to make sure that nobody is using the property without permission. The problem with issuing garden agreements, which we used to be able to do, is that it's part of the same problem, is that our insurance company, which also insures PHDC and PRA's lots, does not permit gardening use, side yard use, any use other than just a vacant

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lot. So again, as soon as we know that somebody's on there, we have to issue a vacate notice and ask people to get off. That's our due diligence, and we cannot issue garden agreements anymore because of that.

RYAN GITTLER MUNIZ: Is there anything that has changed in terms of enforcing that policy? 'Cause for example, I'm a volunteer at Iglesias Gardens. We've, we were using that space for years without permission from the city and never got notice.

ANDREA IMREDY SAAH: Well, Iglesias Gardens has been conveyed to Iglesias Gardens, right, after a while?

RYAN GITTLER MUNIZ: Right.

ANDREA IMREDY SAAH: So you should have all the publicly owned properties, right? Anything that's privately owned, we have no control over. So that's at the, you know, at, basically… if the owner of those, the private owner of any property knows that you're there and still lets you stay on there, that's their prerogative, and they're assuming that risk.

RYAN GITTLER MUNIZ: Yeah. That makes sense. I think the point I'm trying to make is that it's kind of the reason we have urban agriculture in the city is that folks have used land without permission for a long time. And so to act as if, like, once the Land Bank is notified, they have to kick people off, it just kind of, to me, sounds a little absurd just because we were using it for years.

ANDREA IMREDY SAAH: There, there's a difference, if I may. I can speak to that, too.

RYAN GITTLER MUNIZ: Sure, sure.

ANDREA IMREDY SAAH: When the properties are owned by the city, the city is self-insured. They are not subject to the same restrictions. They can choose to leave you on, let you garden on the land, right? If the city were to take these properties into its inventory, we would give those properties to the city and then let them deal with that. As the Land Bank, PRA or PHDC, we cannot do so.

RYAN GITTLER MUNIZ: Okay. Thank you. I guess the, the other point I want to make is, so we've had this happen to members who have valid side yard applications. They own their

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home, live next to the lot, and are trying to apply as a way to prevent the eviction because they've invested years in the spaces and don't want to see it, you know, cleared. One of our members, she had been taking care of a Land Bank lot for 40 years and had a valid side yard application, and the crews still came and cleared her. So is there any way to prevent that given that they have a... it's not even a lease. They have a valid side yard application, but we were told by the staff here that it doesn't matter, and they were going to come.

ANDREA IMREDY SAAH: Angel, do you want to speak to that?

ANGEL RODRIGUEZ: I can't speak to that. That has to do with our ongoing conversation. That has to do with our ongoing conversations with the Council office.

RYAN GITTLER MUNIZ: Is there any update? 'Cause again, we've talked to Quetcy Lozada's office.

ANGEL RODRIGUEZ: No, there isn't an update at this point that I can provide you with.

RYAN GITTLER MUNIZ: Okay. I guess just the point I want to raise, and it's similar to the comment the previous person made, how we're kind of at an impasse because we've heard one thing from Council, one thing from the Land Bank, and it's like there's…- like what are community members supposed to do? 'Cause we've heard that the Council office says, "No, we are accepting side yard applications." We've heard from here that that's not happening. So what, what do we do? Is there, is there an answer?

ANDREA IMREDY SAAH: I cannot speak to that. I'm sorry. I'm not privy to those conversations.

RYAN GITTLER MUNIZ: Okay. The last thing I'll say is, we wanted to make an invite to the Board and to Land Bank staff in the room to this tour that we're having of members who are facing this eviction problem on September 14th. So, we can circulate this invitation via email after, but I just wanna, like, reiterate what Taussy said that we want to invite you guys to come and, like, meet folks that are facing this and try to work out a solution because, like I'm raising, we're kind of at an impasse, and we want to find a solution. So we really want to work with you guys.

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Exhibit A

ANDREA IMREDY SAAH: If I may request that you not have people enter on those properties, again, because of the liability risk to the Land Bank. If you would like to organize a meeting that you invite people to, that's great, but again, you're entering on those properties without permission, and it's putting the Land Bank at risk. I'm just putting that out there.

RYAN GITTLER MUNIZ: Okay. We see things differently, but thank you.

ANDREA IMREDY SAAH: Thank you.

