PHILADELPHIA LAND BANK

SEPTEMBER 15, 2026, BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, September 15, 2026, at 1234 Market Street, 17th Floor Conference Room, Philadelphia, PA 19107, of which proper notice was 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 10:13 a.m.

Ms. Imredy Saah announced that, prior to the public session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda and the Executive Director's report, copies of which were made available to attendees on-site because they were not included in the Board package. Mr. Rodriguez also explained, during the Executive Session, the process for issuing site reservation letters to Low-Income Housing Tax Credit (LIHTC) applicants.

Ms. Imredy Saah outlined the rules for public comment, asking speakers who wished to comment to sign up in advance with their name and the agenda item they intended to address, to limit their remarks to two minutes, to address only the item under consideration, and to refrain from making accusations or negative comments about applicants, staff, Board members, attendees, or other members of the public. She then proceeded to call the roll.

Item I
Roll Call

The following members of the Board of Directors reported present: Chair Angela Brooks, Nicholas Dema, Cornelius Brown, Jenny Greenberg, Alexander Balloon, Maria Gonzalez, Kelvin Jeremiah, Andrew Goodman, and Rebecca Lopez-Kriss. Darwin Beauvais and Michael Johns were reported absent. A quorum was present, and the Board proceeded with the meeting.

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

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

Item II
Approval of Board Minutes

Ms. Brooks called for a motion to adopt the Board meeting minutes of August 11, 2026.

Ms. Imredy Saah confirmed that no written comments regarding the minutes had been received in advance of the meeting.

Mr. Balloon moved to approve the minutes of August 11, 2026. Mr. Dema seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the August 11, 2026 meeting.

Item III
Executive Director's Report

Mr. Rodriguez reported that the Land Bank will resume its property application workshops, to be held online via Zoom with separate registration links for each session: side yards on Tuesday, October 6; gardens on Wednesday, October 7; and land development on Thursday, October 8, each from 6:30 p.m. to 8:30 p.m. Registration is required, and there is no charge to attend. Topics will include what constitutes a qualified buyer, how to apply online, and required application materials.

Mr. Rodriguez next provided an update on the new applicant portal, in development since February 2026, which will allow the public to submit unsolicited applications for land online and monitor the status of their submissions. Mr. Rodriguez stated the Land Bank's goal is to launch the portal for unsolicited applications in October 2026, modeled on the Land Bank's "Turn the Key" process, with subsequent phases to add property management and Request for Proposal (RFP) modules. Additional staff and public trainings will follow the launch.

Mr. Rodriguez reported that the Land Bank has withdrawn its approval of Civetta Property Group's unsolicited application in the 7th Council District, for thirty (30) Turn-the-Key homes at 100% of Area Median Income (AMI), due to the lack of a Council introduction of a resolution for a final disposition decision.

Mr. Rodriguez next reported on Turn-the-Key (TTK) production: 1,118 units approved to date; 469 homes sold, including 149 sales (32%) to city employees; more than 200 properties currently under construction; and approximately 350 to 392 properties moving through in the entitlement process. He reported approximately $33,100,000 committed for TTK mortgages, with an average mortgage amount of $70,000, an average senior mortgage debt of $196,000, an average monthly mortgage payment of $1,400, and an average buyer income of 57% of AMI.

Mr. Rodriguez reported on Sheriff Sale acquisitions, stating the Land Bank expended approximately $335,000 to acquire sixteen (16) properties at the July sale, with deeds still to be received from the Sheriff's Department. He noted that the Land Bank’s new Director of Real Estate has been onboarded to assist with this process.

Mr. Goodman asked how the property application workshops will be promoted and whether flyers would be made available to Board members to help publicize the sessions. Mr. Rodriguez responded that flyers would be finalized that week and circulated by Department of Planning and Development. Mr. Goodman further asked whether the new portal, upon launch, would include applications currently under review or apply only to new submissions. Mr. Rodriguez responded that it would be a fresh start for new applications.

Ryan Gittler Muniz asked whether the workshops would include an opportunity for the public to ask questions. Mr. Rodriguez responded that each session will include a Zoom question-and-answer period, and that a recording, along with a written summary of questions and answers, will be posted to the Land Bank's website.

Item IV
Administrative Matters

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

Mr. Rodriguez presented the proposed Fiscal Year 2027 Operating Budget. He explained that the Land Bank is funded through City general fund dollars as part of the Planning and Development budget (Class 500), and that the annual budget is negotiated by PHDC's finance department, which prepares budgets for the Land Bank, the Philadelphia Redevelopment Authority (PRA), and PHDC, beginning in the preceding fall and continuing through the City's spring budget process and Council approval. Mr. Rodriguez apologized that the budget had not been brought to the Board earlier and stated staff would endeavor to improve the timing of future budget presentations.

Mr. Rodriguez reported that the Land Bank's general fund allocation for Fiscal Year 2027 will increase from $3,000,000 to $4,500,000, reflecting the administration's focus on affordable housing and the findings of an internal operational assessment supporting the need for additional staffing capacity. He reported total projected revenue of $4,824,686, consisting of the $4,500,000 general fund allocation and approximately $324,686 in projected program income, against total projected expenses of $4,100,814. He noted personnel and fringe benefits for the Land Bank's nineteen (19) budgeted staff positions total approximately $2,807,814, the largest expense category, followed by property management services and insurance, each budgeted at approximately $500,000. Mr. Rodriguez noted that the insurance market has become increasingly reluctant to underwrite vacant land, which has affected costs.

Ms. Lopez-Kriss asked whether the nineteen (19) positions reflected in the budget are currently filled. Mr. Rodriguez responded that one Senior Development Specialist position is currently vacant due to staff turnover and is being advertised, and that an Inspector position vacated by retirement had just been filled.

Mr. Goodman requested confirmation that, because this is an operating budget, it does not include funding for land acquisition, which is budgeted separately. Mr. Rodriguez confirmed this was correct, and explained that the Land Bank separately received $1,500,000 in general fund dollars for acquisition, that $4,000,000 under the H.O.M.E. bond is allocated for acquisition of vacant land through Sheriff sales for affordable housing development, and that an additional $600,000 has been allocated to the City's Department of Revenue for U.S. Bank lien buybacks.

Mr. Jeremiah asked where the U.S. Bank lien buyback funding would be reflected and requested further explanation of the changes in disposition-related revenue shown for Fiscal Years 2024, 2025 and 2026. Mr. Rodriguez explained that the $600,000 is a one-time appropriation held by the Department of Revenue, which will negotiate and purchase US Bank liens for properties identified by the Land Bank (currently seventy (70) identified properties) so that the properties may proceed to Sheriff sales for acquisition by the Land Bank. Mr. Rodriguez further explained that the changes in program income for the past for the past few fiscal years reflect properties approved for disposition in prior years that were proceeding toward settlement, followed by a period in which fewer RFPs were posted. Ms. Lopez-Kriss clarified that US Bank lien administration is handled by the City's Law Department rather than the Department of Revenue.

Ms. Gonzalez asked whether the change in the Land Bank's share of PHDC administrative salaries between Fiscal Years 2025 and 2026 reflected in-kind support or reduced use of PHDC staff. Mr. Rodriguez responded that the figure reflects budget-balancing adjustments among PHDC, PRA, and the Land Bank, noting that PHDC and PRA have substantially larger budgets than the Land Bank.

Ms. Brooks asked whether any written public comments had been received regarding the budget. There were none. Hearing no further questions or comments, Chair Brooks called for a motion.

Mr. Balloon moved to approve the Fiscal Year 2027 operating budget. Ms. Lopez-Kriss seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Adopting the Philadelphia Land Bank Operating Budget for Fiscal Year Ending June 30, 2027** (attached as **Exhibit B**).

Following the vote, Isaiah Franco, representing CEIBA, commented regarding the workshops, asking the Land Bank to ensure limited-English-proficient populations can access the sessions, including Spanish and other-language translation on flyers, live transcription during the Zoom sessions, and registration support for non-English speakers. Mr. Rodriguez thanked Mr. Franco for the comment.

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

Mr. Romano presented a proposed amendment to Resolution 2019-28, which was adopted by the Board on May 15, 2019, to change the approved use of 2751 Kensington Avenue 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 construct a three-story building on 2751 and 2753 Kensington Avenue, both of which are already owned by the developer. The ground floor will contain a thrift store for clothing, furniture, and household goods, with a dedicated storage area for donation processing, generating revenue and job opportunities to sustain the organization's outreach programs. The second and third floors will each contain six (6) affordable rental units, for a total of twelve (12) units (four (4) studios, one (1) one-bedroom, and one (1) two-bedroom unit per floor), to be leased at or below 80% of Area Median Income (AMI). Mr. Romano noted that no community meeting was required because the request is an amendment, and that the developer was in attendance to answer questions.

Ms. Brooks asked whether any written public comments had been received regarding this item, and whether anyone had signed up to speak. There were none of either. Hearing no further questions or comments, Chair Brooks called for a motion.

Mr. Jeremiah moved to approve the change in use of 2751 Kensington Avenue. Ms. Lopez-Kriss seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Amending Resolution 2019-28 to Authorize a Modified Use of 2751 Kensington Avenue by Rock Ministries of Philadelphia, Inc.** (attached as **Exhibit C**).

Item V
Public Comment (Old & New Business)

Ms. Imredy Saah reported that the Land Bank had received seven (7) written comments in advance of the meeting from members and supporters of the Philadelphia Land Stewards Union — Jacelyn Blank, Lily Frenette, Lori Waselchuk, Alyssa R. (no last name listed), Ana Zurcher, Skyler Quell, and Tawny Koslowsky – requesting that the Land Bank (1) impose a moratorium on evictions of land stewards from Land Bank properties, and (2) reinstate individual garden agreements and leases permitting continued gardening on those properties. Ms. Imredy Saah stated copies of the comments

were provided to the Board before the meeting and available to attendees at the meeting (also attached to these minutes as **Exhibit D**).

Ms. Imredy Saah also reported a written comment from Latoya Cheeks (included in **Exhibit D**) requesting that the Land Bank adopt a conditional-review application process for LIHTC proposals similar to that used in Chester, Pennsylvania, along with Mr. Rodriguez's proposed written response. Mr. Rodriguez explained that the Land Bank's existing qualified-applicant and site-reservation-letter process already functions similarly to the Chester model, requiring LIHTC applicants to identify the proposed site, Council District, zoning designation, unit count, target AMI, project timeline, and funding round before a reservation letter — which affords site control but is not a disposition — may be issued, in coordination with the relevant Council District office.

Ms. Imredy Saah further clarified, in response to a recent press release identifying three properties from which gardeners had been "evicted" by the Land Bank, that only one of the three properties is Land Bank-owned, and that property (312 West York Street) was posted and vacated by the Philadelphia Water Department in connection with street work, not by the Land Bank. The other two properties are privately owned. Mr. Rodriguez added that the Land Bank does not issue license agreements and has not done so since the pandemic, and that enforcement actions on adjacent parcels are frequently driven by violation issued by the Department of Licenses and Inspections (L&I) and the Police Department.

Mary Campbell, a member of the Philadelphia Land Stewards Union and gardener, stated that community gardeners maintain and beautify vacant lots and provide food to the community at no charge, and asked that gardeners be given priority consideration for the lots they maintain.

Taussy Valcarcel, co-chair of the Philadelphia Land Stewards Union, stated that the Union hosted an event the prior day attended by more than fifty (50) people, including several elected officials, at three members' garden sites in Norris Square that had received eviction notices. She stated the Union had invited Land Bank staff to the event, but no one attended, and that one member had already been evicted after forty (40) years of maintaining her garden. She stated Pittsburgh's land bank permits land stewardship through a group insurance policy under its "Adopt a Lot" program, and presented three requests: a moratorium on evictions of land stewards; restoration of access for stewards already evicted; and reinstatement of lease and garden agreement pathways under the Land Bank's disposition policy. She requested a meeting with Mr. Rodriguez to discuss these requests.

Mr. Jeremiah asked whether the properties referenced by the prior speakers were the same properties referenced in the press release. Mr. Rodriguez responded that they were not.