ANGELA BROOKS: I believe I see a hand in the back, if you want to come up to the mic. And again, as you come to the mic, please state your name slowly so our recorder can catch that as well.

AMINA PEREZ: Sure. Good morning. My name is Amina Perez, and I just wanted to take the time to say, I'm a Black female developer, and the efforts that are being made from the Land Bank, from groups like Black Squirrel, from groups like UDA, from PHA, encouraging programs that support minority developers in the city are being felt. Even just coming in this room, I met with several of my cohort members. I see them here in the room just becoming involved in a space that we once felt very excluded from. And we're capable. We're here, and we see all the initiatives that are being presented. Angel comes to speak sometimes at these functions, and it's definitely making us feel welcome and motivated and appreciated, and I just wanted to say thank you.

ANGELA BROOKS: Thank you, Ms. Perez.

ANGELA BROOKS: Is it Mr. Knight?

ZANE KNIGHT: I just wanted... Zane Knight. I just wanted to raise a point of contention. Like, I just wanted to kind of say it just seems like people are often, like, penalized for trying to, like, go through the process legitimately, and I feel like we should all work together to try and find a solution where people aren't penalized for trying to do, like, the process the way that it's supposed to be done when people have, like, a legitimate claim to, you know, a parcel of land or something of that nature. Like, you know, people who've been managing, like, areas for over a decade and what not. Like, you know, I think most people would agree that those

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people should have some kind of priority if they've, you know, funneled a significant amount of time, money, and effort into that land, and I think we should all work together to ensure that people aren't penalized for trying to do the process legitimately. Thank you.

ANGELA BROOKS: Thank you.

ALEX BALLOON: Could I just ask a question, Andrea?

ANDREA IMREDY SAAH: Yes.

ALEX BALLOON: I mean, our ethics guides for the boards and commissions handbook basically wants us to direct everyone through the staff, and that we shouldn't be meeting with applicants outside of this setting. Is that correct?

ANDREA IMREDY SAAH: It's a very nuanced situation where,...so for example, people who work for the city should not be assist -- other than staff, right, shouldn't be assisting applicants with, applications that they later are going to vote on, but they certainly can vote on those applications if they have not assisted the, the person in any way before, so.... Do you have anything to add, Angel?

ANGEL RODRIGUEZ: I think the reason why that rule is there is for any perception of impropriety or…

ANDREA IMREDY SAAH: Yes, the perception of it…

ANGEL RODRIGUEZ: ... conflict of interest.

ANDREA IMREDY SAAH: Even if there's no financial…

ANGEL RODRIGUEZ: Can I?

ANDREA IMREDY SAAH: Yeah, sorry.

ANGEL RODRIGUEZ: Thanks. So you asked me. So it's-

ANDREA IMREDY SAAH: Yeah, no, you're-

ANGEL RODRIGUEZ: Let me answer it.

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ANDREA IMREDY SAAH: Sorry.

ANGEL RODRIGUEZ: So I think, I think that what the Board has to understand is that there are other variables and factors that are going into conversations about land strategy, land priority, that are happening offline that are not happening at this Board meeting. So the Board has to recognize the public sees the Board once a month. It's not that the Land Bank is not in contact with Council offices on a regular basis. We are. But sometimes those conversations are in process but have not concluded, and it would be improper for us to start divulging that or betraying a confidence until that has come to a conclusion. So I think there are certain..., you know, and it seems ambiguous and, like, it seems like a black box, but it's necessary because of what we've seen in the past where we, as staff alone, in this organization alone, cannot assume for a Council district what should be a good disposition or not. And we have to have conversations with Council. And I would just say that these types of situations create a connotation that, well, you came out, that's a tacit agreement you agree with us. So you have to be very wary of that. And I think that's-- I'm just playing that out. There are a lot of conversations that are happening that I'm not at liberty to talk about until they're concluded.

REBECCA LOPEZ KRISS: To the…, you know, to the experience of Mrs. Barrington or the land stewards, I realize that there are many conversations happening, but that feels very much like a lack of transparency to the public. What is their avenue? Like, is the suggestion just consistently you need to talk to the Council person?

ANGEL RODRIGUEZ: No, I don't actually make that suggestion.

REBECCA LOPEZ KRISS: But if they're the ones making the land strategy, right? Like, how do they get-

ANGEL RODRIGUEZ: They are not making-- it's done in conjunction with the staff. So this is what I said - there are conversations that, like, indicate, like, what are the priorities in all of that. Because you cannot ignore the authority of Council. We cannot dispose of any property without a Council resolution, period. So as that, we have to actually... You know, it's not an easy thing where you snap a finger and it's like, "Oh, sure, whatever." That's not what many Council members are looking for. They're looking for a nuanced way. They're thinking about

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their communities. I've heard it several times at Council session that, you know, Council offices have been elected to represent that district., And as complicated as that is, and as long as it takes that process, and sometimes there are hiccups, that's what the process is, to ensure that when you do get that disposition, it's a forever disposition.

ANGELA BROOKS: And I, I just wanna add that, not necessarily answering your question, but just adding for the benefit of those of you who are here, the city is engaged in a vacant land strategy that is in process at this moment that will be looking at all city-owned, city and public-owned land. That process is concluding soon. So that will also give some Council members the type of data that they're looking for to make some of those decisions to your earlier question about District Seven specifically, and it's with any council member. Council members do give guidance to the Land Bank about how they're gonna do with land. And so those conversations are ongoing, so I'm, I'm CC'd in my job on lots of emails, so I would imagine that part of what the answer that was given to you is just those conversations are ongoing literally right now. So there hopefully will be some direction in the near future. We're not in a position to have... And I'm saying this in my hat not as chair, but as a city employee. We're not in a position-- There's been no decision, but those conversations are ongoing, so you're not talking to a black hole. But it's an ongoing conversation in getting direction. And so I know it does seem like you're just talking to out of the side of your neck and we're not listening. We are listening. The conversations are happening. But there's a whole process, and so I can't say I'll be there on September 14th, but we can definitely make sure that those, when those are concluded, that you formally get an answer to your question. It's just not now. So it's not that we're saying, "No" or we're not hearing you. We're just saying we don't have an answer for you right now. I personally can commit we will get one to you as soon as we get that.

RYAN GITTLER MUNIZ: I just wanna say quickly I appreciate that, and the reason we're here is 'cause these evictions are happening right now, as we're... The timing is, like, not fast enough.

ANGELA BROOKS: Yeah. And you know, I mean, the timing isn't great, but you all, you do have to recognize what our legal officer has said, that there is a risk to the city. So, say

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Exhibit A

somebody's on one of these gardens and gets hurt. They're not gonna sue you. They're gonna sue us. And so I need the Land Bank staff to really be worried about that. As chair of the Land Bank, I have a fiscal responsibility to make sure that we mitigate risk, right? And so it is a risk, and it really sounds great when you're doing these great things. Nobody's minimizing the importance and the need for these types of things, but I also can't afford for us to get sued. So I have a responsibility to the citizens of Philadelphia as well to make sure that we aren't in litigation, and we would be liable. And you know, people mean well, but they will sue us, and then we're gonna ... We have a fiscal responsibility to protect that as well. So there are other things outside of the feel-good story about land that we also have a responsibility for. And so should there be something that meets in the middle better? Probably. But Andrea and Angel's responsibility is to mitigate our risk because you just heard our audit report. We don't want findings. We don't have money to give away because somebody fell and broke their ankle when they were trying to tend to some great greens, right? I want the greens too, but I also don't wanna have to pay $200,000 dollars because somebody broke their leg and they're unable to work. And so I need people to think about both sides of this 'cause that's what we have to do. So could we do better? Are we trying to do better? Absolutely. I'm glad all of you are here, but I certainly want you to understand that we have a responsibility to think about both sides of it. So we don't have the luxury of only choosing one or the other. Okay. I don't know that I saw any other questions. Okay. Well, with that said, I'll take a motion for adjournment.

CORNELIUS BROWN: Motion to adjourn.

DARWIN BEAUVAIS and ANDREW GOODMAN: Second.

ANGELA BROOKS: All those in favor?

[All answered "Aye"]

ANGELA BROOKS: Thank you. Thank you guys for coming.

Meeting adjourned at 10:44 am.

Exhibit B

RESOLUTION NO. 2026 - 32

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 August 11, 2026.

Exhibit C

RESOLUTION NO. 2026 - 33

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 August 11, 2026.