Ryan Gittler-Muniz of the Philly Land Stewards Union clarified that addresses the Union had listed in public announcements in connection with the prior day's event were not the actual addresses of properties on which members were gardening, and that Union members had not hosted the event on Land Bank lots but on adjoining sidewalks. He reiterated the Union's request for a meeting to discuss lease and insurance pathways similar to Pittsburgh's program, referencing the eviction of a member known as Ms. Dottie and two additional members currently under eviction notice.

Ms. Greenberg asked whether there is a scenario in which Land Bank properties could be transferred to the City's Department of Public Property (DPP), which is self-insured. Mr. Rodriguez confirmed that City-owned property managed by the Department of Public Property is self-insured, while Land Bank, PRA, and PHDC properties are not, and stated that the Land Bank is actively working with the 5th Council District and the Department of Public Property to transfer properties to the DPP for

potential long-term leases, including for potential park use. He noted the process requires agreement among multiple agencies and can be lengthy.

Mr. Goodman noted that the Mayor's Innovation Team's "lot-scapes" initiative is evaluating the possibility of using lease agreements, rather than dispositions, on City-owned properties, and stated the question before the Land Bank is not whether to grant a blanket approval, but whether creative pathways exist for some properties, and opined that a meeting rather than continued public back-and-forth on this issue would be appropriate.

Ms. Greenberg agreed that a system-level conversation, rather than a lot-by-lot discussion, would be appropriate. Ms. Gonzalez commented that community organizations might explore partnering with a fiscal sponsor to acquire and permanently control garden land over time.

Mr. Balloon and Ms. Lopez-Kriss both commented on the significant cost and litigation exposure associated with insuring the public use of green space. Mr. Jeremiah stated his agreement with the Land Bank's position that liability exposure is a legitimate constraint on leasing, and suggested that City Council, which legislates the policies governing the Land Bank, is better positioned to propose solutions for the use of City-owned parcels.

Mr. Rodriguez responded that the Land Bank does not set leasing policy, that leases are contemplated in the disposition policy but are not currently implemented as such because the Land Bank is required to insure its inventory, and the market for insuring vacant land has grown increasingly limited. Increased Council funding for the Land Bank would not necessarily resolve the underlying market constraint on available insurance coverage.

In response to a question from Mr. Jeremiah regarding whether Council had indicated a willingness to increase insurance-related funding, Mr. Rodriguez stated Council would likely provide additional funding if requested, but that the primary constraint is the availability of coverage from insurance carriers rather than the budget itself.

Tatiana Guerrero, a Land Stewards Union member and Philadelphia homeowner, spoke in support of the stewards, describing safety concerns for children walking near unmaintained vacant lots and asking the Land Bank to allow continued maintenance of lots by community members while longer-term policy solutions are developed.

Roger Aguilar, a Land Stewards Union member, described difficulty receiving a response to two side-yard applications submitted online and by mail. Chair Brooks directed him to speak with staff following the meeting to resolve the matter.

Karen Minor, representing the Community Reach Out Program, asked about the process for acquiring a Land Bank-owned lot and a Philadelphia Housing Authority (PHA) property to develop a community center. Mr. Jeremiah clarified that PHA properties are outside the Land Bank's jurisdiction and could not be discussed at a Land Bank Board meeting. Mr. Rodrigeuz explained that an applicant must own and occupy an adjoining property to qualify for a side yard, and that a qualified, complete side-yard application requiring proof of sufficient funds to fence and improve the property is needed.

Tom Grabe challenged the Land Bank to agree to a meeting with the Land Stewards Union, stating the issue affects quality of life for residents. Ms. Imredy Saah responded that the Land Bank does not oppose gardens or side yards but is required to follow its disposition policy and insurance

obligations, that disposition policies are set by Council rather than the Land Bank, and that the Land Bank would be willing to transfer properties to the City's Department of Public Property where appropriate but cannot unilaterally change policy. Mr. Balloon asked that public comment remain focused on agenda items in accordance with the Sunshine Act.

Zane Knight commented on the value land stewards provide in preventing blight and reducing liability exposure, and asked that responsibility for acquiring vacant lots not fall solely on community members. He also raised the issue of language accessibility for city programs generally.

Chair Brooks stated she would convene a meeting with the Land Stewards Union, to be joined by Land Bank staff, to discuss the issues raised. Mr. Balloon suggested that other relevant public agencies also be included in such a meeting.

Jeremy Blatstein commented that the disposition issues raised are ultimately matters of Councilmanic prerogative, and he cautioned against conflating long-term, authorized land stewardship with unauthorized use of vacant city land.

Jamila Davis, of the DPD Communicative Department, advised members of the public that dumping or unsanitary conditions on City-owned property should be reported to 311, and that conditions on properties owned by the Land Bank, PHDC, or PRA may be reported to info@phdc.phila.gov.

Vanessa Latimore asked whether the October workshops would be open to new developers seeking to acquire land, and whether technical application assistance would be provided. Mr. Rodriguez responded that the workshops will explain the qualified-applicant standard, the application process, and the disposition process, but that Land Bank staff do not provide technical assistance in preparing individual applications, and that prior development experience is not a requirement.

Tatiana Guerrero offered a closing comment requesting that maintained lots be permitted landscaping improvements, such as flowers.

Item
Adjournment

Seeing no further comments from the Board or the public, Chair Brooks called for a motion to adjourn.

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 11:40 a.m.

SECRETARY TO THE BOARD

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PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, September 15, 2026, at 10:00 AM

User Name
Isaiah Franco
Shirley Rogers
Antonio Cerqueira
Vanessa Latimore
Nashya Latimore
Zane Knight
Tatiana Guerreo-David
Anna Sheridan
Karen Minor
Judith Lowfer
Tom Grabe
Rich Kruger Delgado
Taussy Valcarcel
Kennedy Stevenson
Jeremy Blatstein
Mike Tomasetti
Ryan Gittler-Muniz
Roger Aguilar
Charles Vidra
Miguel Quirindonzo
Mary Campbell

EXHIBIT A

Transcript of Philadelphia Land Bank Board Meeting
Tuesday, September 15, 2026

Roll Call Board Members

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

Meeting called to order at 10:13 am.

ANGELA BROOKS: Good morning, and welcome to the September-

ANDREA IMREDY SAAH: 15th

ANGELA BROOKS: ... 15th Land Bank meeting. Now **let's** have roll call.

ANDREA IMREDY SAAH: Good morning, everyone. Before I call the roll, I need to make an announcement that the Board held an executive session prior to this, to the public session, during which Mr. Rodriguez reviewed the agenda and also the Executive Director's report, copies of which are on the table over there. They weren't in the Board package. He also explained the process of issuing site reservation letters for LIHTC low-income housing tax credit applicants. All right. Next, I want to just briefly say that if, if you'd like to make a public comment, please sign up on the list over here, just with your name and the agenda item that you intend to speak to, and we will then call you during the discussion of that agenda item. We ask you to limit your comments to a few minutes, and also to just maintain decorum and not make any negative accusations about anyone. All right. Thank you. So, Angela Brooks?

ANGELA BROOKS: Here.

ANDREA IMREDY SAAH: Nick Dema?

NICK DEMA: Here.

ANDREA IMREDY SAAH: Cornelius Brown?

CORNELIUS BROWN: Here.

ANDREA IMREDY SAAH: Jenny Greenberg?

JENNY GREENBERG: Here.

ANDREA IMREDY SAAH: Alex Balloon?

ALEX BALOON: Here.

ANDREA IMREDY SAAH: Maria Gonzalez?

MARIA GONZALEZ: Here.

ANDREA IMREDY SAAH: Kelvin Jeremiah?

KELVIN JEREMIAH: Present.

ANDREA IMREDY SAAH: Andrew Goodman?

ANDREW GOODMAN: Here.

ANDREA IMREDY SAAH: Rebecca Lopez-Kriss?

REBECCA LOPEZ-KRISS: Here.

ANDREA IMREDY SAAH: Let's see. Darwin Beauvais, absent. And Michael Johns is also absent. We have a quorum and can proceed.

ANGELA BROOKS: Great. Thank you. The minutes...I can't even talk this morning. You should have a copy of the minutes in front of you. Okay. Are there any questions around the minutes? Were there any comments received regarding the minutes? I don't think so.

ANGEL RODRIGUEZ: Andrea, were there any comments regarding the minutes?

ANDREA IMREDY SAAH: No, there were none, so I apologize. The minutes aren't posted separately in advance.

ANGELA BROOKS: Yeah. Perfect. Okay. Well, with that said, I would accept a motion to adopt the minutes.

ALEXANDER BALLOON: I move that we approve the minutes.

NICK DEMA: Second.

ANGELA BROOKS: It's been properly moved and seconded that we approve the minutes from the August 11th meeting. All those in favor, please say aye.

ALL: Aye.

ANGELA BROOKS: Anybody opposed? Great. Mr. Rodriguez, the Executive Director's report.

ANGEL RODRIGUEZ: Good morning, Board members and members of the public. Today, I'd like to inform everybody that – the first item I'd like to talk about is, the Land Bank will be resuming workshops. We will be facilitating three workshops on how to apply for vacant surplus properties. The workshops will be hosted online via Zoom. We will be advertising three separate links, and registration will be required. It is important to note that these are free. There are no charges to attend online. The first one will be Tuesday, October 6th, and we will discuss the side yard process. That will be from 6:30 PM to 8:30 PM. Wednesday, October 7th will be the garden process from 6:30 PM to 8:30 PM. And then Thursday, October 8th will be land development process from 6:30 PM to 8:30 PM. The workshop topics we will discuss among other things will be what is a qualified buyer, how to apply online, and what is required in the application. Next, I'd like to provide a recent update on the Philadelphia Land Bank website. As previously reported to the Board and to the public, we began working in February 2026 to launch a new portal, which would allow the public to apply for land. And this will be through the unsolicited application process. Our hope is that we will be launching this portal in October. The portal will be an external-facing tool which allows the applicants to monitor the status of their submissions. Our goal will be to reduce frustration and improve customer service, and by making these improvements, we're hoping that we will save time and improve transparency and increase a full spectrum of efficiency. Through this process, our goal is to automate manual tasks, enhance our operational facility and efficacy, and then communicate with applicants and coordinate agency reviews and approvals.

ANGELA BROOKS: Excuse me.

ANGEL RODRIGUEZ: So our goal will be for October for the unsolicited applications. The next phase, we will be working on developing a property management piece to consolidate that, and then finally working on an RFP module so that we will be able to

manage our RFPs in a much more streamlined fashion. After we post this, obviously, we will update and have additional trainings not only for our staff but for the public on how to utilize the portal. The portal will be similar to the process that we use for Turn the Key, where an applicant can go in and register. They get their own account. They will be able to see where they are and what's missing in their application. There will be timelines for applying for a property, and they will know if they have qualified or have met the first threshold to submit a complete application, and then that will aid in our assigning them to a project manager.

ANGEL RODRIGUEZ: So, moving on, I just want to notify the Board that we have withdrawn the application approval for Civetta Property Group's unsolicited application in the Seventh District. That was for 30 Turn-Key homes at 100% of AMI. This is due to no introduction in terms of Council for a final disposition decision. Next, Turn the Key updates. In terms of production, um, we have approved 1,118 units. We're fast approaching our 500th home sold. We're at 469. We've sold at least 32% to City employees. That's 149 people. We do have over 200 properties under construction, and we have somewhere close to about 350 or 392 seeking entitlements. We are working on improvements internally and also with our partner agencies to improve that process. One would be deed transfers as well as license agreements, but also in terms of seeking approvals from L&I and the Zoning Bboard. Currently, we've $33,100,000 for mortgages. The average mortgage amount is about $70,000. The average senior mortgage debt for the homebuyer for Turn the Key is $196,000. The average monthly mortgage payment is $1,400, which is vastly below what people are paying for rent. And the average, uh, median income for those buyers is 57% of AMI.