Exhibit D

RESOLUTION NO. 2026 - 34

**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 August 11, 2026.

SEPTEMBER 15, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM III

Executive Director's Report - TO BE ADDED

SEPTEMBER 15, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A

Review and Approval of PLB FY 2027 Budget

RESOLUTION NO. 2026 - __

RESOLUTION ADOPTING PHILADELPHIA LAND BANK OPERATING BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2027

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") was presented with the proposed budget for the fiscal year ending June 30, 2027 (attached to this Resolution), which itemizes the categories and amounts of revenue and expenditures required to fund operations of the Philadelphia Land Bank ("**2027 Operating Budget**"); and

WHEREAS, Section 309 of the Bylaws of the Philadelphia Land Bank ("**Bylaws**") requires that adoption or amendment of the annual budget be approved by a majority of the "entire Board of Directors" (defined in Section 101 of the Bylaws as the total number of Directors the Land Bank would have if there were no vacancies); and

WHEREAS, the Board deems it necessary and in the best interest of the Land Bank to approve and adopt the Fiscal Year 2027 Operating Budget, subject to the terms of this Resolution.

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

1. The Fiscal Year 2027 Operating Budget, as presented to the Board and attached to this Resolution, is hereby approved and adopted.

2. The Land Bank staff will provide the Board with quarterly financial reporting comparing actual expenditures to the Fiscal Year 2027 budgeted expenditures.

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

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

Adopted by Philadelphia Land Bank Board of Directors on _________ ___, 2026.

PHILADELPHIA LAND BANK

PHILADELPHIA LAND BANK DRAFT FY 27 BUDGET

Expenses	FY 27 BUDGET	FY 26 ACTUAL	FY 25 ACTUAL	FY 24 ACTUAL
Personnel Services				
Land Management	19	19	17	17
Total Staff Headcount	19	19	17	17
Professional Staff	1,609,569	1,396,487	1,349,226	1,379,416
Share of PHDC Admin Salaries	500,000	0	552,091	292,786
Total Salaries	2,109,569	1,396,487	1,901,317	1,672,202
Fringe Benefits-Professional Staff				
FICA & Medicare	123,132	107,252	101,793	103,853
Group Life Insurance	714	1,249	1,573	5,864
Health - Medical Contributions	327,134	248,190	234,858	468,842
Union Legal Services	2,340	2,430	2,475	2,670
PA Unemployment	0	0	0	0
Pensions	244,924	253,190	82,758	79,648
Tuition Reimbursement	0	1,562	0	0
Total Fringe Benefits	698,245	613,874	423,457	660,877
Total Personnel Services	**2,807,814**	**2,010,361**	**2,324,773**	**2,333,079**
Purchase of Services				
Arbitration Settlement Awards	0	0	44,000	40,133
Accounting & System Services	4,500	4,343	4,076	5,865
Advertising & Promotion Activities	0	0	0	0
Audit Fee	40,000	40,000	38,500	43,500
Consulting Services-General	97,549	78,802	0	3,500
Consulting Services-Acq + Acq Fees	15,000	14,489	10,538	3,595
Consulting Services-Property Maintenance	500,000	483,165	368,466	585,701
Insurance (incl. Gen Liab., Property, WC, etc.)	502,451	462,582	546,440	502,383
Insurance-Broker	36,000	36,000	36,000	29,000
Organization Dues	2,000	3,304	283	786
Outside Labor Legal Services	0	0	0	0
Outside Legal Services	25,000	13,089	25,106	22,123
Parking & Milage	0	0	0	0
Postal Services	1,000	601	205	1,663
Real Estate Disposition Related Costs	10,000	9,224	5,910	9,625
Rent - Office Equipment & Machinery	0	0	0	0
Rent - Office Space	0	0	0	0
Repairs & Service Aggreements	0	0	0	0
Seminars/Conferences/Training	2,000	2,076	0	2,363
Telephone	0	0	0	0
Travel	2,000	580	6,357	407
Total Purchase of Services	1,237,500	1,148,255	1,085,880	1,250,642
Other Office Expenses				
Miscellaneous Expenses	2,000	152	1,638	5,109
Office Material & Supplies	5,000	3,184	6,375	4,013
Subscribtion & Publications	3,500	3,136	3,162	1,310
Total Other Office Expenses	10,500	6,472	11,175	10,432
Office Equipment				
Admin Equipment & Service/License Agreement	0	0	0	0
Computer Software & Service/License Agreement	45,000	41,316	39,596	22,821
Computer Equipment	0	334	0	0
Total Office Equipment	45,000	41,650	39,596	22,821
TOTAL: LAND BANK EXPENSES	4,100,814	3,206,736	3,461,424	3,616,975
REVENUE				
General Funds	4,500,000	3,200,000	3,000,000	3,000,000
Program Income	324,686	47,742	148,850	418,988
Total Revenue	4,824,686	3,247,742	3,148,850	3,418,988