ANGEL RODRIGUEZ: Reporting on sheriff sales, in terms of acquisitions, Land Bank has confirmed and can state that we did expended $335,000, approximately, acquiring 16 properties at the July sales from the City and from Linebarger. We are still awaiting the deeds from the Sheriff's Department, but we are working through that, and we have onboarded new staff to assist and take the lead on that. That is our Assistant Real Estate Director. That has been working well, instituting standard operating procedures so this process is a lot smoother. And then, for the public's reference, we have a report on what we've disposed of this fiscal year. It should read 2027, not 2026, and then in the second page, last page of the report will be the aggregate. We will be adding this to the minutes, so there'll be a digital copy in the minutes posted on the website

ANGELA BROOKS: Great. Did anyone have any questions? Okay.

EXHIBIT A

ANDREW GOODMAN: I mean, I just had two questions. Sorry. Two questions, Angel, for the stuff on the front page, the one for the workshops. How will they be promoted, and do you have flyers you can share so that we can help get the word out?

ANGEL RODRIGUEZ: Sure. We're going to finalize our flyers this week. They will be promoted online. Our Communications Department is taking the lead on this, so it'll be putting out blasts to all our mailing lists and everyone. Once we have the flyers, our Communications Department will circulate it to Council.

ANDREW GOODMAN: Nice. Sounds great. And then for the portal-

ANGEL RODRIGUEZ: Yes?

ANDREW GOODMAN: ... when it launches, is is the goal for you all to be kind of inputting information for applicants that are currently under review, or would it be kind of like a fresh start for anyone who's submitting new applications?

ANGEL RODRIGUEZ: It'll be a fresh start.

ANDREW GOODMAN: Gotcha. Okay. Thank you.

ANGELA BROOKS: Andrea, do we take questions from the audience now or wait till the... If somebody signed up from the audience, can I take those now or...? Okay. Zane. You need to come up to the mic, Zane.

RYAN GITTLER MUNIZ: I just had a quick question about the-

ANGELA BROOKS: If you can start with your name and-

RYAN GITTLER MUNIZ: Oh, sorry. My name is Ryan Gittler Muniz. I had a question about the workshops, if there'll be a chance for the public to ask questions and get answers.

ANGEL RODRIGUEZ: Yes. Because it will be Zoom, there's a Q&A portion of it. There will be a video recording of it, and we will have that on our website. Also, we will also post the Q&A and the answers that are submitted.

RYAN GITTLER MUNIZ: Okay. Thank you.

ANGEL RODRIGUEZ: Because of a tight timeline and the fact that we can get 200 plus attendees, I can't say that we will address every question, but we will go through, answer them, and then post them as we would with any RFP or thing like that, so it's a resource.

RYAN GITTLER MUNIZ: Great. Thank you.

ANGELA BROOKS: Seeing no other questions, we'll now move to administrative matters and the amendment to approve disposition of Rock Ministries of Philadelphia.

ANDREA IMREDY SAAH: The budget.

ANGEL RODRIGUEZ: Oh, wait. Hold on.

ANGELA BROOKS: Oh, forgot. Had one on here. Sorry, before you. Yes, administrative matters ...

ANGEL RODRIGUEZ: Sure.

ANGELA BROOKS: The budget.

ANGEL RODRIGUEZ: Item 4A. Today we're asking the Board, and let me just preface this – this is just for a matter of record – how we get our budget and we approve our budget, because the Land Bank is funded through general fund dollars, we follow the typical budget process, which is handled in the spring. So back in May and June there were negotiations for the annual City budget, and the Land Bank budget is a subset of the Department of Planning and Development budget. We are considered Class 500, which is part of General Fund dollars. So, we start that process in early January, actually, I would say late November of the previous year, negotiating with the Department, but also with the Department of Revenue to put our budget together. Then there's the approval by Council. And I just want to apologize that we have not brought this to the Board. Part of this is part of our MOU, that we leverage PHDC's Finance Department, and they put together the annual budgets for the Land Bank, PRA, and PHDC. So I do apologize in terms of the late approval date. We will endeavor to do better in getting this information out. What you're looking at here, for this fiscal year, the one big change in operating funds is that in previous years, the Land Bank received $3 million from the City in General Fund dollars. For fiscal year '27, we were allotted $4.5 million. I think that there are a couple of things to note here – one is this administration's focus on housing, and how they view the Land Bank as a critical tool in pushing forward affordable housing endeavors, and the fact that we were in the middle of our operational assessment, which has not been made public, but that was an aid to us in making a case that we actually need more money, so that we could hire more people and be able to manage the property management that we do, the sheriff sale acquisitions, and the disposition process. So you'll see that we have been consistent. We've had some turnover. We have 19 staff members, in which case you're looking at $2.8 million for our personnel and

benefits. That's the bulwark of what we spend our dollars on. The other thing I will tell you to look at is property management services. We have a half million dollars to service thousands of properties, and that's like short dumping issues, having to clear sites, manage sidewalks, and all the emergency issues, demolition of properties that are either unsafe or at risk.

ANGEL RODRIGUEZ: The last thing I would point to is our insurance. We have a half million dollars that we've expended for insurance. We are not self-insured. As I reported earlier this year when I asked the Board to approve the expenditure, the insurance which is shared between the Land Bank, PHDC and PRA is prorated. So as the Land Bank acquires properties through deed transfers and acquisitions at the sheriff sale, our portion of that insurance goes up, and there are stipulations on the uses of the properties. It is very difficult to get this insurance. We have a broker, and they put it out to insurance carriers. There are fewer and fewer insurance carriers that have an appetite to insure vacant land, surplus vacant land. So they're very risk-averse, I would say is the big issue. So we've been doing a lot to have a cost savings, and I would say part of the savings is because we've combined all three agencies purchasing as a group, which has also allowed us to keep the costs within budget. Everything else I think is pretty standard across the board, because you see we've shown our fiscal years from 2024 to currently. Our total budget, and I'm projecting program income, if we're successful in getting to settlement, of $324,000 or $325,000, for a total budget of $4.8 million for the Land Bank in this fiscal year.

REBECCA LOPEZ KRISS: Angel, just a quick question. The 19 positions here, those are budgeted positions?

ANGEL RODRIGUEZ: Correct.

REBECCA LOPEZ KRISS: And are they all full currently? Are you still hiring?

ANGEL RODRIGUEZ: We've just filled an inspector position that was vacant because of a retirement, and then we had turnover in senior development specialists, so we're advertising that position. That's the only position that's vacant right now.

REBECCA LOPEZ KRISS: Okay.

ANDREW GOODMAN: And one more from me. So because this is the operating budget, this does not include land acquisition.

ANGEL RODRIGUEZ: Correct.

ANDREW GOODMAN: Those funding sources are not ... That is a separate budget that's not reflected here.

ANGEL RODRIGUEZ: Correct.

ANDREW GOODMAN: Yeah. Got it.

ANGEL RODRIGUEZ: So the Land Bank received $1.5 million for acquisition from General Funds. That's not to be confused with $4 million under the H.O.M.E. bond, which is for acquisition of vacant land through the sheriff sales for affordable housing development. And then there's another $600,000 that the City has allotted for U.S. Bank lien acquisitions. It's to buy the liens. The purpose of that is to purchase the lien back for those properties that have been identified for affordable housing development. And that is legislated. It is in the bond legislation.

KELVIN JEREMIAH: And where would that budget be reflected?

REBECCA LOPEZ KRISS: Can you just speak to the microphone?

KELVIN JEREMIAH: This doesn't move any closer. What is, where would that budget be reflected? The data that you just ...

ANGEL RODRIGUEZ: So the $600,000 for U.S. Bank liens will be a one-time purchase on the part of the Revenue Department. That will not be us.

KELVIN JEREMIAH: Okay.

ANGEL RODRIGUEZ: So we will coordinate and facilitate with the Revenue Department, identifying properties. We've identified 70 properties for acquisition. Then the City will...the Revenue Department will then work with the U.S. Bank liens. They have a right of, for lack of a better term, first right of redemption or, um, to buy back liens that they've identified, and they will negotiate that. And that money is held by the trustee for the bond. That will be then disposed to the Revenue Department. They will purchase those liens back. What then happens is that the City has the current lien, and then we will utilize that to bring those properties to sheriff sale for acquisition.

KELVIN JEREMIAH: And then could you explain, if you can, the reason for the dip in program income in '25 and '26?

ANGEL RODRIGUEZ: Yes. So from '25 to '26,... well actually, I'll talk about '24 to '25, you'll see the trend. So it goes back to Mr. Balloon's question about RFPs. So back in '24 through '25, we were posting a lot of RFPs under NPI to the [mayoral] transition. So

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you did see a dip also in terms of getting those projects approved. The projection of 324 I mentioned earlier is actually those properties that have been approved for disposition. They have already been approved. We are working towards settlement. That is, either we need to get the deeds into the Land Bank, or the developers need to do their due diligence and receive their zoning and building permits, in which case then we will go to closing. But my hope is that we'll be going to closing, and these are real projections where our only thing is, how quick can we get these projects to settlement? So in the past, a lot of this has been held up because of, ... Like last year was an all-time low because we weren't posting RFPs.

KELVIN JEREMIAH: Mm-hmm.

ANGEL RODRIGUEZ: Especially in '25 and '24. Through negotiations, you'll see there's been an uptick in '25 of posting RFPs with the 5th Councilmanic District. But without a strong partnership for posting properties for RFPs, that revenue stream does drop.

KELVIN JEREMIAH: Got it.

ANGEL RODRIGUEZ: Rebecca, you had a question?

REBECCA LOPEZ KRISS: I was just going to make a clarification. It's technically the Law Department who does-

ANGEL RODRIGUEZ: Yeah

REBECCA LOPEZ KRISS: ... the lien work, or like, who manages that. It's not Revenue. It's all the same difference. We're all the city, but just for clarification.

ANGEL RODRIGUEZ: Okay.

ANDREA IMREDY SAAH: Okay. I just wanted to ask, there's a person who signed up to ask or make a comment about the disposition workshops covered under the ED report. Would you like to come up now?

KELVIN JEREMIAH: Yeah.

ANGEL RODRIGUEZ: Well, can... Hold on.

ANDREA IMREDY SAAH: I'm sorry.

ANGEL RODRIGUEZ: Can we address the budget first before we go to that?

ANDREA IMREDY SAAH: Oh, I'm sorry.

ANGEL RODRIGUEZ: We haven't closed out on the budget.

ANGELA BROOKS: Right. Anybody have any other questions?

MARIA GONZALEZ: I have a question. So I see that in '26, in comparison to '27, the administrative salaries from PHDC... is that because that was in-kind support, or you didn't use a lot of their staff to do Land Bank work?

ANGEL RODRIGUEZ: That was to balance the budget. So I think it's really incumbent that this Board understand the role PHDC plays with the Land Bank. PHDC and PRA have been around a lot longer, and their cash flows, their budgets are much bigger. So I mean, I would just... I think, L&I's budget is in excess of $200 million. And we're $4 million. So for cash flow purposes, you know, there's a float, and sometimes we utilize things. But then also we have to balance the budget, so it's discretionary.

MARIA GONZALEZ: Okay. Thank you.

ANGEL RODRIGUEZ: Yeah.

ANGELA BROOKS: Do you have a question, Alex?

ALEXANDER BALLOON: No, I was going to make a motion. Oh, could I move that we approve the Land Bank fiscal year 2027 budget?

REBECCA LOPEZ KRISS: Second.

ANGELA BROOKS: It's been properly moved and seconded. All those in favor say, "Aye."

ALL: Aye.

ANGELA BROOKS: Opposed? It's been approved. Now ... So the person who wanted to ask about workshops, would you please come up to the mic?

ISAIAH FRANCO: Good morning.

ANGELA BROOKS: You can start with your name.

ISAIAH FRANCO: Yeah. Isaiah Franco, representing CEIBA today. Thank you. Cool to hear about the workshops, especially with the new CRM in October. I'm representing CEIBA today. We wanted to encourage,... I know this is a tight turnaround, but pursuant to the city charter, just making sure that limited English proficient populations can access these workshops, whether that be Spanish translation on the flyers, other language

translation on the flyers, and then live transcription over Zoom, as well as registration support for Spanish speakers or other language speakers when they're logging in. Thank you.

ANGEL RODRIGUEZ: Sure.

ISAIAH FRANCO: We're excited to promote them.

ANGEL RODRIGUEZ: Thanks.

ANGELA BROOKS: Thank you for that. Okay. Now we'll hear the amendment to approved disposition for Rock Ministries of Philadelphia.

BRIAN ROMANO: Good morning, Board Chair, members of the Board, and public. I'm Brian Romano, senior development specialist here to present item 4B. The Board is being asked to approve an amendment to a resolution adopted in 2019 to change the approved use of the property at 2751 Kensington Avenue from managed open space to mixed use development. Rock Ministries of Philadelphia Incorporated, which took title from the Land Bank in November 2019, intends to develop a three-story building on 2751 and 2753 Kensington Ave, which was already in their inventory. The first floor will contain retail space for a thrift store for clothing, furniture, and household goods and will have 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 affordable housing units for a total of twelve units to be leased to tenants at or below 80% of AMI. Each floor will consist of four studios, one one-bedroom, and one two-bedroom. No community meeting was required as this was an amendment. The developer is in attendance if anyone should have any questions.

ANGELA BROOKS: Are there any questions from the Board? Did anybody sign up for public comment?

ANDREA IMREDY SAAH: Well, there were no public comments received prior to the Board meeting regarding this item, and I don't see anyone signed up from the current attendees to speak to this item. So if anyone did intend, please raise your hand. Okay.

ZANE KNIGHT: I have a question. Is the owner-

ANGELA BROOKS: Can you come to the mic, please, Zane?

ZANE KNIGHT: I'm up here only as a local resident. Hello, my name is Zane Knight. My question is more directed at, like, the owner-operator, more of a comment. I just wanted to encourage because I've never had the opportunity to speak with you, I don't appreciate the way that your folks talk to people who are struggling with addiction, and I wish they would take a less, like, self-blame approach, and more of a addiction as a disease approach to addressing the people that you serve. I appreciate that you're serving the community, but I just wanted to make that note. So I would appreciate that. Thank you.

ANGEL RODRIGUEZ: This has nothing to do with the resolution.

ANGELA BROOKS: Thank you. For future comments, they do have to be directed toward the matter at hand, and certainly we can facilitate those conversations off the record, not as a part of this matter.

ANGEL RODRIGUEZ: Question **– point of order. Based on the ground rules we've put together, that shouldn't be included in the minutes.**

ANGELA BROOKS: Thank you. Seeing no further questions, I would entertain a motion for adoption or approval.

KELVIN JEREMIAH: So moved.

REBECCA LOPEZ KRISS: Second.

ANGELA BROOKS: It's been properly moved and seconded. All those in favor, please indicate by saying aye.

ALL: Aye.

ANGELA BROOKS: All those opposed, say nay. Great. We'll now move into public comment. I just want to remind everybody of the rules for this, if you signed in, we'll start with that list. Those of you who may not have signed in, we'll recognize you after that. All comments will be limited to two minutes. Please refrain from referring to anybody specifically, and of course, there will be no tolerance for any disrespectful engagement in that. I'm pretty sure we have a pretty good list, so I will defer. I defer to you-

ANDREA IMREDY SAAH: Yes

ANGELA BROOKS: ... senior attorney.

ANDREA IMREDY SAAH: So we received five, sorry, seven emails, basically from supporters or members of the Philadelphia Land Stewards Union, requesting a

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moratorium on what they call Land Bank evictions from the properties that their members and community members are gardening on, and also asking for the Land Bank to reinstitute individual garden agreements and leases to allow people to legally garden on those properties. And the people who sent those emails were Jacelyn Blank, Lily Frenette, Lori Waselchuk - sorry if I'm butchering this - Alyssa R, no last name given, Ana Zurcher, Skyler Quell, and Tawny Koslowsky. And these are, these members are from all over Philadelphia, although most of them are from the Norris Square area.

ANGELA BROOKS: And just for those of you here, I do want to acknowledge that members of the Land Bank do all have copies of these, and they are in front of us.

ANDREA IMREDY SAAH: And there are copies of the public email comment emails on the table there as well. Do you want me to go over the last item then as well for new business for public comments?

ANGELA BROOKS: We might as well.

ANDREA IMREDY SAAH: Okay. So then there was one other request from someone named Latoya Cheeks, asking the Land Bank to consider changing its purchase application process to follow the conditional review process similar to that used in Chester, Pennsylvania. And I have included both her email as well as Mr. Rodriguez's proposed response to the policy change request. Those emails are also in the packet.

ANGELA BROOKS: Great. And I believe-

ANGEL RODRIGUEZ: I can further explain.

ANGELA BROOKS: ... did you want to do clarification? Yeah.

ANGEL RODRIGUEZ: Yeah. So the crux of the commentary was that when a developer is proposing a low-income housing tax credit (LIHTC) project, that we change our process. One thing I'd like to make clear for the Board and for the public is that in our application process, because we have a stipulation which is legislated that you have to be a qualified applicant, part of that is that you have to have financing to actually do the project. So it's kind of a chicken and eggs situation. If you're applying for tax credits, you clearly do not have the capital stack to develop it. So the best you can get in the application process is what is considered a reservation letter. A reservation letter affords the applicant site control and allows them to then proceed in going forward to apply for various funding streams, whether that's Federal Home Loan Bank, Pennsylvania Finance Authority, or the City's own gap financing that we provide for LIHTC projects. So currently, we do follow the Chester project. I would say that I have not had a meeting

or any contact with the person who submitted this, but just so everybody is aware, when somebody is proposing or a group is proposing a LIHTC project, they have to fill out an application. We need to know who is applying. They have to provide a prospective budget to show how much of a tax credit, how many units. Just also as a baseline, we are aware of what's considered a viable LIHTC project or not. Also, what's feasible in terms of the capital stack, so that's why we ask for this information. We need to know where the location is because it depends on what Council District it is, what parcels they're looking for. Is it all publicly owned properties, or is some of it privately held? Also the zoning designation. So that allows us to determine the ownership issues and also look at the zoning and assess whether they need a variance. We need to know unit count, bedroom makeup, target AMI. They have to explain their timeline, which also is an indicator of whether it's going to be a feasible project. And then explain what funding round they're going to apply for with PHFA or the City subsidy. Along with that, we need to at least see what they're doing for a site plan, floor plan, and all that. Once we have that information, we then have a meeting with the Council District because, again, this is not a disposition. It is a reservation. What ends up happening is that when we give a reservation letter, that reservation takes these properties offline for a minimum of a year, and typically with the LIHTC process, groups have to apply, you know, in successive pattern over three years. So that's three years where it could be ten to fifteen parcels that are now offline, so we need to have agreement with the Council office. If the Council member is supportive of it, it's important to note that competition for low-income housing tax credits is very competitive.

ANGELA BROOKS: Yes.

ANGEL RODRIGUEZ: The PHFA will get about thirty applications. The City will get about ten. So it's highly competitive as to who gets what. It's required that you get a site control letter if you're applying for city agency land. So that's our process. Again, had we had a direct conversation with that developer, we would have explained the process. We don't advertise it because, again, it is not a disposition.

ANGELA BROOKS: Thank you. Now circling, circling back to the previous letters, because I'm guessing a lot of the comments today might be like that. Andrea, you gave some clarification for Board members earlier. If we could just start with that, and then we can just go down the list of who signed up for speaking.

ANDREA IMREDY SAAH: Yes. So I just wanted to also let folks know that there are three property addresses that were included in a press release as being evicted by the Land Bank or posted for eviction by the Land Bank, and we checked on all of those. Only

one of them is actually owned by the Land Bank, and that one was posted by the Pennsylvania Water Department. I think it was 312 West York. It was posted by PWD because they're doing a lot of work on the street, and so they cleared and posted three properties on that block, including the Land Bank lot. So we did not post that. We also did not post the other two. Those are both privately owned. I just wanted to make it clear so that people understand what the actual facts are regarding those three properties.

ANGELA BROOKS: We see your hands. We will recognize people.

ANGEL RODRIGUEZ: Just as an addition to that, these three particular items that we're bringing up is because we're addressing a media request -

ANGELA BROOKS: Yes

ANGEL RODRIGUEZ: ... where a press release was issued, and these were the three properties that were identified where, as an example of where we were ejecting people. So what they put out in public and what they put out to the press was that we ejected them from these three properties, two of which we didn't even own. So, and the third one, we didn't actually do it. It was the Water Department.

ANGELA BROOKS: Thank you. So now we'll go down by who is signed up. And those of you who are not recognized at that time, we will recognize after that.

ANDREA IMREDY SAAH: So we have Mary Campbell.

ANGELA BROOKS: Ms. Campbell, if you can come to the mic and just start with saying your name.

MARY CAMPBELL: I just want to speak from my heart. I didn't come-

ANGELA BROOKS: That's, that's perfectly fine. if you can just start with your name. And we appreciate-

MARY CAMPBELL: Okay. My name is Mary Campbell.

ANGELA BROOKS: ... when you speak from your heart.

ANDREA IMREDY SAAH: And could you bring the microphone close to you? Thank you so much.

MARY CAMPBELL: Okay. Thank you.

ANDREA IMREDY SAAH: Appreciate it.

MARY CAMPBELL: First of all, my name is Mary Campbell. I am a member of the Philadelphia Land Union. I'm also a gardener, housing counselor. I've been in this building a whole lot of times. Okay. I just want to say something. With the stuff going on with the food contamination, the gardeners, our food is not contaminated. We feed the people. We don't charge them. We beautify the block. We make it safe. That should be considered for something. And we hate it when we beautify the blocks and then they take it from us. I feel we should have the first choice. And if you all could do something about that, I appreciate it. Thank you.

ANGELA BROOKS: Thank you, Ms. Campbell.

ANDREA IMREDY SAAH: Next we have Taussy Valcarcel.

TAUSSY VALCARCEL: Hello, everyone. My name is Taussy Valcarcel, and I'm a co-chair of the Philadelphia Land Stewards Union. Can the union members and supporters please stand? Yesterday, we hosted over 50 people to visit three of our members' side yards in Norris Square who received eviction notices from the Land Bank. Council Member Jamie Gauthier, Council Member Quetcy Lozada, and State Senator Nikil Saval were present, along with staff from five other City Council offices and three statewide offices. We invited the Land Bank to this event at the last Board meeting, but no one from your staff participated. All three of our members facing eviction have maintained their lots that the city abandoned since before the Land Bank even existed. You already evicted one of our members and fenced off her garden after 40 years of stewardship, which is now overgrown with weeds. You have called our members trespassers and threatened legal action even though there are no public plans to develop these properties. This is unacceptable to us. You have told us that using the Land Bank land without permission violates our insurance policy. So we met with advocates, advocates from Pittsburgh. They told us that their city land bank uses a group insurance policy for land stewards to lease city land through the Adopt a Lot program. How come Pittsburgh, they work with the land stewards, while here you work against us? At our event yesterday, we announced three demands of the Land Bank. Number one, issue a moratorium on evicting land stewards from City property. Two, restore access to land stewards who have already been evicted. Three, bring back pathways to use City land with permission, like leases and garden agreements, that are already in your disposition policy. Council Members Lozada and Gauthier say they supported all of these points on yesterday's tour. If you continue to ignore us, we will have no choice but to keep escalating our campaign. We are here to request a meeting with you to work out the details of these demands and solve these evictions issues together. As a land steward,

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we deserve to be heard. So have you heard us, Angel Rodriguez? Can I get a date for a meeting?

ANGELA BROOKS: Thank you.

TAUSSY VALCARCEL: I want the answer today. Thank you.

ANDREA IMREDY SAAH: Charles Vidra, I think.

CHARLES : I was just doing the sign up out there, by the way. I didn't realize you'd call on me.

ANDREA IMREDY SAAH: Oh, okay. You're with Rock Ministries, right?

CHARLES VIDRA: Yes.

ANDREA IMREDY SAAH: All right. Miguel Quirindonzo?

MIGUEL QUIRINDONZO: Same.

ANDREA IMREDY SAAH: Oh, okay. All right. I don't have anyone else.

ANGELA BROOKS: I know there are some others, so if you would like to raise your hand, and I'll indicate you can come back up.

KELVIN JEREMIAH: Can I ask Angel a question before?