SEPTEMBER 15, 2026 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.B

Amendment to Approved Disposition
for Modified Use of 2751 Kensington Avenue

RESOLUTION NO. 2026 - ___

RESOLUTION AMENDING RESOLUTION 2019-28 TO AUTHORIZE A MODIFIED USE OF 2751 KENSINGTON AVENUE BY ROCK MINISTRIES OF PHILADELPHIA, INC.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the "**Board**") approved the disposition of 2751 Kensington Avenue (the "**Premises**") to Rock Ministries of Philadelphia, Inc. (the "**Developer**") by Resolution 2019-28, adopted on May 15, 2019;

WHEREAS, the Philadelphia Land Bank (the "**Land Bank**") and the Developer entered into a Purchase and Development Agreement dated July 13, 2019 and recorded November 13, 2019 in the Philadelphia Department of Records (the "**PDA**"), requiring the development of the Premises as managed open space;

WHEREAS, the Land Bank conveyed the Premises to the Developer by Deed dated November 4, 2019 and recorded November 25, 2019 in the Philadelphia Department of Records;

WHEREAS, the Developer now desires to construct on the Premises a mixed-use building containing affordable rental properties and a commercial space to be used by the Developer (the "**Modified Use**");

WHEREAS, a modification in the use of the Premises requires the Board's prior approval by resolution, in accordance with and subject to the terms and conditions of Section 9.03 of the PDA;

WHEREAS, the Developer has agreed to undertake and perform the rights and obligations to develop, maintain and manage the Premises, as modified for the Modified Use, in accordance with an Amended and Restated Purchase and Development Agreement and a Declaration of Restrictive Covenants, Conditions and Restrictions, to be entered into by the Land Bank and the Developer;

WHEREAS, the Board has determined that it is in the best interest of the Land Bank to consent to the Modified Use of the Premises, pursuant to this Resolution;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Directors of the Philadelphia Land Bank that, subject to the terms and conditions of this Resolution:

1. The Modified Use of the Premises to permit the Developer to construct a building containing affordable rental units and a commercial space to be used by the Developer is in the best interest of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.

2. 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 and other documents as may be necessary or desirable to effectuate the purposes and intents of this Resolution in accordance with the terms of this Resolution (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.

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

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

Adopted by Philadelphia Land Bank Board of Directors on ________________, 2026.
Philadelphia City Council Resolution No. ___________ dated __________________.

DEVELOPMENT FACT SHEET

Last Updated: **September 9, 2026**

1. ADDRESS: 2751 Kensington Avenue

2. PROPERTY INFORMATION

Zip Code: 19134	**Census Tract**: 017800	**Council District**: 1
Zoning: CMX-2	**Lot Area**: 2,115	
OPA Value: $66,900	**Appraised Value**: $N/A	
Redevelopment Area: N/A	**Urban Renewal Area:** N/A	

3. APPLICANT INFORMATION

Applicant Name: Rock Ministries of Philadelphia, Inc.	**Type**: Nonprofit
Entity Owners: Rock Ministries of Philadelphia, Inc.	
Mailing Address: 2755 Kensington Avenue, Philadelphia, PA 19134	
Authorized Contact: Charles Vidra	
Application Date: May 10, 2026	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: Community Benefitting Use	**Strategic Plan Goal (Land Bank Only)**: Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: $N/A	**Proposed Use**: Mixed Use
Development Type: New Construction	**No. of Buildings**: 1
Units: 12 units - Residential; 1 unit commercial	**End User**: Lease to Tenant
Gross Floor Area (sq. ft.): 10,679 SF	**Construction Cost / sq. ft.**: $300
Construction Costs: $3,203,700	**Project Funding Available**: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: $3,570,610	**Mortgage Amount**: $N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	**Economic Opportunity Plan Goals**: Will apply
Land Bank Board Approval: TBD	**PRA Board Approval:** N/A
Construction Commencement Deadline: 3 months after settlement	**Construction Completion Deadline**: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: **September 9, 2026**

6. DEVELOPMENT SUMMARY

A. How was title acquired?

The property is already in Rock Ministries of Philadelphia, Inc. ownership.