ANGELA BROOKS: One moment before you start. Yes.

KELVIN JEREMIAH: Angel, the-

ANGELA BROOKS: Can you speak into the mic, Mr. Jeremiah?

KELVIN JEREMIAH: The properties that were referenced by the prior speaker, are those the same properties that you were speaking about in the press release?

ANDREA IMREDY SAAH: We don't know.

ANGEL RODRIGUEZ: No. What I found from our communications person is that once we pushed back on the accuracy of what was put in the press release, it was stated that they didn't want to tell us what the real properties were. So there was one property in North Orianna Street. I know **-- you're nodding** your head. It's kind of interesting to have to negotiate with somebody who won't tell the**...** just be honest. But anyway.

KELVIN JEREMIAH: I don't think you have to, but go ahead.

ANGEL RODRIGUEZ: But, part of the ... part of the issue on one of them or two of them was that we had been cited **--** I know on one of the North Orianna, it's a cluster of properties. We were cited by L&I and the police department. The police department's been ramping up their issuance to clear sites, and so has L&I. So when we get pushed by L&I and that, they expect us to respond because we're a quasi-governmental agency, and we can't be viewed as ignoring. So our properties are adjacent to other properties. But at no point were we affording any... We don't issue license agreements any longer. We haven't done so since the pandemic.

KELVIN JEREMIAH: Gotcha. Thank you for that.

ANGELA BROOKS: Thank you. Again, I will remind everybody, you know I like order, so please wait to voice your comments until you are recognized. You can be recognized, but I do need you to wait and be recognized, one, so we can have a record of it, but two, it's just decent courtesy, because I'll extend the same to you as well. Now to the person at the mic.

RYAN GITTLER MUNIZ: Thank you. Ryan Gittler Muniz, Philly Land Stewards Union. Thank you, Angel, for clarifying the addresses that were posted in, like, a flyer for the event we had yesterday were not the actual addresses of our members, because at the last Board meeting, you guys told us to not host people on these lots, and it felt like a bit of a threat. And so I want to clarify, we, one, did not host people on these Land Bank lots. We were on the sidewalk. We were next to these places. But no, we did not share those addresses. When I heard that there was confusion around what those addresses were, we shared the actual addresses, and we can happily share those three with you as well. I think the crux of the problem is what you're naming, that there used to be pathways that people could use City land with permission. They are no longer being offered for reasons that feel confusing to us, especially when cities like Pittsburgh still have an Adopt a Lot program. And so to Taussy's point, we're requesting a meeting to work out details so that our members can keep stewarding City land with permission so that this issue where our members are getting evicted without really any due process can stop. So I want to ask again, can we have a meeting with the Land Bank to work together to find a solution, maybe similar to what Pittsburgh is doing and other places, so that land stewards aren't getting evicted, which did happen to Miss Dottie, one of our members, and there are two others with eviction notices out. Thank you.

ANGELA BROOKS: Thank you. Next is-

RYAN GITTLER MUNIZ: Is there, like, an answer to the question? Is there anyone I can follow up with? Any engagement? I guess the other, the other comment I'd like to make is the, the person who sent a policy recommendation, I would appreciate kind of that engagement back in terms of the lease policy, the insurance. Like, that's why we want to have a meeting, because we've come to these meetings. This is our third one in three months, and we haven't really gotten answers, and our members keep having this issue. So...

ANGEL RODRIGUEZ: On that issue, I think we've been very clear about why we do not offer leases or license agreements. So, as I also brought up in our budget piece, prior to when the Land Bank first started, all right, let's talk about a timeline. It was legislated in 2013. It didn't start actively operating until 2017. And based on that, and it had always had limited funding, there were inherited behaviors. So a lot of people, what they called an urban garden agreement, was issued by the Vacant Property Review Committee. So that was a committee of Council, and those were on City-owned land. The City is self-insured, and therefore, you could pretty much do whatever you wanted to do on a City parcel, because the City insures itself and allowed for these things. Also, that was a practice that happened in previous years. The Land Bank is not considered a city**...** it's quasi-governmental. It is not a part of the City. We are required to buy our separate insurance. Previously, prior to the pandemic, we were not reporting to insurance carriers that we had individual garden agreements. We then reported it to the insurance company, and they were very clear that we could not issue those garden agreements without indemnification. And in previous Board hearings, I think three or four years ago, this is a matter of record, what we found out was that individuals would have to get commercial licenses, commercial insurance, and the pricing at that time was about $5,000 for an individual parcel. Please remember that most of the people who had been operating under the individual garden agreement and urban garden agreements were senior citizens, much to what you're saying, and had been there for years. That was part of the side yard parcel program, and they were paying $25 for an urban garden agreement. There was no way anybody on a fixed income was going to be able to handle a large insurance policy. From that time, when we were told we couldn't do that, the indemnification process, we started seeing that carriers were dropping off. We weren't able to get more and more, like, different insurance or work with other people. At this point, we have, like, two carriers that even consider insuring us. So as our inventory has grown, they have stipulated that it has to be vacant land. You can't have activities on that land. So that's why we don't do that. And also, we don't do the dispositions. A lot of people were not... in 2020, the disposition policy changed for side yards, which required

adjacency. You have to live and own and occupy your home, be a qualified purchaser, and therefore, you can purchase the lot to the side or rear of your property. And that's how we got to this point.

ANGELA BROOKS: So will either of the webinars on both side yards or gardens kind of outline what that process would be for people who might currently be occupying these spaces?

ANGEL RODRIGUEZ: The process will be to talk about, if you're occupying it and you live adjacent to the property, how you can just buy the property. And we're more than happy to dispose of property to qualified homeowners. You have to be a homeowner who pays your taxes, be qualified, and we'll dispose of it. It's a nominal transaction. There is a mortgage and a permanent deed restriction on the side yard.

ANGELA BROOKS: Thank you. I'm sorry, Jenny. Jenny was next. Sorry, Jenny, I interrupted you.

JENNY GREENBERG: That's okay. I just had a question, to clarify. So you're saying initially the insurance company was saying the lessee would have to have a commercial general liability policy. But now you're getting a different response, which is that even that would not be sufficient?

ANGEL RODRIGUEZ: So part of our process of being marketable is they look at our loss ratios. So, the more and more accidents and slip and falls, and we have quite a bit of slip and falls and, you know, litigation that we have to look at. So those are trends. And again, because we're-- this is not the Land Bank by itself, it's with two other agencies. There's a, you know, it has to be a consistent process in terms of how we handle things.

ANGELA BROOKS: I think, Mr. Jeremiah, did you have a question?

KELVIN JEREMIAH: I'm good. I'm good.

ANGELA BROOKS: Oh, were you done, Jenny?

JENNY GREENBERG: Go ahead.

KELVIN JEREMIAH: I'm good. You go ahead.

RYAN GITTLER MUNIZ: So if I could just clarify-

ANGELA BROOKS: Hold on one second.

EXHIBIT A

RYAN GITTLER MUNIZ: Okay. For sure.

ANGELA BROOKS: Maria, I think you had... right?

MARIA GONZALEZ: Yes, I just have a question. But right now, we do have a mechanism to be able to convey for gardens, right? Because if you can elaborate the process by which I think I've seen Iglesias Gardens and things like that get approved.

JENNY GREENBERG: I mean, based on my experience, you can apply for disposition, but there is no process to get a lease, whether it's with-

MARIA GONZALEZ: It has to be acquired.

JENNY GREENBERG: Yes.

MARIA GONZALEZ: Yeah.

RYAN GITTLER MUNIZ: And that requires incorporating as a nonprofit and having a level of organization that's often not accessible for regular people.

JENNY GREENBERG: Right.

KELVIN JEREMIAH: But perhaps you can help the regular people get there.

RYAN GITTLER MUNIZ: I just think in the disposition policy, a lot of people read that and see leases and garden agreements and are genuinely confused. And I want to clarify that Pittsburgh has an Adopt-a-Lot program, where they partner with a third-party nonprofit that has its own group insurance policy, and individuals can pay $200 a year, insure their lot, and be part of the Pittsburgh Land Bank's Adopt-a-Lot program. So if they figured it out there, I'm confused why it can't work here.

ANGEL RODRIGUEZ: That sounds a lot similar to what NGT does, actually, and as fiscal sponsor, so...

RYAN GITTLER MUNIZ: But that doesn't require ownership, and it's in direct partnership with the city's land bank. So that's why we want to maybe have a meeting and work out some details. If that's something that could work here, we'd be super excited to talk about it. But again, our members are facing eviction month to month, and so this is very urgent, and that's why we keep coming here.

JENNY GREENBERG: I guess one other point I would make is, Angel, you've said that if the land is in Public Property, then it's self-insured by the city. And I know it's-

ANGEL RODRIGUEZ: Let's be very clear. City-owned property managed by the Department of Public is self-insured. Land Bank properties are not. PRA, Redevelopment Authority properties are not, and Philadelphia Housing Development Corporation properties are not, so.

JENNY GREENBERG: Understanding that – is there a scenario where these properties could be moved into Public Y GREENBERG: ... Property?

ANGEL RODRIGUEZ: Yeah. We're actively working in the 5th Councilmanic District to move properties. Again, this is where the Council office plays a role, where the Council member in the 5th does not want to dispose but wants to give a long-term lease, in which case, we explain to them what the situation is. It does require that Public Property has to be willing to accept the properties back. They then have to issue a bill, which becomes an ordinance, because Public Property has a different process, goes to committee and gets voted out, and, but they have to agree to that. So we're in a series of meetings with Public Property to do that. That is also a bigger issue. And then we do have a lot of people who are talking about, you know, parks and park land and things becoming pocket parks. Well, the Parks Department has to accept that property.

KELVIN JEREMIAH: Yeah. Right.

ANGEL RODRIGUEZ: And that's also a higher threshold. There's getting it into the City [Public Property] and then getting Parks to agree to take it. So those are very complicated, long processes that you know-

KELVIN JEREMIAH: And expensive.

ANDREW GOODMAN: But the Mayor's Innovation Team has been working on lot-scapes, and the direct end result of that initiative in many situations are lease agreements, not dispositions.

ANGEL RODRIGUEZ: On City properties.

ANDREW GOODMAN: Yeah. No... we've said that, we've said that a couple times already.

ANGEL RODRIGUEZ: Yeah.

ANDREW GOODMAN: I think the, the crux of the matter here is, are we just saying no, or are we seeing if there are pathways to yes? I don't think anyone here is assuming that there will be some sort of blanket yes for every single address owned by every single

public agency. But we have an opportunity to think creatively, even with some examples that the City of Philadelphia is already working on, to try to figure out some situations where people can have options. And I think a meeting to not duke this out in public is a very reasonable request, especially since you have said publicly, effectively, "Don't tell me your address, because then I will evict you." So why- ... why would we continue to do this this way? I think trying to figure out where the overlap is and where some viable options might be seems like a fair request to me.

JENNY GREENBERG: I would agree that, I mean, this is going to keep coming up on a lot-by-lot basis, that it makes sense to have a system-level conversation.

ANGELA BROOKS: Right. Okay. I think there's some level of agreement. I think there's some other people who want to speak, if you want to...

RYAN GITTLER MUNIZ: Okay. Thank you.

MARIA GONZALEZ: If I may.

ANGELA BROOKS: Go ahead, Maria.

MARIA GONZALEZ: I just want to say that even though this may be a harsh reality, I think that it would be fruitful for the group to figure out how to ultimately own and control that land over time, because changes happen in government, and you may not be evicted now, but maybe it can happen into the future. So maybe talking to another organization that can be your fiscal sponsor and try to help and see – how do you figure out developing capacity so that the land can permanently remain a garden. Because ultimately, we want neighborhoods that are thriving, and gardening and greening is important to communities. And it makes more, you know, neighborhoods livable and healthier places for everybody, so.

ANGELA BROOKS: Thank you, Maria. I bel-

ALEXANDER BALLOON: Sorry.

ANGELA BROOKS: Oh. Alex?

ALEXANDER BALLOON: I - sorry.

ANGELA BROOKS: Okay. After Alex. I see hands over here. I'm just letting you know I see you.