B. Application Summary:

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 2751 Kensington Avenue and 2753 Kensington Avenue. 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). A Declaration of Restrictive Covenants will be placed on the residential rental units. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

C. Unit Details:

- Twelve (12) affordable rental units
- One (1) commercial ground floor thrift store unit
- Eight (8) units will consist of studios
- Two (2) units will consist of 1 bedroom
- Two (2) units will consist of 2 bedrooms
- All units will be approximately 335 to 664 square feet

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

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

There will be no declaration of restrictive covenant as the developer is paying market value for the parcel.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
  ☐ Yes ☐ No ☒ N/A
- Meeting Date (if applicable): N/A

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2751 Kensington Avenue to Rock Ministries of Philadelphia, Inc. for development of a mixed-use project consisting of twelve (12) affordable rental units and one (1) commercial floor ground unit.

Prepared by: Brian Romano, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

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

☒ Property photos
☒ Site Map
☒ Floor Plans
☒ Sources and Uses (Excel spreadsheet)
☒ Appraisal Summary Pages

DEVELOPMENT FACT SHEET

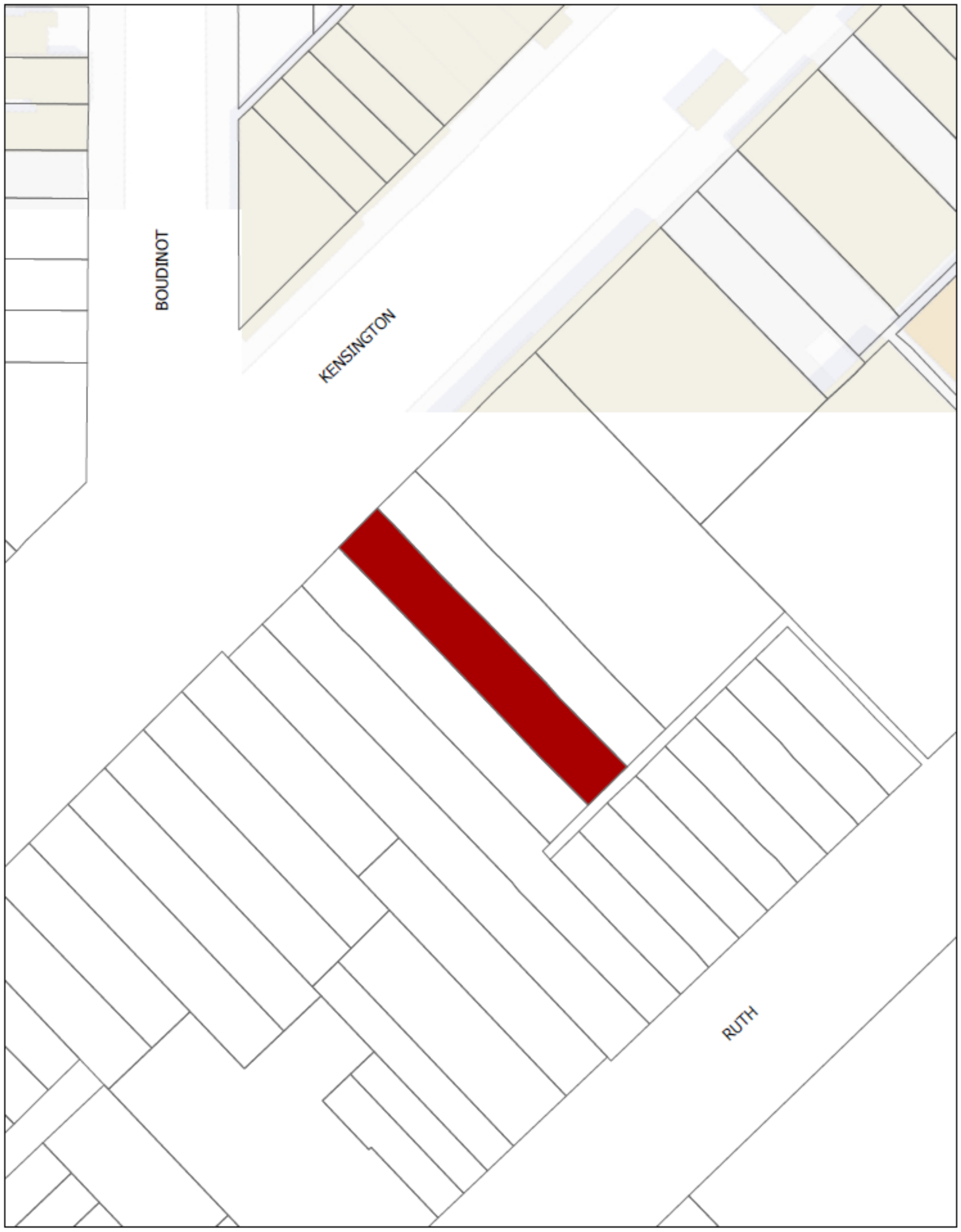
Last Updated: **September 9, 2026**

SITE PHOTO

SITE MAP

DEVELOPMENT FACT SHEET

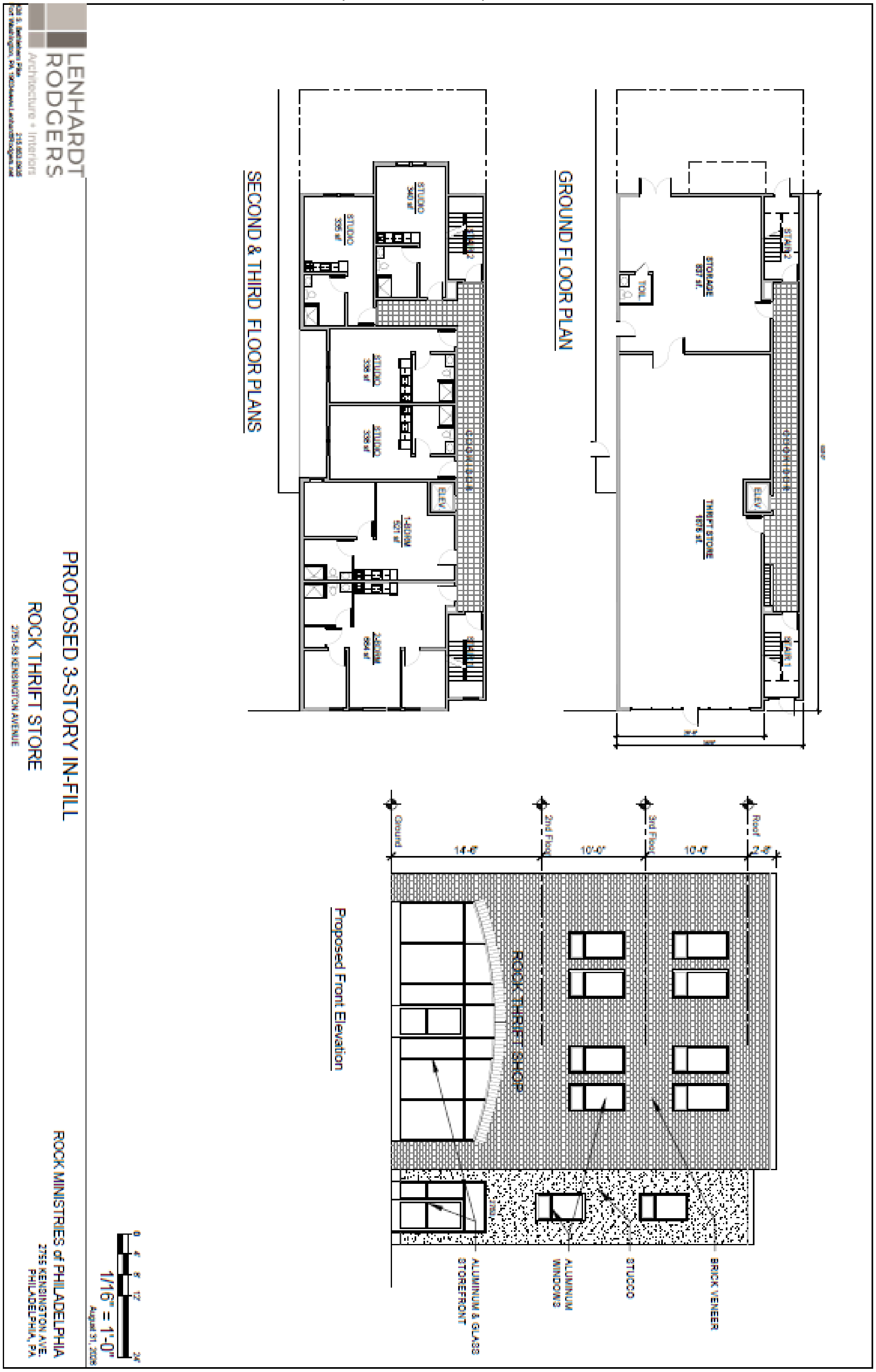
Last Updated: **September 9, 2026**



DEVELOPMENT FACT SHEET

Last Updated: **September 9, 2026**

RENDERING / ELEVATIONS / FLOOR PLANS



DEVELOPMENT FACT SHEET

Last Updated: **September 9, 2026**

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Rock Ministries of Philadelphia, Inc.

Property Address: 2751-53 Kensington Ave.

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	$3,070,610.00	86%	Loan (Port Richmond Savings Bank)
Subordinate Debt		$0.00	0%	
Developer Equity		$0.00	0%	
Other - describe to the right	Yes	$500,000.00	14%	LSA grant funds secured
TOTAL SOURCE OF FUNDS		**$3,570,610.00**	**100%**	

USE OF FUNDS

HARD COSTS

ACQUISITION	Cost	% Total
Property Acquisition	$0.00	0.00%
Closing Costs	$0.00	0.00%
UNIT CONSTRUCTION		
Complete table at bottom of page	$3,203,700.00	89.72%
OTHER CONSTRUCTION		
Landscaping	$0.00	0.00%
Permits	$50,000.00	1.40%
Clearance and Demolition	$0.00	0.00%
Utility Connections & Tap Fees	$15,000.00	0.42%
INFRASTRUCTURE		
Streets and Sidewalks	$5,000.00	0.14%
Water and Sewer	$20,000.00	0.56%
Stormwater & Drainage	$10,000.00	0.28%
Impact Fees	$0.00	0.00%
OTHER HARD COSTS		
Hard Cost Contingency	$0.00	0.00%
TOTAL HARD COSTS	**$3,303,700.00**	**92.52%**

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	$1,000.00	0.03%