ALEXANDER BALLOON: I'll just say as an executive director that owns a public space we have watched our insurance premiums go up exponentially, and I'm sure Ms. Greenberg and Ms. Gonzalez can speak to that. So, it's certainly the reality of where we are.

JENNY GREENBERG: Yeah.

REBECCA LOPEZ KRISS: One other really quick comment. Last month, there was a... I overheard some ladies in the elevator talking, and one person said to her friend, "They're worried that we're gonna get sued." And I said, "That is absolutely gonna happen." That will ... that is not, that is not a joke. Like, that is for real. People will absolutely sue the city. They will absolutely sue the Land Bank. All those, all those attorneys that advertise in the city, like, that is a very real threat, and it is a very real cost constraint for us.

KELVIN JEREMIAH: I think, if I may, I think Angel's and the Land Bank's position, I think, is pretty clear. You know, you cannot lease. You can, you can acquire. The impediment towards leasing is the exposure around liability, and I think that's a fair position. I don't know what we're asking Angel to do in that regard. Frankly, if the City Council has a subnormal idea about how to get rid of, publicly owned parcels that the City has, that doesn't have to come to the Land Bank, they can regulate that. They can propose solutions, rather than screaming and yelling about nothing. It seems to me that Angel's position is the right one. PHA, for instance, gets sued every single day because somebody's walking on a... and slip and fall. Somebody goes onto a site to get a cabbage that wasn't properly planted on clean soil. I mean, give me a break. I'm with you 110%, Angel.

ANGEL RODRIGUEZ: Thank you.

REBECCA LOPEZ KRISS: I, I agree. I feel if the ... You know, it's very clear this group has the support of City Council. I would expect that your City Council members should be able to offer you solutions that give us or other agencies in the City the right pathways for you to move forward. I absolutely can empathize that this is very frustrating, this, that-

ANGEL RODRIGUEZ: Yeah.

REBECCA LOPEZ KRISS: ... this is very frustrating for everyone involved, for you especially, for your gardeners, for your members, but we have the tools that we have from City Council. So it's up to City Council to really work with you to figure out pathways forward. They're the ones who authorize us to do our work.

EXHIBIT A

ANDREW GOOD: We can authorize. We don't dictate how you do it. Leases are in the disposition policy. They're just not implemented as such. And to that point-

ANGEL RODRIGUEZ: So, thanks for that, identifying that. And I think this is what we're trying to explain. We're required to insure the properties. Everybody wants the Land Bank to increase its inventory. Everybody wants all four agencies' properties in the Land Bank. Well, there's a cost to that, and we expect us to be insured, right? So if somebody is walking by, I'm not even going to want to venture to say how many linear miles of sidewalk there is for every vacant parcel across the city when you're looking at 5,000 lots. So we're expecting that we will be able to defend ourselves in a slip and fall, which are there. But we don't have the commensurate budget to do that, nor is the market willing to insure large inventories of vacant parcels. It's just not there. It's not that there's a lack of willingness. The market dictates our ability to actually do things. If it was easy, and there was a carrier that offered some level of insurance that an insurance carrier would accept as an indemnification, great. The problem is when the insurance companies are involved, they're thinking, "Well, we get another chance to issue a policy." So it's not like an add-on to your homeowners. They want a commercial policy. So now you got to go get a commercial policy. What, as a sole proprietor? And then they want the premium up front. I mean, these are ... I mean, we have no control over the insurance companies, but we're required to insure these parcels. And I just want people to understand that these are constraints from the market, and it would be irresponsible for agencies like the Redevelopment Authority, Land Bank, and PHDC not to have insurance to cover these costs.

KELVIN JEREMIAH: Angel, a couple technical questions. Let's go back to that budget that we just approved.

ANGEL RODRIGUEZ: Yes.

KELVIN JEREMIAH: Does Council approve the monies that you get?

ANGEL RODRIGUEZ: Yeah, they do. I think there's a bigger issue, which is, you know, when you go through the budget process, it's like, "Well, what do you need, and how are you gonna grow?"

KELVIN JEREMIAH: Right.

ANGEL RODRIGUEZ: Right?

KELVIN JEREMIAH: No, I understand. Trust me, I understand that. Your budget for insurance liability for insurance, including general liability, property, et cetera, has remained virtually flat for the last three years.

ANGEL RODRIGUEZ: Right.

KELVIN JEREMIAH: Has Council given you any indication that they are willing to increase that so that it can address some of the insurance issues that are coming up with respect to properties?

ANGEL RODRIGUEZ: I don't think there's any doubt that Council will provide the Land Bank with more money if we requested it. I think there are a lot of other issues in that based on what I can get insurance for. So if I go to a carrier, it's like, "Okay, what's the price?" I'm sure that the City, the administration, and Council will agree, "Well, if that's what you need, then give it to me." The issue is, "Well, what can I get from the carriers?" So then the negotiation happens. Like, the reason why we have it at the price we have now is because, okay, we had to consolidate. The year before that, we had to give up an umbrella policy. So we had to figure out what's going to be our loss if we lose the umbrella policy to make it affordable to doing that. And with the ... It's really, how do I get the insurance company to have the appetite to really want to insure what the Land Bank does?

KELVIN JEREMIAH: Philadelphia is a very litigious city.

ANGEL RODRIGUEZ: I know. It's called Catch a Case City, you know?

ANGELA BROOKS: I believe we had... I saw your hand first, then I saw you with the hat, and then I think I saw Jeremy. You do have to come to the mic.

TATIANA GUERRERO: Hi. I'm short. Hi, my name's Tatiana Guerrero. I'm a member of the Philadelphia Land Stewards Union, and I'm here supporting these stewards who have been taking care of their land for many, many, many years. I fully support what they're doing. I'm a bit of a newer member, and I'm a bit of a newer resident of Philadelphia. I have two little kids. One, I'm a recently new homeowner, in a developing neighborhood, and I want to be part of the development that looks right for that community. And why I had the urge to come up and talk is because I understand that all these policies and processes have to have a way forward, and it takes time, right? And you're talking about all this risk, for your budgets and for the City, and et cetera, et cetera. I want to talk about the risk of my two little kids who have to walk around the lots, right, that are filled with needles and people toileting in them and not being maintained, okay?

And the sidewalks that I'm constantly having to cross the street because I don't want them walking on there, right? So I think that I want you to think about what do we have to do while we're waiting, right? I think we all are okay waiting and working together to figure things out, but just as you ask, we ask little kids to stand in a line and wait, you can't just expect us to not do anything, right? And so I think taking on some of us who are saying, "Hey, why don't we make these spaces beautiful?" I, on a daily basis, am cleaning out the sidewalks that you guys are not taking care of. So-like, let, just give us that time to beautify the space. Don't kick us out, right? I don't understand what you're gaining from kicking people out who are helping you and just beautifying the community. And I understand that there's risks and there's things that you have to figure out, but just think about the kids that are walking in that community, people like myself who are trying to move into and stay in the City. I want my kids to be proud of the City, grow up here, maybe grow their families here. But if you keep saying, "No, no, no, no, no," that doesn't want to make us stay, right, or keep helping. I mean, this is why I live in Philadelphia, because I've met some beautiful people here, people that are very proud of their community. I hope that our elected officials are also proud of Philadelphia, not just Center City, but all of those vacant lots. So if everything becomes vacant and fenced off, and we're just not supposed to walk on it because you guys fear that there's a slip and fall, what does that look like for a community? I want you to, I want you to envision there's an elementary school, four vacant lots, a house, another four vacant lots. That's a community?

ANGELA BROOKS: Thank you.

TATIANA GUERRERO: That's not a community. So I understand there's obstacles. Please find a way forward. And while we're waiting, let us do what we're doing, because we're not harming anybody.

ANGELA BROOKS: I hate to cut you off. Thank you. This gentleman in the hat.

ROGER AGUILAR: Good morning. Roger Aguilar, member of the Land Stewards Union.

ANGELA BROOKS: Can you pull the... Can you just say your name again?

ROGER AGUILAR: Roger Aguilar.

ANGELA BROOKS: Thank you.

ROGER AGUILAR: I just have a comment about the application process. Mr. Rodriguez just mentioned that a new process is coming after these workshops. That will be the third time that the application process changes from the Land Bank without having any action

on the other application process they had before. About eight years ago, I applied for this lot behind my house as a rear yard. Sent the application, the Land Bank acknowledged receipt. They say that they will be back to me after they review the application, but a year later, they sent me an email saying that the process had changed, and that process was not good anymore, so I should submit a new application. So I did submit the application after that, but two years passed, and then the pandemic came and the Land Bank was closed for, I don't know, three, four years. You couldn't, you couldn't... they were not open to the public, so you couldn't make a phone call and get an answer from somebody. So they finally opened, and I was able to come here to the 17th floor, and there was no answers from nobody. And the Land Bank never got back to me with the second application. So I just hope that this third process, the new process that they're going to implement will be easier, more transparent, we will have more communication with the Land Bank in order to...okay, we acknowledge the receipt of your application and, and here's where your application is standing. Whether you qualify or you don't qualify, they let you know. You don't qualify, well, you don't qualify, you know? You have to qualify to whatever qualifications you have to have. I understand that. But after the second application, it was nothing from the Land Bank, so I don't know where it went.

ANGELA BROOKS: Thank you for your comment. I'm 100% sure there are people in the room today you can talk to to get answers to that. But I do want to clarify, Angel, I don't believe the process has changed. We are just doing webinars to outline what the process is. Because one of the things since I've been here, the complaints we've heard, is people don't understand the process. So can you just clarify, has there been a change or are we just presenting...?

ANGEL RODRIGUEZ: Well, he's talking about since eight years ago.

ANGELA BROOKS: Right. Well, that-

ANGEL RODRIGUEZ: So there were several changes since then.

ANGELA BROOKS: But this current one is just going through the system that's been in place...

ANGEL RODRIGUEZ: We're talking about the system that's been in place since 2020. But in the previous years...

ANGELA BROOKS: Yeah. No, I get that.

EXHIBIT A

ANGEL RODRIGUEZ: What he's talking about is, if the property was under VPRC, you had a change in commissioners, you had a change in administrations. Also, VPRC no longer existed. Also, the Redevelopment Authority would no longer process those VPRC dispositions. So if it started there, you would have to, like, reapply.

ANGELA BROOKS: Right.

ANGEL RODRIGUEZ: And then, during the pandemic, depends on what the issues were. But if you give us the address, we can give you, let you know what happened and if you did get contacted or not.

ANGELA BROOKS: So if you could just stick around for a few minutes after we're done. Not at this moment, but let them know what your address is.

ROGER AGUILAR: Okay. Thank you.

ANGELA BROOKS: Thank you.

ROGER AGUILAR: Yeah, so right now the Land Bann still has the same easy application process for these lands, if the land touches your, your property. And, not all the properties, but you go and check, and if the property's highlighted in orange, it qualifies for you to apply.

ANGEL RODRIGUEZ: Yes.

ROGER AGUILAR: So it's supposed to be that easy, but after the second application when they changed the process, I never got any answer. And I sent the application twice. I sent it through online, and I sent it through mail.

ANGELA BROOKS: Well, we'll have you talk to somebody after the end of this meeting, so that way you can clarify, because that's a one-off.

ROGER AGUILAR: Okay. Thank you.

ANGELA BROOKS: Thank you. Is there anybody else that has a public comment?

KAREN MINOR: Yeah.

ANGELA BROOKS: If you can just come forward. I see you, Zane, after this woman.

KAREN MINOR: Well, hello, everybody.

ANGELA BROOKS: And wait till you get to the mic. Thank you.

KAREN MINOR: My name is Karen. I'm from-

ANGELA BROOKS: Can you speak into the mic?

KAREN MINOR: ... Community Reachout Program.

ANGEL RODRIGUEZ: Could you give us your full name?

KAREN MINOR: Karen Minor, Community Reachout Program. That's where I'm from. Something I don't understand about the lot next to one of the houses. You have a house at 2233 North 17th Street, which belongs to PHA. Land Bank has 2237 North 17th Street. They are right together. But it's a lot, that is. But that's a house over there where you at. So the thing is, you were saying that you have to have a property or something next to the lot?

ANGEL RODRIGUEZ: You have to own and occupy the property.

KAREN MINOR: Okay.

ANGEL RODRIGUEZ: You cannot rent from PHA. We do not sell real estate assets to renters.

KAREN MINOR: Okay.

ANGEL RODRIGUEZ: The idea being if you're renting, we're not... Like, if you wanted to acquire a property to develop your own house, that's a different conversation.

KAREN MINOR: Okay.

ANGEL RODRIGUEZ: But if you're renting and you think we're going to transfer title, and you're renting, what if you move? What if you get evicted? What if PHA moves you or PHA decommissions that property? Whatever the issue is, you then have that asset.

KAREN MINOR: Okay.

ANGEL RODRIGUEZ: So that's why. That used to be, like other agencies in the past used to do that.

KAREN MINOR: Yeah.

ANGEL RODRIGUEZ: It has created a lot of problems.

KAREN MINOR: Oh.

ANGEL RODRIGUEZ: So you have to own and occupy the property. We also suggest, not everybody does this, when you get a side yard, that you consolidate those two lots so that you-

KAREN MINOR: Okay

ANGEL RODRIGUEZ: ... have them as one. But you have to own and occupy the home.

KAREN MINOR: What I'm trying to do with 2233 is to open up a small community center. I do have a nonprofit organization. I do have that. So I did apply for it online, but it's been a couple years. What I noticed recently on the website, it's still the same. The application process is still the same. It was under Jennifer.

ANGEL RODRIGUEZ: Can-

KAREN MINOR: It's still the same.

ANGEL RODRIGUEZ: Can I, can I just really clarify, this is a Land Bank board meeting. We don't do dispositions for PHA.

KAREN MINOR: It's, no, the property, the lot is right next to the property.

ANGEL RODRIGUEZ: But you're asking about a PHA property.

KELVIN JEREMIAH: I wouldn't discuss PHA's properties at the Land Bank. You need to contact PHA for that.

KAREN MINOR: Okay. All right. Okay, so you'd have to be a homeowner to do that lot?

ANGEL RODRIGUEZ: Correct.

KAREN MINOR: Okay. And the process of doing it, it would take how long? You gotta do, like... You were saying something about financing.

ANGEL RODRIGUEZ: It doesn't... Well, you have to have enough to go to closing, so that's typically about $1,200 for a side yard.

KAREN MINOR: Gotcha.

REBECCA LOPEZ-KRISS: And, okay, Angel- just for clarification, though, some of this is dependent on the status of that lot or where it's, like, if it's-

ANGEL RODRIGUEZ: Correct.

REBECCA LOPEZ-KRISS:... right. So there's some other things that would go into that, and also whether or not- there's also specific policies per each Council person as to what they want to do with side lots.

ANGEL RODRIGUEZ: So let's assume that it's in an area, it's available as a side yard, you're a qualified applicant. Right? And when you give us a qualified application, complete and qualified, and you paid your taxes, it's not a very long process in that you go out there, you don't have to do a community meeting. You just, if you're qualified, we then would process you. As long as it's in the Land Bank's inventory... that may add time for the deed transfers. But it goes to the Board. The Board, I've, you know, very rarely seen the Board object to side yards, in which case then it goes to Council. So pursuant to what, you know, Ms. Kriss was saying, it does depend on what area you're looking at. Certain Council districts are not- their priority is affordable housing, not side yards or gardens, and you'll see that on our website because you cannot apply for a side yard or a garden.

KAREN MINOR: Okay. Thank you all.

ANGELA BROOKS: Thank you. I believe the gentleman in the chair.

ANDREA IMREDY SAAH: Please don't forget Mr. Knight.

ANGELA BROOKS: Oh, I'm sorry, Zane, I skipped you.

ZANE KNIGHT: No, it's okay.

ANGELA BROOKS: I need you to come to the mic, though.

ANDREA IMREDY SAAH: We're required by law to have the name of everyone who speaks. I'm sorry.

ANGELA BROOKS: Not to mention, I can barely hear, so I actually need you to use the mic.

TOM GRABE: All we're asking-

ANGEL RODRIGUEZ: What's your name, sir?

ANGELA BROOKS: Your name?

TOM GRABE: My name is Tom Grabe.

ANGELA BROOKS: Tom Grave?

EXHIBIT A

TOM GRABE: Grabe.

ANGELA BROOKS: Grabe.

TOM GRABE: G-R-A-B-E.

ANGELA BROOKS: Thank you.

TOM GRABE: All we're asking is a meeting. I mean, it got asked 20 minutes ago, and y'all haven't said yes. Please, say yes to sit with us. That's all we're asking. These are finite, these are human problems. We can work 'em out.

ANGELA BROOKS: Thank you.

TOM GRABE: I mean, I don't know why you want to duck the issue. Come on, man. No, don't laugh. This is serious b- This is quality-of-life issues for people living on a rowhouse street. And you can't laugh about it.

ANDREA IMREDY SAAH: Can I just clarify please, everyone-

ANGELA BROOKS: Can you use the mic also?

TOM GRABE: Should I, should I sit down or-

ANDREA IMREDY SAAH: You may sit down.

ANGELA BROOKS: You may sit down, sir.

ANDREA IMREDY SAAH: Of course, yes. Thanks. Thank you for your comment. I feel like people think that we are against gardens and side yards as the Land Bank, and I just-

TOM GRABE: Just agree to a meeting.

ANGELA BROOKS: Okay, once again... we talked about this several meetings ago.

ANDREA IMREDY SAAH: Yeah. I'm responding to the request. We are required by law to follow the disposition policy, and also to make sure that we can keep the Land Bank running, which means that we can continue to insure properties. We don't set those policies. Those policies were set by Council. We don't have any influence about those policies. We are very, very careful to follow the law, and to also make sure we continue to be a viable organization. I am a gardener. I understand very well how important it is, but we cannot, within our current system, we cannot tell other agencies how to handle the policy, what policies to implement. We will follow policies once they are handed down

to us by Council, by the administration, by both of them working together. We would gladly transfer properties to the City, parks that we already own that were not supposed to be in our inventory, side yards, gardens, people who don't qualify for side yards but want to garden and can't create a nonprofit. We are limited in our ability, legally and financially. It is not a personal thing. It really is not, and I just want you to grant us that grace, okay? To understand why we, if you have a meeting with us, we can't promise anything for anyone. It would require all the other City agencies, PRA, PHDC, the City's Department of Public Property, City Law, Council, all of them working together, and that's where I think any community organization needs to be working with Council on some of these ideas that are being put forward with the administration, which we often are not privy to. So that is my request to you, please.

ALEXANDER BALLOON: Can I just also request that we not engage in addressing, you know, people individually, and that we focus on agenda items in compliance with the Sunshine Act?

NICK DEMA: Agreed.

ANGELA BROOKS: Thank you. Som Mr. Knight, and then I don't see anyone- okay. I forgot about you, sir.

ZANE KNIGHT: No, you-

ANGELA BROOKS: No, you're fir- You're definitely in front of him.

ANDREA IMREDY SAAH: Mr. Knight, please.

ANGELA BROOKS: Yes.

ZANE KNIGHT: Hello. Zane Knight. I just want to touch on a couple points. I just want to say, I mean, as always, sustainability, historical preservation, paramount, a historical city, but additionally, I don't think it's lost on any of us that do, like, you know, some of the more bureaucratic side of things, you know, that I don't think any of us expect you to sit here in a professional city capacity and tell us that we are allowed to do something that is technically illegal. But, you know, I think we also... I, I hope that you also understand the value that land stewards bring both to the Land Bank as well as the City in avoiding some of these lawsuits that you are seeking to avoid, through the fact that these individuals are, you know, managing this land and keeping it from being a blight in the community as well as a danger to children and other individuals. And yeah, I think, like, that the bureaucratic side of things, as we all are aware, is very time-consuming and cumbersome, and I'm aware that, you know, there... Y'all have conversations that are

occurring that we're not privy to, and I also don't think that it's lost on those of us that do some of this work that oftentimes the solution is our efforts to acquire some of these, like, lots in this specific scenario. But I think it should... Like, we should note that that responsibility shouldn't be falling on, like, these everyday people or us as, like, organizers to develop, like, basically a land trust to acquire, like, the vacant lots for individuals who are already managing them. But, yeah, like, I just hope all of that is understood. You know, I know, like, I know we can't always have the straightforward conversations that we want to have in a governmental capacity, but I do hope all of those things are understood, and I hope we can have a conversation in some capacity. And I echo a lot of the sentiments that have been given today. I encourage a meeting. I also lastly want to touch on the issue about language and accessibility in language in City programs, as well. Thank you.

ANGELA BROOKS: Thank you. So let's do this, because I'm kind of hungry. But no, seriously, I will offer to meet with you all in both hats as the chair of the Land Bank. Land Bank staff will join me. I can't remember which one of you emailed me, but I know you, you know how to reach me. I will cc my assistant. And Land Bank staff has agreed that they would join me, and we will set that meeting up. We certainly hear you on the accessibility. That's an overarching thing we hear in general, not Land Bank, but just City. So that is, I just want to acknowledge we heard that as well.

ZANE KNIGHT: Thank you. And, um, I also wanted to thank, like, Councilwoman Janie Goliath for being at our, or for being at our event the other day.

ANGELA BROOKS: Thank you. I'm sure Andrew will-

ALEXANDER BALLOON: And I would also encourage us to have that meeting with all of these other agencies. I don't think we would be closed to that either. I think that would be even better.

ANGELA BROOKS: Now you just added six more weeks to getting it set up.

ZANE KNIGHT: We can have one and then the other one.

ANGELA BROOKS: Jeremy, since we haven't seen you in a while, just a reminder, two minutes.

JEREMY BLATTSTEIN: Yeah, Jeremy-

ANGELA BROOKS: You have to-

JEREMY BLATTSTEIN: Jeremy Blattstein. I mean, the issue that got brought up about the land disposition policy, I mean, I ... There's nothing about LIHTC in here. I mean, I, you know, you were talking about Chester. But it really comes down to Councilmanic prerogative and City Council, right? Like, and that is a real problem that, again, also goes into everything else we're talking about here. Because when it comes down to it, what members of City Council are saying is borderline asking the Philadelphia Land Bank to, like, allow illegal activity to go on, and, like, they're advocating for things that are illegal, that aren't insured on land and want to say, "Oh, but that's not my problem." And that's, like, wrong on so many levels. And if you're trying to say, "Oh, we wanna, like, shift the insurance policy onto the City," that should be a real conversation that's had, I guess, in terms of what that cost is and if that's even viable. But, like, it's disingenuous to have members, elected officials advocating in public for a problem that they could have an impact to change. And it really is not fair, I don't think, to this body to realistically, if, again, goes back to Councilmanic prerogative and the decisions of members of City Council and the city as a whole of what we should be doing with these vacant properties. And, like, I hear some of the issues that were just brought up. It's two different issues, right? There's property that's been in the hands and been taken care of people for years. That probably should really be taken care of, and there should be a process. But it's a slippery slope when it comes to just people illegally taking vacant city land and what that looks like for the City of Philadelphia. And that also goes against overall what the City Council and the Mayor and what this, in terms of affordable housing and the better use of the land. So I just like, it really has to be this conversation, and it unfortunately is a City Council by City Council conversation. It goes back to bringing members of City Council to the table to make sure it's clear what their rules are, right? Because each member of City Council has their own rules and wants to do it different ways, and it's, like, kind of comical to have one member of City Council who isn't building any affordable housing and then is questioning why there's so many vacant lands in her district. And obviously, she's only going have more vacant land if she's not supporting Turn the Key. Thank you.

ANGELA BROOKS: Thank you. And I just want to remind people, there is a process if you are finding publicly owned land that has garbage, needles, or things of that nature. There is a process of notifying us to get that done. If that is not happening, I do invite you to call the Mayor's Office. Their constituent affairs often follow up, because I get those emails unfortunately. And so there is a process. It's not always perfect, but I do want to make sure... I don't want all of your emails, but I certainly receive them, and I invite you to do that. I mean, it's my job. So if you are having those specific issues, I am

EXHIBIT A

not the person, but I generally can find the person and help you get that taken care of, again, for city-owned, particularly public property. So if you are finding that, please don't sit next to it. Please don't feel like you need to clean it. That is our responsibility, and we can make sure to be a partner in that. So I do want to make sure that's clear as well. You all know how to reach me. I answer emails. I'm not going answer calls. And usually our team, our comms team, Jamila's here, she's really great on making sure I find the correct person if you're not getting that feedback. So...