Architecture & Engineering	$140,910.00	3.95%
Legal	$0.00	0.00%
Consultant	$0.00	0.00%
Survey	$3,000.00	0.08%
Market Study	$0.00	0.00%
Environmental	$0.00	0.00%
Organization Expense	$0.00	0.00%
Other Consultants	$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	$50,000.00	1.40%
Construction Origination	$0.00	0.00%
Appraisal	$10,000.00	0.28%
Construction Insurance	$34,000.00	0.95%
Property Taxes	$28,000.00	0.78%
OTHER SOFT COSTS		
Holding Costs	$0.00	0.00%
Soft Cost Contingency	$0.00	0.00%
Developer Fee, if applicable	$0.00	0.00%
TOTAL SOFT COSTS	**$266,910.00**	**7.48%**
TOTAL DEVELOPMENT COST	**$3,570,610.00**	**100.00%**

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Studio A	362	$300.00	$108,600.00	4	**$434,400.00**	1,448	13.56%
2	Studio B	365	$300.00	$109,500.00	2	**$219,000.00**	730	6.84%
3	Studio C	388	$300.00	$116,400.00	2	**$232,800.00**	776	7.27%
4	1 Bedroom	557	$300.00	$167,100.00	2	**$334,200.00**	1,114	10.43%
5	2 Bedroom	707	$300.00	$212,100.00	2	**$424,200.00**	1,414	13.24%
6	Public Space/Hallways	2,310	$300.00	$693,000.00	1	**$693,000.00**	2,310	21.63%
7	Commercial Space/Storage	2,887	$300.00	$866,100.00	1	**$866,100.00**	2,887	27.03%
			TOTALS	**$2,272,800.00**	**14**	**$3,203,700.00**	**10,679**	**100.00%**

DEVELOPMENT FACT SHEET

Last Updated: **September 9, 2026**

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	**2751 Kensington Avenue**	**18 ft**	Occupied Open Space	**Private**	**$66,900**	**N/A**