JAMILA DAVIS: Can I just say, can I say something for the record?

ANGELA BROOKS: If you come to the mic. I've got to say the same thing to you, and start with your name and your title.

JAMILA DAVIS: Jamila Davis, City of Philadelphia. Just really quickly, if it's a City-owned property, please call 311. And if it's a Land Bank-owned property, you can email info@phdc.phila.gov. So there's a process that's in place. You can notify us or you can notify the City. We get emails and calls like this all the time, and there are several agencies and partners that help clean the land when they're notified.

ANGELA BROOKS: Yep. And it's easy to track that way as well. So I don't think we have any other business. Oh, did you have another question?

TATIANA GUERRERO: I just want to make a comment.

ANGELA BROOKS: Oh, I was, I was actually... She, she hadn't spoken yet.

VANESSA LATIMORE: Yeah.

ANGELA BROOKS: You have to come to the mic then.

VANESSA LATIMORE: Good morning.

ANGELA BROOKS: Good morning.

VANESSA LATIMORE: My name is Vanessa Latimore. I was just coming in, so-

ANGELA BROOKS: Can you say your name again? I'm sorry.

VANESSA LATIMORE: I'm sorry. Vanessa Latimore. Um, I wanted to ask a question in regards to the Land Bank, just, process. I know you said it's starting in October. Would that training be for fairly new developers that want to come in the City that would like to acquire land?

ANGEL RODRIGUEZ: Yeah, the-

VANESSA LATIMORE: And will it be some type of,... I'm sorry. I'm sorry for cutting you off. Would it be some type of, like, training or process where they can help with even the application process or anything that may be needed to come in and help with development?

ANGEL RODRIGUEZ: So the training on the 8th will cover land disposition, so if you want to develop, it'll go over the, you know, how to be a qualified applicant, how to utilize- go through the application, what's required, and then what the process is for disposition.

VANESSA LATIMORE: Okay.

ANGEL RODRIGUEZ: We don't do technical assistance. We won't sit with you and help you do your application. We will tell you what's required, and we'll go over the application itself.

VANESSA LATIMORE: Okay.

ANGEL RODRIGUEZ: We will offer some best practices and standard operating procedures, for that. But other than that, you would have to... it is a learning curve.

VANESSA LATIMORE: Okay.

ANGEL RODRIGUEZ: So, and this is what I tell people all the time, you have to put in application in. We will review it and give you feedback on the application.

VANESSA LATIMORE: Okay. Is it required with, like, prior experience a lot of times?

ANGEL RODRIGUEZ: No.

VANESSA LATIMORE: Okay. So, okay.

ANGEL RODRIGUEZ: Sounds good.

VANESSA LATIMORE: Sounds good. Thank you.

ANGELA BROOKS: And I believe... I don't know where you went. There you go. If you want to come up. Again, quick comments.

TATIANA GUERRERO: It's just a very quick comment because I hear you. I hear you about the land just being cleaned up, but I think what we're asking is to take one step further and, you know, one more step and be able to have flowers on there, and not just have a, you know, a clean patch of dirt.

ANGELA BROOKS: Thank you.

TATIANA GUERRERO: Thank you.

ANGELA BROOKS: So for those of you, Kendall just came in, so she'll be the person. Get her information so she can make sure she can work with you to set that meeting up. With that, I will take a call- I will accept a motion for adjournment.

MARIA GONZALEZ: So moved.

ALEX BALLOON: Second.

ANGELA BROOKS: All those in favor?

ALL: Aye.

ANGELA BROOKS: All right. Thank you. See you guys next month.

MARIA GONZALEZ: Thank you.

Meeting adjourned at 11:41 am.

EXHIBIT B

RESOLUTION NO. 2026 - 35

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 September 15, 2026.

EXHIBIT C

RESOLUTION NO. 2026 - 36

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 September 15, 2026.

EXHIBIT D

From: A <afbrapadas@gmail.com>
Sent: Sunday, September 13, 2026 9:07 AM
To: Andrea Saah
Subject: Stop Evictions

Follow Up Flag: Follow up
Flag Status: Completed

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

My name is Allysa, I live at 19147 and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I am contacting you to submit a public comment for the Land Bank Board meeting. I oppose the unjust evictions of land stewards from their lots, many of whom have been caring for their land for decades.
Why is the Land Bank ignoring community members and evicting them from their lots? What once were spaces for community gatherings that were cared for by neighbors have become fenced-off, overgrown, and inaccessible. If the Land Bank aims to improve communities, why don't community members get a say?
In order to mitigate further harm caused by these evictions, the Land Bank should **place a moratorium on new land steward evictions** and **restore land access** to evicted stewards until **leadership meets with the Philadelphia Land Stewards Union** to come to a permanent solution. We need to bring back more pathways to use city land with permission, like leases and garden agreements, to solve this problem.

Please listen to your community members and take action. There is very clear value that community members are demonstrating from years of taking care of these lots and giving identity to our city.

Allysa R

From: Lily Frenette <lfrenette27@gmail.com>
Sent: Saturday, September 12, 2026 7:28 AM
To: Andrea Saah
Subject: Stop the evictions!

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,
My name is Lily Frenette, I live at 1545 W Thompson Street, and I am a supporter of the Philadelphia Land Stewards Union (PLSU). I am contacting you to submit a public comment for the Land Bank Board meeting. I oppose the unjust evictions of land stewards from their lots, many of whom have been caring for their land for decades.
Why is the Land Bank ignoring community members and evicting them from their lots? What once were spaces for community gatherings that were cared for by neighbors have become fenced-off, overgrown, and inaccessible. If the Land Bank aims to improve communities, why don't community members get a say?
In order to mitigate further harm caused by these evictions, the Land Bank should **place a moratorium on new land steward evictions** and **restore land access** to evicted stewards until **leadership meets with the Philadelphia Land Stewards Union** to come to a permanent solution. We need to bring back more pathways to use city land with permission, like leases and garden agreements, to solve this problem.
Lily M. Frenette
(She/They)

EXHIBIT D

From: Ana Zurcher <anazurcher2@gmail.com>
Sent: Friday, September 11, 2026 7:55 PM
To: Andrea Saah
Subject: Public Comment for Land Bank Board Meeting

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.

My name is Ana, I live in West Philadelphia, and I am a supporter of the Philadelphia Land Stewards Union (PLSU). I am contacting you to submit a public comment for the Land Bank Board meeting. I oppose the unjust evictions of land stewards from their lots, many of whom have been caring for their land for decades.

Why is the Land Bank ignoring community members and evicting them from their lots? What once were spaces for community gatherings that were cared for by neighbors have become fenced-off, overgrown, and inaccessible. If the Land Bank aims to improve communities, why don't community members get a say?

In order to mitigate further harm caused by these evictions, the Land Bank should **place a moratorium on new land steward evictions** and **restore land access** to evicted stewards until **leadership meets with the Philadelphia Land Stewards Union** to come to a permanent solution. We need to bring back more pathways to use city land with permission, like leases and garden agreements, to solve this problem.

Sincerely,

Ana Zurcher
they/she

From: Skyler Quehl <skylerquehl@gmail.com>
Sent: Saturday, September 12, 2026 11:32 AM
To: Andrea Saah
Subject: Stop the Philadelphia Land Bank Evictions

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 am greatly concerned by the Philadelphia Land Bank's efforts to evict land stewards from city owned lots near Norris Square.

I would like to submit a public comment demanding a moratorium on evictions of land stewards, restored access to those previously evicted, and the return of leases of city-owned land and garden agreements.

Thank you,
Skyler Quehl

EXHIBIT D

From: Lori Waselchuk <loriwaselchuk@gmail.com>
Sent: Sunday, September 13, 2026 8:59 PM
To: Andrea Saah
Subject: Stop land steward evictions and restore land access

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.

My name is Lori Waselchuk, I live at 5107 Hazel Avenue, Philadelphia, and I am a supporter/member of the Philadelphia Land Stewards Union (PLSU). I am contacting you to submit a public comment for the Land Bank Board meeting. I oppose the unjust evictions of land stewards from their lots, many of whom have been caring for their land for decades.

Why is the Land Bank ignoring community members and evicting them from their lots? What once were spaces for community gatherings that were cared for by neighbors have become fenced-off, overgrown, and inaccessible. If the Land Bank aims to improve communities, why don't community members get a say?

In order to mitigate further harm caused by these evictions, the Land Bank should **place a moratorium on new land steward evictions** and **restore land access** to evicted stewards until **leadership meets with the Philadelphia Land Stewards Union** to come to a permanent solution. We need to bring back more pathways to use city land with permission, like leases and garden agreements, to solve this problem.

Sincerely,
Lori Waselchuk

--
Lori Waselchuk
loriwaselchuk.com

A person is a person through another person.
My humanity is caught up, bound up, inextricably, with yours."
– Desmond Tutu

EXHIBIT D

From: Jacelyn Blank <jacelynblank@gmail.com>
Sent: Monday, September 14, 2026 8:44 AM
To: Andrea Saah
Cc: Quetcy Lozada; Burgos, Danilo; Gontek, Tara
Subject: Moratorium on Land Steward Evictions NOW!

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,

My name is Jacelyn Blank and I live in the East Kensington neighborhood at York and Amber; just a few blocks from the Norris Square neighborhood. I have been an active member of my community and for the City at large through my volunteer work with the non-profit, Philly Tree People, a Pennsylvania Horticultural Society Tree Tender organization. We have assisted in the planting of over 2,300 street trees throughout the Kensington neighborhoods over the past two decades and we work closely with other groups like Esperanza and the Norris Square Tree Tenders. My passion for Philly's increased urban canopy doesn't end there. I understand and fully support public access to healthy green public lands throughout the City of which many lots have been turned into urban agriculture by every day citizens who would prefer food and flowers to invasive weed infested, inaccessible land that attract short dumpers while the City turns the other way.

I fully support the Philadelphia Land Stewards Union (PLSU). I am writing to submit my public comment for the Land Bank Board meeting tomorrow as I am not able to attend and I wish for my voice to be heard. I oppose the unjust evictions of land stewards from the City lots they have been attending to, some for many decades, while the City plainly ignored their maintenance.

There is no reason for the Land Bank to ignore community members and evict them from the land they have stewarded for generations. If the Land Bank aims to improve communities, why don't the voices of the community get a say? Why take something cultivated, flourishing and loved and return it to blight

In order to mitigate further trauma caused by these evictions, the Land Bank should place a moratorium on new land steward evictions and restore land access to evicted stewards until leadership meets with the Philadelphia Land Stewards Union to come to a permanent solution. WE need to bring back more pathways to use city land with permission, like leases and garden agreements, to solve this problem.

Jacelyn Blank, M. Ed.

ISA Certified Arborist #PD-2783A
Vice President and Co-Founder: Philly Tree People
Co-Founder: Friends of H.A. Brown

EXHIBIT D

From: Dee <affordableworkforcehousimg66@gmail.com>
Sent: Monday, September 7, 2026 12:14 PM
To: Andrea Saah
Subject: Public Comment: Policy Suggestion for Application Site Control Process

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 Philadelphia Land Bank Board and Staff,

I am writing to submit a policy suggestion regarding the current Purchase Application process. In my development process, I have noticed that lenders, general contractors (GCs), consultants, and city council members all ask for the exact parcel address early on. However, giving up that precise property location before having the site under control leaves independent developers completely exposed to risk and potential circumvention. I strongly propose that the Philadelphia Land Bank adopt a conditional review process similar to Chester, PA. The Land Bank could allow applicants to get preliminary review and control of a site based on project scope and intent first, with requirements for financing letters submitted once site control is established. This adjustment would protect emerging developers from prematurely exposing their target sites while navigating the public land process. Thank you for your consideration.

Sincerely, Latoya Cheeks latoyafrances@gmail.com